



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: OCTOBER 8, 2020

Record No.: 2014.0734CUA/ENV/TDM
Project Address: 1950 PAGE STREET
Zoning: RM-2 (Residential, Mixed, Moderate Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1227/010
Project Sponsor: Institute for Arts and Culture, Inc. d.b.a.
San Francisco Middle School of the Arts &
San Francisco High School of the Arts
c/o Sherry Zhang, Ph.D.
Head of School
1970 Page Street
San Francisco, CA 94117
Property Owner: Institute for Arts and Culture, Inc.
San Francisco, CA 94117
Staff Contact: Mary Woods – (628) 652-7350
mary.woods@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is requesting Conditional Use Authorization for a Planned Unit Development (PUD) to legalize the change of use from a community facility (formerly the Boys & Girls Club of San Francisco) to a performing arts school (San Francisco Middle School of the Arts & San Francisco High School of the Arts) for Grades 6 through 12 for up to 250 students. The proposal would add a new 3rd floor level consisting of 15 classrooms and seven group housing units for teachers and visiting artists, a 2nd floor horizontal addition, and interior renovations to the existing 2-story building. The overall building area would increase from approximately 31,000 square feet to 54,700 square feet. The proposal would include 25 classrooms (6 dance studios, 3 music studios, 2 art studios and 14 academic classrooms), 7 vehicle parking spaces, 103 Class 1 bicycle parking spaces and 28 Class 2 bicycle

parking spaces. The Project is requesting PUD modifications of the floor area ratio, front setback, rear yard and dwelling unit exposure requirements.

Required Commission Action

In order for the Project to proceed, the Commission must grant Conditional Use Authorization, pursuant to Planning Code Sections 209.2, 303 and 304, for a Planned Unit Development (PUD) that would include PUD modifications to the floor area ratio (Section 124), front setback (Section 132), rear yard (Section 134) and dwelling unit exposure (Section 140) requirements within the RM-2 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received 16 letters in support and 11 letters in opposition to the Project.
 - The opposition to the Project is centered on the increase in enrollment from 43 to 250 students; increase in floor area from approximately 31,000 square feet to 54,700 square feet; increase in the length of the existing white zone from approximately 65 feet to 162 feet, resulting in the reduction of neighborhood parking spaces; traffic issues caused by drop-off and pick-up activities, resulting in double-parking; construction hours and equipment..
- **Outreach:** The Sponsor has hosted numerous meetings with neighbors and neighborhood organizations since 2016. Most recently, the Sponsor held a remote community meeting on September 17, 2020.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:

- The rear yard setback was increased from 5 feet to 35 feet in response to neighbors' concerns on the new 3rd floor level casting shadows to buildings facing the rear of the Project Site.
- The originally proposed 10-foot front setback was removed to create a larger rear yard setback.
- The realignment of the new 3rd floor with the existing front building wall would create a more balanced symmetrical façade and continue the 1st- and 2nd-floor façade treatment.

Environmental Review

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

The Department posted the exemption on its website and distributed the exemption to the public on June 26, 2020. Since that time, the Department received public comments concerning the Department's exemption determination. None of the comments change the Department's exemption determination. The following briefly summarizes some public comments and the Department's response to those comments.

Transportation: commenters are concerned about Page Street as a “Slow Street” and traffic (automobile delay) impacts.

The Department worked with the SFMTA in the review of transportation impacts concerning the Project. The sponsored developed a transportation management plan to address concerns, including pick-up and drop-off activities along Page Street. The SFMTA designated temporary Slow Streets in response to the current public health emergency. The Project would not conflict with Page Street as a permanent Slow Street if the SFMTA were to later approve such designation for Page Street. In Department consultation with the SFMTA Slow Streets Program Manager, SFMTA is working with other schools along Page Street to accommodate their pick-up and drop-off activities and school zones do not present an issue with Slow Streets.

The San Francisco Planning Commission removed automobile delay as a physical environmental impact under CEQA at their hearing on March 3, 2016 after a 10+ year effort. The state removed automobile delay from CEQA on December 31, 2018 to implement California Senate Bill 743 (effective 2013). Thus, automobile delay impacts cannot be a consideration in CEQA.

Excavation: Commenters state that because the Project results in more than 50 cubic yards of excavation that the Project may not qualify for a categorical exemption. The Department uses 50 cubic yards as a screening criteria for additional analysis (e.g., geotechnical and soils). The Department conducted such analysis on this Project and the Project qualifies for a class 32 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project would ensure the viability of an educational institution providing a unique performing arts curriculum and seven new group housing units for teachers and visiting artists. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Information
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.2, 303 AND 304, FOR A PLANNED UNIT DEVELOPMENT (PUD) TO LEGALIZE THE CHANGE OF USE FROM A COMMUNITY FACILITY (FORMERLY THE BOYS & GIRLS CLUB OF SAN FRANCISCO) TO A PERFORMING ARTS SCHOOL (SAN FRANCISCO MIDDLE SCHOOL OF THE ARTS & SAN FRANCISCO HIGH SCHOOL OF THE ARTS) FOR GRADES 6 THROUGH 12 FOR UP TO 250 STUDENTS. THERE ARE CURRENTLY 10 CLASSROOMS IN THE EXISTING BUILDING. THE PROPOSAL WOULD ADD A NEW THIRD FLOOR LEVEL CONSISTING OF 15 CLASSROOMS AND SEVEN GROUP HOUSING UNITS FOR TEACHERS AND VISITING ARTISTS, A SECOND FLOOR HORIZONTAL ADDITION, AND INTERIOR RENOVATIONS TO THE EXISTING TWO-STORY BUILDING. THE OVERALL BUILDING AREA WOULD INCREASE FROM APPROXIMATELY 31,000 SQUARE FEET TO 54,700 SQUARE FEET. UPON COMPLETION, THE PROJECT WOULD INCLUDE 25 CLASSROOMS, 7 VEHICLE PARKING SPACES, 103 CLASS 1 BICYCLE PARKING SPACES AND 28 CLASS 2 BICYCLE PARKING SPACES. THE PROJECT IS REQUESTING PUD MODIFICATIONS OF THE FLOOR AREA RATIO (PLANNING CODE SECTION 124), FRONT SETBACK (PLANNING CODE SECTION 132), REAR YARD (PLANNING CODE SECTION 134), AND DWELLING UNIT EXPOSURE (PLANNING CODE SECTION 140) REQUIREMENTS. THE PROJECT IS LOCATED AT 1950 PAGE STREET, LOT 010 IN ASSESSOR'S BLOCK 1227, WITHIN AN RM-2 (RESIDENTIAL, MIXED, MODERATE DENSITY) ZONING DISTRICT AND AN 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 21, 2015, Sherry Zhang of the Institute for Arts and Culture, Inc. (hereinafter "Project Sponsor") filed Application No. 2014.0734CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for a Planned Unit Development (PUD) to legalize the change of use from a community facility to a performing arts school for Grades 6 through 12 for up to 250 students, and construct a new 3rd floor level consisting of 15 classrooms and seven group housing units for teachers and visiting artists, a 2nd floor horizontal addition, and interior renovations to the existing two-story building (hereinafter "Project") at 1950 Page Street, in Assessor's Block 1227 Lot 010 (hereinafter "Project Site").

On June 26, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project (Record No. 2014.0734ENV).

On October 8, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2014.0734CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2014.0734CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2014.0734CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project is requesting Conditional Use Authorization for a Planned Unit Development (PUD) to legalize the change of use from a community facility (formerly the Boys & Girls Club of San Francisco) to a performing arts school (San Francisco Middle School of the Arts & San Francisco High School of the Arts) for Grades 6 through 12 for up to 250 students. The proposal would add a new 3rd floor level consisting of 15 classrooms and seven group housing units for teachers and visiting artists, a 2nd floor horizontal addition, and interior renovations to the existing 2-story building. The overall building area would increase from approximately 31,000 square feet to 54,700 square feet. The proposal would include 25 classrooms (6 dance studios, 3 music studios, 2 art studios and 14 academic classrooms), 7 vehicle parking spaces, 103 Class 1 bicycle parking spaces and 28 Class 2 bicycle parking spaces. The Project is requesting PUD modifications of the floor area ratio (Planning Code Section 124), front setback (Planning Code Section 132), rear yard (Planning Code Section 134) and dwelling unit exposure (Planning Code Section 140) requirements.
- 3. Site Description and Present Use.** The Project is located on an interior lot (with a lot area of approximately 24,058 square feet), which has approximately 175 feet of frontage along Page Street and 137 feet of lot depth. The Project Site contains a two-story building, currently occupied by the San Francisco Middle School of the Arts and San Francisco High School of the Arts (originally operated as the Fei Tian Academy of the Arts California, then the Xian Yun Academy of the Arts California). The Project is currently known as the San Francisco Middle School of the Arts and San Francisco High School of the Arts.

Currently, the Project has 43 students and employs approximately 25 faculty/staff in its weekday programs and also offers after-school, weekend and summer programs. The after-school program, operating from 2:30 p.m. to 5:00 p.m. is provided for younger students (Grades K through 5), most of whom attend other schools for their regular academic curriculum and are then transported by vanpool/carpool to the Project Site for after-school program. The existing maximum daily occupancy is approximately 63 students and 26 faculty/staff during the weekday period between 2:30 p.m. and 5:00 p.m.

