



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 13, 2015

Date: August 13, 2015
Case No.: **2014-001356CUA**
Project Address: **3215 CESAR CHAVEZ STREET**
Zoning: RH-3 (Three-Family Residential) District
40-X Height and Bulk District
Block/Lot: 5502/008
Project Sponsor: Adriana Razo
65 Ocean Avenue
San Francisco, CA 94110
Staff Contact: Jonathan DiSalvo – (415) 575-9182
Jonathan.DiSalvo@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303 to allow the conversion of institutional religious administrative service space to a child-care facility for up to 80 children (d.b.a. The Crayon Box Preschool) within the RH-3 (Residential-House, Three Family) Zoning District. The proposed facility consists of five class rooms, an art studio, a science room, a music room, a teacher's lounge, and four restrooms on the ground level occupying a total area of approximately 5,400 square feet. The second floor is vacant. The proposed facility would operate Monday through Friday from 8:00 AM to 6:00 PM, serving children from ages two to five years old. Drop-off times for children will be between 8:00 and 10:00 AM. Pick-up times for children will be between 3:00 and 6:00 PM. The operator is required to adhere to the Child-Care Center General Licensing Requirements of the State of California to operate the proposed child-care facility. The operator has obtained the required California Child Care License, which will transfer from the prior location of the Crayon Box Preschool, at 65 Ocean Avenue. The proposed operation consists of approximately 15 employees, and staff are expected to work in shifts. Minor alterations to the interior are proposed. No physical expansion of the existing building is proposed.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the southern side of Cesar Chavez Street, on the southeast corner of the intersection with Shotwell Street, Block 5502, Lot 008. The property is located within the RH-3 (Residential - House, Three Family) Zoning District and a 40-X Height and Bulk district. The property is developed with institutional religious administrative offices on the existing ground floor, and vacant rectory space on the second floor within a two-story building. The subject property is owned by the Archdiocese of San Francisco. The project site is adjacent to properties also owned and operated by the Archdiocese of San Francisco, St. Anthony of Padua Church, and the Saint Anthony Immaculate

Conception School. The existing institutional religious administrative offices have been utilized as accessory uses to the adjacent church and school uses operated by the Archdiocese of San Francisco. The subject property is a corner lot, with approximately 99 feet of frontage on Cesar Chavez Street and 99 feet of frontage on Shotwell Street. The area of the subject parcel is approximately 14,061 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of Cesar Chavez and Shotwell Streets. The project site is located in an RH-3 Zoning District in the Bernal Heights Neighborhood, and is adjacent to the Mission Neighborhood. The properties in the vicinity are located in RH-2 (Residential-House, One Family), RM-1 (Residential, Mixed), NC-1 (Neighborhood Commercial Cluster), P (Public), and Mission Street NCT (Neighborhood Commercial Transit) Zoning Districts. Land uses in the immediate vicinity of the site are typical of RH Districts with primarily residential uses; however, due to its proximity to the Mission Street NCT and NC-1 Zoning Districts, commercial uses are also located nearby. Commercial uses in the vicinity include auto repair, restaurant, grocery, and laundry services. Most buildings in the vicinity are two to four stories tall. Buildings on the same block as the Project include St. Anthony of Padua School, Convent, Parish, and Gymnasium. A parking lot, also owned and operated by the Archdiocese of San Francisco, is located at the southeast corner of the intersection of Cesar Chavez and Folsom Streets. Given its proximity to the Mission Street NCT, the site is well-served by public transit.

ENVIRONMENTAL REVIEW

On August 6, 2015 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 24, 2015	July 24, 2015	20 days
Posted Notice	20 days	July 24, 2015	July 24, 2015	20 days
Mailed Notice	20 days	July 24, 2015	July 24, 2015	20 days

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

PUBLIC COMMENT

- To date, the Department has received 33 letters in support of the proposed establishment of the child-care facility (d.b.a. the Crayon Box) at 3215 Cesar Chavez Street. The letters are attached.

ISSUES AND OTHER CONSIDERATIONS

- The Project addresses several needs highlighted in a needs assessment¹ conducted by the San Francisco Child Care Planning & Advisory Council including:
 - Providing affordable preschool services for children between the ages of 3-5 in the Inner Mission/Bernal Heights neighborhoods. (p. 36)
 - Providing a licensed capacity for up to 80 children in an area that has experienced the greatest loss of licensed center capacity from 2006 to 2012. (p. 51)
 - Providing child-care services in one of the neighborhoods with the greatest number of children. (p.110)
- By means of a tenant agreement with the Archdiocese of San Francisco, the proposed childcare facility will utilize the parking lot on the corner of Cesar Chavez Street and Folsom Street for pick-up and drop-off operations. Additionally, an existing loading zone curb (measuring approximately 72 feet) is located along the street directly in front of St. Anthony of Padua parish, approximately 25 feet from the subject site. Both the existing loading zone, along with use of the parking lot will provide sufficient space for pick-up and drop-off functions without vehicular queuing on Cesar Chavez Street. Additionally, two staff members will be assigned to assist with pick-up and drop-off procedures.
- Cesar Chavez Street, at the subject location, is already designated as a school zone. Signs to alerting traffic to slow down are located on Shotwell Street at the intersection with Cesar Chavez Street, on Cesar Chavez Street at the intersection with Folsom Street, and on Folsom Street.
- The Project Sponsor will provide four Class 1 and four Class 2 bicycle parking spaces, which will encourage alternative modes of transportation.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of a child care facility for more than 15 children within the RH-3 Zoning District, pursuant to Planning Code Sections 209.1 and 303.

BASIS FOR RECOMMENDATION

- The Project meets all applicable requirements of the Planning Code.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The Project Sponsor operates child-care facility which has existed without any negative impacts to the surrounding neighborhood at its former location at 65 Ocean Avenue.
- The General Plan encourages and supports child-care.
- The Bernal Heights and Mission neighborhoods are in need of preschool services for children between the ages of 2 and 5.
- The Project will offer bilingual educational programming

RECOMMENDATION: Approval with Conditions
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¹ Rutherford, M, et al. (2012). *San Francisco Early Care and Needs Assessment*. San Francisco Child Care Planning & Advisory Council. Retrieved from: <http://www.sfcpac.org/file10032.html>

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"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

JD: I:\Current Planning\SE Team\Jonathan DiSalvo\CU\2014-001256CUA - 3215 Cesar Chavez ST



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1 AND 303 OF THE PLANNING CODE TO ALLOW A CHILD CARE FACILITY FOR MORE THAN 15 CHILDREN (D.B.A. THE CRAYON BOX PRESCHOOL) WITHIN AN RH-3 (THREE-FAMILY RESIDENTIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 13, 2014 Adriana Razo (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 209.1 and 303 to convert institutional religious services administrative offices and event space (d.b.a. St. Anthony of Padua Parish) to a child-care facility for up to 80 children (d.b.a. The Crayon Box School) within the RH-3 (Three-Family Residential) District and a 40-X Height and Bulk District.

