



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: APRIL 26, 2012

*Date:* April 19, 2012  
*Case No.:* **2011.0584CDV**  
*Project Address:* **601 Dolores Street**  
*Zoning:* RH-3 (Residential, House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 3598/060  
*Project Sponsor:* Molly Huffman  
Children's Day School  
333 Dolores Street  
San Francisco, CA 94110  
*Staff Contact:* Michael Smith – (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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Suite 400  
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Planning  
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**415.558.6377**

### PROJECT DESCRIPTION

The project sponsor is requesting conditional use authorization pursuant to Planning Code Sections 209.3(g) and 303 and mandatory discretionary review pursuant to Section 317 of the Planning Code to convert a former church that is currently being used as a single-family dwelling into a private elementary school operated by "Children's Day School" (CDS) which is currently operating 2.5 blocks north the at 333 Dolores Street. "Children's Day School" would maintain both campuses and use the proposed site as a satellite campus. The proposed school would house 160-200 students in grades 5<sup>th</sup> through 8<sup>th</sup>. The project includes interior and exterior tenant improvements. Exterior tenant improvements include converting a garage entrance on 19<sup>th</sup> Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, adding mechanical equipment and associated screening to the roof, and adding an elevator penthouse along the eastern edge of the building. Interior tenant improvements includes a complete seismic retrofit, partitions for 10 new classrooms, 7 administrative offices, 3 student and faculty lounges, 2 new interior stairways (including one that would be located within the tower), one elevator, 5 restrooms, convert the sanctuary space into a multi-purpose space, create ADA ramps within the Dolores Street entry hall and the sanctuary's northern side aisle, and create a full second floor level within the Sunday school wing of the building. The project also requires a parking variance because no parking would be provided for the school.

### SITE DESCRIPTION AND PRESENT USE

601 Dolores Street is located on the southeast corner of the Dolores and 19<sup>th</sup> Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies most of a 9,690 square-foot, rectangular shaped lot that measures 85 feet in width, 114 feet in depth, and is

located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-story over basement, single-family residence that was formerly a church. The building was constructed in 1910 in the Gothic Revival style as a church for the Mission Congregational Church.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the project site is primarily multi-family residential in character with a few large institutional uses surrounding Mission Dolores Park and extending north down Dolores Street. There are a few commercial establishments located within ground floor storefronts on corners along Dolores Street, including restaurants, cafes, and convenience stores. Buildings in the vicinity typically range from two to four stories in height.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 6, 2011	April 4, 2011	22 days
Posted Notice	20 days	April 6, 2011	April 6, 2011	20 days
Mailed Notice	10 days	April 16, 2006	April 4, 2011	22 days

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

## **PUBLIC COMMENT**

- To date, the Department has received 50 letters and emails of support for the project primarily from parents of students who attend the school. The project is also supported by the Mission Dolores Neighborhood Association (MDNA).
- The adjacent neighbor to the south expressed concern about how activity on the proposed roof deck could impact noise and privacy at the rear of his multi-unit residential building next door and how the penthouse addition would block his view. Several other neighbors expressed concern about the potential impacts the use could have on parking and traffic in the neighborhood including the white zones location on 19<sup>th</sup> Street and the on-street parking spaces that would be eliminated as a result.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project requires a parking variance because no parking would be provided for the use where two spaces are required.
- The project requires the Commission to not take discretionary review for the conversion of a dwelling into a nonresidential use. The property has been used as a church or community room for a majority of its life until in 2007 it was converted into a single-family dwelling. A dwelling of this size is uncharacteristic within this neighborhood.
- CDS currently has a campus located 2.5 blocks to the north at St. Joseph's Hall at 333 Dolores Street, a city landmark site. CDS plans to retain its existing campus for Kindergarten through fourth grade students. In 2003, the Commission granted the school conditional use authorization to install three (3) portable classrooms that measure 24' X 40' each on the site. At the recommendation of the Landmarks Preservation Advisory Board (LPAB), the portable classrooms were authorized for use for a period not to exceed ten (10) years. This project would provide more space for CDS allowing them to transition students out of the temporary classrooms and remove the buildings altogether from the site in compliance with their 2003 conditions of approval.
- To reduce traffic and parking impacts in the neighborhood during pick-up and drop-off times, CDS would have students that attend 601 Dolores dropped-off at 333 Dolores Street and the students would walk to the school from there. The school will also be requesting a white zone for student drop off at the property's 19<sup>th</sup> Street frontage. The white zone would measure 85 feet in length and result in the loss of several parking spaces including one handicap space.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a school within a residential district, pursuant to Planning Code Sections 209.3(g) and 303 and not take Discretionary Review pursuant to Section 317 of the Planning Code to allow the conversion of a dwelling unit into a school. In addition, the Zoning Administrator would need to grant a parking variance pursuant to Section 151 of the Planning Code to allow a school without parking.

## **BASIS FOR RECOMMENDATION**

- The project promotes the adaptive reuse of a difficult building type.
- The project promotes and strengthens the continued operation of a neighborhood serving school.
- The project would preserve the building's exterior and interior character defining features.
- The project would result in the loss of a dwelling unit that is not affordable to most City residents.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The Project will allow for additional choices in educational options to neighborhood and city residents

- There are a limited number of suitable sites available for institutional uses such as an independent school.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>  |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Block Book 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 checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos                 |   |

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

MES  
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 Draft Motion

HEARING DATE: APRIL 26, 2012

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*Case No.:* **2011.0584CDV**  
*Project Address:* **601 DOLORES STREET**  
*Zoning:* RH-3 (Residential, House, Three-Family)  
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[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(g) FOR THE CONVERSION OF A FORMER CHURCH THAT IS CURRENTLY BEING USED AS A SINGLE-FAMILY DWELLING INTO A PRIVATE ELEMENTARY SCHOOL OPERATED BY “CHILDREN’S DAY SCHOOL” FOR A PROPERTY LOCATED WITHIN A RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 14, 2011 Valerie Veronin on behalf of Children’s Day School (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 209.3(g) and an application for Discretionary Review pursuant to Section 317 of the Planning Code to allow the conversion of single-family dwelling into a private elementary school for students in fifth through eighth grades operated by Children’s Day School for a property located within a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On April 26, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0584CDV.

The Department determined the Project to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 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 requested in Application No. 2012.0584CDV, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** 601 Dolores Street is located on the southeast corner of the Dolores and 19<sup>th</sup> Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies most of a 9,690 square-foot, rectangular shaped lot that measures 85 feet in width, 114 feet in depth, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The subject property is improved with a two-story over basement, single-family residence that was formerly a church. The building was constructed in 1910 in the Gothic Revival style as a church for the Mission Congregational Church.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is primarily multi-family residential in character with a few large institutional uses surrounding Mission Dolores Park and extending north down Dolores Street. There are a few commercial establishments located within ground floor storefronts on corners along Dolores Street, including restaurants, cafes, and convenience stores. Buildings in the vicinity typically range from two to four stories in height.
4. **Project Description.** The project sponsor is requesting conditional use authorization pursuant to Planning Code Sections 209.3(g) and 303 and mandatory discretionary review pursuant to Section 317 of the Planning Code to convert a former church that is currently being used as a single-family dwelling into a private elementary school operated by "Children's Day School" (CDS) which is currently operating 2.5 blocks north the at 333 Dolores Street. "Children's Day School" would maintain both campuses and use the proposed site as a satellite campus. The proposed school would house 160-200 students in grades 5<sup>th</sup> through 8<sup>th</sup>. The project includes interior and exterior tenant improvements. Exterior tenant improvements include converting a garage entrance on 19<sup>th</sup> Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, adding mechanical equipment and associated screening to the roof, and

adding an elevator penthouse along the eastern edge of the building. Interior tenant improvements includes a complete seismic retrofit, partitions for 10 new classrooms, 7 administrative offices, 3 student and faculty lounges, 2 new interior stairways (including one that would be located within the tower), one elevator, 5 restrooms, and convert the sanctuary space into a multi-purpose space, create ADA ramps within the Dolores Street entry hall and the sanctuary's northern side aisle, and create a full second floor level within the Sunday school wing of the building. The project also requires a parking variance because no parking would be provided for the school.

5. **Public Comment.** To date, the Department has received 50 letters and emails of support for the project primarily from parents of students who attend the school. The project is also supported by the Mission Dolores Neighborhood Association (MDNA).

The adjacent neighbor to the south expressed concern about how activity on the proposed roof deck could impact noise and privacy at the rear of his multi-unit residential building next door and how the penthouse addition would block his view. Several other neighbors expressed concern about the potential impacts the use could have on parking and traffic in the neighborhood including the white zones location on 19<sup>th</sup> Street and the on-street parking spaces that would be eliminated as a result.

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. **Parking.** Planning Section 151 of the Planning Code requires one off-street parking space for every six classrooms for elementary schools.

*The proposed school would have no off-street parking and thus requires a parking variance from Section 151 of the Planning Code.*

- B. **Floor Area Ratio (F.A.R.).** Section 124 of the Planning Code limits non-residential uses in RH-3 Districts to a floor area ratio of 1.8 to 1. For a corner lot, Planning Code Section 125 permits a 25 percent floor area premium.

*The subject lot measures 9,690 square-feet in area. The maximum permitted use size for the property is 17,442 square-feet based upon the District's maximum permitted floor area ratio. The FAR premium allowed for corner lots increases the maximum permitted nonresidential use size to 21,802.5 square-feet. The proposed school would occupy 16,123 square-feet.*

- C. **Land Use.** Section 209.3(g) of the Planning Code allows elementary schools (an institutional use) in a RH-3 District only upon the approval of a conditional use authorization by the Commission.

- D. **Dwelling Unit Conversion.** Section 317 of the Planning Code requires mandatory staff initiated Discretionary Review for the conversion of a dwelling unit to a non-residential use if not otherwise subject to Conditional Use authorization by the Code.

The Planning Commission shall consider these criteria in the review of applications for Conversion of Residential Units;

- (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;
- (ii) whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);
- (iii) whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;
- (iv) whether conversion of the unit(s) will 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 subject building was constructed in 1910 as a church for the Mission Park Congregation. The building remained a church for many different congregations until the most recent church occupant ceased operation in 2005 due to dwindling membership and significant seismic retrofit requirements. The property sat vacant for a couple years until it was purchased in 2007 and converted into a single-family dwelling. In 2011, the property was sold to CDS in anticipation of the proposed conversion. The conversion would not result in tenant displacement as the building was owner occupied upon its sale. Although the conversion of the dwelling unit would be detrimental to the City's housing stock, the existing dwelling is out of character for the neighborhood which is defined by residential flats, and it is not affordable housing. The use of the property as a dwelling unit does not represent the most effective use of the property. The property was constructed for institutional purposes and is best suited for that use.*

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

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

*The school would initially enroll 160 students with a maximum enrollment of 200 students and employ approximately 14 staff people. The intensity of the proposed use would be similar to that of the church that previously occupied the building. Furthermore, the size of the proposed use is in keeping with other institutional use surrounding Dolores Park and extending down Dolores Street to the north. The project is necessary and desirable because it would provide an additional choice in education to neighborhood and city residents and it provides adaptive reuse of an existing building. Furthermore, there are a limited number of suitable sites available for institutional uses such as an independent school.*

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

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

*The height and bulk of the existing building will be minimally enlarged to provide a stair/elevator penthouse for the proposed roof deck. The proposed work would not be visible from the street.*

- 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;

*A transportation study was prepared for the project to evaluate potential transportation impacts that could result from the project. The study concluded that the project would not have a significant impact on parking and traffic in the neighborhood for several reasons. The project includes expanding the white zone at the property's 19<sup>th</sup> Street frontage from 80 feet to 130 feet. The white zone would be effective between 7:00am – 9:00am and 2:30pm – 4:30pm, Monday – Friday. Also as part of the project, CDS has developed a student drop off plan that is based on the projected number of student drop offs and the proposed available loading space at each campus and include distribution of morning student drop offs that provides for student safety and minimizes traffic impacts. The drop-off plan is discussed further in the transportation section of the categorical exemption.*

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

*The project would not exceed the BAAQMD's 2010 thresholds of significance and would not result in the generation of air pollutants that exceed the BAAQMD's thresholds of significance.*

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

*No additional landscaping is proposed for the site. The existing street trees that border the property would be retained. The Department shall review all lighting and signs proposed for the property in accordance with the Conditions of Approval contained in Exhibit A.*

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

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

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

*The proposed project is generally consistent with the stated purpose of RH Districts to regulate institutional uses therein.*

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 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 education services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

### POLICY 7.3:

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

*The Project will allow for additional choices in educational options to neighborhood and city residents and allow for an increase in student enrollment should others want to attend. The Project would enhance the educational services available to residents of the local area neighborhoods as well as the city at large.*

## HOUSING ELEMENT Objectives and Policies

### OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

### POLICY 11.7:

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

**POLICY 11.8:**

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

*The Project would respect the City's historic fabric by preserving and reusing a historic property. The Project will allow a school to locate within a residential District in a property that is suitable for an institutional use. As a result, additional educational services would be provided for the local neighborhood and community at large.*

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

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

*The proposal would not affect existing 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 proposal is for the adaptive reuse of an institutional building and would provide another educational choice for City residents.*

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

*Although the project would result in the loss of a dwelling unit, the dwelling unit is not affordable to most City residents.*

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

*The Department performed a transportation analysis of the project and determined that it would not significantly impact transit service, traffic, or parking in the neighborhood.*

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

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

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

*The Project includes seismically retrofitting the existing structure to comply with current seismic standards. Therefore, the project would increase the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject property is a known historic resource pursuant to CEQA. In response, the Department performed a historical analysis of the property and the proposed improvements and determined that the project would not impact the property's ability to convey its historic significance.*

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0584CDV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 2007, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 26, 2012

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 26, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow Children's Day School to convert a church that is current being used as a dwelling unit into a private elementary school for students in Fifth through Eighth grades located at 601 Dolores Street, Block 3598, Lot 060 pursuant to Planning Code Sections **209.3(g), 303, and 317** within a RH-3 District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 8, 2011**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.0584CDV** and subject to conditions of approval reviewed and approved by the Commission on **April 26, 2012** 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 **April 26, 2012** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

## DESIGN

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

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

## MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

## OPERATION

4. **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/>*

5. Enrollment for a school at the Project Site shall be limited to 200 students. Any increase in enrollment beyond 200 students at the Project Site shall require approval of a new or amended conditional use authorization by the Commission.

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

6. The Applicant 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.

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0584E  
 Project Title: 601 Dolores Street  
 Zoning: RH-3 (Residential, House, Three-Family)  
 40-X Height and Bulk District  
 Block/Lot: 3598/060  
 Lot Size: 9,687 square feet  
 Project Sponsor: Valerie Veronin, (408) 838-0087  
 Staff Contact: Don Lewis – (415) 575-9095  
[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

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Planning  
 Information:  
**415.558.6377**

### PROJECT DESCRIPTION:

The project site is located on the southeast corner of Dolores and 19th Streets directly east of Dolores Park in the Mission Dolores neighborhood. The proposed project would involve the conversion of an existing church structure, currently being used as a single-family residence, into middle-school classrooms and a multi-purpose assembly space for the Children’s Day School (CDS). The project would enable CDS to relocate its middle school (grades 5 to 8) from 333 Dolores Street to the project site at 601 Dolores Street, which is about two blocks away. The proposed project would accommodate between 160-200 middle school students and would allow CDS to continue its planned enrollment from 350 to approximately 520 students and from 72 to 86 faculty/staff. When 601 Dolores Street is fully occupied in approximately four years, the maximum enrollment would be 320 elementary students at 333 Dolores Street and 200 middle school students at 601 Dolores Street. The existing structure at 601 Dolores Street is approximately 46 feet

(Continued on Second Page.)

### EXEMPT STATUS:

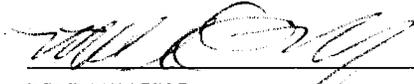
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

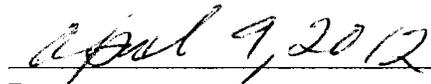
### REMARKS:

See reverse side.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
 \_\_\_\_\_  
 BILL WYCKO  
 Environmental Review Officer

  
 \_\_\_\_\_  
 Date

cc: Valerie Veronin, Project Sponsor  
 Supervisor Scott Wiener, District 8  
 Historic Preservation List

Bulletin Board  
 V. Byrd, M.D.F

**PROJECT DESCRIPTION (continued):**

tall, two stories with mezzanine, and approximately 17,106 square feet in size. The proposed project would add 1,097 square feet to the existing building solely within the existing interior walls by infilling a portion of the mezzanine floor, which is currently open to the floor below. The finished building would be 46 feet tall, three stories, and 18,203 square feet in size with no on-site parking.

Exterior tenant improvements would include adding a roof deck to the southeast corner of the building and an elevator penthouse along the eastern edge of the building. Interior tenant improvements would include converting the sanctuary space into a multi-purpose space, creating a full second floor level within the Sunday school wing, completing the seismic retrofit, adding interior partitions for school facilities, installing new plumbing, and creating ADA accessibility. Other improvements include converting the existing garage entrance on 19<sup>th</sup> Street into a primary pedestrian entrance and creating a 50-foot-long white zone/passenger loading and unloading area. The sponsor also proposes to extend the existing white zone curb in front of 333 Dolores Street from 80 feet to 130 feet, and to use the existing white zone at 450 Guerrero Street for student drop-offs and pick-ups.<sup>1</sup> As part of the project, CDS has developed a student drop off plan that is based on the projected number of student drop offs and the proposed available loading space at each campus and includes distribution of morning student drop offs that provides for student safety and minimizes traffic impacts. This is discussed further in the transportation section.

The existing church structure on the project site was constructed in 1910 and is included on the Department's 1976 Architectural Survey, the Here Today Survey, and the City's Unreinforced Masonry Buildings Survey. The estimated construction cost is 5 million dollars. The project would require Conditional Use authorization for a school use in an RH-3 zoning district and for the loss of dwelling unit through conversion.

**REMARKS (continued):**

**In-Fill Development-** California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the RH-3 zoning district where the proposed use would be conditionally permitted. The proposed use would be required to provide one off-street parking spaces for each six classrooms. Since the project proposes ten new classrooms, the project would be required to provide one off-street parking space. The proposed project would not provide off-street parking, and therefore the project sponsor is seeking a remote parking variance. The proposed use would not require an off-street freight loading space. As mentioned above, the project would require Conditional Use

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<sup>1</sup> CDS students attend gym classes at the Boy and Girls Club located at 450 Guerrero Street, which is directly adjacent to 333 Dolores Street.

authorization for a school in an RH-3 zoning district and for a loss of dwelling unit through conversion. The proposed project would be consistent with all applicable zoning plans and policies

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.22-acre (9,687 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses are primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The project site is directly east of Dolores Park. Therefore, the proposed project would be properly characterized as an in-fill development surrounded by urban uses on a site smaller than five acres.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

#### Traffic

A transportation study<sup>2</sup> was prepared to analyze impacts associated with the Children's Day School's (CDS) proposed use of 333 Dolores Street, 450 Guerrero Street<sup>3</sup>, and 601 Dolores Street. CDS proposes to increase enrollment from 350 to approximately 520 students, while faculty/staff would increase from 72 to 86. Transportation impacts are evaluated during the peak traffic time for the school and surrounding streets, during AM-peak hour conditions (7:30 to 8:30 a.m.), which is the hour before classes start. Travel demand for the proposed project was based on the existing and proposed school population and travel behavior of current students, faculty, and staff at CDS's existing building at 333 Dolores Street. Table 1, below, summarizes the net change in student and faculty/staff arrivals (by travel mode) at 333 Dolores Street, 450 Guerrero Street, and 601 Dolores Street between current and future enrollment and re-organization. Travel demand was based on the existing and proposed school population and travel behavior of current students, faculty, and staff at 333 Dolores Street. For the students who are dropped-off, the average observed vehicle occupancy was determined to be 1.65 students per car.

#### 333 Dolores Street

The proposed project may result in an incremental increase in the number of vehicles traveling through nearby intersections, including the intersections of Dolores Street and 16th Street, Dolores Street and 17th Street, and Guerrero Street and 16th Street. An additional 17 students would be located at 333 Dolores Street while the number of faculty and staff would be reduced by 19. The proposed project would result in an increase in approximately 11 vehicle trips associated with student drop-offs and a reduction of

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<sup>2</sup> Atkins, 601 Dolores Street, Transportation Impact Study, April 2012. This document is available for public review as part of Case No. 2011.0584E at 1650 Mission Street, Suite 400, San Francisco, CA.

<sup>3</sup> CDS students attend gym class at the Boys and Girls Club located at 450 Guerrero Street, which is directly adjacent to 333 Dolores Street. The 333 Dolores Street building is located towards the rear of the lot and CDS has access to the rear of the 450 Guerrero Street building. As part of the project, CDS proposes to use the existing loading zone at 450 Guerrero Street for student drop-offs and pick-ups.

approximately 6 vehicle trips associated with faculty and staff. This change in vehicle trips during the morning peak hour would be an incremental increase over existing conditions and would not result in any significant adverse impacts on traffic operations or safety in the vicinity of 333 Dolores Street.

As a result of the proposed project, the number of student drop-offs (18 students or approximately additional 11 vehicles) is expected to increase during the AM-peak hour. As part of the project, CDS would request that the length of the white zone be increased from 80 to 130 feet in order to accommodate this increase. CDS would also increase the number of staff, from one to two, assigned to the Dolores Street passenger loading/unloading zone, to assist students being dropped off, and ensure an efficient turnover in vehicles dropping off students.

TABLE 1 NET CHANGE IN STUDENT ARRIVALS AT 333 DOLORES STREET, 450 GUERRERO STREET, AND 601 DOLORES STREET SITES BETWEEN EXISTING AND FUTURE CONDITIONS							
	Walk	Bike	Transit	Auto-Dropped	Auto-Parked in School	Auto-Parked on Street	Total
<b>333 DOLORES STREET SITE</b>							
Pre-School	0	0	0	0	0	0	0
Elementary	20	0	0	30	0	0	50
Middle	-11	-3	-7	-12	0	0	-33
Net Change	9	-3	-7	18	0	0	17
Faculty/Staff	-3	-2	-4	-1	-7	-2	-19
<b>450 GUERRERO STREET SITE</b>							
Pre-School	0	0	0	0	0	0	0
Elementary	0	0	0	0	0	0	0
Middle	0	0	0	50	0	0	50
Net Change	0	0	0	50	0	0	50
Faculty/Staff	0	0	0	0	0	0	0
<b>601 DOLORES STREET SITE</b>							
Pre-School	0	0	0	0	0	0	0
Elementary	0	0	0	0	0	0	0
Middle	25	6	15	41	0	0	87
Net Change	25	6	15	41	0	0	87
Faculty/Staff	5	4	7	1	13	3	33

Source: Atkins, 2012, CDS, 2011.

**450 Guerrero Street**

The number of vehicles traveling through the intersection of Guerrero Street and 16th Street would incrementally increase in the morning peak hour leading up to the start of class times. With 50 students being dropped off at the white curb zone directly in front of 450 Guerrero Street, this would translate to an increase of approximately 30 vehicles. This traffic is anticipated to be traveling in the southbound

direction on Guerrero Street to access the white zone curb in front of the Boys and Girls Club. Southbound Guerrero Street in the AM-peak hour is the off-peak direction because most vehicles that use Guerrero Street during the AM-peak hour travel in the northbound direction towards downtown San Francisco. Therefore, this increase in traffic volumes is not anticipated to result in a significant impact to the operations or safety of this intersection.