On the east lot line, there is an open area (approximately 13 feet wide by 32 feet deep) adjacent to 1928 Page Street. This side open area is currently used for surface parking with an existing 26-foot wide curb cut that is shared with 1928 Page Street. A 13-foot portion of the curb cut is on the Project side while the remaining 13-foot portion is on the 1928 Page Street side. Access to the new parking garage would be from the 13-foot curb cut on the Project side.

- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RM-2 Zoning Districts. It is located directly south of the Panhandle and approximately 100 feet east of Golden Gate Park in the Haight/Ashbury neighborhood. Land uses in the immediate vicinity are a mix of religious and other institutional uses including the St. Mary's Hospital and the University of San Francisco, as well as

commercial and residential uses. The Haight Street commercial corridor is one block south of the Project Site. The subject block and the opposite block are primarily residential, ranging from two to four-story single-family homes to multi-unit apartment buildings. Many buildings on the subject and opposite blocks have minimal front yard setbacks, thereby creating almost a continuous street wall. Transit lines are nearby and are within walking distance of the Site. Other zoning districts in the vicinity of the Project Site include: P (Public), NC-1 (Neighborhood Commercial Cluster District), and the Haight Street Neighborhood Commercial District.

5. **Public Outreach and Comments.** The Department has received 16 letters in support of the Project. The Department has also received 11 letters (includes one letter containing 10 signatures) in opposition to the Project. Much of the opposition expressed concerns over the Project's increase in enrollment from 43 to 250 students; increase in floor area from approximately 31,000 square feet to 54,700 square feet; increase in the length of the existing white zone from approximately 65 feet to 162 feet, resulting in the reduction of neighborhood parking spaces; traffic issues caused by drop-off and pick-up activities, resulting in double-parking; and construction hours and equipment.

The Project Sponsor has indicated that numerous meetings have been held with neighbors and neighborhood organizations since 2016.

In January 2016, the Project Sponsor held a pre-application meeting with notifications to neighbors within a 300-foot radius of the Project Site.

In February 2017, the Project Sponsor held a neighborhood meeting to solicit ideas about the blank wall at the back of the building.

In October 2018, the Project Sponsor reached out to the Haight Ashbury Neighborhood Council (HANC) and presented the Project at the HANC meeting in January 2019. While most of the community feedback was positive, concerns were expressed about the new 3rd floor level casting shadows onto homes on Oak Street. The Project Sponsor wrote a letter, responding to neighbors' concerns, that was published in the March 2019 HANC newsletter. Subsequently, a few design changes were made to the Project: (1) the 10-foot front setback of the 3rd floor in the front was eliminated and added to the back instead, resulting in an increase of the rear setback from 5 feet to 35 feet in depth; (2) the side setbacks were increased from 5 feet to 10 feet on each side; and (3) the front setback of the 3rd floor roof deck was increased from 12 feet to 45 feet. Based on the plan changes, a shadow study was prepared by the architect and found that the Project would not have a detrimental shadow effect on the surrounding area. For most of the year, any new shadow would recede by noon. The most significant shadow from the building would be at 9:00 a.m. in December.

In November 2018, the Project Sponsor invited neighbors within the 300-foot radius to an Open House at the Project Site but only a few neighbors came to the Open House.

Most recently, the Project Sponsor held a remote community meeting on September 17, 2020.

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. **School/Institution Educational Use.** Planning Code Section 209 sets forth the permitted uses in “R” Districts. Section 209.2 establishes that schools are conditionally permitted uses in all residential districts.

The Project Sponsor intends to convert a community facility to an independent secondary school for Grades 6 through 12.

- B. **Group Housing Use.** Planning Code Section 209.2 states that a Conditional Use Authorization is required for group housing units affiliated and operated by an institution educational use, as defined by Planning Code Section 102.

The Project Sponsor is proposing seven group housing units for teachers and visiting artists. Under the RM-2 District, one group housing unit per 210 square-foot of lot area (approximately 24,058 square feet) is allowed, or up to 115 group housing units.

- C. **Basic Floor Area Ratio (FAR) for Non-Residential Use.** Planning Code Section 124 limits the building square footage to 1.8 square feet of building area for every 1 square feet of lot area, or approximately 43,300 square feet of building area for the Project Site. However, in RM Districts, the FAR limits do not apply to dwellings or to other residential uses per Section 124(b).

The Project proposes to (1) convert the existing swimming pool on the 1st level to a parking garage for seven cars and 129 bicycle parking spaces; for an overall 1st floor area at approximately 21,000 square feet; (2) fill-in the elevated open space (approximately 6,600 square feet) above the existing swimming pool area on the 2nd floor for two new dance studios; (3) fill-in the existing 2nd floor roof play area (approximately 2,100 square feet) for a new dance studio, for a combined total of approximately 16,600 square feet; (4) add a new 3rd floor level (approximately 17,000 square feet) in order to create 15 classrooms and seven group housing units (approximately 4,000 square feet) for teachers and visiting artists. Because FAR does not apply to residential/group housing units, the overall non-residential use size is approximately 49,600 square feet. As such, the Project’s proposed FAR at 2.06 (or approximately 49,600 square feet) would exceed the allowable threshold of 1.8 (or approximately 43,300 square feet) by approximately 6,300 square feet. As part of the proposed Project, the Project Sponsor is seeking a PUD modification with respect to the FAR limit. Findings under Section 304 are set forth below.

- D. **Front Setback.** Planning Code Section 132 states that in RM-2 Zoning Districts the front setback is based on the average of adjacent properties, but the setback is not required to be greater than 15 feet if averaged.

The required front setback for the Project is 2.6 feet based on the average of the adjacent building to the east at 1928 Page Street. The proposed 3rd floor level was originally set back 10 feet from the front property line in compliance with Section 132 requirement. According to the Project Sponsor, the new 3rd floor level was shifted forward in response to neighbors’ concerns about the increase in height at the rear of the building, resulting in the Project’s infill of the 2nd floor roof play area at the front of the building and the new 3rd floor being built to the front property line. As such, the Project Sponsor is seeking a PUD modification with respect to the front setback requirement. Findings under Section 304 are set forth below.

- E. **Rear Yard Setback.** Planning Code Section 134 requires that in RM-2 Districts the rear yard is 45% of the lot depth or average of adjacent properties. If averaged, no less than 25% of lot depth or 15 feet, whichever is greater.

An approximately 62-foot deep (or 45%) rear yard from the rear lot line would be required of the Project. However, the existing 2-story building is already entirely in the required rear yard and occupies the full lot. The proposed 3rd floor level would be set back 35 feet from the rear lot line or equivalent to a 25% rear yard. As part of the proposed Project, the Project Sponsor is seeking a PUD modification with respect to the rear yard setback requirement. Findings under Section 304 are set forth below.

- F. **Open Space.** Planning Code Section 135 requires 106 square feet of common usable open space or 80 square feet of private usable open space per dwelling/group housing unit.

The Project proposes seven group housing units and meets this requirement by providing approximately 1,200 square feet of common usable space on the new roof deck, while 742 square feet are required.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that all dwelling/group housing units face a public street or side yard at least 25 feet in width, a required rear yard, or an open area of 25 feet in width.

Of the seven group housing units, four units meet this requirement while the remaining three units on the west side of the building face onto a 10-foot wide open area. As such, the Project Sponsor is seeking a PUD modification for the three units that do not meet this requirement. Findings under Section 304 are set forth below.

- H. **Off-Street Parking.** Planning Code Section 151 permits a maximum of one space per 2,000 square feet of occupied floor area for group housing, and a maximum of 1.5 parking spaces for each six classrooms for schools.

The Project includes approximately 3,865 square feet of group housing use; thus, the maximum allowed is two parking spaces. The Project proposes 25 classrooms for the school use; thus, the maximum allowed is six parking spaces. The Project is allowed a maximum of eight parking spaces; however, seven would be provided: two parking spaces for the group housing use and five parking spaces for the school use.

- I. **Bicycle Parking - Class 1 Spaces.** Planning Code Section 155.2 requires one Class 1 space for every four beds for group housing units, and four Class 1 spaces for every classroom for schools. All bicycle parking must meet the standards set forth under Section 155.1.

The Project includes seven group housing beds; thus, two Class 1 spaces are required and provided by the Project. The Project is proposing 25 classrooms; thus, 100 Class 1 spaces are required and 101 are provided by the Project.

- J. **Bicycle Parking - Class 2 Spaces.** Planning Code Section 155.2 requires a minimum of two Class 2 spaces for the seven group housing units, and one Class 2 space for every classroom for schools. All bicycle parking must meet the standards set forth under Section 155.1.

The Project includes seven group housing beds; thus, two Class 2 spaces are required and provided by the Project. The Project is proposing 25 classrooms; thus, 25 Class 2 spaces are required and 26 are provided by the Project.

- K. **Residential Child-Care and Transportation Sustainability Impact Fees.** Planning Code Sections 411 and 414 authorize the imposition of certain development impact fees on new development projects to offset impacts on child-care services and the transit system. Land use categories for all impact fees are defined in Section 401.