On August 13, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-001356CUA.

On August 6, 2015 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

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. 2014-001356CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the southern side of Cesar Chavez Street, on the southeast corner of the intersection with Shotwell Street, Block 5502, Lot 008. The property is located within the RH-3 (Residential - House, Three Family) Zoning District and a 40-X Height and Bulk district. The property is developed with institutional religious administrative offices on the existing ground floor, and vacant rectory space on the second floor within a two-story building. The subject property is owned by the Archdiocese of San Francisco. The project site is adjacent to properties also owned and operated by the Archdiocese of San Francisco, St. Anthony of Padua Church, and the Saint Anthony Immaculate Conception School. The existing institutional religious administrative offices have been utilized as accessory uses to the adjacent church and school uses operated by the Archdiocese of San Francisco. The subject property is a corner lot, with approximately 99 feet of frontage on Cesar Chavez Street and 125.5 feet of frontage on Shotwell Street. The area of the subject parcel is approximately 14,061 square feet.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Cesar Chavez and Shotwell Streets. The project site is located in an RH-3 Zoning District in the Bernal Heights Neighborhood, and is adjacent to the Mission Neighborhood. The properties in the vicinity are located in RH-2 (Residential-House, One Family), RM-1 (Residential, Mixed), NC-1 (Neighborhood Commercial Cluster), P (Public), and Mission Street NCT (Neighborhood Commercial Transit) Zoning Districts. Land uses in the immediate vicinity of the site are typical of RH Districts with primarily residential uses; however, due to its proximity to the Mission Street NCT and NC-1 Zoning Districts, commercial uses are also located nearby. Commercial uses in the vicinity include auto repair, restaurant, grocery, and laundry services. Most buildings in the vicinity are two to four stories tall. Buildings on the same block as the Project include St. Anthony of Padua School, Convent, Parish, and Gymnasium. A parking lot, also owned and operated by the Archdiocese of San Francisco, is located at the southeast corner of the intersection

of Cesar Chavez and Folsom Streets. Given its proximity to the Mission Street NCT, the site is well-served by public transit.

4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303 to allow the conversion of institutional religious administrative service space to a child-care facility for up to 80 children (d.b.a. The Crayon Box Preschool) within the RH-3 (Residential-House, Three Family) Zoning District. The proposed facility consists of five class rooms, an art studio, a science room, a music room, a teacher's lounge, and four restrooms on the ground level occupying a total area of approximately 5,400 square feet. The second floor is vacant. The proposed facility would operate Monday through Friday from 8:00 AM to 6:00 PM, serving children from ages two to five years old. Drop-off times for children will be between 8:00 and 10:00 AM. Pick-up times for children will be between 3:00 and 6:00 PM. The operator is required to adhere to the Child-Care Center General Licensing Requirements of the State of California to operate the proposed child-care facility. The operator has obtained the required California Child Care License, which will transfer from the prior location of the Crayon Box Preschool, at 65 Ocean Avenue. The proposed operation consists of approximately 15 employees, and staff are expected to work in shifts. Minor alterations to the interior are proposed. No physical expansion of the existing building is proposed.
5. **Public Comment.** The Department has received 33 letters in support to the proposal.
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. **Institutions – Child Care Facility.** Planning Code Section 209.1 requires Conditional Use authorization for child care facilities providing less than 24 hour care for 15 or more children by licensed personnel and meeting the open space and other requirements of the State of California within a RH-3 District.

The Project Sponsor seeks Conditional Use Authorization to establish a child care facility providing less than 24 hour care for more than 15 children within an RH-3 District.
 - B. **Floor Area Ratio.** Planning Code Section 124 requires an FAR (Floor Area Ratio) of 1.8 to 1 in RH-3 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately 0.38. The maximum floor area allowed would be approximately 25,309 square feet. The Project proposes a non-residential area of approximately 5,400 square feet, as the second floor will not be utilized for the current proposed use. The Project would only occupy the ground floor of the existing building and no building expansion is being proposed.
 - C. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings relate to the setbacks provided by adjacent buildings.

The subject building is built to the front property line. No changes to the front setback are proposed.

- D. **Rear Yard.** Planning Code Section 134 establishes rear yard requirements for all districts. In the RH-3 District, a minimum 45 percent rear yard is required, which, for the subject site, represents a rear yard depth of approximately 78 feet.

The subject building is an existing building that occupies most of the lot; the building rear extends into the required rear yard and thus, is a legal non-complying structure.

- E. **Vehicular Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. The parking space requirement for a child-care facility is one for each 25 children, where the number of such children exceeds 24.

A child-care facility for up to 80 children at one time triggers a parking requirement of 3 off-street parking spaces.

Per Planning Code Section 150(c)(1) and (2), off-street parking spaces need be provided only in the case of a "major addition" to such structure or use, and only in the quantity required for the addition itself. Built as a rectory use in 1961, and eventually utilized as space for religious administrative services, the subject site has continually housed accessory uses for the adjacent church and school uses. The prior uses of the subject site lacked a parking requirement, as neither rectory nor religious administrative service uses are required to provide any off-street parking spaces per Planning Code Section 151(b). The parking requirement of three spaces for the proposed child care facility represents a change in the comparative parking requirement by a net total of three spaces. Therefore, the proposed project would be not be considered a major addition as the change of use from institutional religious services administrative offices to a child-care facility results in an increase of required off-street parking spaces of less than the regulatory threshold of five spaces. No additional parking is required and the proposed Project complies with Planning Code Section 151.

Per Planning Code Section 151(c), the maximum number of parking spaces permitted for a child-care facility for up to 80 children is 4 parking spaces. The Project Sponsor has volunteered to retain the four off-street parking spaces existing on the subject parcel, and thus the amount of off-street parking provided will correspond with the change in intensity of use, and meets Planning Code requirements.

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

The ground floor of the subject site was last used as institutional religious services administrative services as an accessory use to the adjacent church and school uses. No bicycle parking facilities exist on the subject parcel.

Per Planning Code Section 155.2.30, the proposed child-care facility use would require a minimum of four Class 1 spaces, in addition to four Class 2 spaces. The proposed child-care facility requires more

than the prior use, and thus is defined as an increase of the number of total required bicycle parking by 15 percent per Planning Code Section 155.2(a)(4). Consequently, bicycle parking is required.

The Project Sponsor has elected to provide four Class 1 and four Class 2 bicycle parking spaces on-site, which on balance, complies with Planning Code requirements for the child-care facility.