As a result of the project, the number of middle school student drop-offs would be 50 students (approximately 30 vehicles). Under existing conditions, the 60-foot-long white zone curb is underutilized during the AM-peak hour. Based on the current number of drop-offs at the existing white zone at 333 Dolores (approximately 66 students in 40 vehicles at an 80 foot long white curb within 60 minutes), it is reasonable to assume that the drop off of 50 students in 30 vehicles at a 60-foot-long curb between 7:30 and 8:30 a.m. would not cause a significant impact to traffic. This white curb zone would be staffed in the morning to assist children being dropped off and to oversee the efficient turnover of vehicles dropping off students.

#### **601 Dolores Street**

The Dolores Street and 19th Street intersection is anticipated to see an increase of approximately 41 students (25 vehicle trips) from parents dropping off their children at the proposed white zone curb on 19th Street. It is anticipated that three faculty/staff would park on the street near 601 Dolores Street. There would likely be another 13 faculty and staff who would require off-street parking. Since there is no off-street parking available at 601 Dolores, faculty and staff would either drive to 333 Dolores Street<sup>4</sup> or one of the nearby public parking garages. Therefore, the increase in the number of vehicles traveling through this intersection in the AM-peak hour leading up to the start of classes would be about 28 vehicles, comprised of 25 vehicles with arriving students and three faculty/staff parking on-street.

To access the white zone passenger unloading area, parents would either make a northbound right turn from Dolores Street onto 19th Street, or a southbound left turn from Dolores Street. Currently there is very little traffic on 19th Street between 7:30 and 8:30 a.m. and, therefore, traffic in the 601 Dolores Street vicinity is predominantly influenced by Dolores Street traffic. During the AM-peak hour traffic on Dolores Street is heaviest in the northbound direction, and thus, the main conflict for the northbound right turn would be with any pedestrians crossing Dolores Street toward Mission Dolores Park, or crossing 19th Street toward 601 Dolores Street. While these conflicts are not expected to be substantial, the school proposes to have a crossing guard at the intersection of 19th and Dolores Streets to aid students and pedestrian traffic crossing during the AM-peak hour.

The southbound left turn from Dolores Street would conflict with both pedestrian movements, and the opposing (northbound) stream of traffic. However, there is very little southbound traffic in the AM-peak hour and with two travel lanes in each direction, there is ample room for a vehicle to wait for an opening to turn. Therefore, despite the fact that this intersection is unsignalized, the increase in volumes due to project generated traffic is not anticipated to adversely impact traffic operations nor is there expected to be significant queuing on Dolores Street.

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<sup>4</sup> CHS has 33 off-street parking spaces at 333 Dolores Street

As a result of the project, the number of student drop-offs would be 41 middle school students (approximately 25 vehicles) in the AM-peak hour. As part of the project, CDS would request that a continuous 50-foot-long loading space along the 19<sup>th</sup> Street side of the building be converted to a white zone passenger loading/unloading area. CDS would have staff at the white curb zone during peak drop-off and pick-up times, to assist children being dropped off, and to oversee the efficient movement of vehicles dropping off students. Of the three drop-off locations, 19<sup>th</sup> Street has the lowest traffic volumes, and there should be little conflict with other vehicles during the AM-peak hour. Based on comparable operations at 333 Dolores Street, there would be minimal back up onto Dolores Street at this site.

Considering the three sites overall, the volume of the additional trips would not result in any significant individual or cumulative adverse impacts to any intersection service levels, and it is anticipated that traffic patterns would experience no more than minor changes as a result of the proposed project. The level of increase in traffic generated by the project would not be substantial relative to the existing traffic baseline and capacity of the surrounding street system and none of the intersections were observed to have operations problems. There would be no effective cumulative passenger loading impact when considering the sites together, as the three loading zones at 333 Dolores Street, 450 Guerrero Street, and 601 Dolores Street are located more than a 1,000 feet from each other. Therefore, the proposed project would not result in any significant adverse traffic impacts.

#### *Transit*

The project site is well-served by public transit which includes the following Muni lines: J-Church, 22-Fillmore, and 33-Stanyan. In addition, there are two BART stations within walking distance (16th Street/Mission Street and 24th Street/Mission Street). There is anticipated to be an increase of approximately 22 transit trips (including both students and faculty/staff) to 601 Dolores Street during the morning peak hour, and the existing transit would all have additional capacity during the AM peak to accommodate the increase of 22 transit trips. The transit trips to 333 Dolores Street are anticipated to decrease by approximately seven student-related trips and four faculty/staff-related trips. The proposed project would not change the number of transit trips to 450 Guerrero Street, as it is only used as a vehicle drop-off location for students. Considering all three sites together, the overall net increase would be 11 transit trips, and therefore, the project would not result in significant impacts related to transit.

#### *Parking*

As discussed above, the Planning Code would require one off-street parking space for the proposed project and the project sponsor would seek a remote parking variance. In order to increase the length of the white curb passenger loading zone at 333 Dolores Street from 80 to 130 feet, approximately 2 to 3 on-street parking spaces would no longer be available between the hours of 7:00 a.m. to 9:00 a.m. and 2:30 p.m. to 4:30 p.m. There would be no impact on parking facilities at 450 Guerrero Street because this site would only be used as a student drop-off location. At 601 Dolores Street, the number of faculty and staff would increase, as this would be a new CDS building, and there is no off-street parking available. Some of these people may decide to park at 333 Dolores, and then walk the two blocks south. Currently, only about 70% (23) of CDS' 33 spaces at 333 Dolores are occupied on a typical weekday. With the relocation in the number of faculty and staff based at 333 Dolores, the number of vacancies is anticipated to increase to 17. Approximately 13 of the 33 faculty and staff that would be located at 601 Dolores Street are anticipated to want to drive and park at the school. Therefore, there should be enough vacant spaces for

them to park at 333 Dolores, and walk to 601 Dolores. Alternatively, there are also three public parking garages located within about a half mile of the site.

While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is not considered to be a significant impact under CEQA, regardless of the availability of on-street parking under existing conditions. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines J, 22, and 33) and bike lanes (40 and 45), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

#### *Access*

Existing vehicle and pedestrian access would remain the same at 333 Dolores Street, 450 Guerrero Street, and 601 Dolores Street, and therefore access would not be changed by the proposed project. There are no bus stops in front of the project site. Sidewalks and on-street parking are present on both sides of the

street. Therefore, the project would not impede traffic or cause unsafe conditions, and would not result in a significant effect related to access.

#### *Loading*

Planning Code Section 152.1 does not require off-street freight loading for schools. Therefore, off-street loading spaces are not required for the proposed project. Student drop-offs and pick-ups are discussed under "Traffic" on page 3.

#### *Pedestrian Conditions*

The number of AM-peak hour pedestrian trips to 333 Dolores Street would increase by approximately 9 students and decrease by three. There would be approximately 55 middle school students who would be dropped off at 333 Dolores, then walked to 450 Guerrero, and then walked the two blocks to 601 Dolores under the guidance of CDS staff. Conflict between pedestrians and vehicles would potentially increase because of the additional street crossings, but these would be at signalized intersections with the exception of the crossing at 19<sup>th</sup> Street to 601 Dolores Street. However, 19<sup>th</sup> Street has relatively low traffic volumes, students would be accompanied by CDS staff, and there is a cross-walk at the 19<sup>th</sup> Street and Dolores Street intersection.

Currently there is very little pedestrian activity on Guerrero Street in the morning. The project would increase the number of student drop-offs at 450 Guerrero, by approximately 50 students. However, unlike existing conditions, there would be CDS staff to assist at the existing white zone curb in the morning and to supervise and chaperone student movement to 333 Dolores or 601 Dolores. Since the sidewalks are much wider on Dolores Street, the path to 601 Dolores would likely be south on Guerrero Street to 17<sup>th</sup> Street, west on 17<sup>th</sup> Street to Dolores Street, then south on Dolores Street to 601 Dolores Street. All intersections along this route except 19<sup>th</sup> Street/Dolores Street are signalized and regularly used by pedestrians with no observed hazards.

There is anticipated to be an increase of approximately 130 pedestrian trips to the 601 Dolores site during the AM-peak hour. An estimated 25 students would walk directly to 601 Dolores from home, 55 would be walking to 601 Dolores after being dropped off at 333 Dolores, and 50 would walk to 601 Dolores after being dropped off at 450 Guerrero. There are also anticipated to be approximately five faculty/staff that would walk to 601 Dolores during the AM-peak hour. The movement of middle school students from 333 Dolores and 450 Guerrero to 601 Dolores would be supervised by CDS staff. The sidewalk widths and crosswalks at intersections would provide adequate facilities for the walk between sites. Students walking as a group would also increase safety because of the greater visibility of a group and the supervision of CDS staff.

Overall, pedestrian conditions for the three sites would have adequate facilities and would not materially increase hazards for pedestrians. Therefore, the project would not result in significant pedestrian impacts.

#### *Bicycle Conditions*

There are no existing or proposed bike lanes at 601 Dolores Street. In the vicinity of the project site, there are two designated bicycle routes. Bicycle route #40 travels along 17th Street while route #22 travels along Valencia Street. The number of bicycle trips to 333 Dolores Street is anticipated to decrease by approximately three students and two faculty/staff because of the relocation of bicycle-riding middle

school students and staff to 601 Dolores. An estimated increase of approximately 10 bicycle trips to 601 Dolores Street would occur during the morning peak hour. The project would not result in any new bicycle trips to 450 Guerrero. The net effect of the three sites would be similar because the total net change in bicycle trips would be an increase of 5 trips. Therefore, project impacts on bicycles would be less than significant.

In summary, the project would not result in a significant effect with regard to transportation.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the proposed users of the 601 Dolores Street building would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with regard to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. Based on the air quality screening-level analysis, all of the screening criteria are met by the proposed project.<sup>5</sup> No individual sources would exceed the BAAQMD's significance thresholds for cancer risks, non-cancer risks or the annual average concentration of PM2.5. In addition, construction activities for the proposed interior renovation would be minimal and would require the use of diesel equipment for less than two months, and would therefore not result in a substantial increase in risks and hazards to nearby receptors. Therefore, the project would not exceed the BAAQMD's 2010 thresholds of significance and would not result in the generation of criteria air pollutants and ozone precursors that exceed the BAAQMD's thresholds of significance and operational criteria air pollutants and ozone precursors would be less than significant. Based on these results, the proposed project would not result in exposure of sensitive receptors to substantial pollutant concentrations, and this impact would be less than significant.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

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<sup>5</sup> Don Lewis, San Francisco Planning Department, *Air Quality Screening Analysis for 601 Dolores Street*, September 19, 2011. This analysis is available for review as part of Case File No. 2011.0584E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

d) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is required in order to serve the proposed project.

### Other Environmental Issues

Hazardous Materials: AEI Consultants conducted a Phase I Environmental Site Assessment (ESA) at the project site.<sup>6</sup> This assessment was performed to provide a record of the conditions at the subject property and to evaluate what, if any, environmental issues exist at the site. The ESA assessed the potential for adverse environmental impacts from the current and historical practices on the site and the surrounding area. According to the ESA, the subject building was constructed in 1910 for use as a church. Prior to construction of the building, the property was occupied by a residential dwelling (circa 1889) and vacant land (circa 1900). Since 1910, the subject property building was occupied by various churches until 2007, when the entire building was renovated and converted into a single-family residence. No potential environmental concerns were identified in association with the current or historical use of the subject property. No hazardous substances that constitute evidence of a recognized environmental condition were observed at the subject property at the time of site reconnaissance. In addition, the project site is not located within the limits of the Maher Ordinance. Based on the above, effects related to hazardous materials would not be significant.

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historic resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 601 Dolores Street is eligible for listing in the California Register as an individual resource under Criterion 3 (Architecture) and is a contributor to both the Inner Mission North Boulevards and Alleys Reconstruction Historic Districts under Criterion 1 (Events).<sup>7</sup>

The 601 Dolores Street building was constructed in 1910 as a church for the Mission Congregational Church. In 1931, the Norwegian Lutheran Church of San Francisco purchased the property and the property remained a church until it was converted to a single-family residence in 2008. The subject building was constructed during the Mission District's reconstruction period (1906 – 1917) following the Great Earthquake of 1906. The property is a contributor to both the Inner Mission North Boulevards and Alleys Reconstruction Historic Districts for its association with several churches that relocated along Dolores Street after the Great Earthquake of 1906. Therefore, the subject property is eligible for the California Register as a contributor to two California Register-eligible historic districts under Criterion 1 (Events).

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<sup>6</sup> AEI Consultants, "Phase I Environmental Site Assessment, 601-605 Dolores Street, San Francisco, California," June 20, 2011. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Project File No. 2011.0584E.

<sup>7</sup> Memorandum from Michael Smith, Preservation Technical Specialist, to Don Lewis, Planning Staff, Major Environmental Analysis, March 20, 2012. This memorandum is attached and available for review at the Planning Department, 1650 Mission Street, Suite 400 in Case No. 2011.0584E.

Research has not revealed information that any of its owners or occupants were associated with persons that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion 2 (Persons).

The subject building is a good example of an Edwardian Era church designed in the Gothic Revival style. The building was designed by Francis W. Reid, a locally significant architect. The building's exterior character defining features include the following: rubbed brick cladding at the street facing elevations; all Gothic and Tudor moldings; brick buttresses with caps; complex and steeply pitched gabled roof; all windows, doors, and other openings; and the tower element with crenellated parapet. The interior character defining features include the following: division of spaces into basement, Sanctuary, and Sunday school wing; hardwood flooring; redwood wainscoting and paneling; Tudor and Gothic columns in the sanctuary; Tudor and Gothic arches in the sanctuary; stenciled ceilings in the sanctuary and vestibule; most of the light fixtures; all doors (paneled and overhead); plaster walls and ceilings; exposed wood trusses; and door and window trims. The subject building displays good historic integrity as it retains its location, association, design, workmanship, setting, feeling, and materials. Therefore, the property is individually eligible under Criterion 3 (Architecture).

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards) for the following reasons. The project would rehabilitate the exterior and interior of the subject building, and the project would preserve most of the church's character defining interior features, including the sanctuary. The sponsor has submitted a protection, reuse, and salvage plan for the building's interior character-defining features so that they would be preserved and reused where possible. The sanctuary is the most character-defining interior space, and its interior volume, stenciled ceiling work, and interior wood finishes would all be preserved. The alterations within the Sunday school wing will be set back from the arches and columns that frame the sanctuary space. The basement is utilitarian and lacks the finishes and details of the floors above and thus was determined not to contain character-defining space or features. The Sunday school wing does contain character-defining finishes and detailing but the space itself was determined to be secondary in importance to the sanctuary space. Furthermore, the Sunday school wing has already experienced several alterations as part of the building's conversion into a single-family dwelling. Some of the original materials that remain in the Sunday school wing would be removed and some would be reused within the altered space.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings, and the new work does not create a false sense of historical development. On the exterior, new pedestrian doors would be compatible with the character of the building. The proposed project would not substantially alter the exterior of the building. The roof deck and the elevator penthouse would not be visible behind the building's existing gabled roof, and both elements could easily be removed in the future and the essential form and integrity of the property would be unimpaired. The building's exterior and interior features are in good condition and do not require repair or replacement. The existing building is relatively clean and does not require chemical or physical treatments. The proposed change to the garage entrance would be similar to the original entrance, as historically it was used as a pedestrian entrance.

The building's seismic upgrade would necessitate removal of interior wall finishes in the sanctuary space. The wall features would be documented and reinstalled over the new shear walls. Within the Sunday school wing, interior wall finishes and doors would be removed and reused elsewhere where feasible. A

secondary stairway in the Sunday school wing would be removed but the stairway is hidden behind doors and is not considered a distinctive feature. The historic entry hall in the Sunday school wing would be preserved with its floor being ramped for ADA accessibility. The wood doors and wainscoting are the only character-defining historic materials in the Sunday school wing and they will be documented and reused where possible, primarily on the new walls on the south side of the sanctuary.

Planning Department staff found that the project would not make any substantial changes to the exterior of the building or any significant changes to the character-defining features on the interior of the building, and therefore, the project would not have a significant adverse impact upon a historic resource, as defined by CEQA.

Archeological Resources: The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.<sup>8</sup>

### Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on August 3, 2011 to owners of properties within 300 feet of the project site and to adjacent occupants. One member of the public stated that it was unrealistic that parents would continue to drop their children off at 333 Dolores Street with the new school facilities at 601 Dolores Street. The transportation section on page three of this document adequately addresses this concern.

### Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect with regard to hazardous materials, cultural resources, or transportation. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.

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<sup>8</sup> This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archeologist, to Don Lewis, Planner, October 21, 2011), which is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date of Review:* March 15, 2012 (Part I)  
March 15, 2012 (Part II)

*Case No.:* **2011.0584E**

*Project Address:* **601 Dolores Street**

*Zoning:* RH-3 (Residential, House, Three-Family) District  
40-X Height and Bulk District

*Block/Lot:* 3598/060

*Staff Contact:* Don Lewis (Environmental Planner)  
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Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

601 Dolores Street is located on the southeast corner of the Dolores and 19<sup>th</sup> Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies most of a 9,690 square-foot, rectangular shaped lot that measures 85 feet in width, 114 feet in depth, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-story over basement, single-family residence that was formerly a church. The building was constructed in 1910 in the Gothic Revival style as a church for the Mission Congregational Church. In 1931, the Norwegian Lutheran Church of San Francisco purchased the property. The property remained a church until it was converted to a single-family residence in 2008. The current owner, the Children's Day School of San Francisco, intends to convert the property into a school. The building is a heavy timber frame, brick structure on a concrete perimeter foundation. The exterior is clad in rubbed face brick on the north (19<sup>th</sup> Street) and west (Dolores Street) elevations, as well as its first bay in from the street on its utilitarian east and south elevations. The remainder of the east and south elevations are clad in common red brick. The church was designed by Francis W. Reid, an architect and Congregational minister. The building's prominent corner location results in a complex composition. The building features a centered gable, a tower element, and a steeply sloped centralized roofline.

The building's Dolores Street elevation is of higher importance because it faces the park. It is longer and composed of six structural bays. The first structural bay located at the northern corner of the building features a pedestrian entrance that is recessed within a portal. The portal

features a Tudor arch embellished with cast concrete molding flanked by brick buttresses with concrete caps. A lancet window is located above the entrance. The next structural bay is much wider because it corresponds to the sanctuary inside. The bay features a large arched Tudor window flanked by brick buttresses with concrete caps with four casement windows located at the basement level. All the window sashes within this bay appear to be contemporary replacements. Moving south along the building's west elevation, the next structural bay is the tower. The tower features three casement windows at the basement level, a row of three pointed-arch windows at the main first and second floors, and a large Tudor arched window at the top of the tower. Each corner of the tower features brick pilasters capped by cast concrete buttress caps. The tower is capped by a stepped, crenellated parapet. Moving south beyond the tower, the next three structural bays comprise the Sunday school wing. The first two bays are identical, featuring three, fixed light windows at the main floor with two, Tudor arch windows at the floor above beneath a false gabled roof that is interrupted by a dormer. The bays are demarcated by brick buttresses with caps. The southernmost structural bay on the building's west elevation features non-historic arched wood doors with three lancet windows at the floor above beneath a gabled roof.

The building's north (19<sup>th</sup> Street) elevation is composed of five structural bays and is two-stories in height. Beginning at the building's northeast corner, the first structural bay features an arched vehicular entrance at the basement level with a non-historic metal roll-up door. The floor above features a large Tudor-arched window. The next structural bay is wider and features a row of three casement windows at the basement level and a large Gothic pointed-arch stained glass window with twelve lights located on the floor above. The windows are flanked by brick buttresses and capped with a gabled parapet that features a lancet window. Moving west along the north elevation the next two structural bays are identical. They feature casement windows at the basement level with Tudor-arched above. The bays are separated by brick buttresses. The westernmost structural bay on the north elevation features a large lancet window flanked by brick buttresses and capped with a gabled parapet that contains three small lancet windows.

The building's east and south elevations are largely hidden from public view. They generally feature common red brick cladding, contemporary replacement arched windows, and brick buttresses. These elevations feature much less ornamentation and are generally utilitarian in nature.

#### **Pre-Existing Historic Rating / Survey**

The subject property is included on the Department's 1976 Architectural Survey, page 282 of the *Here Today* Survey, and the City's Unreinforced Masonry Buildings Survey. The property is also a contributor to the "Inner Mission North Boulevards and Alleys Reconstruction District," located within Area 4A of the Inner Mission North Survey Area. The building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) because it is listed on adopted surveys and determined individually eligible for listing on the National Register.

#### **Neighborhood Context and Description**

The subject property is located in the Mission Dolores neighborhood which is named for the Mission Dolores. Founded in 1776 and originally named Mission San Francisco de Asis, the

mission is one of twenty-one missions established by the Franciscans in California as a way to convert the indigenous people to Catholicism and create a population that was loyal to the Spanish crown. The missions were unkind to the indigenous people as many were forced into labor and forced to suppress their culture. Their exposure to the Spanish colonists also exposed them to foreign diseases that decimated their population. Mission Dolores was abandoned in the 1820's as many of its inhabitants were transferred to Mision San Rafael Arcangel.

In 1810, Mexico rebelled against Spanish rule, finally winning its independence in 1821 becoming a federal republic. Mexico opened up California to trade and settlement and eventually took the mission lands from the Catholic Church and began redistributing them to Mexican citizens. From 1834 onward, the lands of Mission Dolores were carved up into ranchos and granted to Mexican citizens. The ranchos were primarily used for cattle grazing though commerce was burgeoning a few miles away in Yerba Buena. Recognizing the commercial possibilities in the San Francisco Bay Area and fearing that it could fall into the hands of its enemies, the American government attempted to buy the lands from Mexico. Attempts to buy the lands failed and in 1846 war broke out between the United States and Mexico. After a year-and-a-half of fighting, the United States and Mexico signed the Treaty of Guadalupe Hidalgo whereby Mexico ceded their northern territory to the United States for \$15 million.

The population of San Francisco dramatically increased with the discovery of gold in the California foothills. However, the Mission Dolores neighborhood was increasingly becoming one of refuge for the remaining Mexican families who were economically, culturally, and politically marginalized in the development of San Francisco. Many of the Mexican land holdings in the Mission Valley were bought by speculative Anglo-Americans who foresaw prosperity in development. The neighborhood remained unplatted well after surrounding areas such as Horner's Addition and Potrero Nuevo had been platted. Based upon early maps, 601 Dolores Street was located near the northeast boundary within Horner's Addition. By the 1860s, resolution of public and private land claims through the legal system facilitated implementation of an orderly street grid and residential subdivision. With this, the Mission Dolores neighborhood began to take on a more urban form. The population of Mission Valley exploded after from 1860 to 1880 when transit lines were extended into the area along Mission and Valencia Streets and streets were graded. During this time most of the remaining Mexican adobe structures were demolished and replaced by modest Victorian structures but Mission Dolores remained. In 1858, then President Buchanan gave Mission Dolores along with eight acres that surrounded it to the Archdiocese of California. The Archdiocese sold much of the land for development, retaining only the block that contained the Mission. In the 1870's the Archdiocese built St. Francis Catholic Church at the corner of Dolores and 16<sup>th</sup> Streets.

Population pressures and land scarcity compelled the San Francisco government in 1880 to pass an ordinance banning cemeteries within the city's boundaries. Consequently, in 1888 Emanu-El and Sherith Israel congregations which operated a cemetery on Dolores Street established a new, seventy-three acre cemetery in the farming town of Colma in San Mateo County, just outside San Francisco's city limits. By 1896, the cemetery had been completely removed from Dolores Street and in 1905 it was replaced by Mission Park, known today as Dolores Park.

No sooner was the park completed that the City was nearly destroyed by the Great 1906 Earthquake which killed over 3,000 San Franciscans and left over 200,000 homeless. Many of the

people left homeless by the earthquake took refuge in local parks and open space, including the newly created Mission Park.