The Project Sponsor will comply with the requirements of these sections prior to the issuance of the first construction document.

- L. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department, pursuant to Article 6 of the Planning Code.

- M. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the target points established in the TDM Program Standards, resulting in a required target of 13 points. As currently proposed, the Project will achieve its required 13 points through the following TDM measures:

Office/School Use:

- *Improve Walking Conditions (Option A)*
- *Bicycle Parking (Option A)*
- *Bike Share Membership (Location A)*
- *Unbundle Parking (Location C)*
- *Parking Supply (Option I)*

7. **Planned Unit Development Modifications/Exceptions.** Planning Code Section 304 allows exceptions provided that a CU application for a PUD include such pertinent information as may be necessary to a determination that the objectives of Section 304 are met, and that the proposed development warrants the modification of provisions otherwise applicable under the Code. The proposed project will meet the following PUD objectives under Section 304(a):

- A. The procedures for PUDs are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole.

The proposed Project is of a size and scale specifically anticipated by the provisions of Section 304. The existing lot, containing approximately 24,058 square feet, exceeds the 1/2-acre threshold established for PUD consideration. The lot slopes slightly downward from Page Street toward the north. The Site is developed with a 2-story building, containing 31,125 square feet. The Project will add 23,541 square feet to the existing building, including extensive interior renovations, infill a 2nd floor roof play area, add a new 3rd floor level for classrooms, dance studios, and seven group housing units for teachers and visiting artists. Upon completion, the Project will comprise of approximately 54,700 square feet.

- B. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

The Project has been designed to be complementary to the existing Site conditions and building. The proposed additions would infill a 2nd floor roof play area in the front of the existing building and add a new 3rd floor level that would be aligned with the existing front building wall with setbacks on the sides and rear of the building.

Through this PUD authorization, the Project requests the following modifications to otherwise applicable provisions of the Planning Code:

- a. Floor Area Ratio (FAR) – Relief from the FAR limit of 1.8 to 1 in the RM-2 District set forth in Sections 124 and 209.2.

The Project proposes three major changes to the existing building: (1) to convert the existing swimming pool on the ground level to a parking garage for seven cars and 129 bicycle parking spaces; (2) to fill-in the elevated open space (approximately 6,600 square feet) above the existing swimming pool area to create two new dance studios on the 2nd floor level; and (3) to construct a new 3rd floor level (approximately 17,000 square feet) in order to create 15 classrooms and seven group housing units for teachers and visiting artists. The Project requires large studios for dancing that includes jumps and leaps; thus, requiring greater floor area than is typical of a conventional school classroom. This PUD modification is necessary because it would provide adequate space to accommodate the Project's unique arts program. For these reasons, the Project's proposed non-residential FAR at 2.06 (or approximately 49,600 square feet) exceeds the allowable threshold of 1.8 (or approximately 43,300 square feet) by approximately 6,300 square feet.

- b. Front Setback – Relief from the provisions of the front setback requirement for the proposed new 3rd floor level and infill of the 2nd floor roof play area under Planning Code Section 132.

The required front setback for the Project is 2.6 feet based on the average of the adjacent building to the east at 1928 Page Street. The proposed 3rd floor level was originally set back 10 feet from the front property line in compliance with Section 132 requirement. According to the Project Sponsor, the new 3rd floor level was shifted forward in response to neighbors' concerns about the increase in height at the rear of the building, thus necessitate a front setback exception. As a result, the

Project's infill of the 2nd floor roof play area and the new 3rd floor would align with the existing front building wall. Department design staff believes that this realignment would create a more balanced symmetrical façade and continue the 1st- and 2nd-floor façade treatment. The Project would provide a transition to the block face to the east by maintaining the existing side setback of approximately 13 feet wide by 32 feet deep on the east lot line, adjacent to 1928 Page Street. This side open area is currently used for surface parking with an existing 26-foot wide curb cut that is shared with 1928 Page Street. A 13-foot portion of the curb cut is on the Project side while the remaining 13-foot portion is on the 1928 Page Street side. Access to the new parking garage would be from the 13-foot curb cut on the Project side.

- c. Rear Yard Setback – Relief from the provisions of rear yard requirements for the proposed new 3rd floor level under Planning Code Section 134.

Planning Code Section 134 requires that in RM-2 Districts a 45% rear yard be provided. With a lot depth of 137.5 feet, an approximately 62-foot deep rear yard from the rear lot line would need to be provided for the Project. The Project is seeking an exception to the rear yard requirement because it does not meet the rear yard depth per Planning Code Section 134 due to existing legal, non-complying conditions. The existing building is already completely within the required rear yard setback. A portion of the proposed addition (approximately 6,650 square feet of the total 23,540 square feet) would occur within the required rear yard. The rear yard requirements are intended to ensure the protection and continuation of established mid-block, landscaped open spaces, and maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings. The proposed new 3rd floor level would be within the existing footprint of the building, and would not disrupt any existing mid-block pattern of open space. The large dance studios and the provision of teacher housing necessitate a larger building envelop. The PUD modification is necessary in order to provide adequate space to accommodate the Project's unique arts program and house long-term teachers as well as visiting artists.

- d. Dwelling Unit Exposure – Relief from the provisions of the unit exposure requirement for the proposed new 3rd floor level under Planning Code Section 134.

At the time of the original filing of the Preliminary Project Assessment Application in May 2014, the provisions of Section 140 only applied to dwelling units and not to group housing units. Section 140 was amended in 2015 to apply to group housing units. In response to this requirement and neighborhood concerns on the new 3rd level, the Project was modified to increase the rear setback to 35 feet. Four of the seven units face onto the 35-foot deep rear yard while the remaining three units on the west side of the Project face onto an 10-foot wide open area.

- C. **Planning Code Section 304(d)/PUD Criteria** establishes criteria for the Planning Commission to consider when reviewing applications for a Planned Unit Development (PUD). On balance, the project does comply with said criteria in that:

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

The Project will affirmatively promote numerous objectives of the General Plan, including through the expansion of needed educational services, with minimal disruption of adjacent residential areas.

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

The Project will provide seven new parking spaces, accessed via an existing curb cut, and 131 bicycle parking spaces (103 Class 1, 28 Class 2). The seven group housing units would provide affordable housing for teachers and visiting artists; hence, reducing the number of people commuting to the Site.

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

There is no usable open space requirement for institution educational uses in an R District pursuant to Planning Code Section 135. The Project, however, will provide approximately 1,200 square feet of open space for the seven group housing units, exceeding the required 742 square feet for common usable open space. The center of the roof will be designated as a garden/open space for the students and is limited to daytime hours for small classes, lunch recess, and some after-school recreational activities.

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Planning Code for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of the property;

There are seven group housing units proposed as part of the Project, while one group housing unit per 210 square feet of lot area is allowed in the RM-2 District, or up to 115 group housing units.

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

No commercial uses are proposed as part of the Project.

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

The Project does not require an exception from any height limit established under the Planning Code. The Project is within a 40-foot height district and is not seeking any height modifications.

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

The Project is not located in an NC District.

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

The Project is not located in an NC District.

- 9) In RTO and NC Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation;

The Project is not located in an RTO or an NC District.

- 10) Provide street trees as per the requirement of Section 138.1 of the Code;

Nine street trees are required by the Project. There are five existing trees at the Site. The remaining four trees cannot be planted due to limited space available in the public right-of-way (i.e., ADA-compliant ramps, PG&E vault and new Class 2 bicycle racks). The Project Sponsor will pay the in-lieu fee authorized by Section 807(f) of the Public Works Code for the four street trees.

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132(a), (g) and (i).

The only setback areas are at the central pedestrian entry and the driveway to the new garage. Twenty percent of the setback areas will be devoted to plant materials, including the use of climate appropriate plant materials as defined in the Public Works Code Section 802.1.

- 8. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 necessary, desirable, and compatible with the neighborhood. According to the Project

Sponsor, it is the only private arts high school in the City. It offers a high-quality, unique and diverse educational facilities, including large dance studios, visual arts studios, music practice rooms, and academic classrooms. The Project would serve students from the neighborhood as well as from other neighborhoods in the City.

The Project proposes three major changes to the existing building: (1) to convert the existing swimming pool on the ground level to a parking garage for seven cars and 129 bicycle parking spaces; (2) to fill-in the elevated open space (approximately 6,600 square feet) above the existing swimming pool area to create two new dance studios on the 2nd floor level; and (3) to construct a new 3rd floor level (approximately 17,000 square feet) in order to create 15 classrooms and seven group housing units for teachers and visiting artists.

The Classic Chinese dance training requires structured dance studios replete with floor-to-ceiling mirrors and sprung floors. Classical Chinese dance has many movements such as leaps, jumps and aerials as well as the use of props like long silk sleeves, which could extend 5 to 6 feet in length; thus, requiring high ceilings as well as large studio space. The large dance studios and the provision of teacher housing necessitate a larger building envelope than is typical. The Project would provide adequate space to accommodate this unique arts program and house long-term teachers.