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

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

The Project is compatible with the surrounding neighborhood as the proposed child care facility will occupy the ground floor of the existing subject building. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable as it will provide a vital and needed service for the residents of the neighborhood. The proposed use is desirable for nearby residents in that approval of this Project would enhance services in this neighborhood, especially those for patrons with children. Per a San Francisco needs assessment¹, the Bernal Heights, and nearby Mission, neighborhoods are in need of such services for children not of school age.

- 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 Project is not detrimental to the area since it does not involve any physical expansion to the existing building. Changing the use from religious administrative services accessory to the St. Anthony of Padua Parish/School Facilities to a child-care facility will not be detrimental to the health, safety, convenience or general welfare of the nearby residents or workers. The proposed Project will not be injurious to existing properties or improvements or potential developments in the area. The existing building will remain intact.

- 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;

¹ Rutherford, M, et al. (2012). *San Francisco Early Care and Needs Assessment*. San Francisco Child Care Planning & Advisory Council. Retrieved from: <http://www.sfcpac.org/file10032.html>

The proposed child care facility is intended to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips citywide. In order to lessen traffic and transportation impacts to the neighborhood, the Projects Sponsor will implement staggered drop-off and pick-up scheduling. At least two staff members will be assigned to assist with pick-up and drop-off procedures, as well as to ensure pedestrian safety along Cesar Chavez Street. Additionally, the Project Sponsor has estimated that approximately 25 families will walk to and from the preschool.

By means of a tenant agreement with the Archdiocese of San Francisco, the proposed childcare facility has secured privileges to utilize the parking lot on the corner of Cesar Chavez Street and Folsom Street for pick-up and drop-off procedures. Additionally, an existing, approximately 72-foot long, loading zone curb is located along the street frontage in front of St. Anthony of Padua parish, approximately 25 feet from the subject site. Both the existing loading zone, along with use of the parking lot will provide sufficient space for pick-up and drop-off functions without vehicular queuing on Cesar Chavez Street. The directional flow of street traffic on Cesar Chavez Street, paired with the location of both the subject site and the parking lot on the corner of Cesar Chavez Street and Folsom Street, allows vehicles traveling to the subject site to make a right turn from a right lane into the parking lot, providing for enhanced vehicular and pedestrian safety. The portion of Cesar Chavez Street adjacent to the subject site is already designated a school zone and alerts vehicular traffic to slow down and be aware of children. All intersections on Cesar Chavez Street have painted crosswalks and signalized pedestrian crossings. The intersection on Folsom Street and Precita Avenue has painted crosswalks and signalized pedestrian crossings. The intersection on Precita Avenue and Shotwell Street has painted pedestrian crossings and stop signs.

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

No noxious or offensive emissions such as noise, glare, dust and odor are expected to be emitted during normal operations.

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

The Project does not propose any changes to existing landscaping, screening, open spaces, parking and loading areas, service areas, lighting, or signage. Any proposed signage will be subject to the review and approval of the Planning Department.

- 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.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

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

Policy 3:

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

The Project will maintain a favorable and social climate. The proposed child-care facility offers educational programming in both English and Spanish languages.

OBJECTIVE 3:

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

Policy 3.1:

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

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

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child-care center will provide educational services for the children of San Francisco residents. No physical expansion is proposed to the existing building. A majority of the proposed child-care facility's activities will take place indoors. Furthermore, though within an RH-3 District, the immediately adjacent buildings are a part of the St. Anthony of Padua school and parish campus. The child-care facility is not expected to be disruptive to neighboring residences.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 4.3

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

Policy 4.3.4:

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

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

OBJECTIVE 4.7

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

Policy 4.7.2:

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

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

COMMUNITY FACILITIES

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 7.1.3:

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

A child-care facility in the Bernal Heights neighborhood, adjacent to the Mission neighborhood, and more specifically within the St Anthony of Padua church and school campus, provides a unique opportunity to serve the neighborhood and its residents within an already identifiable and recognized location. A child-care facility at this location will provide needed child-care services in a location of the city where a need for this type of service has been identified.

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.

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

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

No physical expansion of the existing building is proposed and thus will not adversely affect existing housing or character of the neighborhood.

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

No affordable housing will be removed for this Project.

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

Due to the nature of the Project there are no anticipated adverse effects upon MUNI transit service or on neighborhood parking. In addition, four parking spaces are provided on-site, eight bicycle parking spaces are proposed on-site, and a nearby loading zone on Cesar Chavez Street, and parking lot at the

intersection of Cesar Chavez Street and Folsom Street, will be used for pick-up and drop-off procedures.

- 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.

Approval of this Project will not adversely affect any industrial or service sector jobs. Rather, it will create new service sector employment opportunities for workers of that sector.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-001356CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 29, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 13, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 13, 2105

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a child care facility for up to 80 children (d.b.a. **The Crayon Box Preschool**) located at 3215 Cesar Chavez Street, Block 5502, and Lot 008 pursuant to Planning Code Sections **209.1 and 303** within the **RH-3 (Residential-House, Three Family)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 29, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014-001356CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 13, 2015** 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 **August 13, 2015** 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

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

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

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

Diligent pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San

Francisco Recycling Program shall be provided at the ground level of the buildings. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than 4 Class 1 and 4 Class 2 bicycle parking spaces.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

OPERATION

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

Traffic Plan. The Project Sponsor shall provide a traffic plan that includes the existing passenger loading and unloading "white" zone along a street curb adjacent to the subject property. Additionally, crossing guard(s) shall monitor the passenger loading and unloading "white" zone during morning and afternoon

pick-up and drop-off hours. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

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>*

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

From: [Buffy Kinstle](#)
To: [DiSalvo, Jonathan \(CPC\)](#); [Banales, Julian \(CPC\)](#)
Cc: [Maria Murillo](#)
Subject: In support of Crayon Box preschool
Date: Wednesday, August 05, 2015 4:58:49 PM

To the San Francisco planning department,

This is a letter of support for the Crayon Box Preschool in San Francisco, which our son will begin attending in October 2015.

As a 12 year SF resident, and a relatively new Bernal Heights resident, we are excited to be able to walk or bike ride our son to his new school in the neighborhood, once Crayon Box relocates to the new Caesar Chavez /Precita location. We feel that Crayon Box will be a great fit with the neighborhood, as there are many Spanish Immersion elementary schools not too far away, so it's ideal to have another great SI preschool option to help better prepare these kids for these SI programs beforehand (our younger son will eventually be joining his older brother, who is currently at Alvarado, entering SI 1st grade).

We hope this letter helps to expedite the permitting process, so that our son can start at the new location and not have to adjust to multiple transitions between 2 or more locations.