The demographics of Mission Dolores rapidly changed during the neighborhood's reconstruction period (1906 – 1918) as many Irish refugees from the South of Market neighborhood settled in the neighborhood. Many churches that were located in the South of Market neighborhood were also destroyed and when those displaced congregations decided to rebuild they located near their parishioners which led to several new churches along Dolores Street. Dozens of churches made the move to the Mission District. Mission Congregational Church at 601 Dolores Street was constructed during this period.

601 Dolores Street is located on southeast corner of Dolores and 19<sup>th</sup> Streets, across the street from Dolores Park. The immediate neighborhood is primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The neighborhood is characterized by three- and four-story, multi-unit, Edwardian, residential buildings from the reconstruction period following the Great Earthquake of 1906. The property is located within the Mission Dolores Historic District.

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
<p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event:           <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 2 - Persons:       <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture:   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: (1910 and 1931)</p>	<p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event:           <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 2 - Persons:       <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture:   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance:                      (1906 – 1918) Inner Mission North Boulevards and Alleys Reconstruction Historic District;                      (unknown) Dolores Street Discontinuous District of Religious Buildings  <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor</p>

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Christopher VerPlanck of VerPlanck Historic Preservation Consulting, prepared November 2011 and revised February 2012. Based upon information found in the Historical Resource Evaluation and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register individually and as a contributor to an identified historic district.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

601 Dolores Street was constructed during the Mission District's reconstruction period (1906 – 1917) following the Great Earthquake of 1906. In April 2011, the Planning Department determined the property eligible under this criterion as part of the Inner Mission North Boulevards and Alleys Reconstruction Historic District with a period of significance of 1906 – 1917. The property is also significant for its association with several churches that relocated churches along Dolores Street after the Great Earthquake of 1906, the period of significance for this district is unknown but it extends from along Dolores Street from 15<sup>th</sup> Street to 20<sup>th</sup> Street. Under this criterion, the property is eligible for the California Register as a contributor to two California Register-eligible historic districts.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Records failed to indicate that the subject property is associated with the lives of persons important in our local, regional or national past that would make it eligible for listing under this criterion.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject building is a good example of an Edwardian Era church designed in the Gothic Revival style. Distinctive exterior characteristics include its crenellated tower, Tudor arched and lancet windows, buttresses with caps, brick cladding, and complex and steeply pitched roof. Distinctive interior features include the sanctuary space, Gothic columns, Tudor arched openings, redwood paneling, stenciled ceiling work, and division of space. The property possesses high artistic values and is a good example of its type.

The building was designed by Francis W. Reid for the Mission Congregational Church. Mr. Reid was a locally significant architect having designed two Carnegie libraries, eleven schools, 26 churches, and more than 500 dwellings and commercial structures primarily in the Bay Area. Mr. Reid, worked both independently and with the firm of Meeker and Reid. His church buildings include commissions in San Francisco, Concord, Livermore and Porterville, CA. He began his career designing large Queen Anne houses for prominent residents of the Santa Clara Valley, including the famous Coggeshall Mansion in Los Gatos. He also had many residential commissions in Piedmont, Berkeley, San Francisco and San Jose, CA. Mr. Reid was born in Canada in 1863 and obtained a Certificate in Architecture in 1910 from the University of the Pacific.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

The subject property is likely to yield important information to our history since it is located in near Mission Dolores. However, the proposed project would not disturb the property's soils.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The exterior of 601 Dolores Street has undergone very few alterations and has very good historic integrity. Exterior alterations include replacement of louvers within the tower openings with glazing, replacement of windows on the east and south elevations with compatible replacements, and removal of chimneys. The interior of 601 Dolores Street has undergone more changes as a result of its conversion to a single-family dwelling in 2008. The sanctuary was left unchanged but the Sunday school wing was more extensively remodeled. Within the Sunday school wing partitions were moved and original finishes were removed. Overall, the interior retains good historic integrity.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

Character defining features of the 601 Dolores Street that must be retained include but are not limited to:

Exterior

- Rubbed brick cladding at the street facing elevations.
- All Gothic and Tudor moldings.

- Brick buttresses with caps.
- Complex and steeply pitched gabled roof.
- All windows, doors, and other openings.
- Tower element with crenellated parapet.

Interior

- Division of spaces into basement, Sanctuary, and Sunday school wing.
- Hardwood flooring.
- Redwood wainscoting and paneling.
- Tudor and Gothic columns in the sanctuary.
- Tudor and Gothic arches in the sanctuary.
- Stenciled ceilings in the sanctuary and vestibule.
- Most of the light fixtures.
- All doors (paneled and overhead).
- Plaster walls and ceilings.
- Exposed wood trusses.
- Door and window trims.

**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to two eligible Historic Districts
  - Non-contributor to an eligible Historic District

No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature:  Date: 3/20/2012  
Tina Tam, Senior Preservation Planner

## PART II: PROJECT EVALUATION

Proposed Project

Demolition

Alteration

Per Drawings Dated: July 8, 2011; prepared by Jensen Architects

### Project Description

The proposal is for Children's Day School of San Francisco to convert the church at 601 Dolores Street from a single-family dwelling into a private school housing 200 middle-school students. Exterior tenant improvements include converting a garage entrance on 19<sup>th</sup> Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, and adding an elevator penthouse along the eastern edge of the building. Interior tenant improvements includes a complete seismic retrofit, partitions for 10 new classrooms, 7 administrative offices, 3 student and faculty lounges, 2 new interior stairways (including one that would be located within the tower), one elevator, 5 restrooms, and convert the sanctuary space into a multi-purpose space, create ADA ramps within the Dolores Street entry hall and the sanctuary's northern side aisle, and create a full second floor level within the Sunday school wing of the building. The project would add approximately 1,000 square-feet of occupiable space within the existing 17,106 square-foot building.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Prepared November 2011 and revised February 2012, by Christopher VerPlanck of VerPlanck Historic Preservation Consulting, for 601 Dolores Street.

### Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

### California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 601 Dolores Street, a known resource that is

listed in Here Today, the Department's 1976 Architectural Survey, the Department's Unreinforced Masonry Building Survey, and been deemed eligible for the California Register of Historical Resources individually and as a contributor to the "Inner Mission North Boulevards and Alleys Reconstruction District."

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

**Standard 1.**

*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project would convert the subject property a former church that is currently used as a single-family dwelling, into a school. To accommodate this new use, the project would rehabilitate the exterior of the subject building and to a greater extent, the interior. However, the conversion would preserve most of the church's character defining interior features. The sanctuary, the most notable interior space and its volume and detail would be preserved as the space is converted into a multi-purpose space. The spaces that would be more heavily altered, basement and Sunday school wing, would accommodate the school's more programmatic space. The sponsor has submitted a protection, reuse, and salvage plan for the building's interior character-defining features so that they get preserved and reused where possible. Where removal of historic materials is required within the sanctuary they will be reinstalled based upon documentation.

Therefore, the proposed project complies with Rehabilitation Standard 1.

**Standard 2.**

*The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

Exterior tenant improvements include converting a garage entrance on 19<sup>th</sup> Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, and adding an elevator penthouse along the eastern edge of the building. The roof deck and the elevator penthouse will not be visible from the street.

The interior of the building is divided into three sections: the basement, the sanctuary (nave), and the Sunday school wing. The sanctuary is the main and most character-defining interior space. Its interior volume, stenciled ceiling work, and interior wood finishes will all be preserved. The alterations within the Sunday school wing will be set back from the arches and columns that frame the sanctuary space. The basement is utilitarian and lacks the finishes and details of the floors above and thus was determined not to contain character-defining space or features. The Sunday school wing does contain character-defining finishes and detailing but the space itself was determined to be second in importance to the sanctuary space. Furthermore, the Sunday

school wing has already experienced several alterations as part of the building's 2008 conversion into a single-family dwelling. It will be further altered to accommodate three classrooms, bathrooms, and student lounge space. A new floor will also be inserted into the space, eliminating its two-story volume.

The Department disagrees with the consultant's conclusion that the proposed alterations do not comply with Standard 2. The Sunday school wing is the building's most compromised interior space and it is not the primary character-defining interior space and thus further alteration to the space would not alter the building's interior character. Some of the original materials that remain in the Sunday school wing would be removed and some would be reused within the altered space under the sponsor's protection, reuse, and salvage plan. The wood floors would remain and some of the wood doors and wainscoting would be reused.

Therefore, the proposed project complies with Rehabilitation Standard 2.

**Standard 3.**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be somewhat contemporary in character. On the exterior, new pedestrian doors would be compatible with the character of the building.

Therefore, the proposed project complies with Rehabilitation Standard 3.

**Standard 4.**

*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The project would remove a stained glass window from the north side of the sanctuary space but the window in question was installed at an unknown time after 1931 and has not garnered significance in its own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

The proposed project would not substantially alter the exterior of the building. The project would not remove features or finishes that characterize the basement.

The building's seismic upgrade would necessitate removal of interior wall finishes in the sanctuary space. The wall features would be documented and reinstalled over the new shear walls. Within the Sunday school wing, interior wall finishes and doors would be removed and reused elsewhere where feasible pursuant to the sponsor's protection, reuse, and salvage plan for the building. A secondary stairway in the Sunday school wing would also be removed and the space would lose its two-story volume. The historic entry hall in the Sunday school wing would be preserved with its floor being ramped for ADA accessibility. Since the stair to be removed is secondary and hidden behind doors it is not considered a distinctive feature. The original plaster wall finishes in the Sunday school wing have already been compromised. The wood doors and wainscoting are the only character-defining historic materials in the Sunday school wing and they will be documented and reused where possible, primarily on the new walls on the south side of the sanctuary.

For these reasons the proposed project complies with Standard 5.

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The building's exterior and interior features are in good condition and do not require repair or replacement.

Therefore, the proposed project complies with Rehabilitation Standard 6.

**Standard 7.**

*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The existing building is relatively clean and does not require chemical or physical treatments.

Therefore, the proposed project complies with Rehabilitation Standard 7.

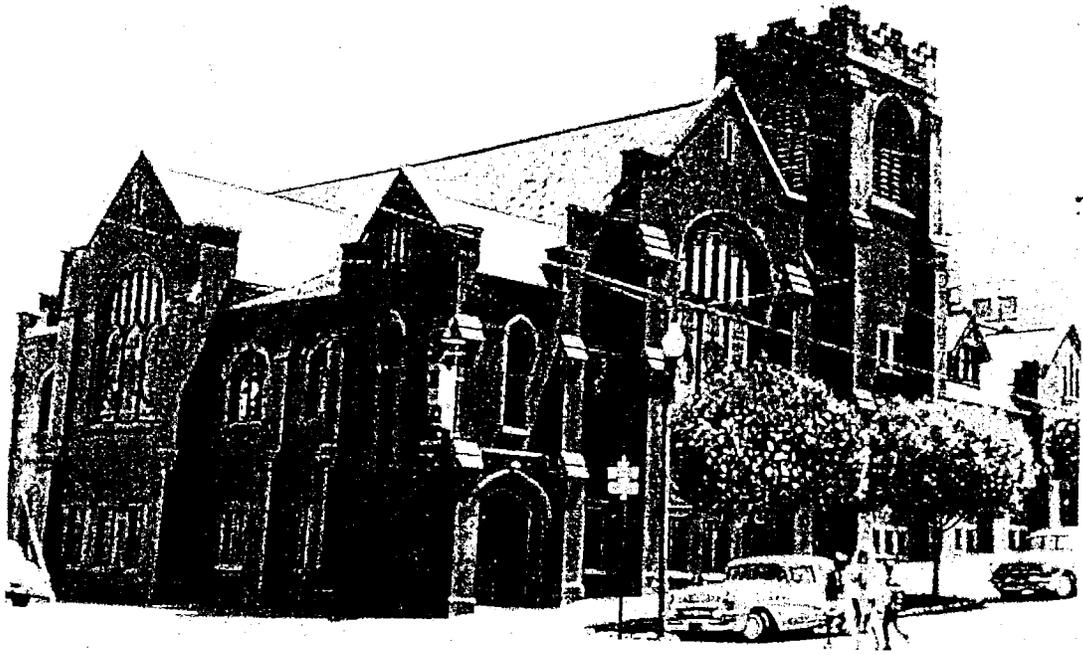
**Standard 8.**

*Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project would not disturb subsurface soils.

Therefore, the proposed project complies with Rehabilitation Standard 8.









695

# Sanborn Map\*

685

SUBJECT PROPERTY



P A R K

0

M I S S I O N

DOLORES

CUMBERLAND 64' wide

3598B (538)

GUERRERO

696

20<sup>TH</sup> ST. 64' wide

694

3607A (546)

LIBERTY Scale of Feet.

705

\*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 2011.0584CDV  
601 Dolores Street

# Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2011.0584CDV  
601 Dolores Street

# Aerial Photo

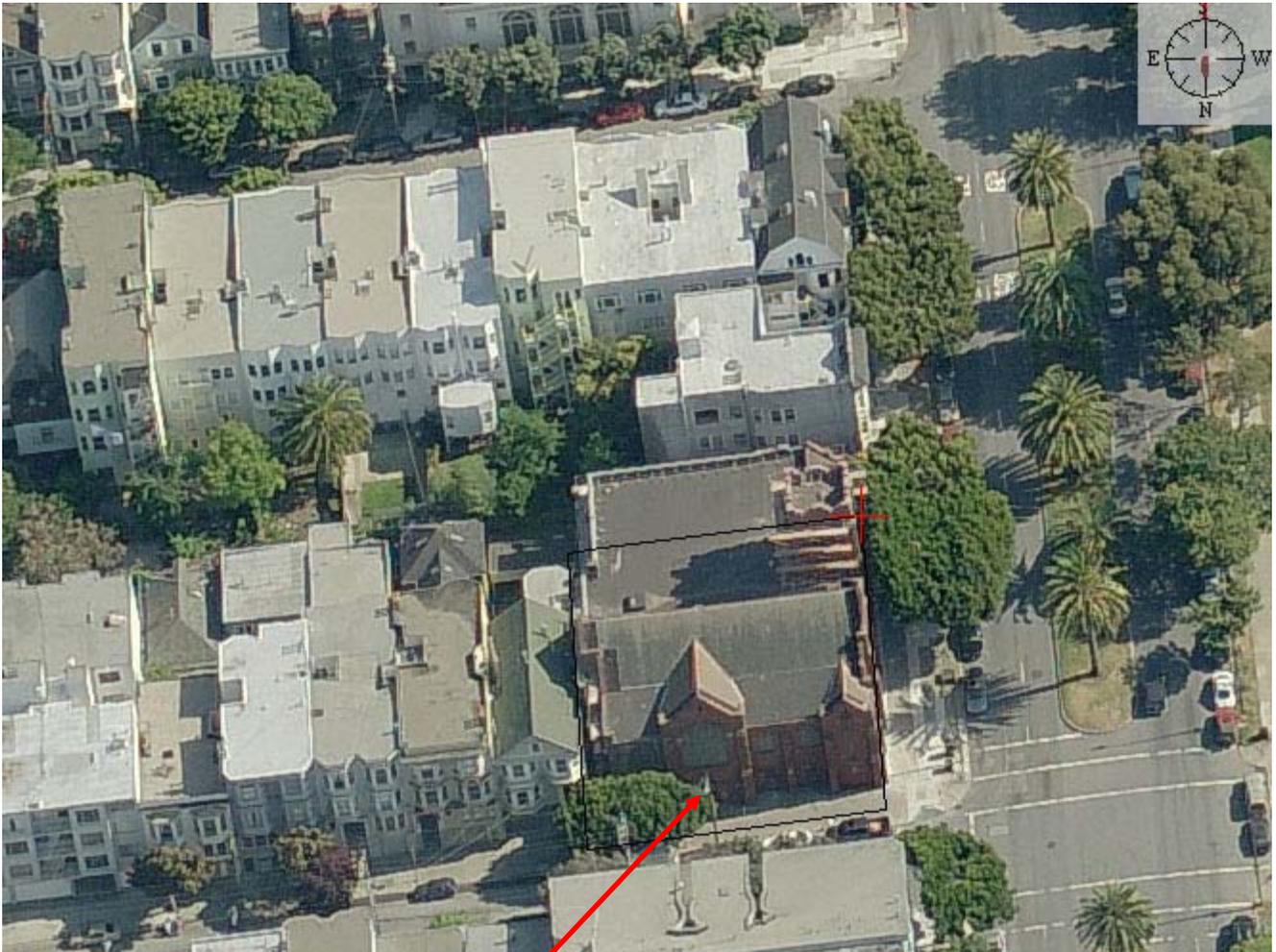


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2011.0584CDV  
601 Dolores Street

# Aerial Photo

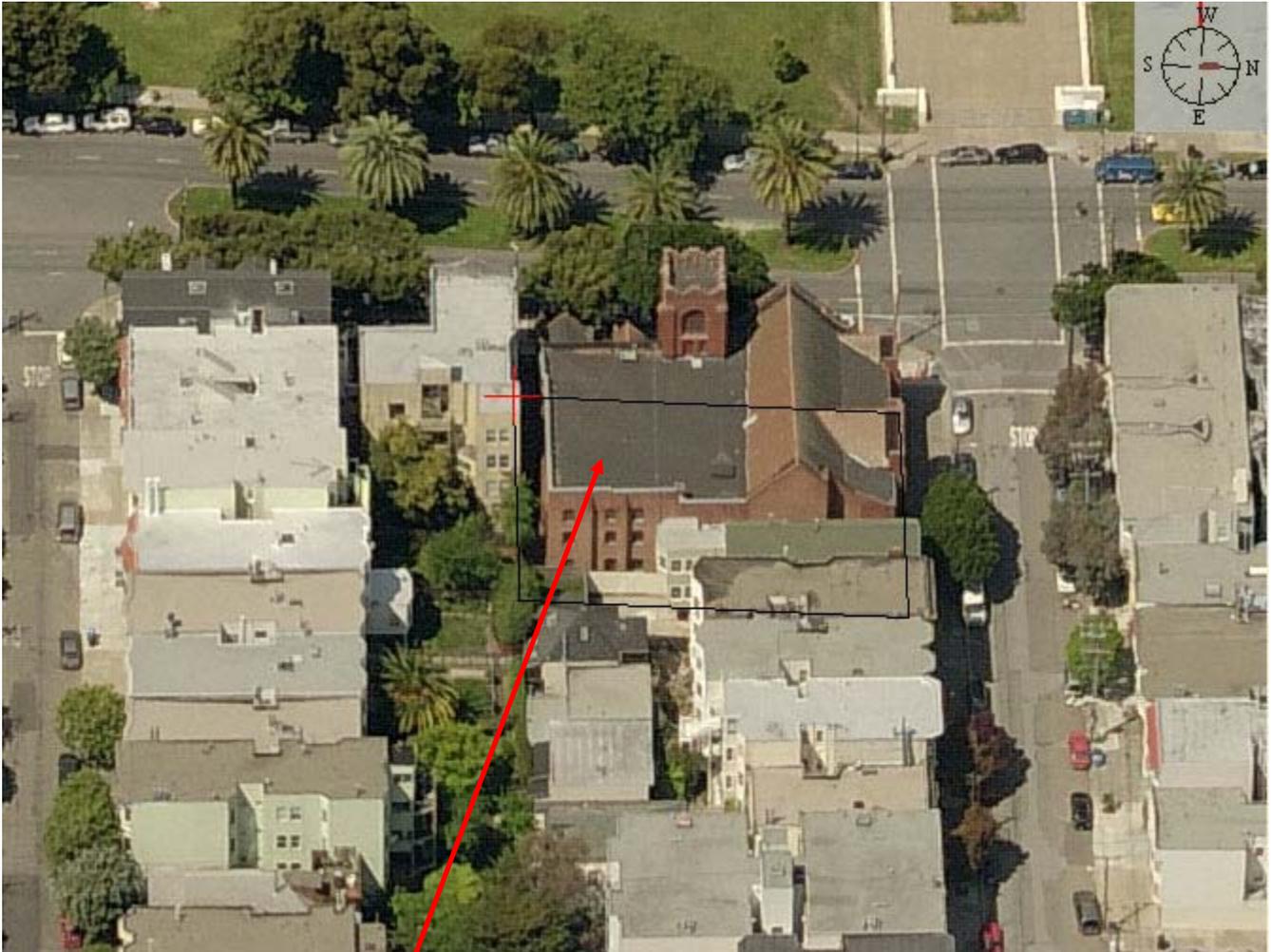


**SUBJECT PROPERTY**



Conditional Use Hearing  
**Case Number 2011.0584CDV**  
601 Dolores Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
**Case Number 2011.0584CDV**  
601 Dolores Street



April 11, 2012

*Via Hand-Delivery*

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
Attn: All Members of the Planning Commission

Re: Children's Day School Conditional Use Permit Application, 601 Dolores Street

Dear Planning Commissioners,

On behalf of the entire Children's Day School ("CDS") community, I am writing to encourage you to approve CDS's application for a Conditional Use Permit for the property located at 601 Dolores Street. The proposed repurpose of the former church at 601 Dolores Street as the CDS Middle School would strengthen a valuable community institution in the Mission Dolores neighborhood that serves almost 300 local families, many of whom live in the Mission, Castro and Noe Valley neighborhoods. The proposed change of use would not in any way diminish the character of the neighborhood and would, in fact, enhance the community by serving families and providing an appropriate, long-term occupant for a property that has a long and rich tradition of institutional use.

### **I. Children's Day School History and Mission**

Located across the street from Mission Dolores on a school site established in 1856, Children's Day School is a vibrant elementary and middle school that has expanded from its roots as a preschool to graduate six classes of eighth grade students. Although in only its sixteenth year as an independent school, CDS is fully accredited by the California Association of Independent Schools (CAIS) and is an established leader in embracing an economically diverse student population and fostering a safe and inclusive school culture.

The CDS Mission Statement sets forth our guiding philosophy: "Children's Day School recognizes that every child is born with unique gifts. Our mission is to develop each student's genius by providing an inspiring environment where challenging academics are inseparable from social, artistic, and physical experiences, and where children of all backgrounds feel safe to be themselves, become avid learners, and strive to make a difference in the lives of others."

Founded as a preschool in 1983, CDS moved into its current home at 333 Dolores Street, 2.5 blocks north of 601 Dolores Street, in 1987. In 1996, a group of parents acquired the school, registered it as a non-profit and began implementing their vision of a preschool through middle school grounded in principles of academic excellence, individual responsibility and social justice. In 2001, the school purchased its historic 1.2 acre campus at 333 Dolores Street.

At the heart of CDS is a large, on-site farm and organic garden, which serve as an outdoor laboratory for exploration and discovery. CDS students care for sheep and hens, and each class has its own raised bed for

plantings in the garden. The CDS faculty, including a full-time Environmental Education Resource Teacher, promotes stewardship and environmental awareness for students of all ages.

### **A. Approach to Education**

The founding vision of CDS is to provide an excellent education for children in the Bay Area regardless of race, ethnicity, religion or the ability to afford tuition. At Children's Day School, we believe that passionate citizens change the world. Service, caring for others and diversity – economic, as well as racial/ethnic, religious and family – are essential components of our dynamic, inspirational educational culture.

CDS is committed to developing students with a sense of caring for self, for others, for the community, the environment and the world. Toward this end, CDS has dedicated itself to being a positive, active force in the community and to developing a strong community-based learning program that fosters involvement with our neighbors, while advancing the education and perspective of our students.

Community-based learning is education in action, combining experiential learning with community service. Guided by teachers, community members and our Community-Based Learning Coordinator, our students address real community needs — both within and outside our school community — by planning and executing service projects that are carefully tied to curricula. All projects are developmentally appropriate for the age groups involved.

Recent CDS projects have included drives to collect food, clothing and toiletries for the homeless while studying the social and economic roots of homelessness; studying the natural environment and human impacts on the ecosystem and then working with local environmental organizations to help protect or restore some aspect of our city's natural landscape; and promoting awareness of hunger in the United States and abroad by raising money to buy farm animals through the Heifer Foundation. These projects further the CDS mission of producing well-rounded students with a love of learning and a dedication to public service. The school's commitment to service has helped forge strong bonds to the people and institutions surrounding our school and has made CDS a vibrant part of the wider community.