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

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

The Project proposes to add a new 3rd floor level and a minor 2nd floor horizontal addition to the existing 2-story building. The new additions will accommodate additional dance studios, music practice rooms, visual arts studios, academic classrooms, administrative offices, and seven group housing units for teachers and visiting artists. The Site is adjacent to a mix of generally three-story buildings including the commercial buildings to the west and nearby residential buildings. The proposed three-story building will be consistent with the building heights of its neighbors, and within the 40-foot height limit. The new construction will be designed to meet all current building and seismic codes, which will provide increased safety to the neighboring facilities. The new 3rd floor level is set back 35 feet from the rear property line, and would be minimally visible from the rear yards of the properties fronting on Oak Street. The existing property line wall will be raised less than 3 feet. The proposed group housing units will create housing affordable by design and reduce housing pressure on the immediate neighborhood.

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

The Planning Code does not require any minimum parking or loading for an institution educational use, rather a maximum limit is imposed. Compared to the previous use by the Boys & Girls Club of San Francisco with a gymnasium, a swimming pool, and afterschool, weekend, and summer programs

totaling up to 200-300 students daily and up to 500-600 in sports events, the proposed use would have lower student capacity and less impact on the community. The proposed use is an independent performing arts school with current daily occupancy of 89 people (63 students and 26 staff). The Project Sponsor intends to increase the daily occupancy to 178 people (140 students and 38 staff) in 3 years. The student enrollment would not exceed 250 students. The gymnasium will be converted into a large dance studio while the swimming pool will be converted into a parking garage for vehicle and bicycle parking spaces.

The Project has street frontage on Page Street. Page Street is a neighborhood residential street. Page Street is designated as Bike Route 32. The Site is within 3 blocks of three regular MUNI lines (7, 33, 37, 43, and within walking distance to the N, 5, and 6 lines. The Project includes a total of 129 bicycle spaces onsite. Collective efforts are put in to preventing double parking and blocking any neighbor's driveway. During the morning drop off (8-8:30am) and afternoon pick-up hours (5-6pm), one dedicated staff is responsible to supervise the school's white zone area. In addition, school staff will ensure that students are only dropped off at the white zone on Page Street and continually monitor the street and nearby intersections to ensure parents are complying with the school's policy. Guidelines for pick-up and drop-off are distributed to all parents as part of the management program. These guidelines were developed to address student safety and to minimize traffic congestion that might otherwise develop during the peak drop-off and pick-up periods.

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

Compared to the previous use of a Boys & Girls Club with basketball court/gymnasium, swimming pool, and after-school, weekend, and summer programs totaling up to 200-300 students daily and up to 500-600 in sports events, the proposed use has lower occupant intensity and less impact on the community. The Project also includes turning an outdoor playground on the 2nd floor to an indoor dance studio, resulting in less noise to adjacent neighbors. During construction, the general contractor will incorporate necessary measures to ensure compliance with all necessary regulations. Once construction is completed, no loose gravel or dust will be present on the Site. The new addition will use insulated glass and materials to mitigate sound transmission. Only the center area of the roof top will be used as a garden/open space and limited to daytime hours for lunch, break-time, passive uses, and for some after-school recreation activities. The rooftop will not be lit for nighttime use. The group housing open space is open only to the residents and will not negatively impact the surrounding neighbors. The rest of the roof space will have solar panels installed. With regard to construction noise, the project sponsor will adhere to the city's Noise Control Ordinance, which limits construction hours to between 7:00am-8:00pm, seven days a week. The Project will comply with Article 29 of the Police Code with regard to noise. The rooftop mechanical will be located toward the front of the building, but set back 25 feet from Page Street. It will be screened both visually and from sound transmission. All lighting will be indirect and will be design such that there is no glare or spillover to the surrounding area.

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

The Project includes an enhanced streetscape that includes planting and bicycle parking spaces. The

Project would use the passenger loading/white zone spaces for drop-off and pick-up activities. The existing swimming pool would be converted to a parking garage for seven parking spaces and 129 bicycle spaces.

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

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

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

The Project complies with the provisions of the RM-2 District.

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

GOVERNMENT, HEALTH AND EDUCATION SERVICES

OBJECTIVE 7

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

Policy 7.2

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

Policy 7.3

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

COMMUNITY SAFETY ELEMENT

MITIGATION

Objectives and Policies

OBJECTIVE 1

REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

URBAN DESIGN ELEMENT

CONSERVATION

Objectives and Policies

OBJECTIVE 2

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

Richness of Past Development

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

MAJOR NEW DEVELOPMENT

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOD ENVIRONMENT.

Visual Harmony

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Height and Bulk

Policy 3.5

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

HOUSING ELEMENT

EQUAL HOUSING OPPORTUNITIES

Objectives and Policies

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.5

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.6

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

MAINTAIN THE UNIQUE AND DIVERSE CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS

OBJECTIVE 11

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

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.8

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

The Project proposes to convert a community facility (formerly the Boys & Girls Club of San Francisco) that had been in the neighborhood for over 60 years to a secondary school for Grades 6 through 12. The Project Sponsor believes that the Project would be a less intensive use than the previous use with 200 to 300 students daily and up to 500 to 600 students for sports events. The proposed 2nd floor horizontal addition and new 3rd floor level would provide classrooms and seven group housing units for teachers and visiting artists. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project Site does not possess any neighborhood-serving retail uses. The existing neighborhood-serving retail uses would not be directly affected by the Project. The Project is a secondary school for up to 250 students, which will enhance the nearby retail uses and provide opportunities for employment in and ownership of such businesses.

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

The Project Site does not possess any existing housing. The Project would provide seven new group housing units, thus resulting in an overall increase in the neighborhood housing stock. The Project would enhance the cultural diversity of the neighborhood.

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

The Project Site does not currently possess any existing affordable housing. The Project would provide seven new group housing units, which would be affordable to teachers and visiting artists.

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

The Project would not impede Muni services or affect the City's streets or neighborhood parking. Staff members would monitor and manage the drop-off and pick-up activities to ensure no traffic disruptions and promote the orderly flow of traffic. The Project would provide off-street parking at the principally permitted amounts and sufficient bicycle parking for students, residents, and guests.

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

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

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building is a historic resource. The design of the proposed additions enhances the existing building and the seismic upgrade will ensure its survival in a seismic event.

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

The Project will not affect existing parks and open spaces. The Project is in an 40-foot height district and is not subject to Planning Code Section 295.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-000123CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 30, 2020, and labeled “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 8, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 8, 2020

EXHIBIT A

Authorization

This authorization is for a Conditional Use for a Planned Unit Development to allow a performing arts school (d.b.a. San Francisco High School of the Arts & San Francisco Middle School of the Arts) located at 1950 Page Street, in Assessor's Block 1227 and Lot 010, pursuant to Planning Code Sections 209.2, 303 and 304 within an RM-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated September 30, 2020, and labeled "EXHIBIT B" included in the docket for Record No. 2014.0734CUA and subject to conditions of approval reviewed and approved by the Commission on October 8, 2020 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 October 8, 2020 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Student Enrollment

- 6. Enrollment.** Enrollment for the Project shall be up to a total of 250 students.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, www.sfplanning.org

Design – Compliance at Plan Stage

- 7. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, www.sfplanning.org

- 8. 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 628.652.7350, www.sfplanning.org

- 9. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

- 10. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, www.sfplanning.org

Parking and Traffic

- 11. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

- 12. Bicycle Parking (School).** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 100 Class 1 and 25 Class 2 bicycle parking spaces based upon currently proposed square footage. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 13. Bicycle Parking (Group Housing).** The Project shall provide no fewer than 2 Class 1 and 2 Class 2 bicycle parking spaces based upon currently proposed bed count as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 14. Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than 4 showers and 24 clothes lockers based upon currently proposed square footage.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 15. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than seven (7) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 16. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 17. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, www.sfplanning.org

- 18. Residential Child-Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, www.sfplanning.org

Monitoring - After Entitlement

- 19. 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 628.652.7463, www.sfplanning.org

- 20. 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 628.652.7463, www.sfplanning.org

- 21. 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, 628.271.2000, www.sfpublishworks.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 23. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

INSTITUTE FOR ARTS AND CULTURE: VERTICAL ADDITION

1950 PAGE STREET, SAN FRANCISCO



SCOPE OF WORK

1. CONVERT AND LEGALIZE AN EXISTING BOYS & GIRLS CLUB TO A PERFORMING ARTS SCHOOL (GRADES K THROUGH 12) WITH TEACHER HOUSING
2. BUILD-OUT THE SECOND FLOOR AT THE FRONT OF BUILDING
3. ADD A NEW THIRD FLOOR WITH A SET BACK OF 35'-0" FROM THE REAR PROPERTY LINE
4. REMOVE EXISTING INDOOR POOL, RAISE THE FLOOR LEVEL AND ADD A (7) SPACE GARAGE WITH (129) BICYCLE PARKING SPACES
5. PROJECT WOULD RESULT IN TOTAL OF (25) CLASSROOMS, INCLUDING (6) DANCE STUDIOS, (14) ACADEMIC CLASSROOMS, (2) ART STUDIOS & (3) MUSIC STUDIOS FOR UP TO (250) STUDENTS