With best regards,
Buffy Kinstle

Sent from my iPhone

August 5, 2015

San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94103
Julian.Banales@sfgov.org
Jonathon.disalvo@sfgov.org

Re: *Crayon Box Preschool Move to 3215 Cesar Chavez*

Dear Mr. Banales and Mr. DiSalvo:

We write in support of the Crayon Box Preschool's proposed move to 3215 Cesar Chavez and we think that the impact on the neighborhood will be wholly positive.

We support this proposal for many reasons. First of all, the Crayon Box is an amazing facility for local youth and families and this new location will help ensure the school's long-term sustainability. Our almost four year old son has just begun his second year as a student at the Crayon Box and we cannot overstate the positive impact that this experience has had on him. We have a 5 month-old son who we plan to enroll in the Crayon Box when he turns two. The Crayon Box Preschool is one of just a handful of Spanish immersion preschools in the city. As we researched preschools, the Crayon Box came up repeatedly as being a wonderful and nurturing environment for young children. The fact that it is an immersion Spanish language school was extremely important for us, as we want our children to be raised speaking, reading, and writing in Spanish. This is particularly important to us as we leave in California (and in the Mission) and as we hope to be able to preserve the Spanish language in our family, as it is part of our family's background. We want the same for other students for many generations to come. The change in location will ensure that more families living in the Mission and Bernal Heights area will have more access to the school and will be able to similarly benefit from the preschool's impressive curriculum and teachers.

Second, we are residents of the Mission District and believe that the Crayon Box will be an important addition to the Mission and Bernal Heights communities. We feel that the school's diverse group of students and parents, as well as its amazing faculty and administration, will enhance the vibrant social fabric of our neighborhood. We are aware that there are a number of Spanish language immersion elementary schools in the neighborhood and we believe that the move to 3215 Cesar Chavez will allow for the children the continuity of going to schools in the same neighborhoods. We think that this is an additional benefit, not just to the students and families, but also to the schools and their respective neighborhoods.

Third, the new location will allow us to walk to school and will eliminate the need to drive. We currently have to drive to and from the school to pick up our son. At the present time, we require two cars, one of which is a car borrowed from a family member. However, this car will soon become unavailable to us for daily use and if the school remains in its current location, we will be forced to purchase (and drive) a second car. However, if the school moves to the current proposed location, we will be able to walk to and from the school. The move will eliminate the need for us to become a two-car family. We believe that eliminating not just 1, but 2 cars from being used will have a positive impact on the neighborhood and the environment. For those who are not able to walk, the proposed new site is also transit-oriented

and well-equipped (with bus lines down Mission, Folsom, and Cesar Chavez as well as easy access to the 24th Street Bart station) to cause no impositions on its neighbors.

It is for these reasons that we respectfully request the expedited approval of the Crayon Box's request to move to its new home.

Sincerely,

Lisa Weissman-Ward & Joshua Arce (parents to Desmond and Lennon Arce)
3006 24th Street

DiSalvo, Jonathan (CPC)

From: mrjasonb@gmail.com
Sent: Wednesday, August 05, 2015 4:20 PM
To: Banales, Julian (CPC); DiSalvo, Jonathan (CPC)
Subject: Support for Crayon Box relocating to Bernal Heights

Dear Mr. DiSalvo and Mr. Banales,

I am a Bernal Heights homeowner (60 Elsie St.) and I am a big supporter of the relocation of the Crayon Box Preschool to our neighborhood (within St. Anthony's Church).

With the proximity of many SFUSD Spanish immersion schools - Leonard Flynn, Alvarado, Buena Vista-Horace Mann, Fairmount, Marshall - the Crayon Box's own Spanish immersion program would be a wonderful addition to our neighborhood and a great way for kids to get ready for immersion primary school. As a father of two young boys, I am well aware that there are very limited preschool options in Bernal Heights. The Crayon Box would be a welcome addition to our neighborhood and a wonderful place for young children to learn and grow.

I urge you to please approve the permits needed for Crayon Box to convert a building at the St. Anthony's site to become a preschool.

Thank you for your attention.

Best,

Jason Brown
Bernal Heights Homeowner and taxpayer J
60 Elsie St.
C: (617) 216-4741
W: (415) 617-5224

DiSalvo, Jonathan (CPC)

From: Caroline Clabaugh Sekar <carolinecsekar@gmail.com>
Sent: Wednesday, July 15, 2015 10:46 AM
To: DiSalvo, Jonathan (CPC)
Subject: Support for Crayon Box preschool move to Cesar Chavez

Hello Mr. DiSalvo -

I'm a Bernal Heights resident and mother of a 2-year-old. I am strongly in support of the Crayon Box preschool moving to Bernal / Cesar Chavez. There are remarkably few preschools in Bernal, and we would love to be able to walk our son to school.

Please let me know if there's anything else I can do to support the school's move.

Cheers!
- Caroline Sekar

Subject: We Love The Crayon Box!
From: Robin Ekiss (robin.ekiss@gmail.com)
To: tcbpmaria@yahoo.com;
Date: Wednesday, March 11, 2015 5:09 PM

To: San Francisco Planning Department

Our son Benji has been at The Crayon Box for three years now, and we're grateful to have had such a nurturing community for him to grow up in.

The caring and considerate teachers and staff make it a very special place — as does being one of only a few preschools we know of to offer a Spanish immersion program in the city. We've so appreciated the ways the program is shaped by language and cultural insight, and how art is incorporated into every activity, in colorful, dynamic, clean, and well-cared for spaces that make it a special place for kids to discover, play, and learn in. The teachers approach their curriculum and classrooms with tremendous care and consideration. Seeing the same teachers' faces year to year is also wonderful for the kids, and speaks to how motivated and committed they are to their jobs and to what The Crayon Box stands for.

We came to The Crayon Box because our neighbors and many good friends in the community had kids there, and we're so thrilled to be able to follow — and now to be able to recommend it to others. We feel like it's a hidden gem that helps to build better kids — and we know you'll be a great neighbor in a new space, too.

Sincerely,

Robin + Keith Ekiss
Mission residents and Crayon Box parents

March 12, 2015

Rebecca Kee
3745 Folsom St
San Francisco, CA 94110

To Whom It May Concern:

I am a very proud member of The Crayon Box community. My son, James, is a student and my younger son, Ben, will begin attending this summer. We are so impressed with the quality of the program and, moreover, the staff that so lovingly attends to the children every day.

The Crayon Box's current location is aging and we are so fortunate that the school has the opportunity to move to this new campus in Bernal Heights, a neighborhood that is so family-oriented and welcoming of children. We live in Bernal Heights and can attest to the fact that The Crayon Box would make an excellent addition to our neighborhood. The school is highly organized – at our current location we have existed harmoniously with neighbors and will continue to do so wherever we go next!

We ask that you please accept our request for approval of this new site, where our community can continue to flourish!

Thank you,

A handwritten signature in black ink that reads "Rebecca Kee". The signature is fluid and cursive, with the first name "Rebecca" and the last name "Kee" clearly distinguishable.