### **B. An Unparalleled Commitment to Diversity**

CDS is grounded in the belief that the best educational environment for all children is a community that encompasses a broad socioeconomic spectrum. Among independent schools, CDS is a national leader in helping low-income students succeed in school and become prepared for high school and beyond. CDS is devoting over \$1.9 million to sliding scale tuition this school year, or 24% of gross tuition income, and 36% of the school's 350 students pay tuition on a sliding scale. This achievement is truly remarkable considering that CDS has almost no endowment and relies primarily on the support of its current families.

CDS also has an unparalleled commitment to other forms of diversity. The CDS Board of Trustees has set a policy that no single racial or ethnic group should make up a majority of students in any class and that no single child should be the class's sole representative of his or her racial or ethnic group. These goals are being realized in an increasing number of grades. Forty-seven percent (47%) of our students are students of color; 8% of students are from lesbian and gay families; and the school is working to increase these percentages each year.

### **C. The School's Significant Role in San Francisco Education**

CDS has also played an important role to the City of San Francisco in general. As a June 22, 2008 article in the *San Francisco Chronicle* noted, the City is currently facing an exodus of its low- and middle-income

residents, a large percentage of whom are ethnically diverse families. Over 50% of families surveyed cited concerns about public schools as a reason for leaving San Francisco. CDS has and will continue to play a significant role in attempting to reduce this exodus of middle and lower income families from San Francisco, as it provides a first-rate education to its students and offers significant financial aid to a diverse group of students who could not otherwise afford CDS, thus, keeping these students and their families in San Francisco.

## **II. The School's Current Application**

CDS is requesting conditional use authorization to carry out the following: (a) allow for the renovation of 60I Dolores Street as a middle school facility in an RH-3 Zoning District as a conditionally permitted use; (b) convert 60I Dolores from a single-family residence to a school building; and (c) allow a maximum enrollment of 200 students at the 60I site.

CDS also seeks approval of a variance application per Planning Code Section 305 to allow for the remote parking of two required vehicles on the school's main campus at 333 Dolores Street per Section 150 and Section 159.

### **A. The Project**

The Project would enable CDS to relocate its middle school grades 5-8, creating a satellite campus approximate 2.5 blocks from the main campus. The building at 60I Dolores Street would be converted from a single-family residence to a general education facility. The building would be seismically strengthened and modified as required to meet the California Building Code for E-occupancy. There are no plans to alter the building's exterior other than to convert the roll-up garage door on 19<sup>th</sup> Street to the main entrance, with new entrance doors. Entering off 19<sup>th</sup> Street, the fully accessible lower floor would be renovated to include an accessible entry and reception, 5 classrooms, support spaces (office, meeting and storage) and elevator access to the upper floors. The main level and upper floor would maintain much of the existing layout and character. The large open space would be used as a multi-purpose space for music, visual arts and theatrical performances. Two classrooms would be located on this floor. Three classrooms would be located on the third floor. The fully operating middle school program would serve a maximum of 200 students. All middle school classes would be held at 60I Dolores, with the exception of farm and garden studies and multi-age activities (including the preschool "Buddy" program), which would continue to be held at 333 Dolores, and physical education, which would continue to be held in the Boys & Girls Club gymnasium at 450 Guerrero Street.

CDS would maintain current practices for pick-up, drop-off and parking. A white zone would be established in front of the property on 19<sup>th</sup> Street for morning drop-off of 5<sup>th</sup> grade students. Students in grades 6-8 would be dropped off at 333 Dolores, where the school has a white zone, an off-street loop and program for managed drop-off and pick-up. Each morning, staff would escort students to 60I Dolores. After school, they would return to 333 Dolores for pick-up. No additional parking for staff will be required. All staff parking would occur in existing spaces at 333 Dolores Street. The site currently accommodates 40 cars in a 54-car lot shared by the Notre Dame Senior Housing Facility.

### **B. Impacts on Surrounding Neighborhood**

The proposed Conditional Use Permit will also have minimal impacts on the surrounding community. The project will return 60I Dolores Street to an institutional use. There will be no changes made to the exterior of the building, except to change the metal, roll-up garage door on 19<sup>th</sup> Street with doors to serve as the main entrance. Faculty and staff working at 60I Dolores will park at 333 Dolores, where CDS has more

off-street parking than it needs. The total enrollment of the middle school would be a maximum of 200 students.

### **III. Conclusion**

On behalf of the School, thank you for considering this information concerning our Project application. As I hope I have conveyed, it is our mission to provide an active and constructive learning atmosphere for our students, which includes consideration of our surrounding community. While this project will fulfill vital facilities needs of CDS, we believe that the repurposing of 601 Dolores Street to serve as our middle school is also an appropriate and fitting use of the building within the context of the Mission Dolores neighborhood.

I respectfully urge you to approve Children's Day School's application and look forward to discussing the Project with you on April 26<sup>th</sup>.

Sincerely,



Molly Huffman  
Head of School

# **CDS DOLORES PARK** MIDDLE SCHOOL



**APPLICATION FOR CONDITIONAL USE**  
PROJECT SUMMARY BOOKLET

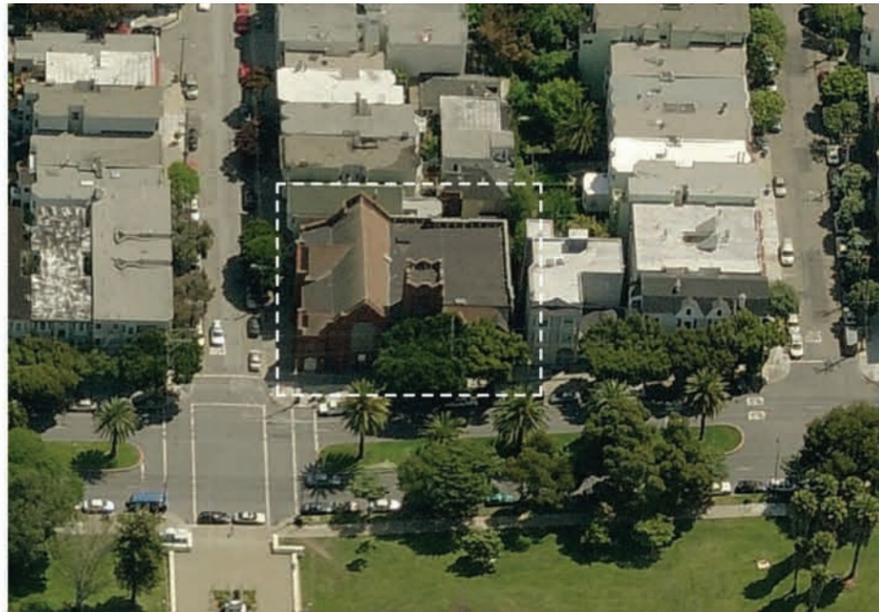
601 DOLORES STREET

JENSEN ARCHITECTS  
April 12, 2012





**CHILDREN'S DAY SCHOOL** is an independent, co-educational, non-sectarian, non-profit school. It is located at the intersection of three of San Francisco's most vibrant neighborhoods: the Mission, the Castro and Noe Valley. The school's culture and curriculum emphasize personal responsibility and social justice, providing an excellent, child-centered education and building strong ties to the communities surrounding it. CDS serves a diverse population of families, including many single parent and dual working parent families. Students of color make up 47% of the student body and 8% of the students come from gay and lesbian households. Tuition is charged on a need-based sliding scale and approximately 40% of the students pay less than full tuition. CDS dedicates 24% of its tuition income (more than any other private school in San Francisco) to providing this tuition assistance.







4 19TH STREET - FACING NORTH (ACROSS THE STREET)  
- NTS



3 19TH STREET - NORTH ELEVATION  
- NTS



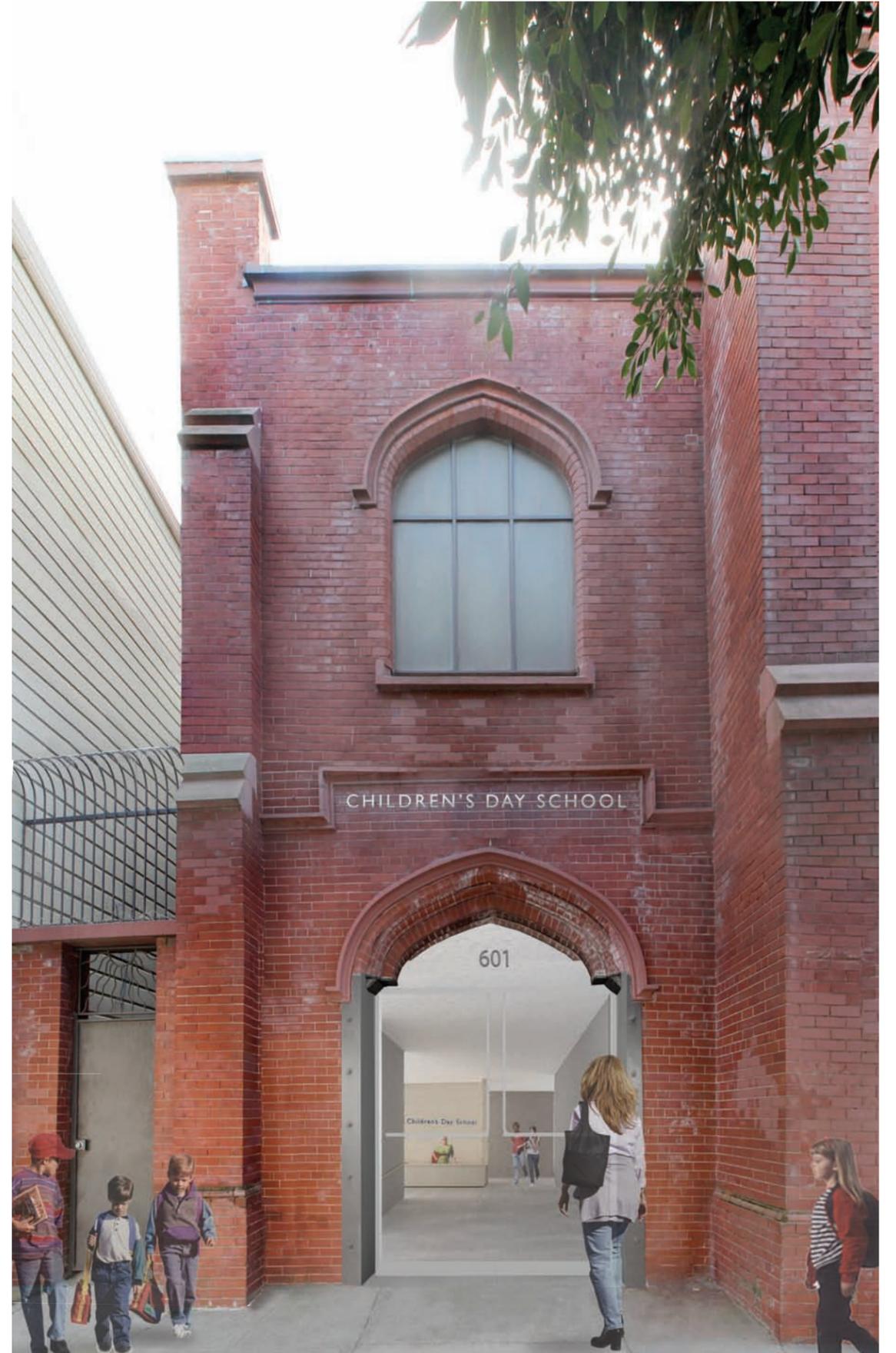
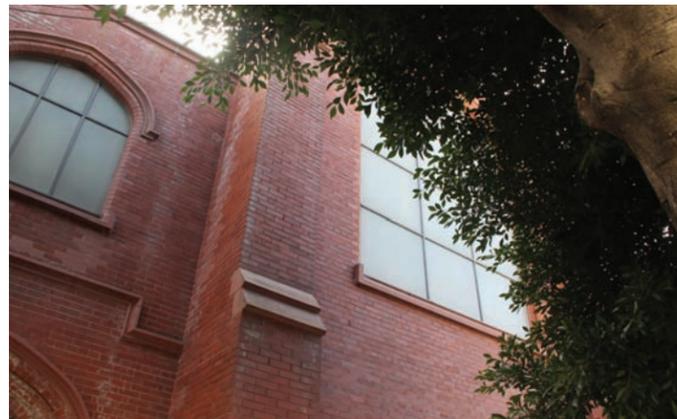
2 DOLORES - FACING WEST (ACROSS THE STREET)  
- NTS



1 DOLORES - WEST ELEVATION  
- NTS













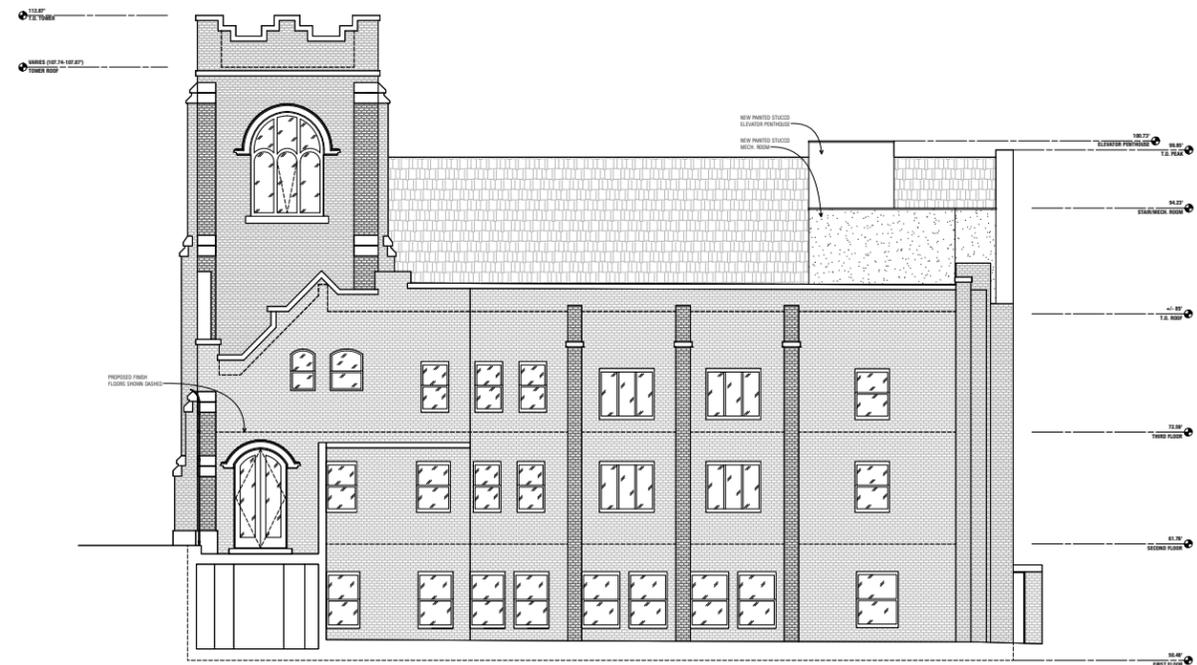
1 PROPOSED WEST ELEVATION (DOLORES STREET)

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



1 PROPOSED EAST ELEVATION

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



1 PROPOSED SOUTH ELEVATION

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



1 PROPOSED NORTH ELEVATION (19TH STREET)

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



## PROJECT STATEMENT

The building at 601 Dolores Street was built in 1909 as the Mission Park Congregational Church. It was designed by Francis W. Reid, who also served as the first minister of the congregation. In 1930, the building was purchased by the Norwegian Lutheran Church. Due to significant seismic retrofit requirements and dwindling membership, the church ceased operations in 2005 and the building remained vacant until purchased in 2007 and converted to its current use as a single-family residence.

Purchased by the Children's Day School in August 2011, 601 Dolores will be converted for use as a middle school, housing a maximum of 200 students in grades 5-8 and creating a satellite campus 2.5 blocks from the school's main campus at 333 Dolores Street. The main campus sits on land that was originally part of Mission Dolores, given by Bishop Alemany to the Sisters of Notre Dame du Namur in 1856 for use as a school and is believed to be the longest continuously operating school site in California. The Sisters operated a school on the site until 1987 when they leased the land and St. Joseph's Hall to Children's Day School.

Equally rich in history, the magnificent building at 601 Dolores Street, overlooking Dolores Park, will be transformed into a world-class middle school (grades 5-8) and allow CDS to enroll two sections of students per grade through eighth grade. Giving their growing middle school a permanent home with increased opportunities for collaboration and creativity will enhance educational continuity from preschool through eighth grade and improve the facilities of the entire school. Once classrooms are ready for middle school students at 601 Dolores, CDS preschool classes will move back into St. Joseph's Hall at 333 Dolores, and the temporary preschool bungalows will be removed. Removal of the bungalows will mean more space for outdoor learning environments and increased interaction between preschool and elementary students, who will be together in St. Joseph's Hall. CDS will also gain a gathering and performance space at 601 Dolores that will be an inspiring focal point for drama, arts and community life. The Middle School will continue to benefit from the farm and garden studies, multi-age activities, and physical education curriculum provided at the main campus.

Renovations to the Middle School at 601 Dolores include seismic strengthening and compliance with current building codes to ensure the health and safety of the CDS community. The building's original red brick exterior will remain intact, while the interior will be modified to accommodate the school's programmatic needs and make the building fully accessible to all. Entering off of 19th Street, the lower floor will include reception, 5 classrooms, support spaces (office, meeting and storage) and elevator access to the upper floors. The former church nave on the second floor will be used as a performance space for music, the visual arts and theater, maintaining much of the space's existing character and finishes. A new work space on the third floor will provide views to the performance space below. Six additional teaching spaces will be provided on the second and third floors. With views of Dolores Park, the Roof Garden will provide open-air seating for lunch and instruction.

The entire CDS community eagerly awaits completion of renovations at 601 Dolores and looks forward to welcoming students into light-filled classrooms in this beautiful building and new Middle School home.

## EXISTING MATERIALS



PAINTED CEILING



HARDWOOD FLOORS



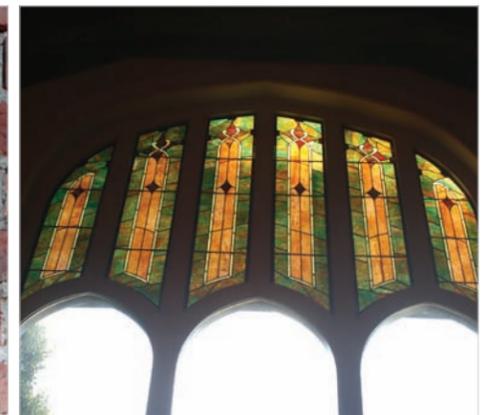
STAINED GLASS



ARCHES AND COLUMNS



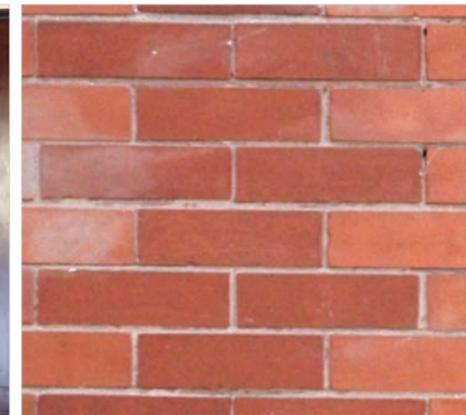
BRICK



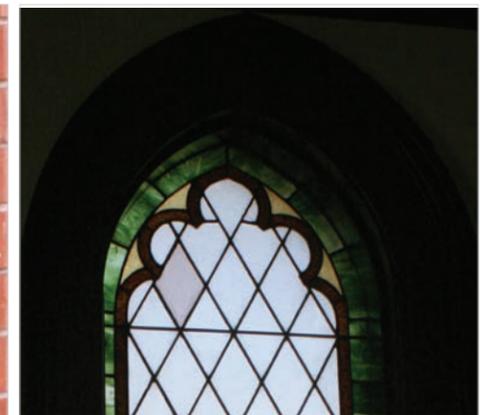
STAINED GLASS



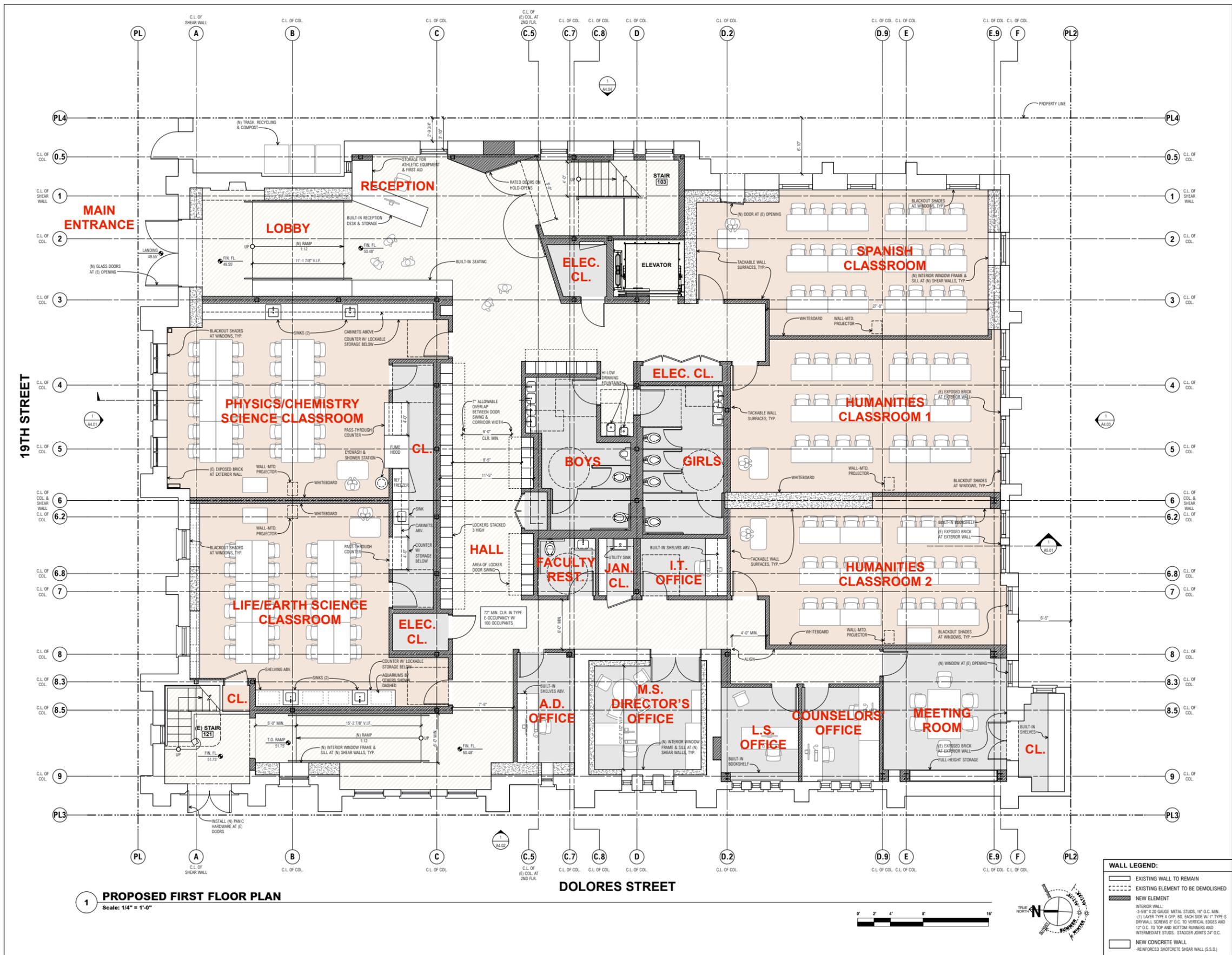
DOUBLE HUNG WALL PANELS



BRICK



STAINED GLASS



**1 PROPOSED FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"

**WALL LEGEND:**

	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO BE DEMOLISHED
	NEW ELEMENT
	INTERIOR WALL: - 3/8" X 20 GAUGE METAL STUDS, 16" O.C. MIN. - (1) LAYER TYPE X GYP. BD. EACH SIDE W/ 1" TYPE-S DRYWALL SCREWS @ 16" TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C.
	NEW CONCRETE WALL - REINFORCED SHOTCRETE SHEAR WALL (S.S.D.)