PROJECT DATA

BLOCK:	1227
LOT:	010
ZONE:	RM2
OCCUPANCY:	(E) B, A-1, A-4 (N) E, B, A-3, A-4, R-3, S-2
NO. OF STORIES:	(E) 2 OVER BASEMENT (N) 3 OVER BASEMENT
TYPE OF CONSTRUCTION:	III-A (WITH AUTOMATIC SPRINKLER)
LOT SIZE:	24,058 SF PER PIM
FLOOR AREA RATIO (FAR):	2.06 : 1 (FOR NON-RESIDENTIAL USE)
HEIGHT LIMIT:	40'-0" MAX.
BUILDING HEIGHT:	(E) 27'-8" (N) 40'-0"
OFF-STREET PARKING:	(E) 0 (N) 7
BICYCLE PARKING - (CLASS 1):	(E) 0 (N) 103
BICYCLE PARKING - (CLASS 2):	(E) 0 (N) 26
CUT & FILL:	
CUT:	294 CY / 3,175 SF (SEE A1.1 FOR CALCULATION)
FILL:	471 CY / 3,179 SF (SEE A1.1 FOR CALCULATION)

SHEET INDEX

<u>ARCHITECTURAL</u>	
A0.0	COVER SHEET, SCOPE OF WORK & PROJECT DATA
A0.1	SF PLANNING CODE ANALYSIS TABLE, BUILDING POPULATION CALC., OCCUPIED AREA CALC. & GROSS FLOOR AREA CALCULATION
A1.0	VICINITY MAPS & SITE SECTION
A1.1	PRE-EXISTING & EXISTING SITE PLAN, PROPOSED SITE PLAN, PROPOSED 1ST LEVEL CUT & FILL CALCULATION
A3.0	BASEMENT FLOOR PLAN (NO CHANGE SINCE PRE-EXISTING, EXISTING & PROPOSED CONDITION)
A3.1A	1ST FLOOR PLAN - PRE-EXISTING
A3.1B	1ST FLOOR PLAN - EXISTING
A3.1C	1ST FLOOR PLAN - PROPOSED
A3.2A	2ND FLOOR PLAN - PRE-EXISTING
A3.2B	2ND FLOOR PLAN - EXISTING
A3.2C	2ND FLOOR PLAN - PROPOSED
A3.3A	ROOF PLAN - PRE-EXISTING
A3.3B	ROOF PLAN - EXISTING
A3.3C	3RD FLOOR PLAN - PROPOSED
A3.4	ROOF PLAN - PROPOSED
A5.0	EXISTING & PROPOSED EXTERIOR FRONT / SOUTH ELEVATIONS & PHOTOS
A5.1	EXISTING & PROPOSED EXTERIOR EAST & WEST ELEVATIONS & PHOTOS
A5.2	EXTERIOR REAR / NORTH ELEVATIONS & PHOTOS
A6.0	BUILDING SECTIONS
A7.0	RENDERINGS & STREET VIEWS
A7.1	RENDERINGS & STREET VIEWS
A7.2	RENDERINGS & STREET VIEWS
A7.3	RENDERINGS & BIRD'S EYE VIEW
A7.4	RENDERINGS & BIRD'S EYE VIEW
A7.5	RENDERINGS & BIRD'S EYE VIEW
A7.6	SURROUNDING BUILDING PHOTOS
A7.7	SURROUNDING BUILDING PHOTOS
A8.0	SPECIFICATION - ROOF SCREEN
<u>CIVIL</u>	
C1.0	SIDEWALK PLAN
<u>SHADOW STUDY</u>	
SS01	SHADOW STUDY YEAR ROUND

(30 SHEETS - TOTAL)

LOCATION MAP



SUBJECT BUILDING
1950 PAGE STREET



CODE REQUIREMENTS

1. 2019 CALIFORNIA BUILDING CODE & SF AMENDMENTS
2. 2019 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS
3. 2019 CALIFORNIA PLUMBING CODE & SF AMENDMENTS
4. 2019 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
5. 2019 CALIFORNIA ENERGY CODE
6. 2019 CALIFORNIA FIRE CODE & SF AMENDMENTS

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PROJECT SCOPE:
VERTICAL ADDITION TO
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SUBMITTAL FOR:
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DATE
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JOB NO.
140121

SHEET TITLE

COVER SHEET &
PROJECT DATA

SHEET NO.

A0.0

EXHIBIT B

SF PLANNING CODE ANALYSIS TABLE

TOPIC	PLANNING CODE SECTION	REQUIRED/ALLOWED	PROPOSED / PROVIDED	REQUIRED AUTHORIZATION
ZONING	SEC. 209.2	RM-2 RESIDENTIAL-MIXED MODERATE DENSITY, SCHOOL CONDITIONAL USE REQUIRED	INSTITUTIONAL-SCHOOL, CONDITIONAL USE APPLICATION	PC SEC. 303 CU FOR SCHOOL IN RM-2
HEIGHT LIMIT	SEC. 250 & SEC. 260	40'-X	40' HIGH FROM MIDPOINT OF CURB ON PAGE STREET	
HEIGHT EXCEPTION	SEC. 260.b.1.8	10' TO 16' EXEMPTION ALLOWED AT ROOF FOR ELEVATOR	MAX. 14' HEIGHT AT ELEVATOR OVER 40' (49' HIGH STAIR PENTHOUSE, 54' ELEVATOR PENTHOUSE)	
HEIGHT EXEMPTION AREA	SEC. 260.b.1	20% OF OVERALL ROOF AREA; 30% IF UNROOFED SCREEN PROVIDED.	5.0% FOR SKYLIGHT, ELEVATOR & STAIR PENTHOUSE, HVAC UNITS (850/16,947 = 5.0%)	
FLOOR AREA RATIO FOR NON-RESIDENTIAL USE	SEC. 124 & TABLE 209.2	1.8 TO 1, 1.8 X 24,058 SF = 43,304.4 SF	2.05 TO 1 FOR NON-RESIDENTIAL USE (49,619/24,058=2.06)	PC SEC. 304 PUD TO EXCEED FAR
FRONT SETBACK	SEC. 132 & TABLE 209.2	BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15 FEET. BASED UPON THE AVERAGE OF THE ADJACENT PROPERTIES IN RESIDENTIAL DISTRICTS. 1928 PAGE IS THE ONLY ADJACENT RESIDENTIALLY-ZONED PROPERTY ON PAGE STREET.	0' SETBACK PROVIDED ON SECOND FLOOR (INFILL); 0' SETBACK PROVIDED ON 3RD FLOOR.	PC SEC. 304 PUD EXC. FROM SEC. 132
SIDE YARD	SEC. 135 & TABLE 209.2	NOT REQUIRED.	10' PROVIDED ON NEW FLOOR (3RD FLOOR)	
REAR YARD	SEC. 134 & TABLE 209.2	45% OF LOT DEPTH OR AVERAGE OF ADJACENT NEIGHBORS. IF AVERAGED, NO LESS THAN 25% OF LOT DEPTH OR 15 FEET, WHICHEVER IS GREATER. 45% OF LOT DEPTH IS 61'-11"	61'-10 1/2" REQUIRED, 35' PROVIDED ON NEW FLOOR (3RD FLOOR), SEEKING PUD MODIFICATION.	PC SEC. 304 PUD EXC. FROM SEC. 134
OPEN SPACE	SEC. 135	AT LEAST 80 SQUARE FEET IF PRIVATE, AND 106 SQUARE FEET PER DWELLING UNIT IF COMMON. 7 UNIT X 106 SF = 742 SF REQUIRED	1,181 SF TOTAL OPEN SPACE PROVIDED ON 3/F ROOF DECK	
STREET TREES	SEC. 138.1	ONE TREE PER 20 FT. FRONTAGE, TOTAL 9 TREE REQUIRED (175/20=9)	5 EXISTING, CANNOT PROVIDE MORE BECAUSE ACCESSIBLE RAMP AND BIKE RACK.	WILL PAY FEE FOR 4 TREES
BIRD SAFE BUILDINGS	SEC. 139	BIRD-SAFE GLAZING TREATMENT IS REQUIRED SUCH THAT THE BIRD COLLISION ZONE CONSISTS OF NO MORE THAN 10% UNTREATED GLAZING.	PROVIDE BIRD-SAFE GLAZING TREATMENT TO NEW GLAZING 100% MIN.	
UNIT EXPOSURE	SEC. 140	EVERY UNIT TO FACE ON A STREET, ALLEY, LEGAL REAR YARD	35' REAR YARD FOR GROUP HOUSING PROVIDED.	SEC. 304 PUD EXC. FROM SEC. 140 TO FACE ON 35' REAR YARD FOR GROUP HOUSING, BEDRM #5,6,7 FACING 10' SIDE YARD.
BETTER ROOF	SEC. 149	NONRESIDENTIAL BUILDINGS SET ASIDE A "SOLAR READY" PORTION OF THE ROOF EQUAL TO 15% OF THE TOTAL ROOF AREA. EACH SQUARE FOOT OF LIVING ROOF SHALL COUNT AS 0.5 SQUARE FOOT TOWARDS THE MINIMUM BETTER ROOF AREA REQUIREMENTS	SOLAR PANEL AREA: 4,290 SF; LIVING ROOF AREA: 1,447 SF; (723.5 SF FOR BETTER ROOF AREA); TOTAL BETTER ROOF AREA: 5,013.5 SF; TOTAL ROOF AREA: 23,437 SF; BETTER ROOF: 21.6% OF TOTAL ROOF AREA (5,013.5 SF / 23,437 SF = 21.4%); SOLAR PANEL: 18% OF TOTAL ROOF AREA (4,290 SF / 23,437 SF = 18.3%)	
OFF-STREET PARKING	SEC. 151	SCHOOL: NONE REQUIRED; 1 PER 6 CLASSROOMS PERMITTED; MAX. 1.5 PER 6 CLASSROOMS. PROPOSED BUILDING ANALYSIS: FIRST FLOOR: 2 DANCING STUDIOS + 1 CLASSROOM SECOND FLOOR: 4 DANCING STUDIOS + 3 CLASSROOMS THIRD FLOOR: 10 CLASSROOMS + 2 ART STUDIOS + 3 MUSIC STUDIOS PERMITTED OFF-STREET PARKING SPACES: 25 / 6 = 4 MAX. ALLOWED OFF-STREET PARKING SPACES: 25 / 6 + 1.5 = 6 FOR GROUP HOUSING; NONE REQUIRED; MAX. ONE PER 2,000-SF OCCUPIED AREA PERMITTED 3,865/2,000=2	TOTAL 5 PROVIDED FOR SCHOOL TOTAL 2 PROVIDED FOR GROUP HOUSING	
FREIGHT LOADING	SEC. 152	REQUIRED: 0	0	
BICYCLE PARKING-CLASS1	SEC. 155.2	FOUR PER CLASSROOM (INCLUDE STUDIOS), TOTAL 100 REQUIRED FOR GROUP HOUSING: 1 PER EVERY FOUR BEDS TOTAL: 7/4 = 2 BIKE SPACES REQUIRED	TOTAL 101 PROVIDED (33 VERTICAL RACK, 68 STANDARD PARKING) TOTAL 2 PROVIDED	
BICYCLE PARKING-CLASS2	SEC. 155.2	ONE PER CLASSROOM (INCLUDE STUDIOS), TOTAL 25 REQUIRED FOR GROUP HOUSING MINIMUM 2 SPACES REQUIRED.	TOTAL 26 PROVIDED AT G/F PROVIDE SIGNAGE PER PC SEC. 155.1(c)(4) TOTAL 2 PROVIDED AT SIDEWALK	
SHOWER REQUIREMENTS	SEC. 155.4	FOUR SHOWER AND 24 CLOTHES LOCKERS ARE REQUIRED WHERE OCCUPIED FLOOR AREA EXCEEDS 50,000 SQFT.	FOUR SHOWERS AND MORE THAN 24 CLOTHES LOCKERS ARE PROVIDED ON 1/F.	
RESIDENTIAL / GROUP HOUSING DENSITY	SEC. 207 & 208	UP TO ONE BEDROOM FOR EVERY 210 SQUARE FEET OF LOT AREA. 24,058 SF LOT AREA/210 SF PER UNIT = 115 UNIT ALLOWED	7 BEDROOMS PROVIDED	
RESIDENTIAL/GROUP HOUSING	SEC. 209.2	CU REQUIRED IF THE GROUP HOUSING IS AFFILIATED WITH AND OPERATED BY A HOSPITAL OR AN INSTITUTIONAL EDUCATIONAL USE AS DEFINED IN SECTION 102.		CU REQUIRED PER SEC. 209.2
INSTITUTIONAL USE	SEC. 209.2	CU REQUIRED IN RM-2 ZONE.		CU REQUIRED PER SEC. 209.2