Rebecca Kee
415.637.8441
rebeccakee@gmail.com

March 12, 2015

To Whom It May Concern at the San Francisco Planning Department:

We support the Crayon Box! Our daughter, who will enter kindergarten in the fall, has been attending the Crayon Box since she was two and a half. Her younger brother just started there and we hope to have him be there until he goes off to kinder as well. The program has been such a huge part of our lives, and also a huge part of making our lives raising two young children in the city easier. We don't know what our family would do without it!

We fully support their move and being bernal residents ourselves, we would greatly benefit from their new location.

The administration and the teachers do such a wonderful job with our kids and we hope you will support them in a swift and painless move to their new space!

Thanks for your time.

A handwritten signature in cursive script that reads "Jessey Walls". The signature is written in dark ink and is positioned above the printed name.

Jessey Walls

Mom of a Red Crayon and a Yellow Crayon

From: Lucy L (llrn977@gmail.com)
To: tcbpmaria@yahoo.com;
Date: Thursday, March 12, 2015 11:47 AM

To San Francisco Planning Department;

We absolutely love crayon box preschool! Our son has developed so quickly since attending there. And the Spanish he speaks now is at a much higher level than when he first started. Having Crayon Box near our neighborhood of Bernal Heights would be so helpful in our commute to drop off and pick up. Miguel has been attending since January and we are so grateful we are a part of such a great Spanish Immersion program. We are confident he will be so well prepared when he starts elementary school. This move to Bernal will be a welcome change to many parents!

Thanks for your consideration,

Lucy Lugo Tyralla (Yellow Class)

From: natanya007@gmail.com

To: tcbpmaria@yahoo.com;

Date: Thursday, March 12, 2015 11:47 AM

To San Francisco Planning Department;

We absolutely love the Crayon Box Preschool and our 2.5 year old son couldn't be happier there. We live in Bernal Heights and are extremely supportive of the initiative for the school to move to our neighborhood! We absolutely are in big support of this decision and strongly feel that the surrounding community as well as community of students/parents are all positively excited and supportive of this new location!!

Sincerely,
Natanya and Jason Brown

Re: support!!

From: Shanan Alper (shanan1a@gmail.com)

To: tcbpmaria@yahoo.com;

Date: Thursday, March 12, 2015 4:04 PM

Maria, here you go on the letter for the Planning Department.

San Francisco Planning Department --

I'm writing to support The Crayon Box relocation to the location at 3215 Cesar Chavez St. Our son has attended for a year and a half, and we are about to send our second son to the Crayon Box.

The school and its leadership are great community partners, and will fit perfectly into the Mission/Bernal community by offering a high-quality Spanish immersion program. Programs and schools like this contribute to keeping local San Francisco families in the city.

Shanan Alper and Josie Wulsin
100 Farnum St.
SF, CA 94131

March 16, 2015

San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94103

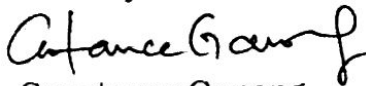
RE: 3215 Cesar Chavez Street Preschool Location

To Whom It May Concern,

I am writing on behalf of Crayon Box Preschool where my son, Elan Fischer, now goes to school. Unfortunately, the lease will expire at my son's school and a new location needs to be secured so he and his friends can continue to go to this excellent, Spanish immersion preschool. Please consider Crayon Box for a new location at 3215 Cesar Chavez Street. This new location would be perfect considering that the Leonard R. Flynn Elementary School is just down the block and also a Spanish immersion school. What a great transition for these kids to make to a Spanish immersion public school.

My family lives in the Portola District and I work full-time in the Mission District at 22nd and Mission Streets. This preschool would be a great addition to this amazing neighborhood. Please do not let this preschool close because of leasing issues and help protect education for the families that want to continue to raise their children in San Francisco.

Thank you,



Constance Ganong
(mother of Elan Dae Fischer)
167 Goettingen St.
San Francisco, CA 94134

letter to
Planning
Dept

From: Erin Cervelli (erin@thorpevillage.com)

To: tcbpmaria@yahoo.com;

Date: Sunday, March 15, 2015 5:58 PM

March 15, 2015

To: SF Planning Department

From: Erin Cervelli
SF Home owner – The Crayon Box Preschool Parent

Re: TCP acquiring - 3215 Cesar Chavez St., SF

To whom it may concern:

My husband and I are home owners in the Portola district of SF. We have two boys - both who are currently attending and have attended The Crayon Box Preschool currently located at 65 Ocean Ave. It is our understanding that they would like to move to 3215 Cesar Chavez St.

My older son spent 3 years at TCB and my younger son has also been there 3 years and will be finishing his fourth and final year in the summer of 2016. We have loved having our boys grow and learn at TCB. The teachers are amazing and truly loving to our children. It is an environment where all the teachers know the children from when they start to when they leave ready for kindergarten. The education and development they have received and experienced is priceless.

We have seen this business grow from a somewhat smaller school into a bigger thriving environment. We would love to be able to continue our journey of preschool with TCB at their new location. This Bernal location is not far from us which is a important consideration for our family. We like that it is close enough for us to get to and still take our older child to public school that is not far away.

We hope you will consider approving this move.

Sincerely,

Erin Cervelli
49 Hamilton Street, SF
415-572-6611

Subject: letter of support
From: Lubianka Lopez (muneca56@hotmail.com)
To: tcbpmaria@yahoo.com;
Date: Friday, March 13, 2015 3:19 PM

To San Francisco Planning Department

To Whom It May Concern;

This letter is in support of the Crayon Box Preschool and to a speedy process in changing locations. The Crayon Box is a great school and we would like this school to stay within its current community if possible. It has strong commitment to teaching and the children thrive. Thank you for your time parent of two children at the Crayon Box.

Lubianka Lopez

Letter
of
support.

From: Marije Fokkens (marijefokkens@gmail.com)

To: tcbpmaria@yahoo.com;

Date: Sunday, March 15, 2015 8:48 PM

To the San Francisco planning department,

This is a letter of support for the Crayonbox preschool in San Francisco, which our daughter is currently attending. We would be very pleased if Crayonbox will be relocated to the Caesar Chavez location. We are living in Bernal Heights and would be able to walk or bicycle to this new location. We are supporting the crayonbox with there move and decisions and think this will make a perfect new location for the children.

Thank you,

With best regards,

Marije Fokkens Stahn (Crayonbox mom).