**JENSEN**

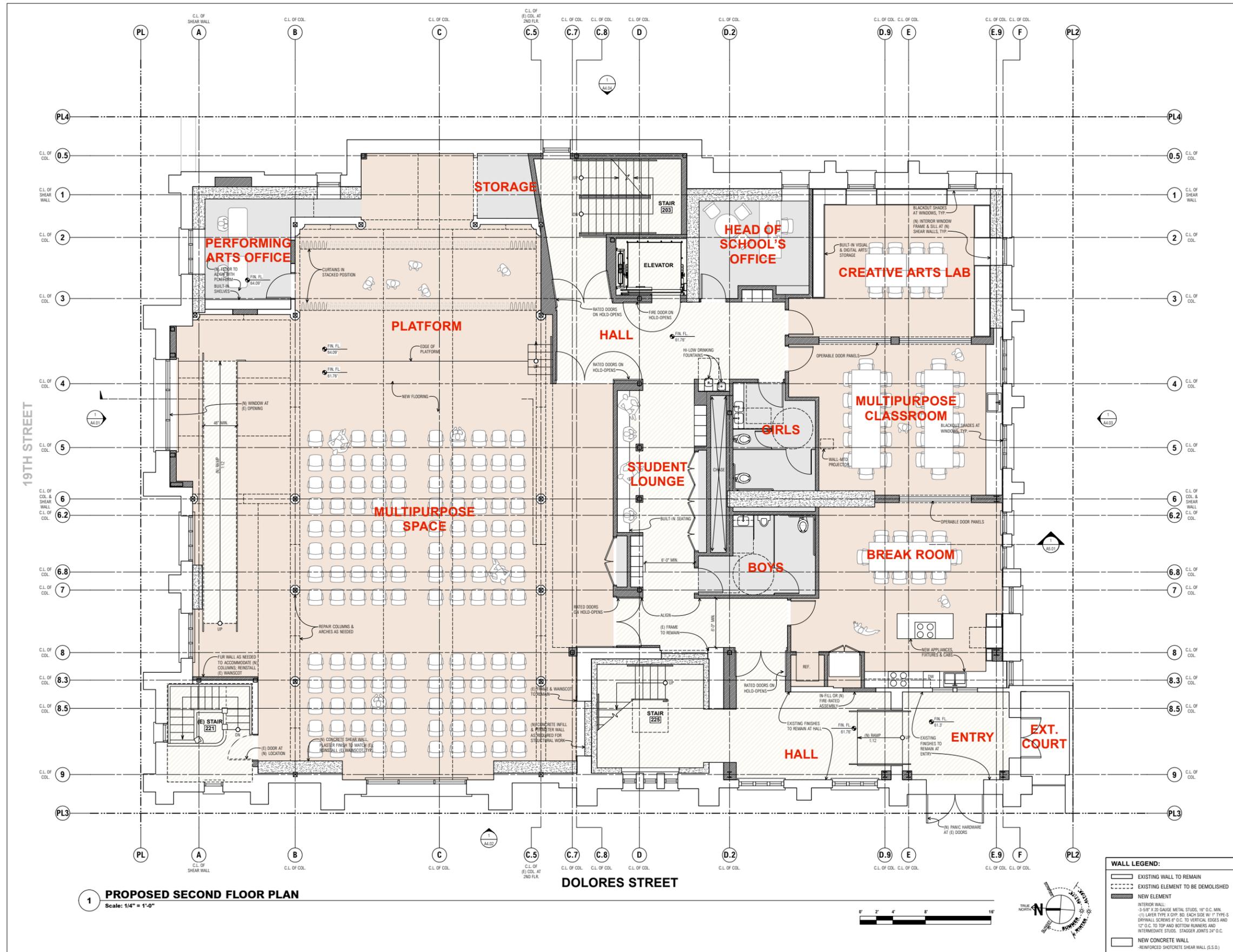
**JENSEN ARCHITECTS**  
 7th FLOOR  
 SAN FRANCISCO, CA 94103  
 Tel: 415.348.9650 Fax: 415.348.9651  
 JENSEN-ARCHITECTS.COM

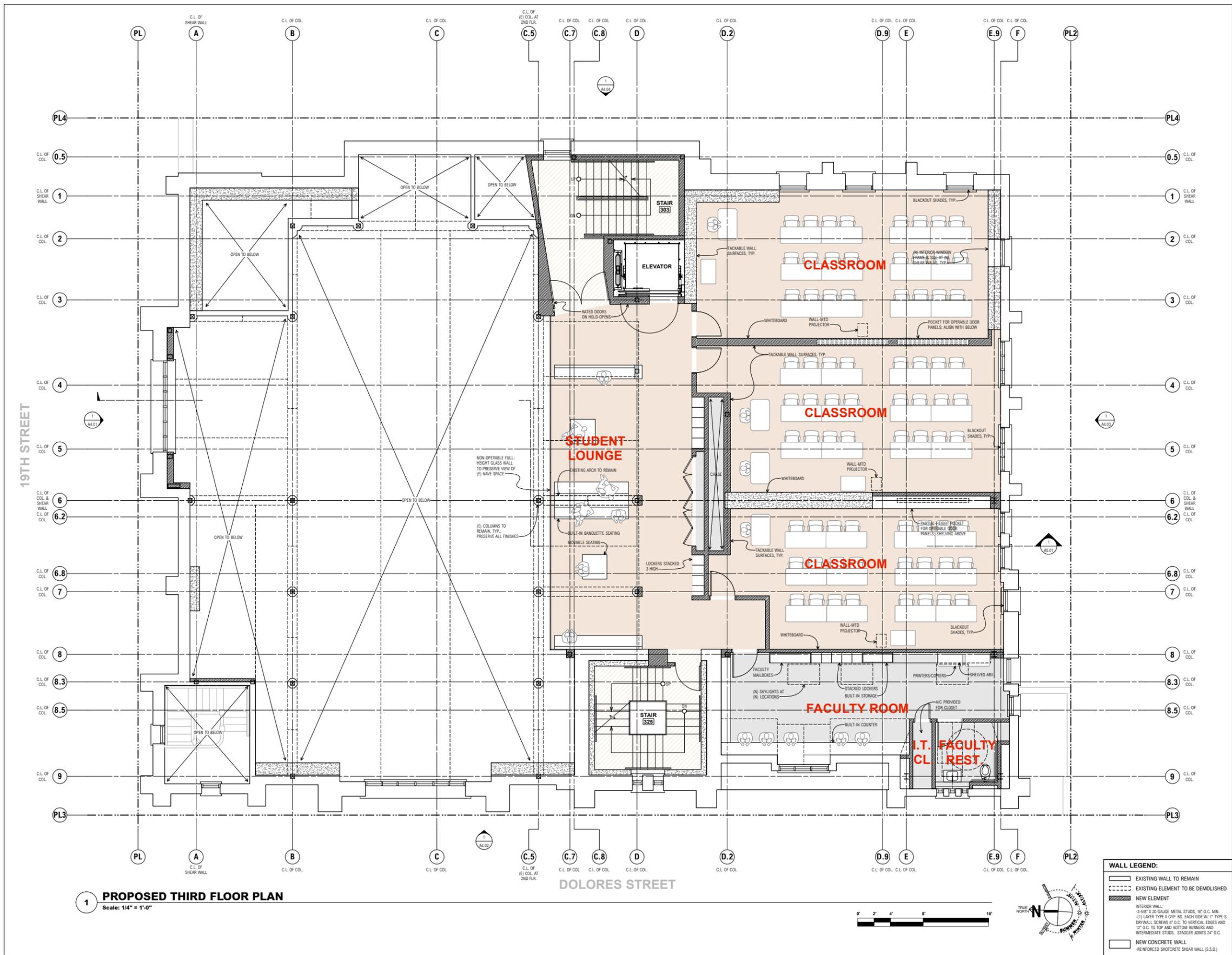
**PROJECT**  
 CDS DOLORES PARK  
 601 DOLORES STREET  
 SAN FRANCISCO, CA 94110  
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**ISSUES & REVISIONS**  
 4/12/12 C.U. HEARING

**PROPOSED FIRST FLOOR PLAN**  
 DATE: 7/6/11  
 PHASE: DESIGN DEVELOPMENT  
 SCALE: 1/4" = 1'-0"  
 HALF SIZE

**A2.01**

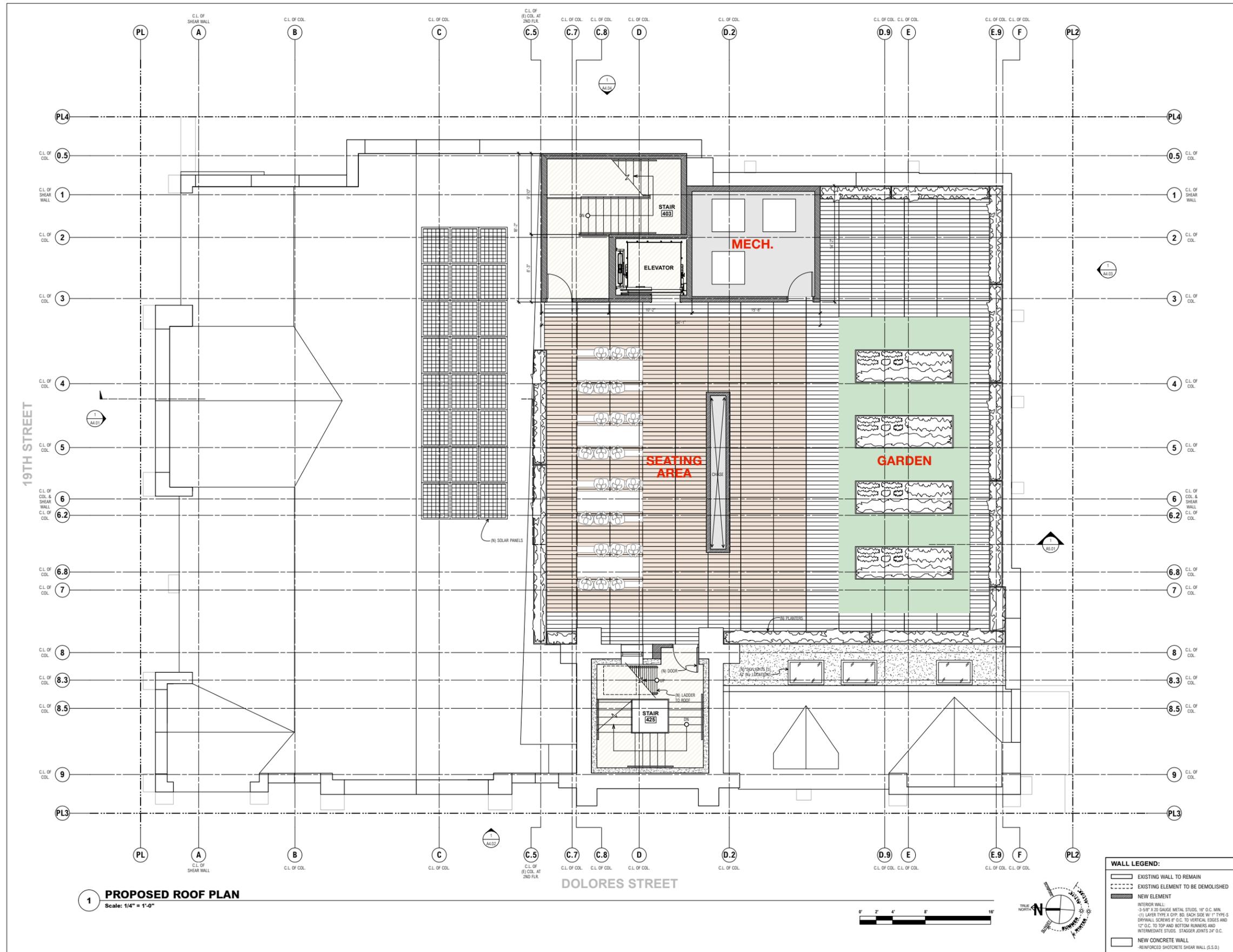




**1 PROPOSED THIRD FLOOR PLAN**  
Scale: 1/4" = 1'-0"

**JENSEN**  
JENSEN ARCHITECTS  
7th FLOOR  
SAN FRANCISCO, CA 94103  
Tel 415.348.9650 Fax 415.348.9651  
JENSEN-ARCHITECTS.COM

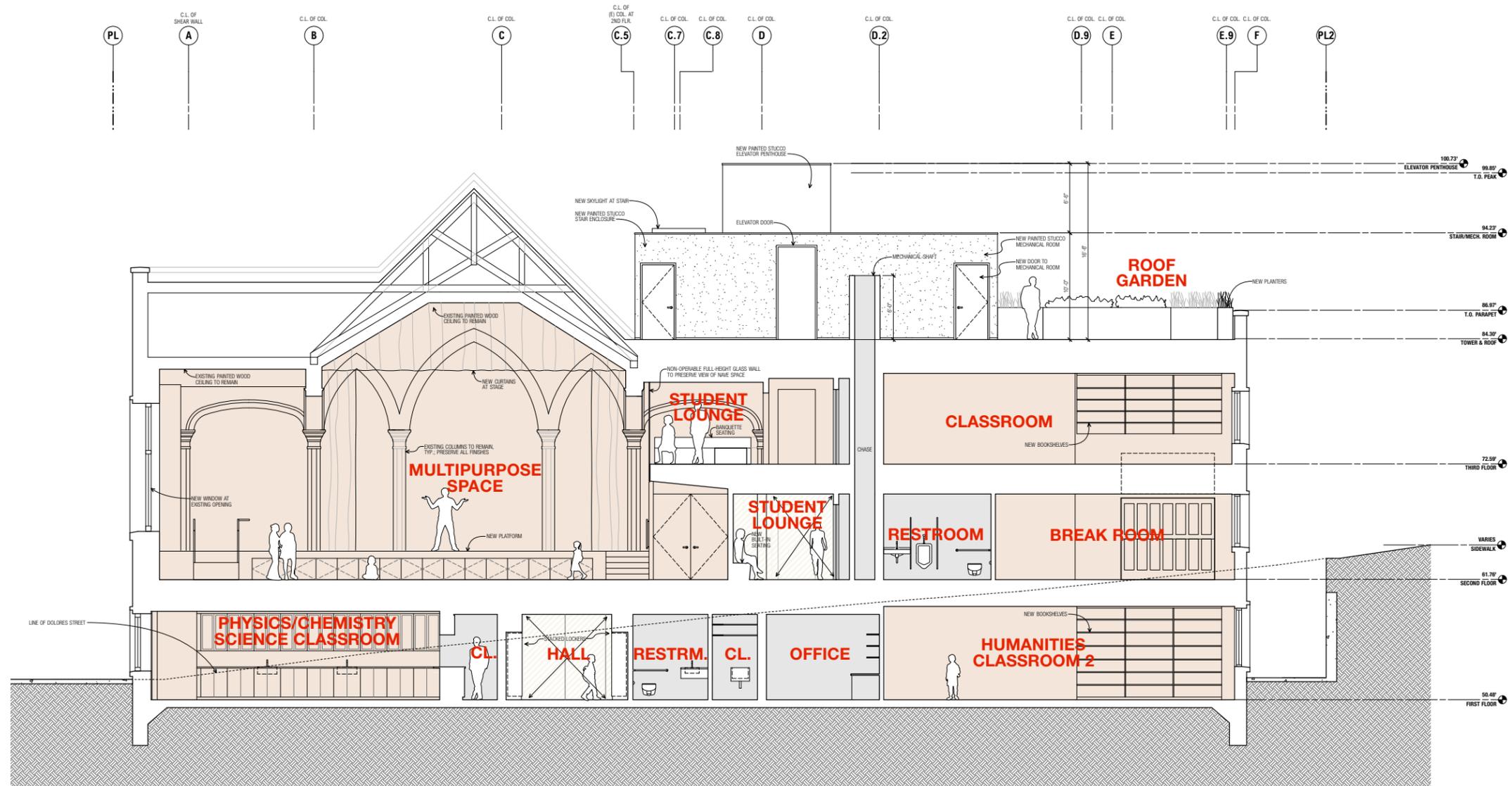
STAMP
CONSULTANTS
PROJECT <b>CDS DOLORES PARK</b> 661 DOLORES STREET SAN FRANCISCO, CA 94110 <small>Copyright © 2011 by Jensen Architects. All drawings are the property of Jensen Architects and shall remain the property of Jensen Architects.</small>
ISSUES & REVISIONS 4/12/12 C.U. HEARING
SHEET <b>PROPOSED THIRD FLOOR PLAN</b>
DATE 7/6/11 PHASE DESIGN DEVELOPMENT SCALE 1/4" = 1'-0"
<b>A2.03</b>



**1 PROPOSED ROOF PLAN**  
Scale: 1/4" = 1'-0"

**WALL LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING ELEMENT TO BE DEMOLISHED
- NEW ELEMENT
- INTERIOR WALL:**
- 3/8" X 20 GAUGE METAL STUDS, 16" O.C. MIN.
- 1) LAYER TYPE X GYP. BD. EACH SIDE, W/ 1" TYPE-S DRYWALL, SCREWS F.O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C.
- NEW CONCRETE WALL
- REINFORCED SHOTCRETE SHEAR WALL (S.S.D.)



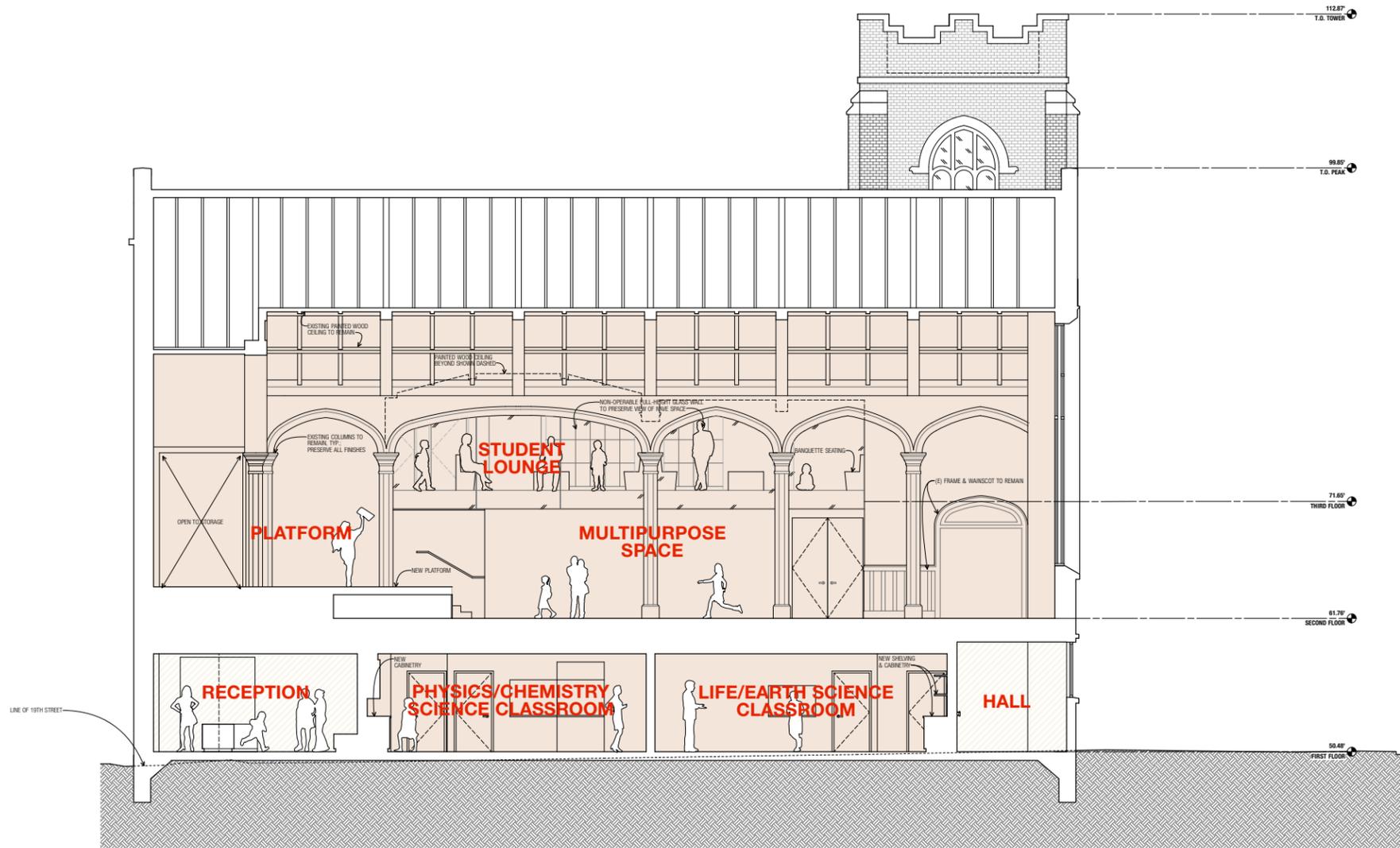
**1 PROPOSED BUILDING SECTION**  
Scale: 1/4" = 1'-0"



**JENSEN**

SHEET	CONSULTANTS	STAMP
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**A5.01**



**1 PROPOSED BUILDING SECTION**  
Scale: 1/4" = 1'-0"



STAMP
CONSULTANTS

PROJECT <b>CDS DOLORES PARK</b> 601 DOLORES STREET SAN FRANCISCO, CA 94110 PROGRAM: REPAIR OF AN HISTORIC BUILDING FOR USE AS A COMMUNITY CENTER OWNER: CDS DOLORES PARK
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ISSUES & REVISIONS 4/12/12 C.U. HEARING
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SHEET <b>PROPOSED BUILDING SECTION</b>
DATE 3/2012
SCALE DESIGN DEVELOPMENT
SCALE 1/4" = 1'-0" HALF SIZE

**A5.02**



STAMP

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PROJECT  
**CDS DOLORES PARK**

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ISSUES & REVISIONS

SHEET  
**EXITING PLOT PLAN**

DATE 7/8/11  
PHASE PRELIMINARY DESIGN  
SCALE 1/32" = 1'-0"