GROSS FLOOR AREA CALCULATION PER SF PLANNING CODE SEC 102

EXISTING		PROPOSED				
NON-RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL/GROUP HOUSING	SUB-TOTAL	
BASEMENT	MECHANICAL	BASEMENT	MECHANICAL		1,409 SF *	
FIRST FLOOR	23,238 SF	FIRST FLOOR	19,695 SF	FIRST FLOOR / RESIDENTIAL PARKING	1,099 SF	20,794 SF
SECOND FLOOR	7,888 SF	SECOND FLOOR	16,568 SF	SECOND FLOOR	- SF	16,568 SF
PENTHOUSE	887 SF *	THIRD FLOOR	13,356 SF	THIRD FLOOR / SEVEN BEDROOMS	3,948 SF	17,304 SF
		PENTHOUSE				497 SF *
		SUB-TOTAL: 49,619 SF		SUB-TOTAL: 3,047 SF		
TOTAL: 31,126 SF		TOTAL: 54,666 SF				

NOTE: * - MECHANICAL, PENHOUSE AREA EXCLUDED FROM GROSS FLOOR AREA.

OCCUPIED AREA CALCULATION (EXTERIOR WALL AREAS ARE EXCLUDED FROM GROSS FLOOR AREA)

	EXISTING	PROPOSED		
		RESIDENTIAL	NON-RESIDENTIAL / SCHOOL USE	SUB-TOTAL
BASEMENT	MECHANICAL			1,409 SF*
FIRST FLOOR	22,704 SF	1,072 SF	19,182 SF	20,254 SF
SECOND FLOOR	7,686 SF	-	16,101 SF	16,101 SF
THIRD FLOOR	887 SF*	3,865 SF	13,066 SF	16,931 SF
PENTHOUSE		497 SF*		497 SF
TOTAL	30,390 SF	4,937 SF	48,349 SF	53,286 SF

NOTE: * - MECHANICAL, PENTHOUSE AREA EXCLUDED FROM GROSS FLOOR AREA/OCCUPIED AREA.

BUILDING POPULATION CALCULATION

Table 1: Current and Proposed Student and Faculty / Staff Populations

School Program / Population Group	Current Population	Proposed Population	
		Short-Term ⁽¹⁾	Long-Term (Maximum)
Weekday (School Day):			
Grades 6-12			
Students	43	100	200
Faculty / staff	24	35	42
Total	67	135	242
Weekday (After-School):			
Grades K-5			
Students	20	40	50
Faculty / staff ⁽¹⁾	5	6	7
Total	25	46	57
Weekend⁽²⁾			
Students	40	80	100
Faculty / staff	8	10	10
Total	48	90	110
Summer: Grades K-12⁽³⁾			
Students	60	80	100
Faculty / staff	6	7	8
Total	66	87	108
Daily Maximum (Weekday)⁽⁴⁾			
Students	63	140	250
Faculty / staff ⁽¹⁾	26	38	46
Total	89	178	296

Source: Institute for Arts and Culture, 2017; AECOM, 2017

Notes:

- The faculty / staff population for the weekday after-school program includes three current staff / faculty members who are also present during the weekday school day program.
- The school's weekend program consists of, and will consist of, various elective classes (each lasting approximately one hour or more on Saturday or Sunday), including courses related to Chinese dance for children and adults, visual art (e.g., drawing, Chinese painting / calligraphy), primarily for children; and the Chinese language, primarily for children. The programs are, and will be, entirely elective in nature - students choose which and how many programs they wish to take, and there are, and will be, no 'basic curriculum' classes required for all students. Classes take place on Saturday and Sunday from 9:00 a.m. through 5:00 p.m. and are, and will be, generally open to both children and adults, although the majority of participants are, and will be, children.
- The school's summer program takes place, and will take place, between 9:00 a.m. and 5:00 p.m. on weekdays during summer break (approximately mid-June to mid-August) and is open to students in grades K-12.
- The daily maximum school population can be derived by combining the school's weekday regular (school day) and after-school programs.