March 13 ,2015

To San Francisco Planning Department;

I am writing on behalf of Crayon Box Preschool, I've been at Crayon Box since 2007. Adriana has created a home away from home for the students at the Crayon Box Preschool. She models and teaches respect and problem solving, so that even the youngest student can learn how to prevent conflicts from escalating. Her program has a big art component that has been a creative and therapeutic outlet for the children enrolled. Adriana has an open door policy, welcoming parents and siblings every day, instead of making them wait by the door—a rarity in this day and age. She offers parents and teachers educational nights, open houses, and seasonal parties to encourage community spirit, by welcoming students with special needs, Adriana creates an inclusive environment where kids learn to get along with all different kinds of kids. I can't speak highly enough of the Crayon Box Preschool, I am grateful of the opportunity of being part of the teaching team. I whole heartedly support the efforts to continue being part of the teaching team at 3215 Cesar Chavez st. The best part is that I live two blocks away which will give me the opportunity to leave my car in my driveway and walk to work.

Sincerely,

Amalia Justo

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

Crayon Box staff and Bernal Heights Resident
3159 Cesar Chavez st.
San Francisco Ca. 94110

Subject: Re: Letter of Support!!!

From: Sam Murphy (sammurphymedia@gmail.com)

To: tcbpmaria@yahoo.com;

Date: Friday, March 13, 2015 6:12 PM

To: San Francisco Planning Department

My name is Sam Murphy, I am a mother of 2 children under 5 years old, and I am an 8 year resident of Bernal Heights. We currently live on Banks street, but my husband and I have lived in Bernal before we were married on Highland Ave. We are devoted to this neighborhood, on both sides of the hill. Currently in San Francisco we have a shortage of affordable housing, but also a great shortage of preschools. I am happy that my son is in Crayon Box, and thriving. It is one of the most competitively priced Spanish-Immersion Preschools in the city. It takes a caring, organized staff to run a good preschool. But, a good preschool also needs lot of square footage to let the young children run. Please consider this family in full support of Crayon Box moving to our neighborhood. I am looking forward to sending my youngest child to Crayon Box, and walking to school every day with her.

Thank you!- Sam Murphy

March 17, 2015

To the San Francisco planning department;

I am an employee at the Crayon Box and wanted to take a moment to tell you how much I love the school, Adriana and all the staff; we have become a big support group and in ourselves a community learning and growing to make The Crayon Box a pride in the neighborhood we are in now.

There are a lot of ways to measure the diversity among the children at the Crayon Box Preschool, and that was one key reason I choose to work here. I wanted to teach and learn about the great variety in the world. I personally love to see the different learning styles and backgrounds all together. The age range in kids is so important. Seeing the older kids helping the younger kids is nothing short of amazing. These children are learning to look out for each other and help each other from day to day.

Thank you for taking the opportunity for welcoming Crayon Box into the Bernal Heights neighborhood. It will become a second home for the new families that will enroll there as well and we will also take great pride being in the Bernal Heights area.

Silvia Vasquez

A handwritten signature in black ink that reads "Silvia Vasquez". The script is fluid and cursive, with the first name "Silvia" being larger and more prominent than the last name "Vasquez".

Crayon Box staff and Bernal Heights resident
18 Lucky st.
San Francisco Ca.94110

March 12, 2015

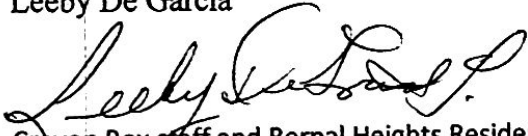
To the San Francisco planning department,

This is a letter in support of the Crayon box preschool in San Francisco, where I have been employed for seven years now. The Crayon box staff and Adriana have been very supportive since day one providing educational growth seminars to enhance the teaching staff. I would be very pleased if Crayon box will be relocated to the Caesar Chavez location. I currently live at 537 Valencia st. I have always used public transportation to get to work, but moving to 3215 Cesar Chavez would be a lot closer to where I live; giving me extra time in the morning to spend with my own son before going to school.

I fully support the crayon box with the move and think 3215 Cesar Chavez will make a perfect new location for the all the children, and it will be a great addition to the Bernal Heights area. Thank you,

With best regards,

Leeby De Garcia

A handwritten signature in black ink, appearing to read 'Leeby De Garcia', written in a cursive style.

Crayon Box staff and Bernal Heights Resident.
537 Valencia st. San Francisco Ca. 94110

March 13th 2015

To San Francisco Planning Department;

I'm writing to support The Crayon Box relocation to the location at 3215 Cesar Chavez St. I have been employed at the Crayon Box for more than five years and there is nothing better than working somewhere that feels like home, I have made long time connections with families and staff. I love the sense of respect that we get from the community we are located in now, and this is the same atmosphere that we will recreate in the new site.

The school and its leadership are great community partners, and will fit perfectly into the Mission/Bernal community by offering a high-quality Spanish immersion program. Programs and schools like this contribute to keeping local San Francisco families in the city, and it will keep my car in my garage since I live really close by; one less car in the street.

Brenda Cervantes

A handwritten signature in black ink, appearing to read 'Brenda Cervantes', with a large, stylized flourish extending from the end of the name.

Crayon Box employee and Bernal Heights resident
3153 Harrison st. San Francisco Ca. 94110

March 16th 2015

To San Francisco Planning Department;

This letter is in support of the Crayon Box Preschool, as a current employee that lives in the Bernal Heights area it would be a great asset for the school to relocate to 3215 Cesar Chaves St. The Crayon Box is a great school where I have worked for more than 6 years and I would love to have the school be a part of my neighborhood.

The Crayon Box has strong commitment to teaching and wants all the children to thrive.

My daily commute would be shorten since I could just walk there from my house at 3050 25th st.

Leticia Campos

A handwritten signature in cursive script that reads "Leticia Campos".

Crayon Box employee and Bernal Heights resident.

Sandra Tamanaha
591 Orizaba Avenue
San Francisco, CA 94132
(415) 307-7485

March 18, 2015

San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

To whom it may concern:

As a current parent of a Crayon Box Preschool student, I am absolutely thrilled at the possibility of The Crayon Box Preschool relocating to 3215 Cesar Chavez Street in San Francisco. I truly believe that a Spanish Immersion Preschool in this location is an asset, and that it will add significantly to the educational opportunities for a wide range of students in the neighborhood. Therefore, I fully support The Crayon Box Preschool's application, and want to thank you for your kind and encouraging consideration of this school's request.

Please feel free to contact me at any time if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandra Tamanaha', with a stylized, flowing script.

Sandra Tamanaha

22 March 2015

To Whom it May Concern at the San Francisco Planning Department:

Our son is a nearly 4 year old who has spent the past school year at Crayon Box.

The program is wonderful and we are very excited about the possibility of Crayon Box moving into a new space in Bernal.

We live in Glen Park and we think the new space would be of great value not only for our son but also for the many families that are part of the Crayon Box Community.

Crayon Box provides a loving environment in which our son is flourishing. The combination of a Spanish immersion program with an amazing arts curriculum is a huge asset for our city.