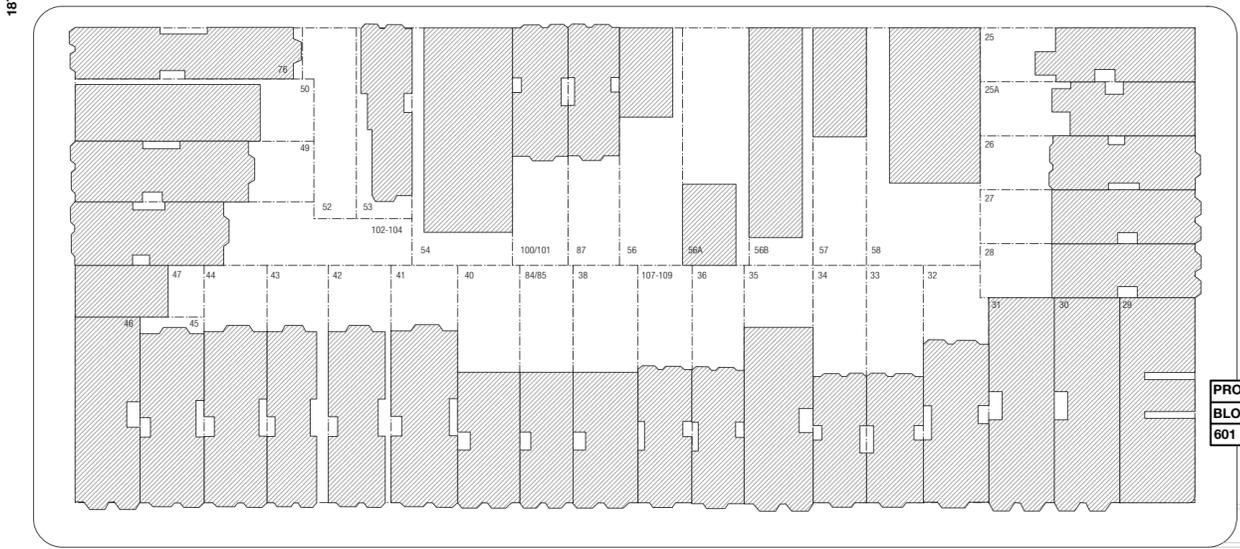
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GUERRERO STREET



OAKWOOD STREET

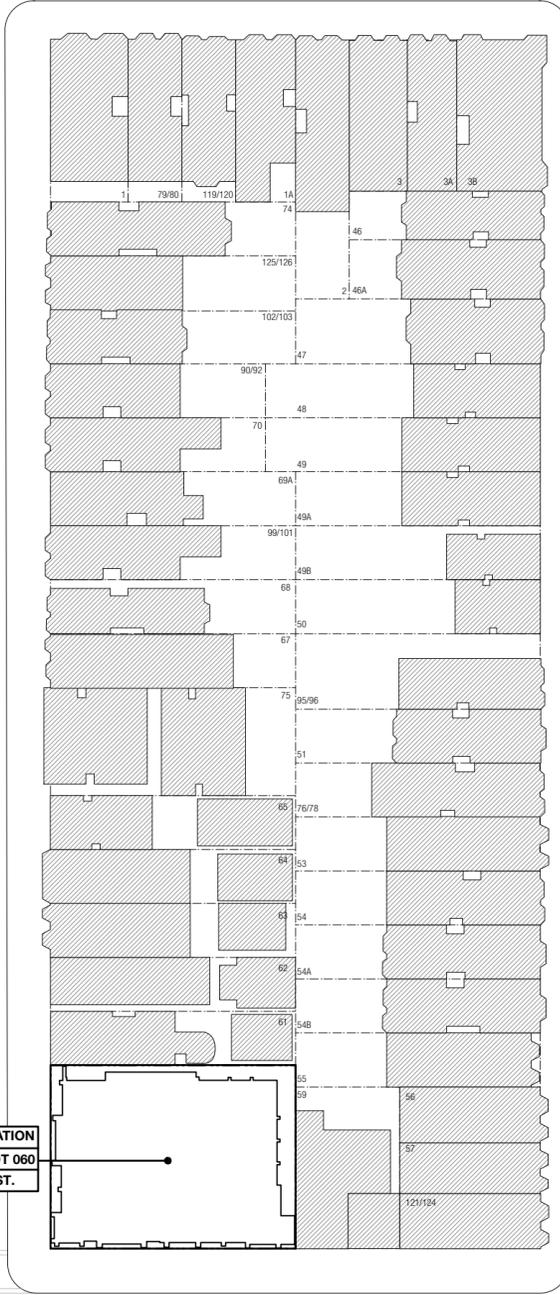
19TH STREET



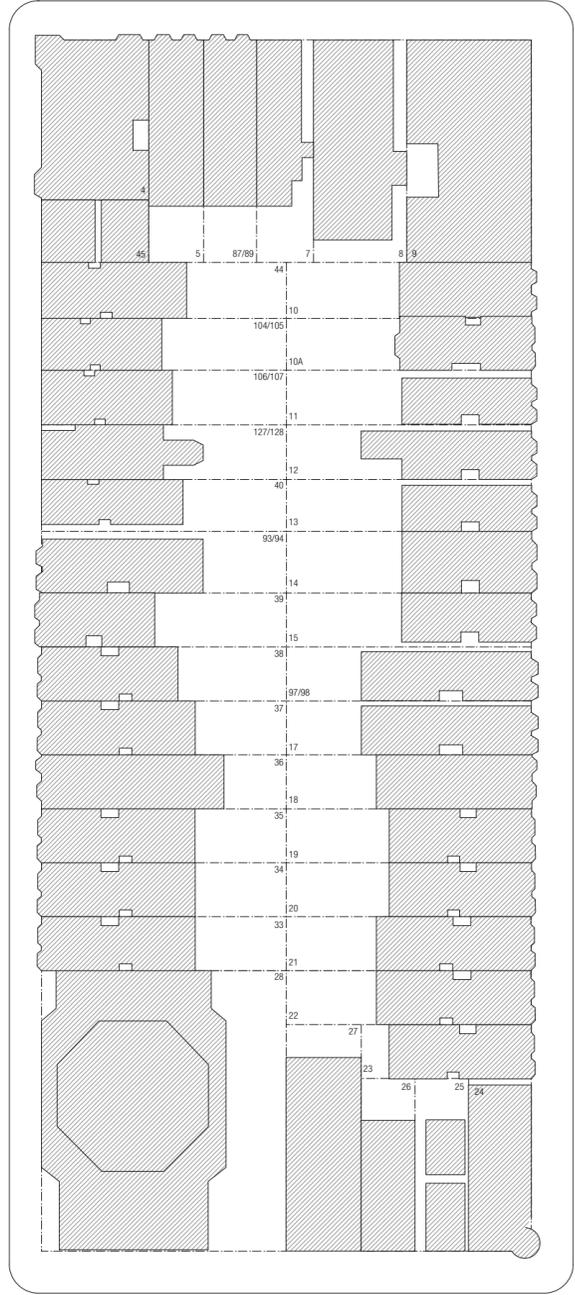
PROJECT LOCATION  
BLOCK 3598 LOT 060  
601 DOLORES ST.

DOLORES STREET

DOLORES PARK



CUMBERLAND STREET



20TH STREET

**1** EXISTING PLOT PLAN  
1/32"=1'-0"





NORTH AERIAL



WEST AERIAL



SOUTH AERIAL

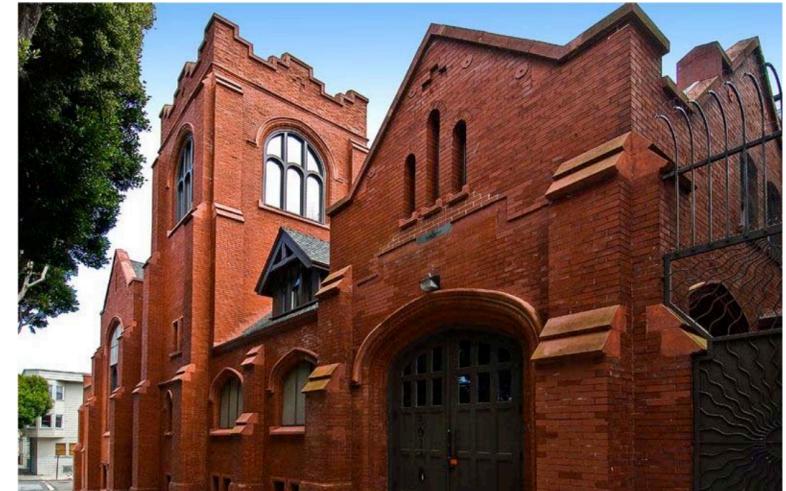
**2 AERIAL VIEWS**  
NTS



DOLORES STREET FACADE FROM NORTHWEST



CORNER OF DOLORES AND 19TH STREET



DOLORES STREET FACADE FROM SOUTHWEST

**1 EXISTING CONDITIONS/ PHOTOS**  
NTS

STAMP

CONSULTANTS

PROJECT

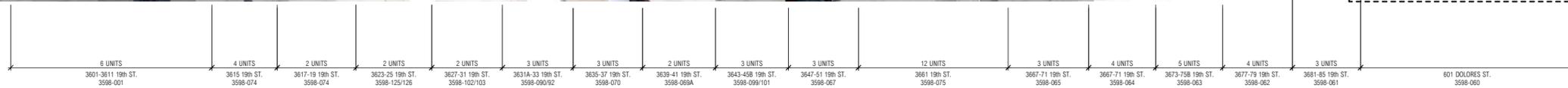
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ISSUES & REVISIONS

SHEET  
**EXISTING CONDITIONS / PHOTOS**  
DATE 7/8/11  
PHASE PRELIMINARY DESIGN  
SCALE N.T.S.



**4 19TH STREET - FACING NORTH (ACROSS THE STREET)**  
- NTS



**3 19TH STREET - NORTH ELEVATION**  
- NTS

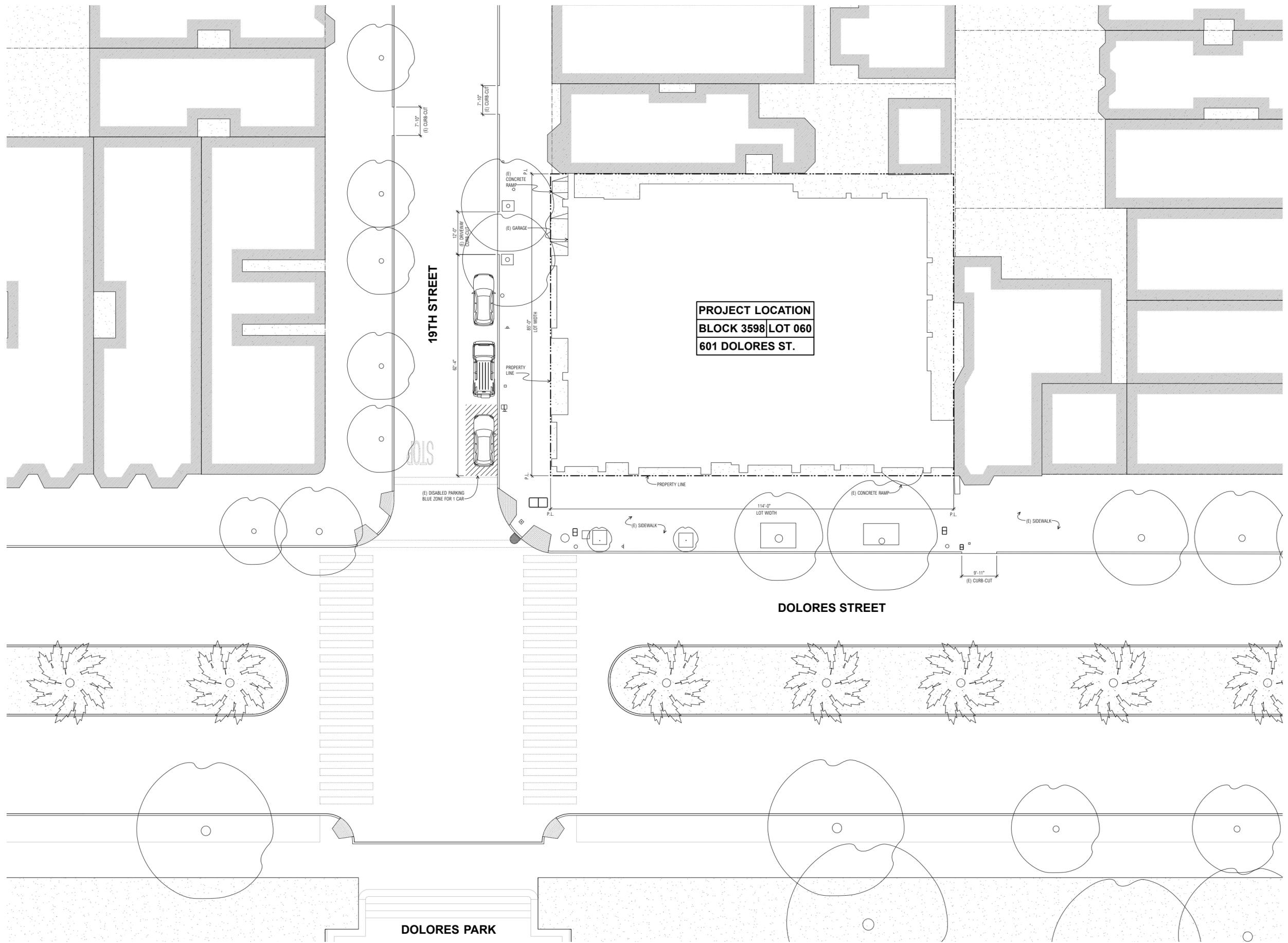


DOLORES PARK

**2 DOLORES - FACING WEST (ACROSS THE STREET)**  
- NTS

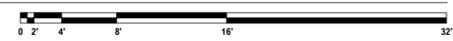


**1 DOLORES - WEST ELEVATION**  
- NTS



**PROJECT LOCATION**  
**BLOCK 3598 | LOT 060**  
**601 DOLORES ST.**

**1 EXISTING SITE PLAN**  
 1"=10'-0"



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 853 MARKET STREET 7th FLOOR  
 SAN FRANCISCO, CA 94103  
 Tel 415.348.9650 Fax 415.348.9651  
 JENSEN-ARCHITECTS.COM

**STAMP**  
**CONSULTANTS**

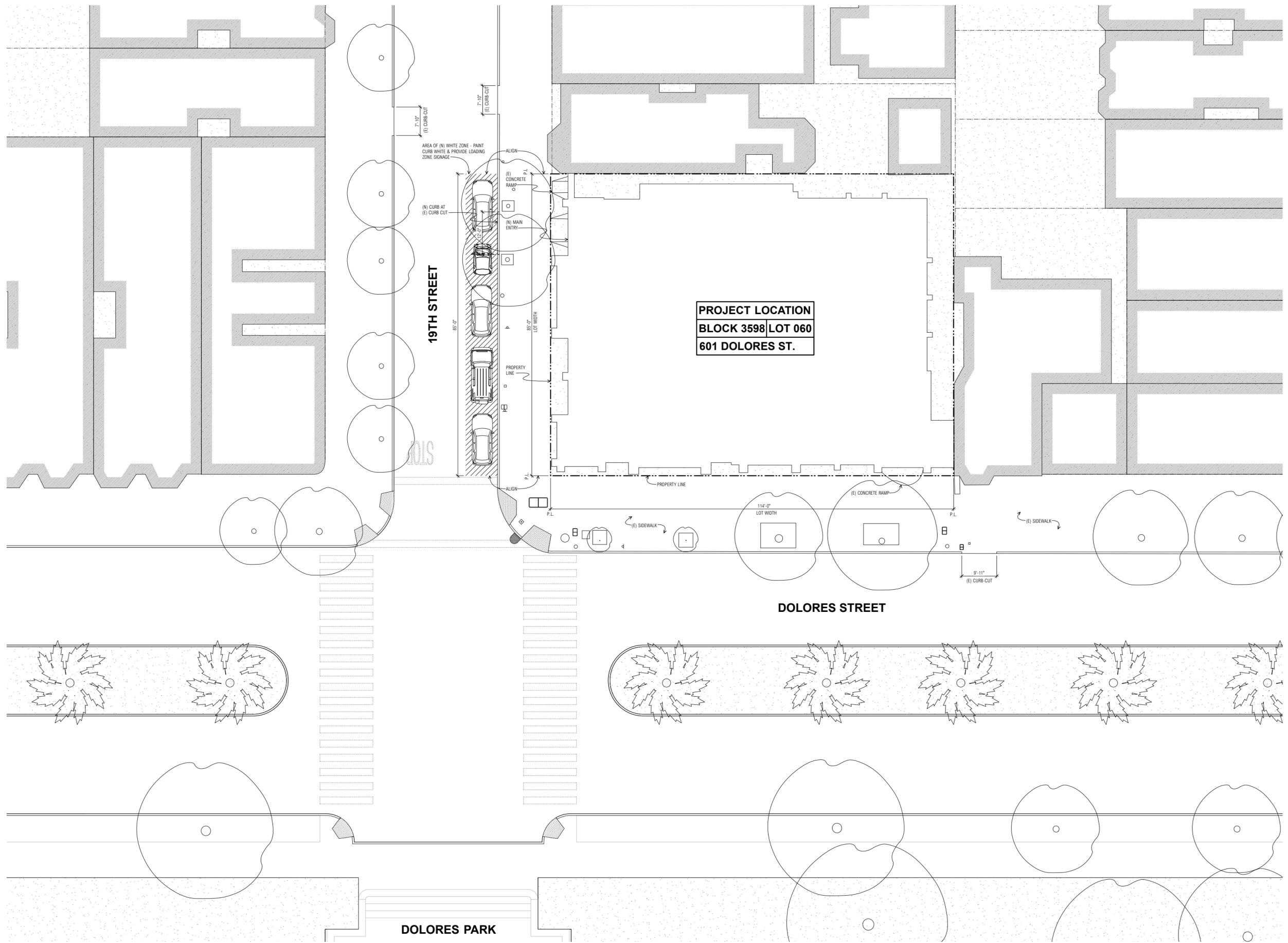
**PROJECT**  
**CDS DOLORES PARK**

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 SAN FRANCISCO, CA 94110  
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**ISSUES & REVISIONS**  
 4/9/12 PLANNING DEPT. COMMENTS

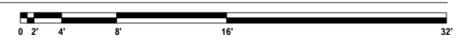
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**PHASE** DESIGN DEVELOPMENT  
**SCALE** 1"=10'-0"

**A1.01**



**PROJECT LOCATION**  
**BLOCK 3598 | LOT 060**  
**601 DOLORES ST.**

**1 PROPOSED SITE PLAN**  
 1"=10'-0"

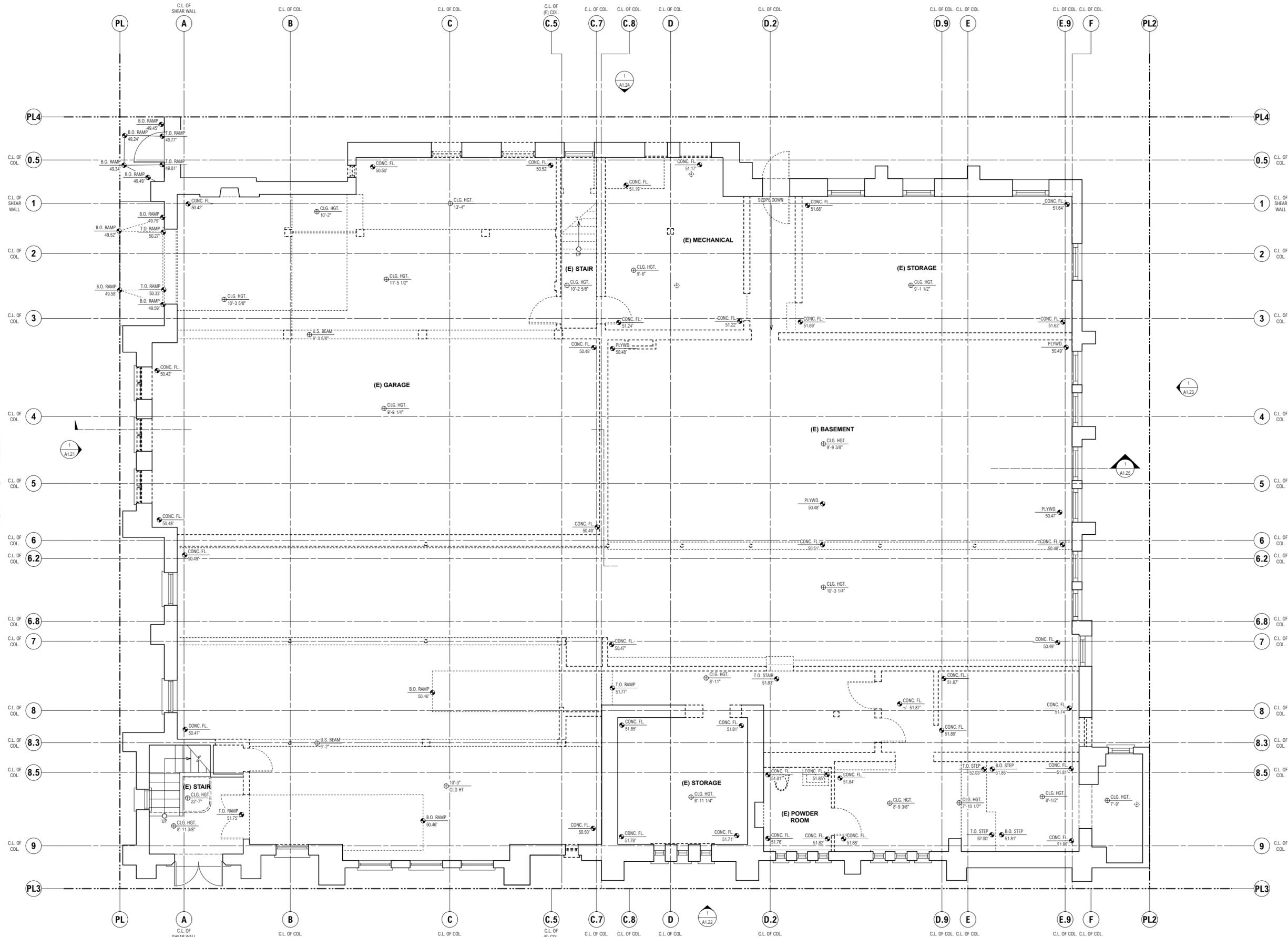


<b>SHEET</b> <b>PROPOSED SITE PLAN</b>	<b>ISSUES &amp; REVISIONS</b>	<b>PROJECT</b> <b>CDS DOLORES PARK</b> 601 DOLORES STREET SAN FRANCISCO, CA 94110 <small>Copyright © 2011 Jensen Architects. All drawings and details are the property of Jensen Architects. No part of this drawing may be reproduced without the written consent of the Architect.</small>	<b>CONSULTANTS</b>	<b>STAMP</b>	<b>JENSEN</b> ARCHITECTS 853 MARKET STREET 7th FLOOR SAN FRANCISCO, CA 94103 Tel: 415.348.9650 Fax: 415.348.9651 JENSEN-ARCHITECTS.COM
					<b>DATE</b> 4/9/12 <b>PHASE</b> DESIGN DEVELOPMENT <b>SCALE</b> 1"=10'-0" <small>HALF SIZE</small>

**A1.02**

19TH STREET

DOLORES STREET



**1 EXISTING FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



**JENSEN**  
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 SAN FRANCISCO, CA 94103  
 Tel 415.348.9650 Fax 415.348.9651  
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STAMP

CONSULTANTS

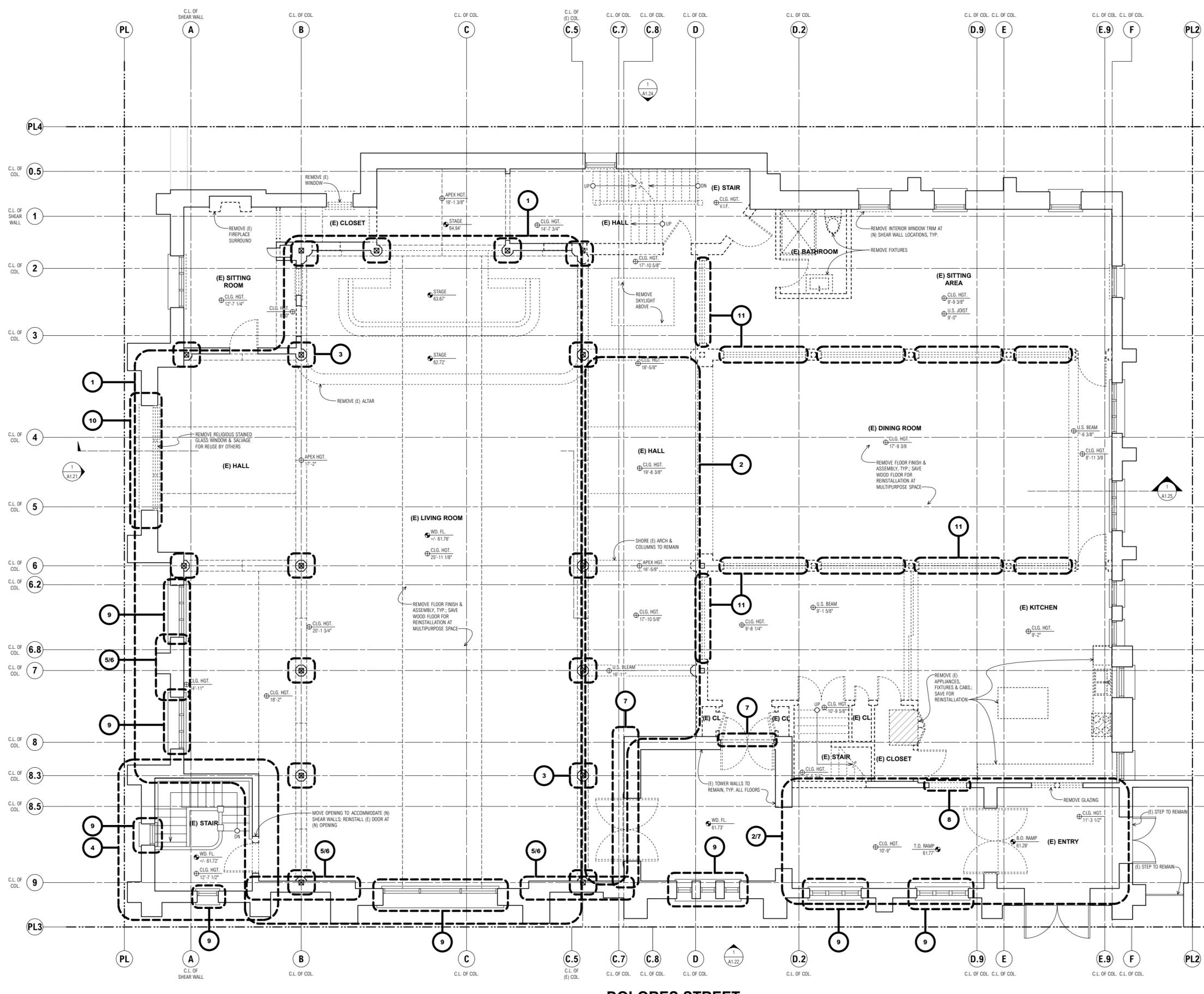
PROJECT  
**CDS DOLORES PARK**  
 601 DOLORES STREET  
 SAN FRANCISCO, CA 94110  
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ISSUES & REVISIONS  
 4/12/12 C.U. HEARING

SHEET  
**EXISTING FIRST FLOOR PLAN**

DATE 7/8/11  
 PHASE DESIGN DEVELOPMENT  
 SCALE 1/4" = 1'-0"

**A1.11**



**1 SECOND FLOOR PROTECTION PLAN**  
 Scale: 1/4" = 1'-0"

**GENERAL NOTES:**

1. CONTRACTOR SHALL PROTECT ALL (E) MATERIALS & FINISHES SHOWN TO REMAIN, SAFE FROM DAMAGE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO HISTORIC MATERIALS DURING CONSTRUCTION.
3. REPAIR/REPLACEMENT OF HISTORIC MATERIALS, IF NECESSARY, TO MATCH (E).