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PROJECT SCOPE:
VERTICAL ADDITION TO
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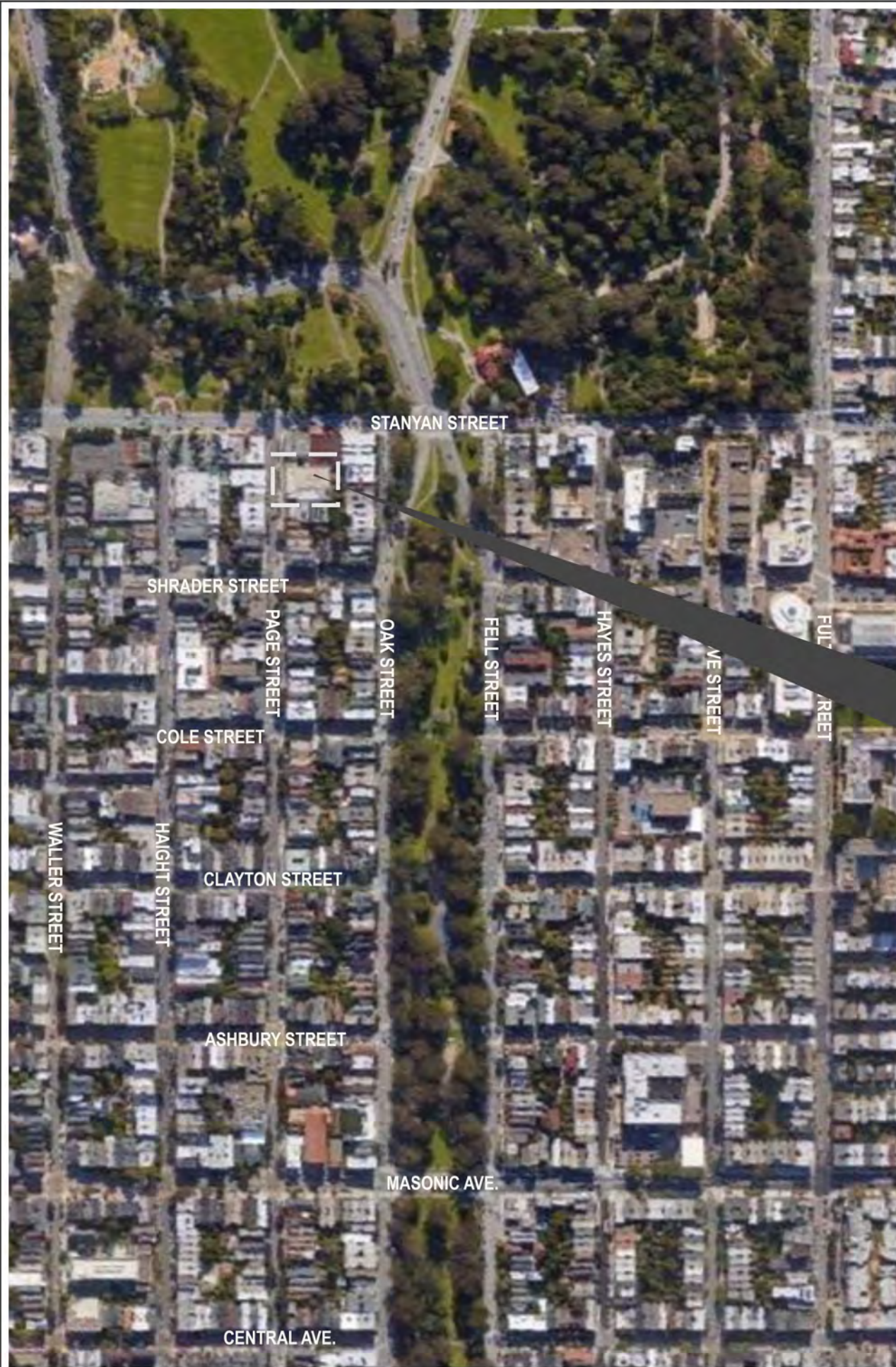
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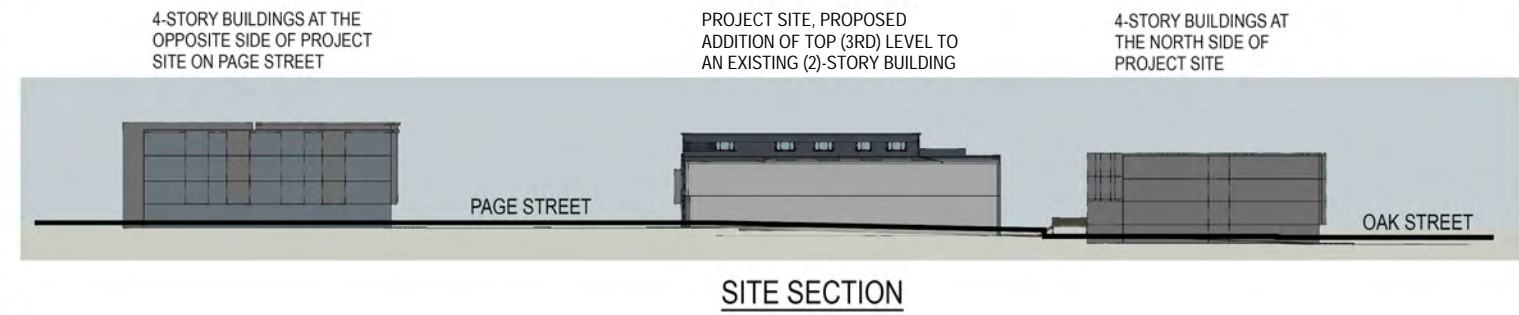
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SF PLANNING CODE ANALYSIS, GROSS FLR. AREA CALC., OCCUPIED AREA CALC., BLDG. POPULATION CALC.

SHEET NO.



VICINITY MAP



SITE SECTION



SEE SITE SECTION ABOVE

PROJECT SITE
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SHEET TITLE
**VICINITY MAP &
SITE SECTION**

SHEET NO.

A1.0

PROJECT ADDRESS:
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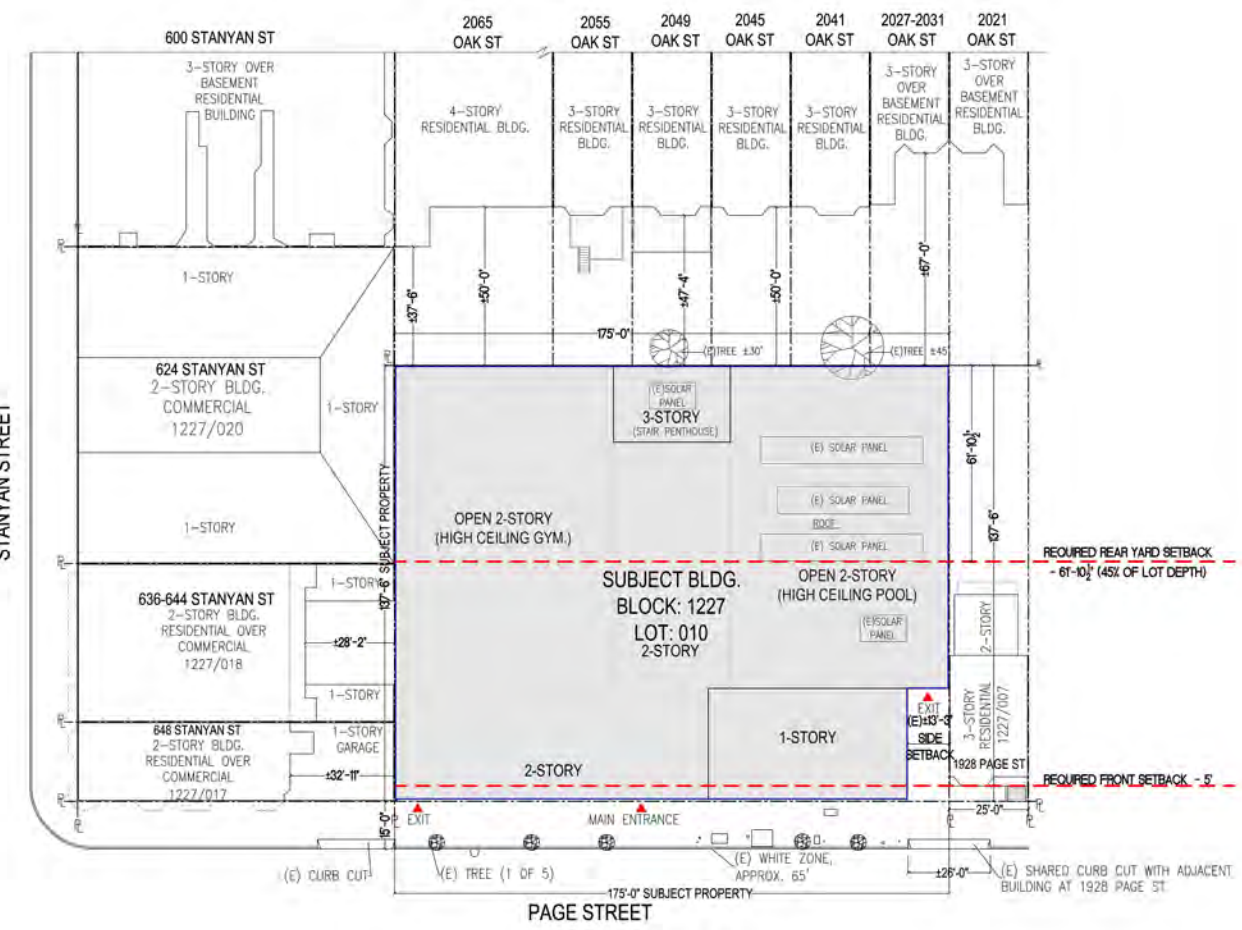
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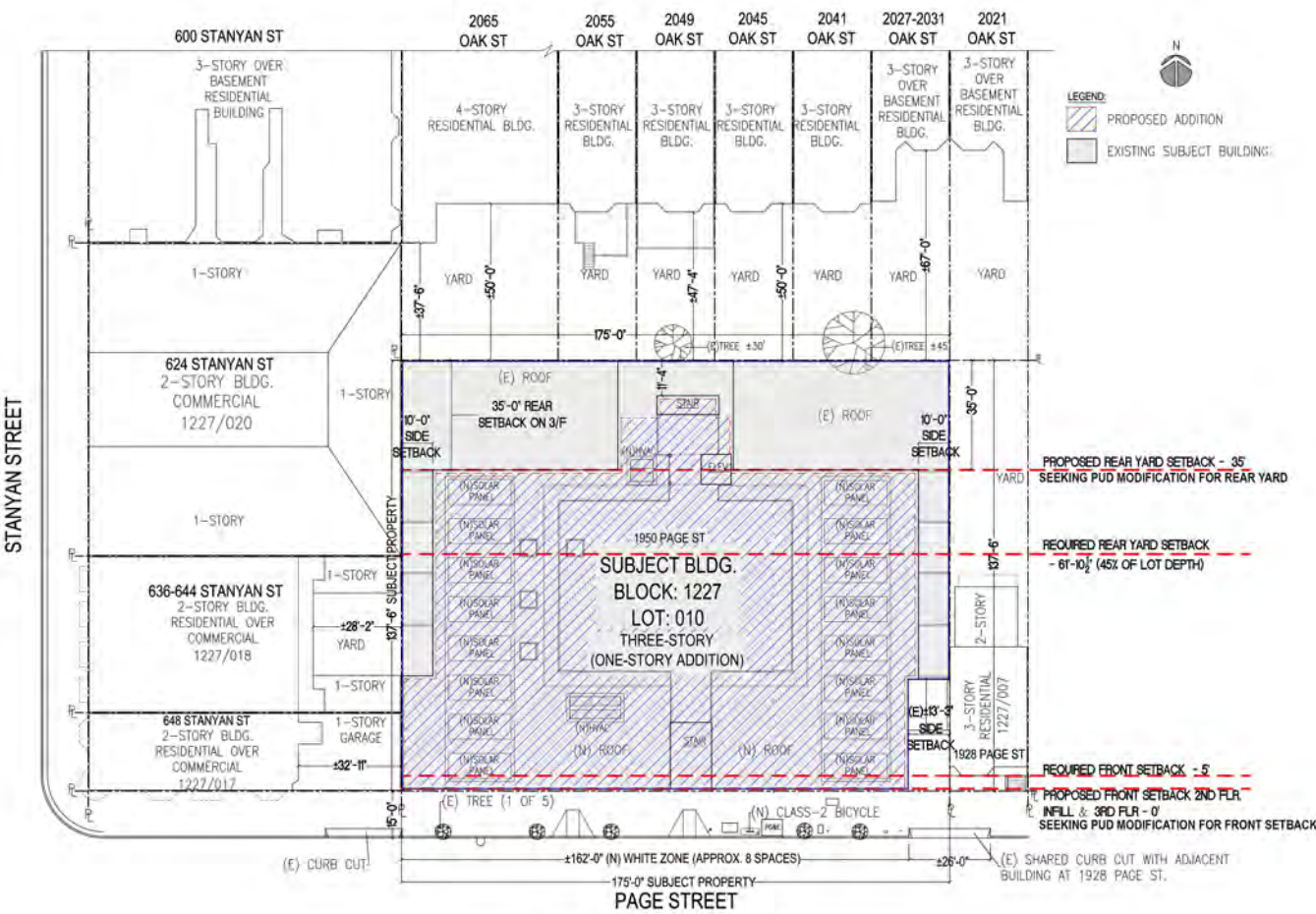
JOB NO.
140121