Sincerely,

Scott and Elijah Kogan

95 Martha Avenue, San Francisco

Jonathan Stull

364 Crescent Avenue • San Francisco, CA 94110
650-269-3640 • jonstull@gmail.com

March 15, 2015

San Francisco Planning Department
San Francisco, CA

To Whom It May Concern at the San Francisco Planning Department:

I am writing in support of the move of Crayon Box preschool into a new location near Precita Park in Bernal Heights. We have lived in Bernal Heights for a few years now. It's a fantastic place, with a great neighborhood-y feel, lots of parks, and great places to explore for kids. However, it lacks many preschool options. Most people in the neighborhood, like us, have to send their kids to programs in the Mission, Noe Valley, Glen Park, Excelsior, Outer Mission, etc.

In fact, our son recently started at the Crayon Box in the Outer Mission, recommended by two of our neighbors in Bernal Heights. It's a great program that is a perfect representation of the city, filled with kids from numerous ethnic and economic backgrounds, all bound together in the loving embrace of the Crayon Box Director, Maria Murillo, and her great team. Bringing a school of this caliber into Bernal Heights would make our neighborhood even better.

Please let us know if you have any questions, or would like to follow up in any way. We look forward to welcoming Crayon Box to Bernal soon!

Sincerely,

Jonathan Stull

March 23, 2015

San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94103

Re: *Crayon Box Preschool Move to 3215 Cesar Chavez*

Dear Planning Department,

We write in support of the Crayon Box Preschool's proposed move to 3215 Cesar Chavez.

We support this proposal for many reasons. First of all, the Crayon Box is an amazing facility for local youth and families, and this new location will help ensure the school's long-term sustainability. Our three-year-old son is a student at the Crayon Box and we cannot overstate the positive impact that this experience has had on him. We want the same for other students for many generations to come.

Second, we are residents of the Mission District and believe that the Crayon Box will be an important addition to the community. We feel that the school's diverse group of students and parents, as well as its amazing faculty and administration, will enhance the vibrant social fabric of our neighborhood.

The proposed new site is also transit-oriented and well-equipped to cause no impositions on its neighbors. We respectfully request the expedited approval of the Crayon Box's request to move to its new home.

Sincerely,

Joshua Arce & Lisa Weissman-Ward
3006 24th Street

March 20, 2015

Dear SF Planning Dept.

RE: Crayon Box relocating to 3215 Cesar Chavez Street, SF

We are very excited that Crayon Box PreSchool is moving to our neighborhood on the north side of Bernal Heights. We can now walk to school vs drive. In fact, many of the families who attend this school actually live in Bernal so this is a brilliant idea to have them move closer to all of us so that we can avoid driving.

My daughter has been going to Crayon Box PreSchool for the last year and she loves it. The owners and teachers are very respectful of the kids, parents, and their impact, if any, on the neighborhood. They really know how to create a stress free environment. I think part of this is because they in turn choose families who also share in their mutual respect for the both the neighborhood and the school. I have yet to see or meet a parent who was disrespectful to others.

The timing on this move could not be more perfect. Bernal Heights is booming with young children, especially in the vicinity of Precita Park and many of these children are under the age of 4. I have parents come up to me all the time asking where my child goes to PreSchool and one of the common themes is finding a place that is walking distance or biking distance from their homes. Looking for a place to go that is walking distance from their homes. Plus the fact that it is also bilingual only makes it that much more desirable. Families will now be able to walk vs drive, so this means traffic will decline. No parent could ask for more.

Please allow Crayon Box to move to 3215 Cesar Chavez Street. This is 2 blocks from our house, which means we will now be able to walk her to school. This is a huge stress release, because we struggled to find a nanny to pick her up after school and bring her home. By having her walking distance from our house we now are ensured that there is always someone available to pick her up.

Lastly, when I mentioned that Crayon Box may be moving to our neighborhood, my daughter felt a sense of pride and excitement that her school may now be located in her neighborhood.

Thank you for your time.

Kyra Ivanoff
415-377-6276
kyraivanoff@mac.com

Christopher Hall
1526 Florida Street
San Francisco CA 94110

March 20, 2015

RE: Crayon Box relocating to 3215 Cesar Chavez, Street, SF

Dear SF Planning Department

It is my pleasure and privilege to write this letter in support of Crayon Box's relocation petition. It's a shame that The Crayon Box has lost their lease and is looking for a new home. The Outer Mission is certainly going to miss a great asset to their community.

My wife and I have lived the Mission/Lower Bernal Heights area for 11+ years and we now have a four-year-old daughter currently attending The Crayon Box. We chose The Crayon Box as her preschool because it offers a rich, nurturing hands on Spanish language immersion program with a strong emphasis on social growth.

I admit that the schools relocation would be significantly more convenient for my family, however I am writing this letter for other local community benefits that would continue after she moves on to her next level of education. Having been raised with a strong community school structure, I know first hand that it is true about takes a village to raise a child. Crayon Box embodies recognizing (and implementing) the historic central role of bilingual and Bicultural schools in modern society, especially during todays significant cultural shift in the Mission/Lower Bernal Heights.

Allowing Crayon Box to find a new home at 3215 Cesar Chavez would allow Mission/Lower Bernal Heights to reap the rewards of another strong school to share their expertise and assets of our social capital. Even with the news of the possibility of moving to our neighborhood our daughter has already taken pride in calling it "her school". Bringing school and community assets together and close to home makes our families, neighbors and community stronger.

We need The Crayon Box in our neighborhood not only as a school but as a community partnership.

Thank you in advance for reading this letter and for your consideration.

Best

Christopher Hall
310-567-0488 cell
christofahall@gmail.com

DiSalvo, Jonathan (CPC)

From: setb <setbford@gmail.com>
Sent: Saturday, March 21, 2015 3:21 PM
To: DiSalvo, Jonathan (CPC)
Subject: Crayon Box

Dear Jonathan,
I am writing in support of Crayon Box's move to Bernal Heights.
Thank you,
Tyler Ford
Bernal Heights Father

Sent from my iPhone

Sent from my iPhone

DiSalvo, Jonathan (CPC)

From: Elaina <elainaacostaford@gmail.com>
Sent: Saturday, March 21, 2015 3:20 PM
To: DiSalvo, Jonathan (CPC)
Subject: Crayon Box

Dear Jonathan,
I am writing in support of Crayon Box's move to Bernal Heights.
Thank you,
Elaina A Ford
Bernal Heights Mother

Sent from my iPhone

DiSalvo, Jonathan (CPC)

From: Tamara Foster <tamarafoster@yahoo.com>
Sent: Thursday, March 19, 2015 11:50 AM
To: Banales, Julian (CPC); DiSalvo, Jonathan (CPC)
Subject: Support for Crayon Box Preschool

Dear Mr. DiSalvo and Mr. Banales,

I am writing to express my strong support for Crayon Box Preschool and their proposed move to a building within St. Anthony's Church in Bernal Heights.