**DEFINITIONS:**

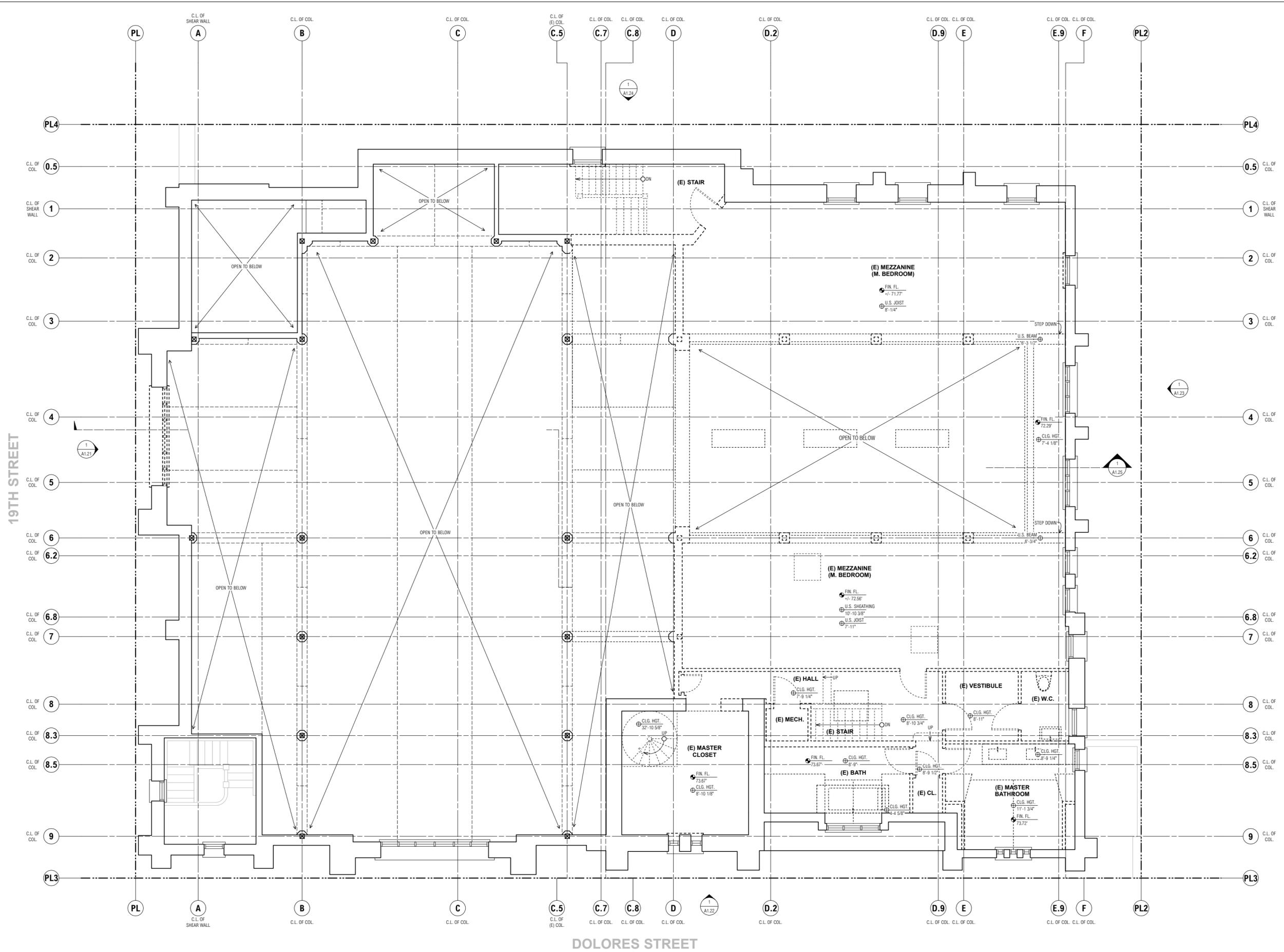
- DEMOLITION: REMOVAL OF ITEMS FOR DISPOSAL.  
 REMOVE: DETACH ITEMS FROM (E) CONSTRUCTION & LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED & SALVAGED, OR REMOVED & REINSTALLED.  
 REMOVE & SALVAGE: DETACH ITEMS FROM (E) CONSTRUCTION & PROVIDE THEM FOR OWNER'S USE.  
 REMOVE, SALVAGE & REINSTALL: DETACH ITEMS FROM (E) CONSTRUCTION, STORE & PROTECT AGAINST DAMAGE, PREPARE THEM FOR REUSE, & INSTALL WHERE INDICATED.  
 RETAIN & PROTECT IN PLACE: RETAIN THE IDENTIFIED MATERIALS & ASSEMBLIES IN PLACE DURING CONSTRUCTION & PROTECT SUCH MATERIAL & ASSEMBLIES AGAINST DAMAGE & DETERIORATION THROUGHOUT CONSTRUCTION. PROTECTION REQUIREMENTS INCLUDE THE INSTALLATION OF PHYSICAL BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES. BARRIER MATERIALS ARE TO BE INSTALLED WITHOUT ATTACHMENT TO THE MATERIALS & ASSEMBLIES REQUIRING PROTECTION.

**INTERIOR KEY NOTES:**

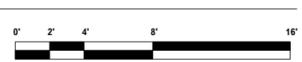
1. RETAIN & PROTECT IN PLACE WOOD CEILINGS AT LOCATIONS NOTED.
2. REMOVE, SALVAGE & REINSTALL WOOD CEILINGS AT LOCATIONS NOTED.
3. RETAIN & PROTECT IN PLACE PLASTER COLUMNS, TYP. OF 16.
4. RETAIN & PROTECT IN PLACE NORTHWEST STAIR.
5. REMOVE PLASTER FROM SURFACES TO RECEIVE SHOTCRETE FOR SEISMIC REINFORCEMENT. INSTALL (N) PLASTER TO MATCH ORIGINAL PROFILE & APPEARANCE AT LOCATIONS NOTED. PREPARE & PAINT.
6. REMOVE, SALVAGE & REINSTALL WOOD WAINSCOT &/OR TRIM AT LOCATIONS NOTED.
7. RETAIN & PROTECT IN PLACE WOOD WAINSCOT &/OR TRIM AT LOCATIONS NOTED.
8. INSTALL NEW WOOD WAINSCOT &/OR TRIM TO MATCH (E) AT LOCATIONS NOTED.
9. RETAIN & PROTECT IN PLACE ART-GLASS WINDOWS.
10. REMOVE & SALVAGE FOR REUSE BY OTHERS RELIGIOUS STAINED GLASS AT TRANSEPT.
11. REMOVE & SALVAGE ROLL-UP DOORS, TYP. OF 10.

**WALL/DEMO LEGEND:**

- EXISTING WALL TO REMAIN
- - - EXISTING ELEMENT TO BE DEMOLISHED



**1 EXISTING MEZZANINE PLAN**  
Scale: 1/4" = 1'-0"



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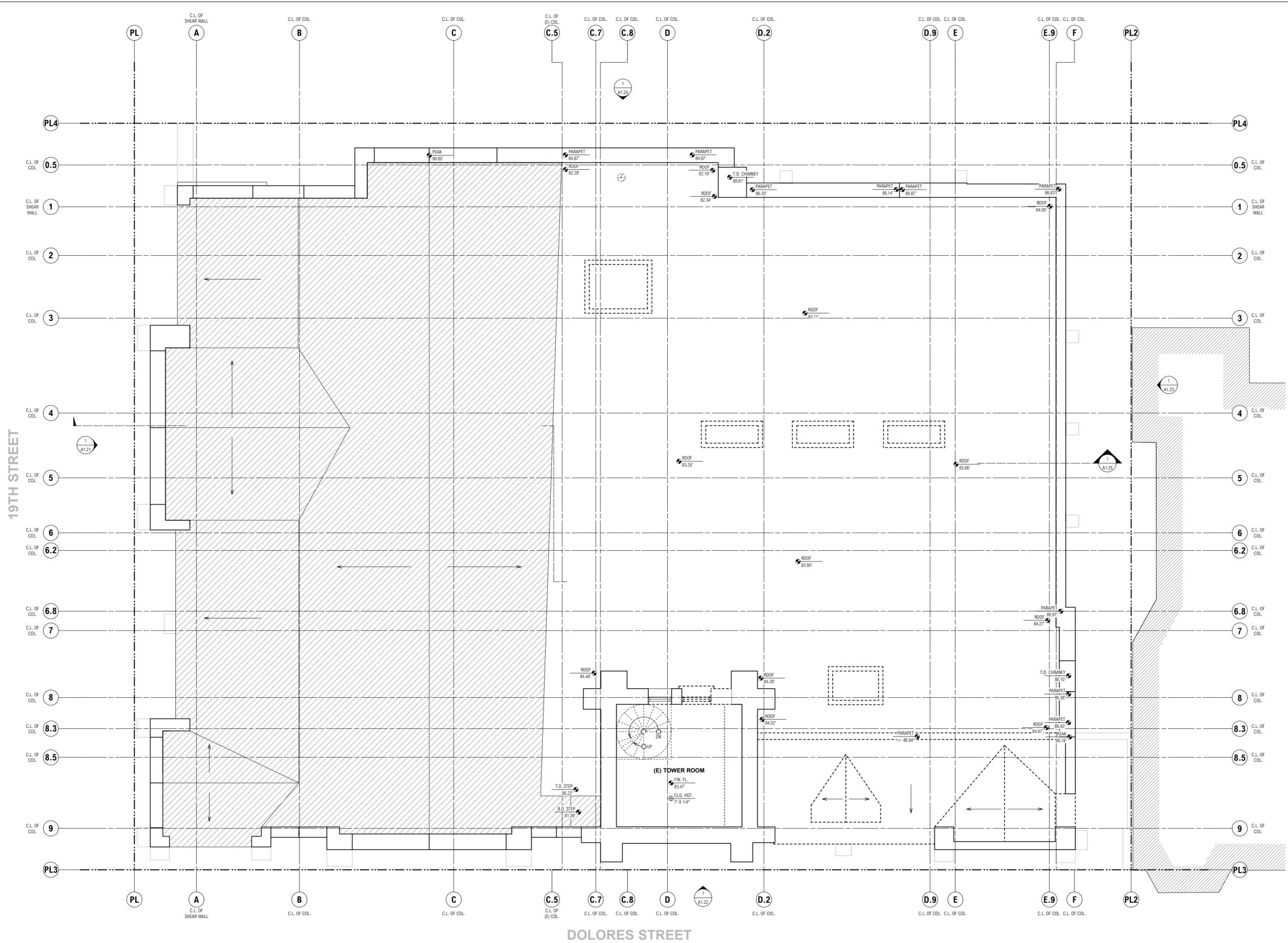
PROJECT  
**CDS DOLORES PARK**  
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SHEET  
**EXISTING MEZZANINE PLAN**

DATE 7/8/11  
PHASE DESIGN DEVELOPMENT  
SCALE 1/4" = 1'-0"  
HALF SIZE

**A1.13**

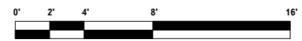


**1 EXISTING TOWER & ROOF PLAN**  
Scale: 1/4" = 1'-0"





**1** EXISTING NORTH ELEVATION (19TH STREET)  
Scale: 1/4" = 1'-0"



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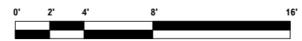
ISSUES & REVISIONS  
2/5/12 DESIGN DEVELOPMENT UPDATES  
4/2/12 C.U. HEARING

SHEET  
**EXISTING NORTH ELEVATION  
(19TH ST.)**  
DATE 7/8/11  
PHASE DESIGN DEVELOPMENT  
SCALE 1/4" = 1'-0"

**A1.21**  
HALF SIZE



**1 EXISTING WEST ELEVATION (DOLORES STREET)**  
 Scale: 1/4" = 1'-0"



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2/5/12	DESIGN DEVELOPMENT UPDATES
4/12/12	C.U. HEARING

SHEET  
**EXISTING WEST ELEVATION  
 (DOLORES ST.)**  
 DATE 7/8/11  
 PHASE DESIGN DEVELOPMENT  
 SCALE 1/4" = 1'-0"

**A1.22**

112.87'  
T.O. TOWER

VARIES (107.74'-107.87')  
TOWER ROOF

92.27'  
FIFTH FLOOR TOWER



99.85'  
T.O. PEAK

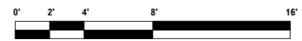
+/- 85'  
T.O. ROOF

VARIES (71.76'-73.72')  
MEZZANINE

+/- 61.76'  
SECOND FLOOR

VARIES (60.40'-62.00')  
FIRST FLOOR

**1** **EXISTING SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



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2/5/12	DESIGN DEVELOPMENT UPDATES
4/12/12	C.U. HEARING

SHEET  
**EXISTING SOUTH ELEVATION**

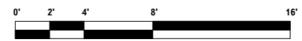
DATE	7/8/11
PHASE	DESIGN DEVELOPMENT
SCALE	1/4" = 1'-0"

HALF SIZE

**A1.23**



**1** EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



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2/5/12	DESIGN DEVELOPMENT UPDATES						
4/12/12	C.U. HEARING						

**1** SHEET  
**EXISTING EAST ELEVATION**  
DATE 7/8/11  
PHASE DESIGN DEVELOPMENT  
SCALE 1/4" = 1'-0"  
HALF SIZE



**1 EXISTING BUILDING SECTION**  
Scale: 1/4" = 1'-0"



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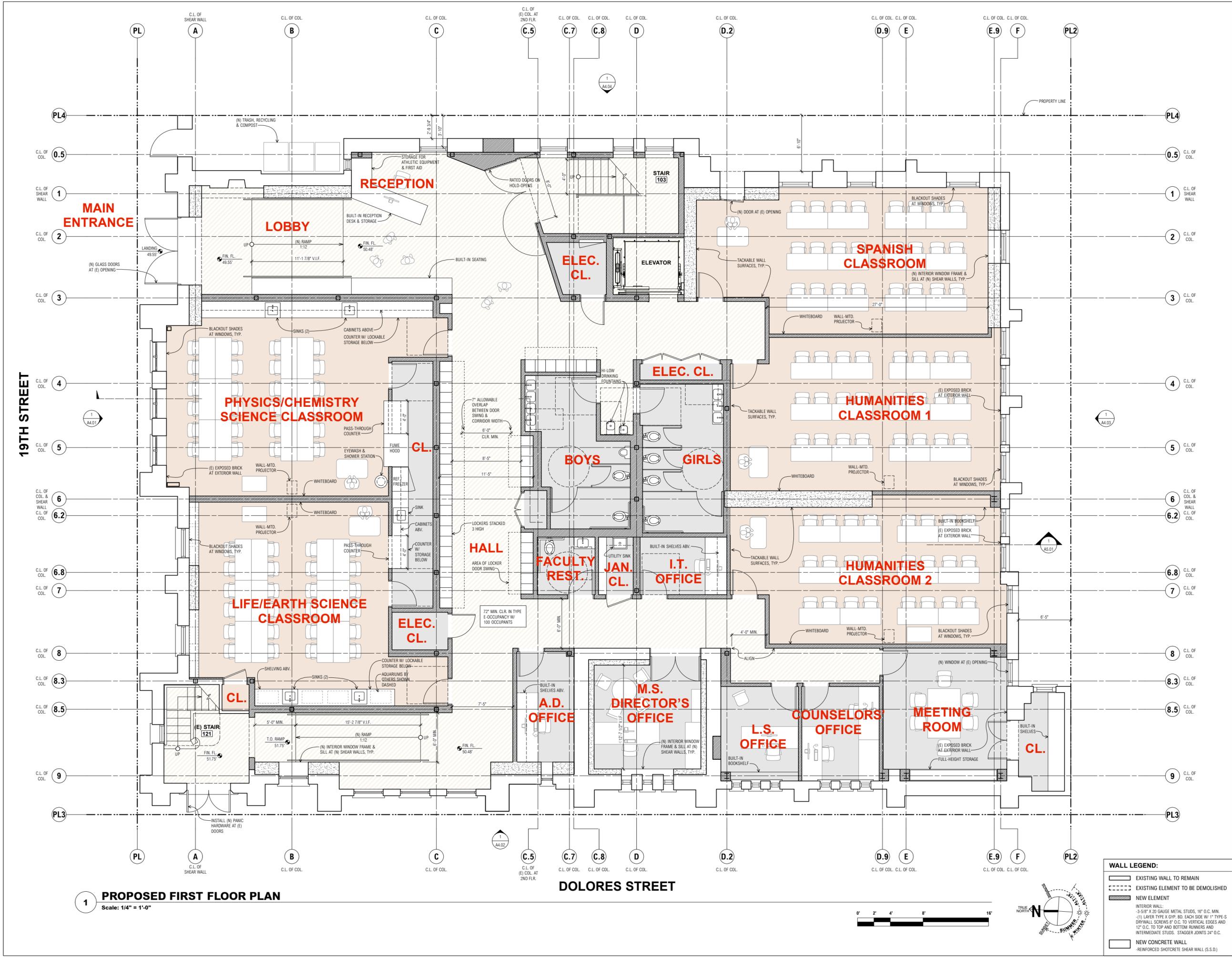
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**EXISTING BUILDING SECTION**  
DATE 7/8/11  
PHASE DESIGN DEVELOPMENT  
SCALE 1/4" = 1'-0"  
HALF SIZE

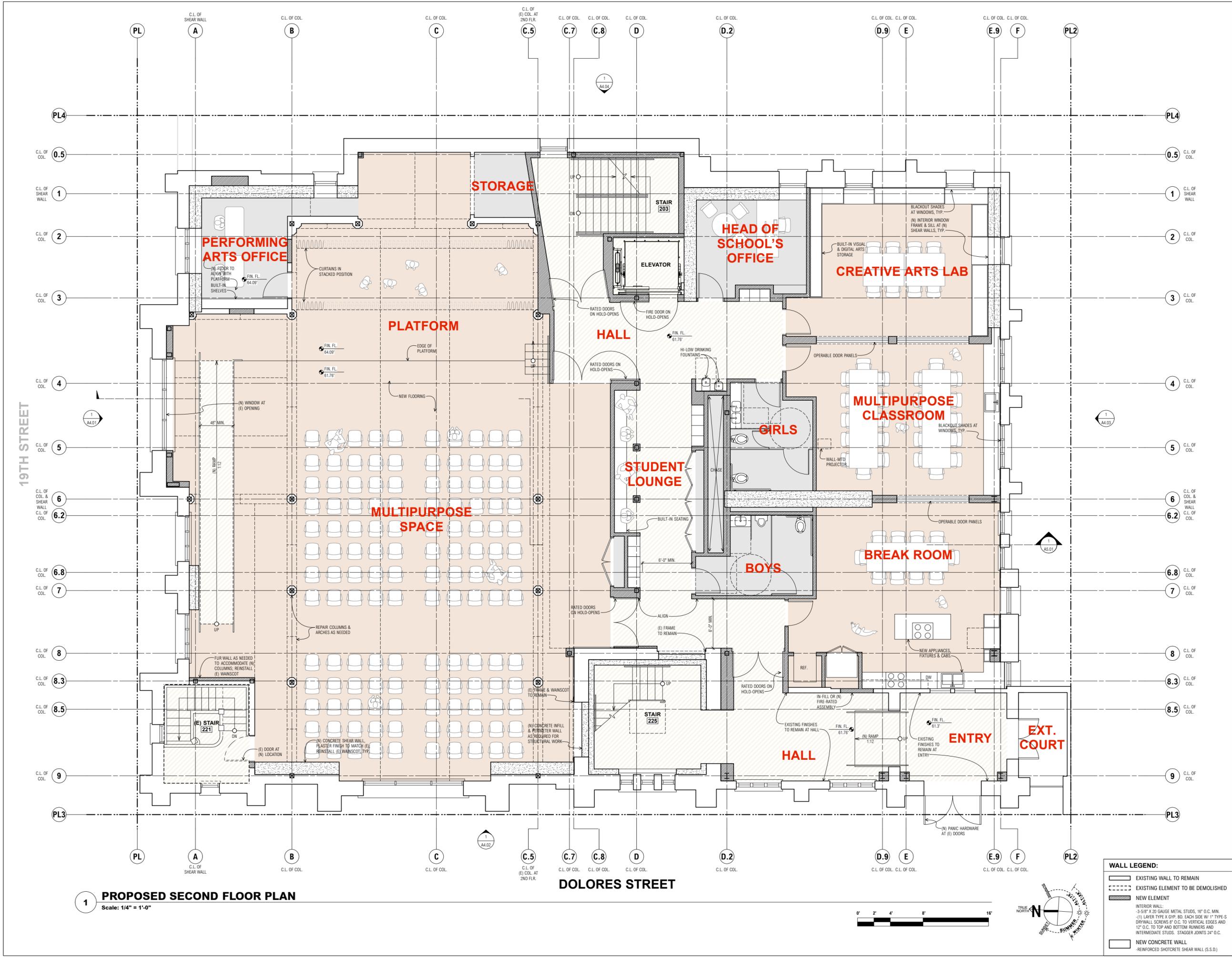
**A1.25**



**1 PROPOSED FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**WALL LEGEND:**

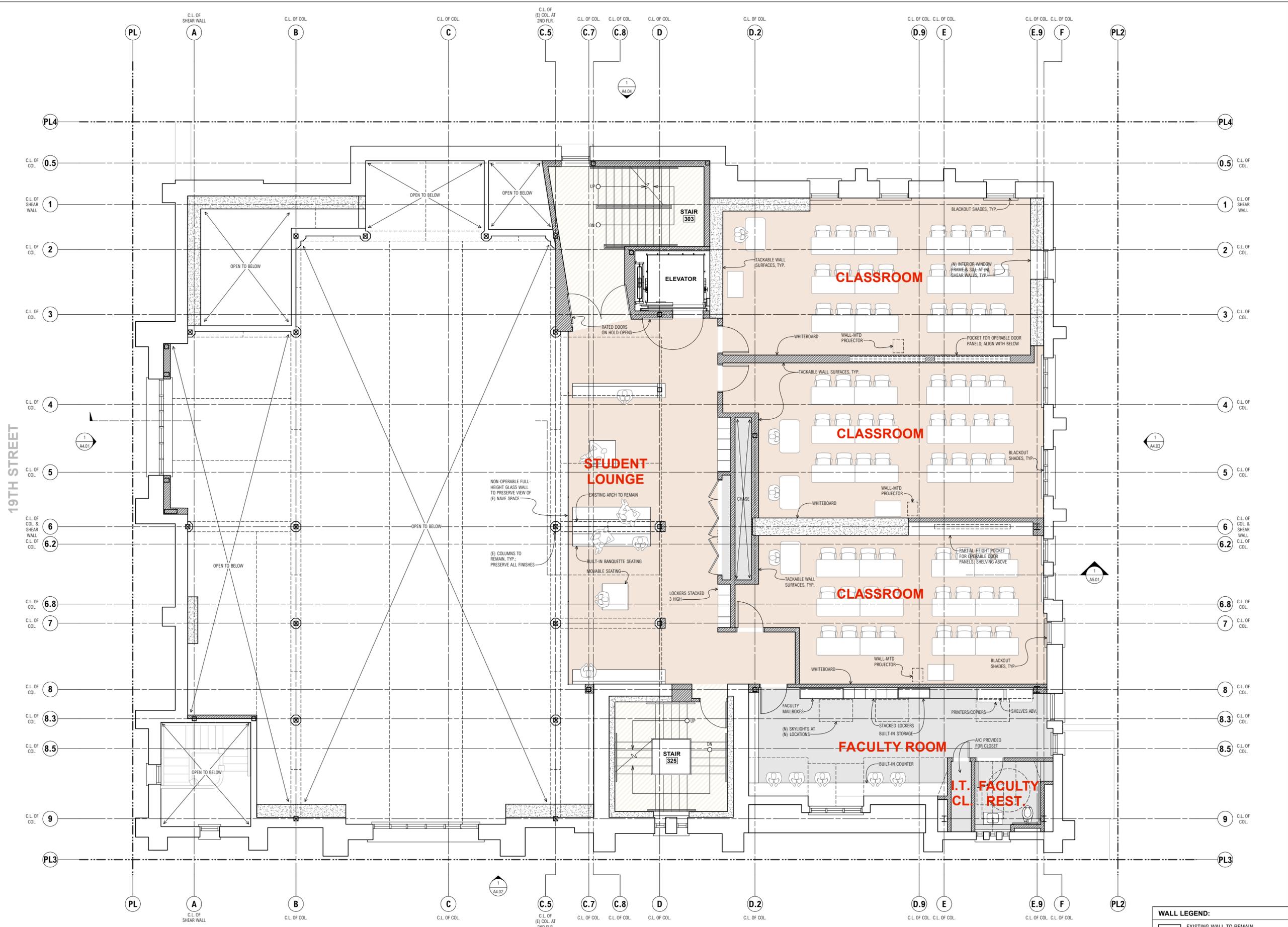
	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO BE DEMOLISHED
	NEW ELEMENT
	INTERIOR WALL -3/8" X 20 GAUGE METAL STUDS, 16" O.C. MIN. -(1) LAYER TYPE X GYP. BD. EACH SIDE W/ 1" TYPE-S DRYWALL SCREWS 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C.
	NEW CONCRETE WALL -REINFORCED SHOTCRETE SHEAR WALL (S.S.D.)



**1 PROPOSED SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**DOLORES STREET**

- WALL LEGEND:**
- EXISTING WALL TO REMAIN
  - EXISTING ELEMENT TO BE DEMOLISHED
  - NEW ELEMENT
  - INTERIOR WALL  
 - 3/8" X 20 GAUGE METAL STUDS, 16" O.C. MIN.  
 - (1) LAYER TYPE X GYP. BD. EACH SIDE W/ 1" TYPE-S DRYWALL SCREWS 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C.
  - NEW CONCRETE WALL  
 - REINFORCED SHOTCRETE SHEAR WALL (S.S.D.)



**1 PROPOSED THIRD FLOOR PLAN**  
Scale: 1/4" = 1'-0"

**WALL LEGEND:**

	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO BE DEMOLISHED
	NEW ELEMENT
	INTERIOR WALL -3/8" X 20 GAUGE METAL STUDS, 16" O.C. MIN. -(1) LAYER TYPE X GYP. BD. EACH SIDE W/ 1" TYPE-S DRYWALL SCREWS 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C.
	NEW CONCRETE WALL -REINFORCED SHOTCRETE SHEAR WALL (S.S.D.)

19TH STREET

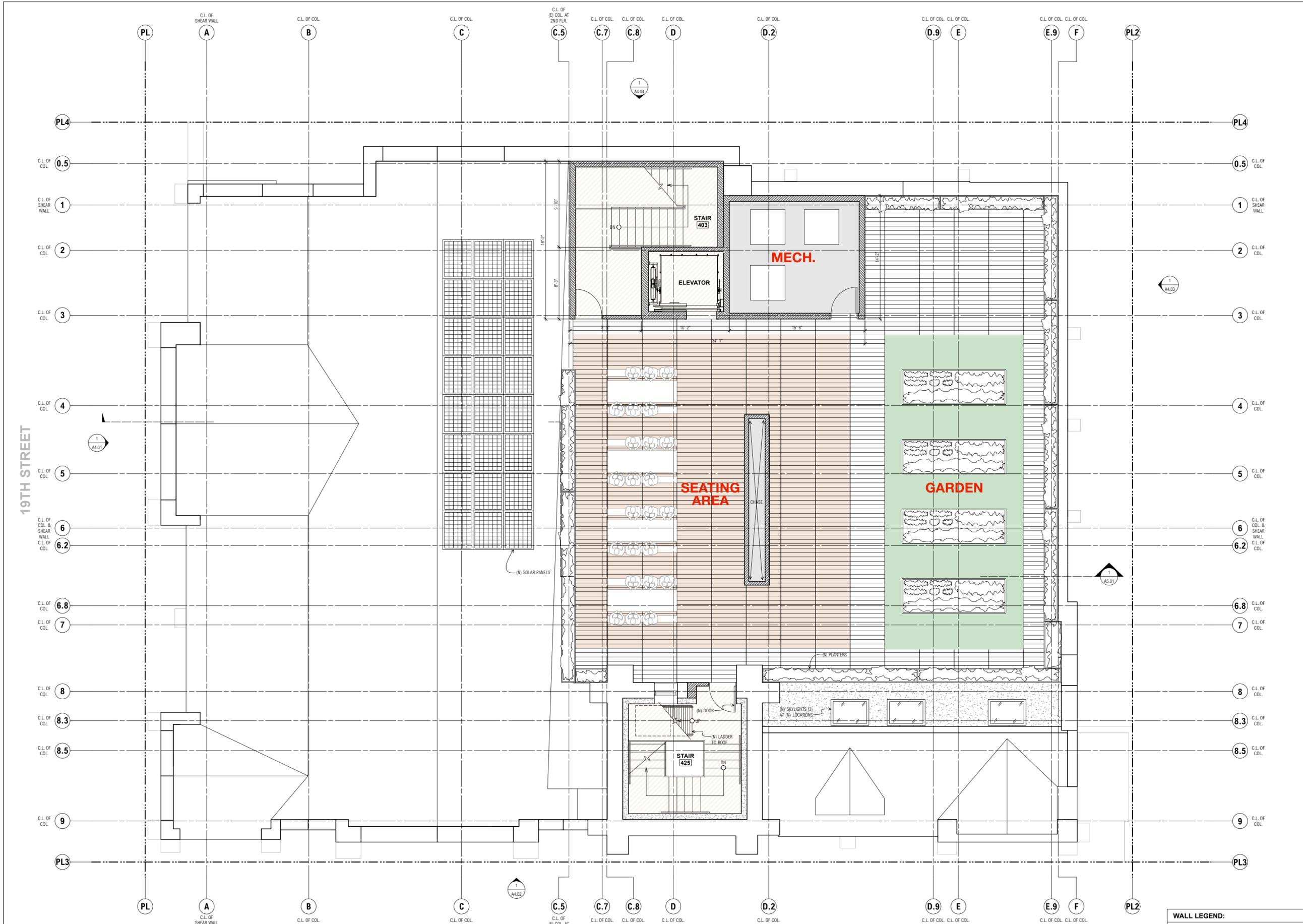
DOLORES STREET

# 1 PROPOSED ROOF PLAN

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

**WALL LEGEND:**

	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO BE DEMOLISHED
	NEW ELEMENT
	INTERIOR WALL - 3/8" X 20 GAUGE METAL STUDS, 16" O.C. MIN. - (1) LAYER TYPE X GYP. BD. EACH SIDE W/ 1" TYPE-S DRYWALL SCREWS 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RAINERS AND INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C.
	NEW CONCRETE WALL - REINFORCED SHOTCRETE SHEAR WALL (S.S.W.)



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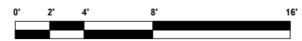
SHEET  
**PROPOSED ROOF PLAN**

DATE 7/8/11  
 PHASE DESIGN DEVELOPMENT  
 SCALE 1/4" = 1'-0"  
 HALF SIZE

**A2.04**



**1 PROPOSED NORTH ELEVATION (19TH STREET)**  
 Scale: 1/4" = 1'-0"



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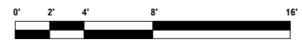
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**PROPOSED NORTH ELEVATION (19TH ST.)**  
 DATE 4/27/12  
 PHASE DESIGN DEVELOPMENT  
 SCALE 1/4" = 1'-0"



**1 PROPOSED WEST ELEVATION (DOLORES STREET)**  
 Scale: 1/4" = 1'-0"



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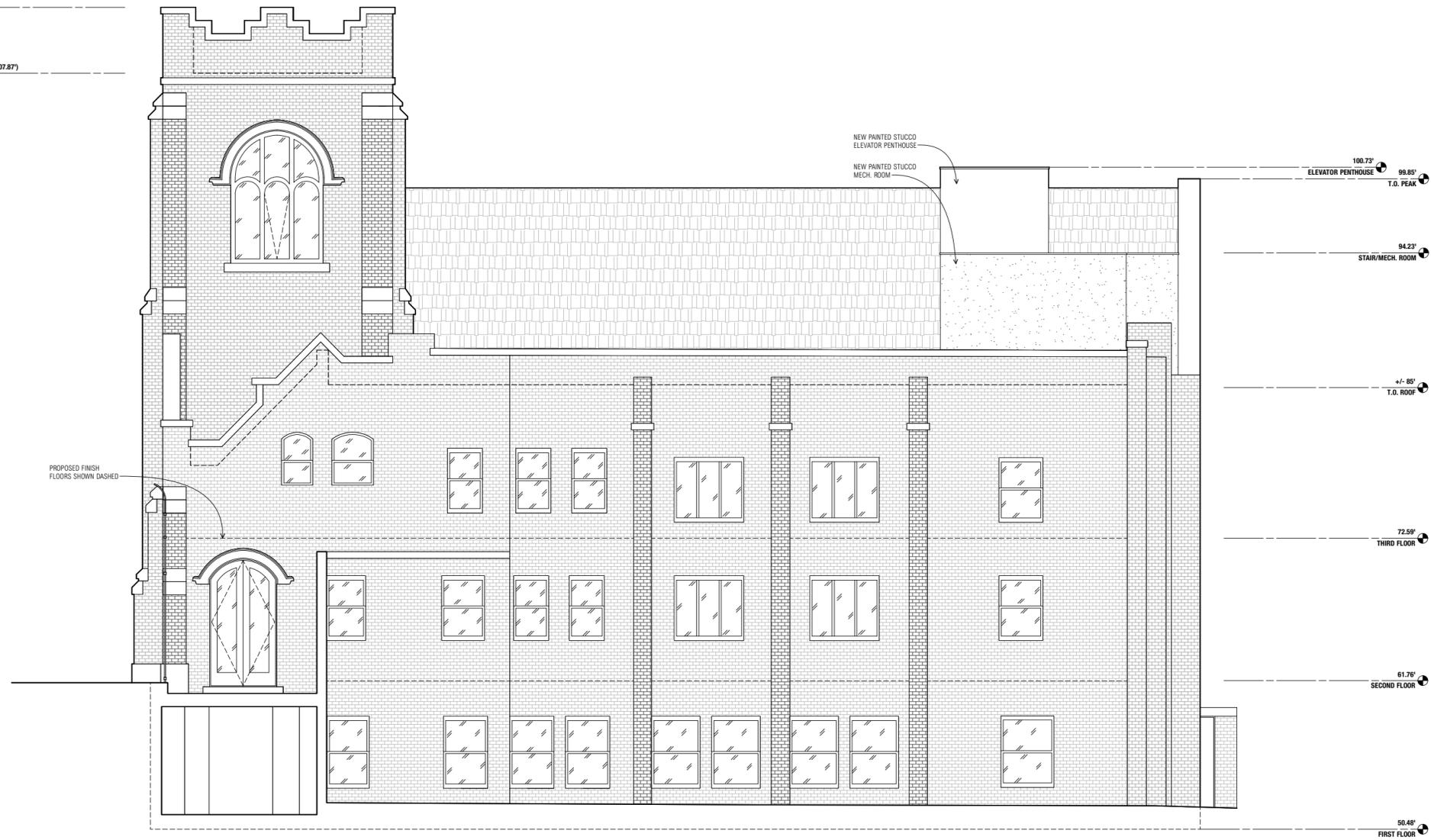
ISSUES & REVISIONS

SHEET  
**PROPOSED WEST ELEVATION  
 (DOLORES ST.)**  
 DATE 4/27/12  
 PHASE DESIGN DEVELOPMENT  
 SCALE 1/4" = 1'-0"  
 HALF SIZE

**A4.02**

112.87'  
T.O. TOWER

VARIES (107.74'-107.87')  
TOWER ROOF



**1 PROPOSED SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"

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DATE 4/27/12  
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SCALE 1/4" = 1'-0"  
HALF SIZE

**A4.03**



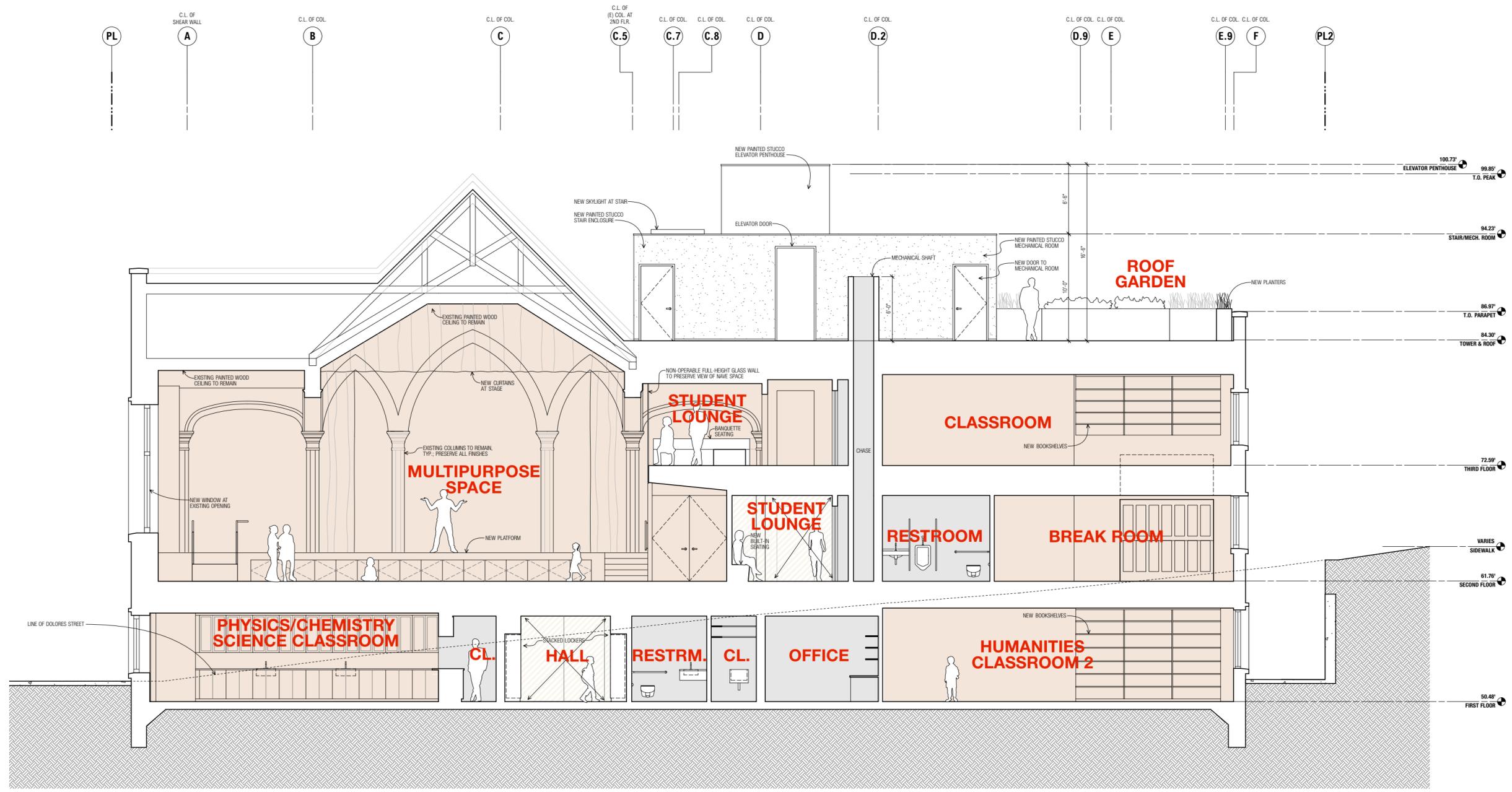
**1 PROPOSED EAST ELEVATION**  
 Scale: 1/4" = 1'-0"

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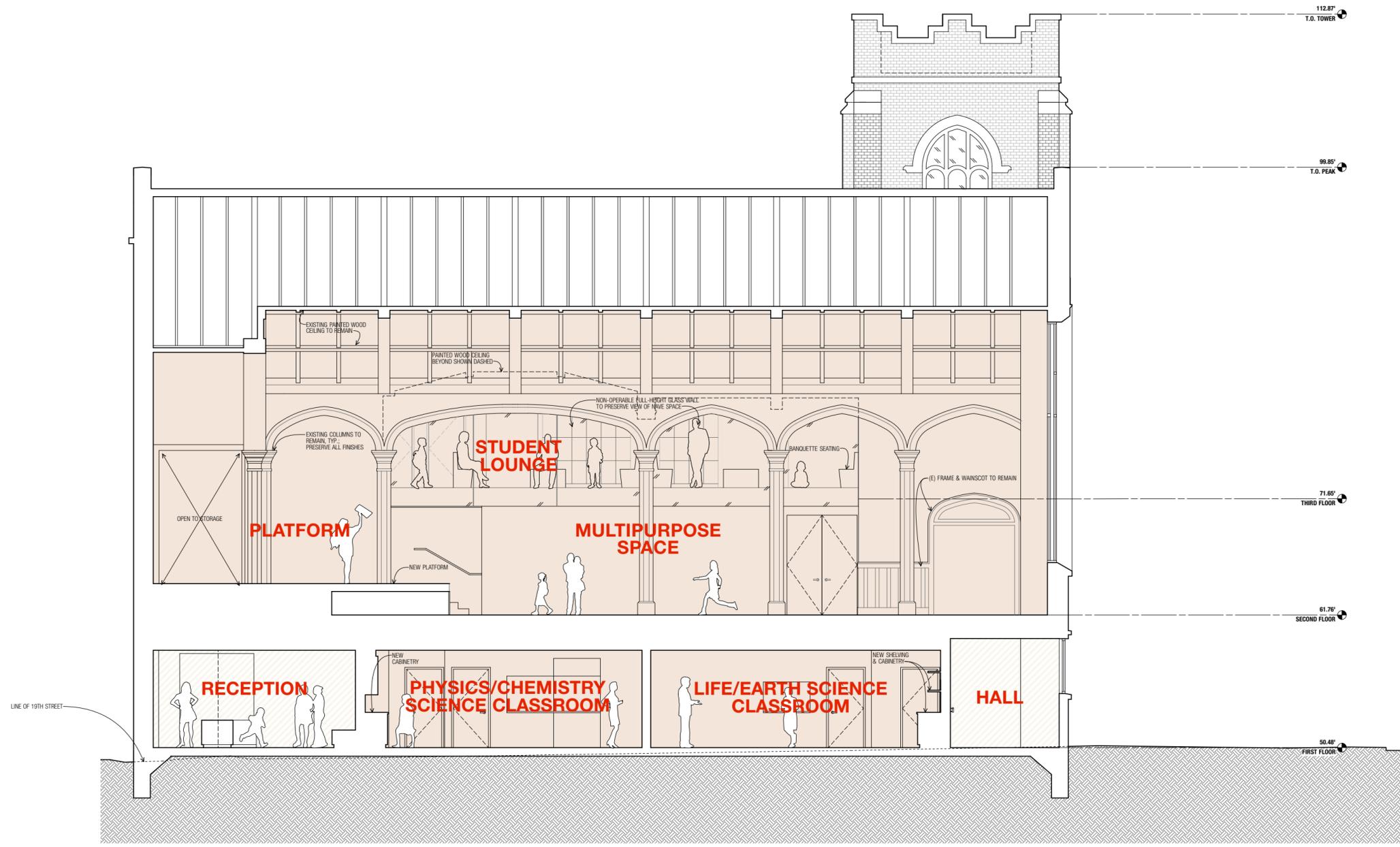
ISSUES & REVISIONS
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SHEET	<b>PROPOSED EAST ELEVATION</b>
DATE	4/27/12
PHASE	DESIGN DEVELOPMENT
SCALE	1/4" = 1'-0"



**1 PROPOSED BUILDING SECTION**  
Scale: 1/4" = 1'-0"





**1 PROPOSED BUILDING SECTION**  
 Scale: 1/4" = 1'-0"



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SHEET  
**PROPOSED BUILDING SECTION**  
 DATE 2/9/12  
 PHASE DESIGN DEVELOPMENT  
 SCALE 1/4" = 1'-0"

**A5.02**