As a 12-year resident who lives on neighboring Manchester Street, I fully support a new preschool in the neighborhood. With the proximity of many SFUSD Spanish immersion schools - Leonard Flynn, Alvarado, Buena Vista-Horace Mann, Fairmount, Marshall - the Crayon Box's own Spanish immersion program would be a wonderful addition to our neighborhood and a great way for kids to get ready for immersion primary school. As a mother of two boys, ages 4 and 10, I am well aware that there are very limited preschool options in Bernal Heights. The Crayon Box would be a welcome addition to our neighborhood and a wonderful place for young children to learn and grow.

I urge you to please approve the permits needed for Crayon Box to convert a building at the St. Anthony's site to become a preschool.

Thank you for your attention.

Best Regards,
Tamara Foster
91 Manchester St. SF CA 94110
cell 415-624-4220

DiSalvo, Jonathan (CPC)

From: Rebecca Lindsay <rglindsay@gmail.com>
Sent: Friday, March 13, 2015 6:27 AM
To: DiSalvo, Jonathan (CPC)
Subject: The Crayon Box Preschool

As a resident of Bernal Heights and a mother of two, I strongly support moving The Crayon Box Preschool to Bernal Heights. It was be a great and much needed addition to our neighborhood.
Thank you,
Rebecca Lindsay

DiSalvo, Jonathan (CPC)

From: lilianalmatos@gmail.com on behalf of Liliana Peliks <lilianapeliks@gmail.com>
Sent: Friday, March 13, 2015 1:18 AM
To: DiSalvo, Jonathan (CPC); Banales, Julian (CPC)
Subject: We support the Crayon Box move to Bernal

Follow Up Flag: Follow up
Flag Status: Completed

Mr. DiSalvo and Banales,

My name is Liliana Peliks and I am Bernal Heights resident. I'm writing in support of having the pre-school Crayon Box move into our neighborhood.

My husband and I are parents to a toddler and we would love to have a Spanish immersion preschool close to home.

Thank you!
Liliana Peliks

--

Liliana Peliks
My English Tea Party
A vintage crockery & accessories rental company
info@myenglishteaparty.com | 415.735.4570

DiSalvo, Jonathan (CPC)

From: Michelle Brennan Toomey <mbremey@gmail.com>
Sent: Thursday, March 12, 2015 10:53 PM
To: DiSalvo, Jonathan (CPC)
Subject: Support for the Crayon Box's move to Bernal

Dear Jonathan,

I've learned from a friend that the Crayon Box preschool is hoping to move to Bernal Heights this fall. As a mother of 3 young children living in Bernal, I'd just like to add my voice to support their move.

All the best,
Michelle Brennan

DiSalvo, Jonathan (CPC)

From: Kathryn Shantz <kathryns@gmail.com>
Sent: Thursday, March 12, 2015 9:48 PM
To: DiSalvo, Jonathan (CPC); julian.banales@sfgov.org-
Subject: Please give your support to The Crayon Box Preschool

Jonathan and Julian -

We just heard the news that The Crayon Box Preschool is hoping to move into St Anthony's building in Bernal Heights.

This would make an important, much needed addition to the preschool options in our neighborhood; as we have heard wonderful things about the school.

Can you please let me know if you plan to support it?

Many thanks
Kathryn

-

Kathryn Shantz
131 Bennington Street
San Francisco, CA 94110

Mobile: 415.350.3518



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3215 Cesar Chavez Street		5502/008	
Case No.	Permit No.	Plans Dated	
2014-001356CUA			
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from institutional religious administrative service space to a child care facility for up to 80 children (d.b.a. The Crayon Box Preschool).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input checked="" type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd <small>Digitaly signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o=SFDPH, email=Lana.Russell@sfph.org, c=US Date: 2015.02.05 12:30:50 -07'00'</small> Drop-off/pick-up plan submitted; no impacts, per A. Contreras. Interior Noise Report prepared by Shen Milsom Wilke; no mitigation measures recommended.	

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

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

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

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


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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Lana Russell-Hurd	Signature:  Digitally signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o, ou, email=Lana.Russell@sfgov.org, c=US Date: 2015.08.06 12:39:42 -07'00'
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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


$$1/8'' = 1'-0''$$

Date	11/12/14
Scale	AS NOTED
Drawn	VFS
Job	
Sheet	2
Of	2 Sheets

CLASS 1
BIKE PARKING

34'-9"

HALL

TEACHER'S
LOUNGE

86 SF

MUSIC ROOM

180 SF

TOILET 2

38 SF

SHELVES

TOILET 1

38 SF

SCIENCE ROOM

180 SF

CLASSROOM 2

480 SF

HALLWAY

TOILET 3

40 SF

CLASSROOM 1

685 SF

ELEV.

STORAGE

28 SF

CLASSROOM 3

479 SF

47 SF

101 SF

WAITING AREA

PARKING 1

PARKING 2

PARKING 3

PARKING 4

PROPOSED FLOOR PLAN

1/8" = 1'-0"

CLASS 2
BIKE PARKING

CLASSROOM 4

626 SF

CLASSROOM 5

242 SF

LOBBY

62 SF

FOYER

54 SF

TOILET 4

37'-0"

85'-6"

CESAR CHAVEZ STREET

SHOTWELL STREET

REVISION	BY

DESIGNER: JAVIER SOLORZANO
3288 21st STREET #49
SAN FRANCISCO, CALIFORNIA 94110
(415) 724-5240

EXISTING FLOOR PLAN

CRAYON BOX PRE-SCHOOL
3215 CESAR CHAVEZ STREET
SAN FRANCISCO, CALIFORNIA
BLOCK 5502, LOT 8

Date 11/12/14

Scale AS NOTED

Drawn VFS

Job

Sheet

2

Of 2 Sheets

ROOM SCHEDULE	
Name	Area

CLASSROOM 1	685 SF
CLASSROOM 2	480 SF
CLASSROOM 3	479 SF
CLASSROOM 4	626 SF
CLASSROOM 5	242 SF
MUSIC ROOM	180 SF
SCIENCE ROOM	180 SF
ART STUDIO	321 SF
TEACHER’S LOUNGE	86 SF
LOBBY	62 SF
STORAGE <i>(underneath stairs – Class 1 bike storage)</i>	37 SF
STORAGE	28 SF
WAITING ROOM	47 SF
WAITING ROOM	101 SF
TOILET 1 <i>(Child size toilets)</i>	38 SF
TOILET 2 <i>(Child size toilets)</i>	38 SF
TOILET 3 <i>(for Adults)</i>	40 SF
TOILET 4 <i>(for Children)</i>	54 SF