SHEET TITLE
EXISTING & PROPOSED
SITE PLAN, PROPOSED
1ST FLR. CUT & FILL
CALCULATION

SHEET NO.



EXISTING SITE PLAN
SAME AS PRE-EXISTING SITE PLAN FOR BOYS & GIRLS CLUB

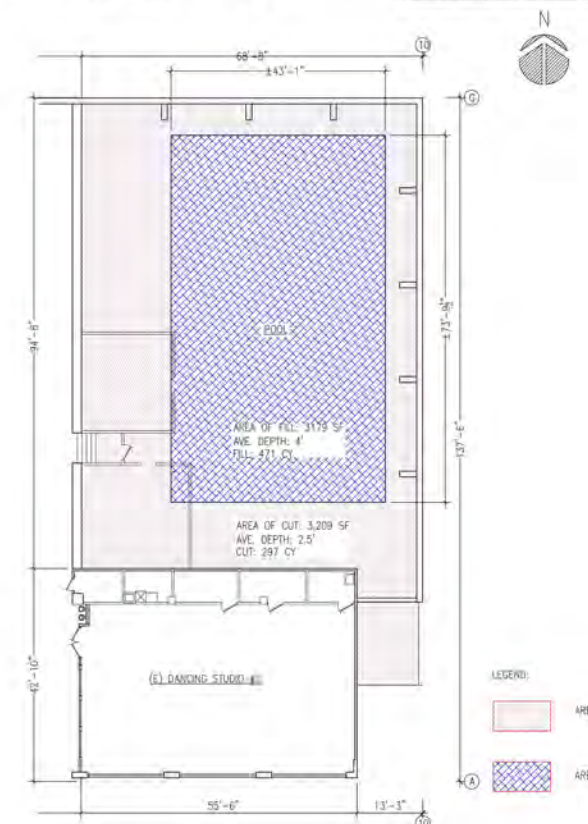


PROPOSED PLOT PLAN
PLANNING CODE COMPLIANCE

NOTE:
ALL ADJACENT BUILDING SIZES ARE APPROXIMATE, DRAWINGS
ARE DRAWN ACCORDING SANBORN MAP & GOOGLE MAP.

	EXISTING POOL AREA	AVERAGE DEPTH BELOW GRADE	TOTAL FILL
FILL AREA	3,179 SF	4'-0"	471 CY
CUT AREA	3,175 SF	2.5'	297 CY

TOTAL CUT & FILL NEED TO FILL 174 CY.



PROPOSED 1ST LEVEL CUT & FILL CALCULATION



KEY MAP

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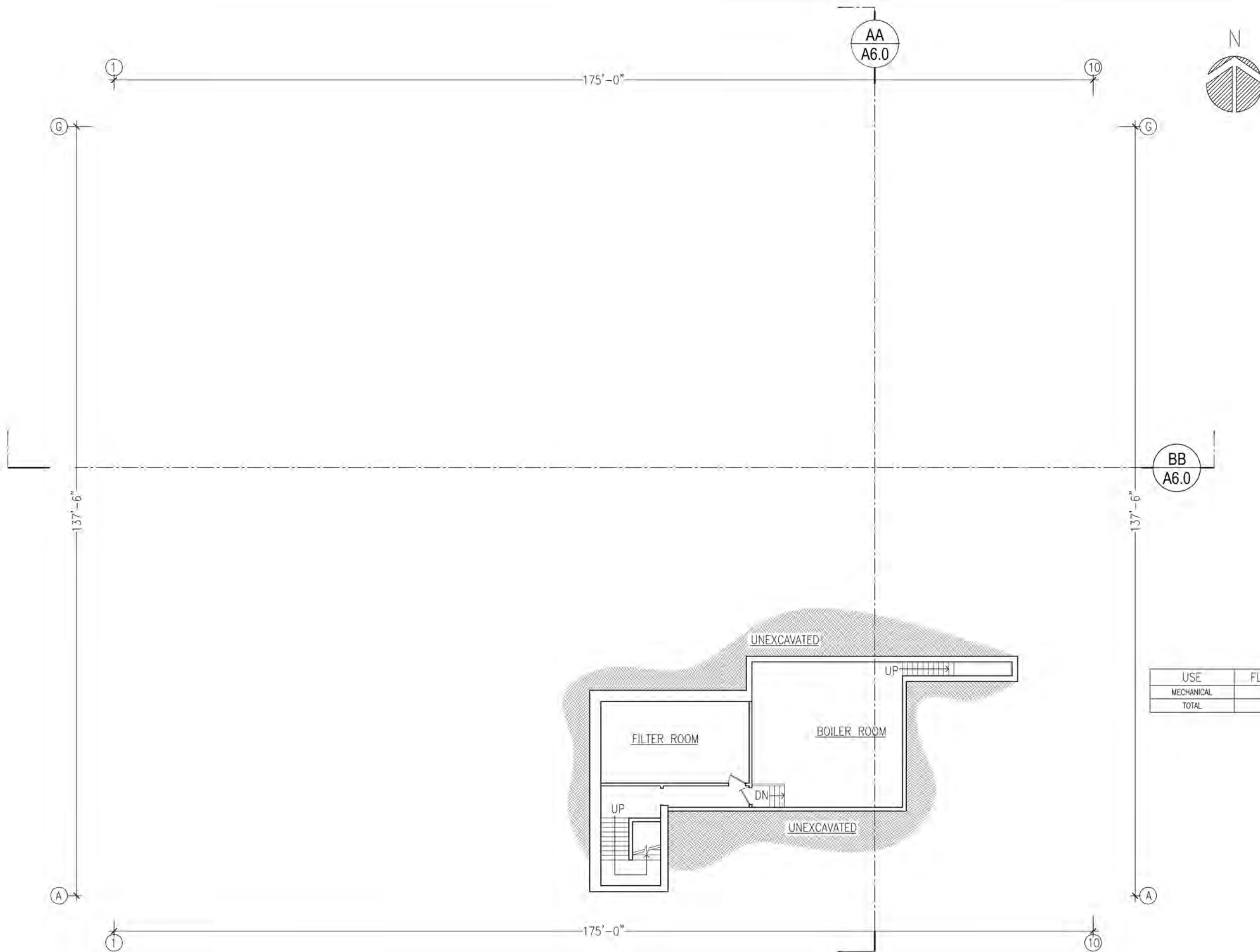
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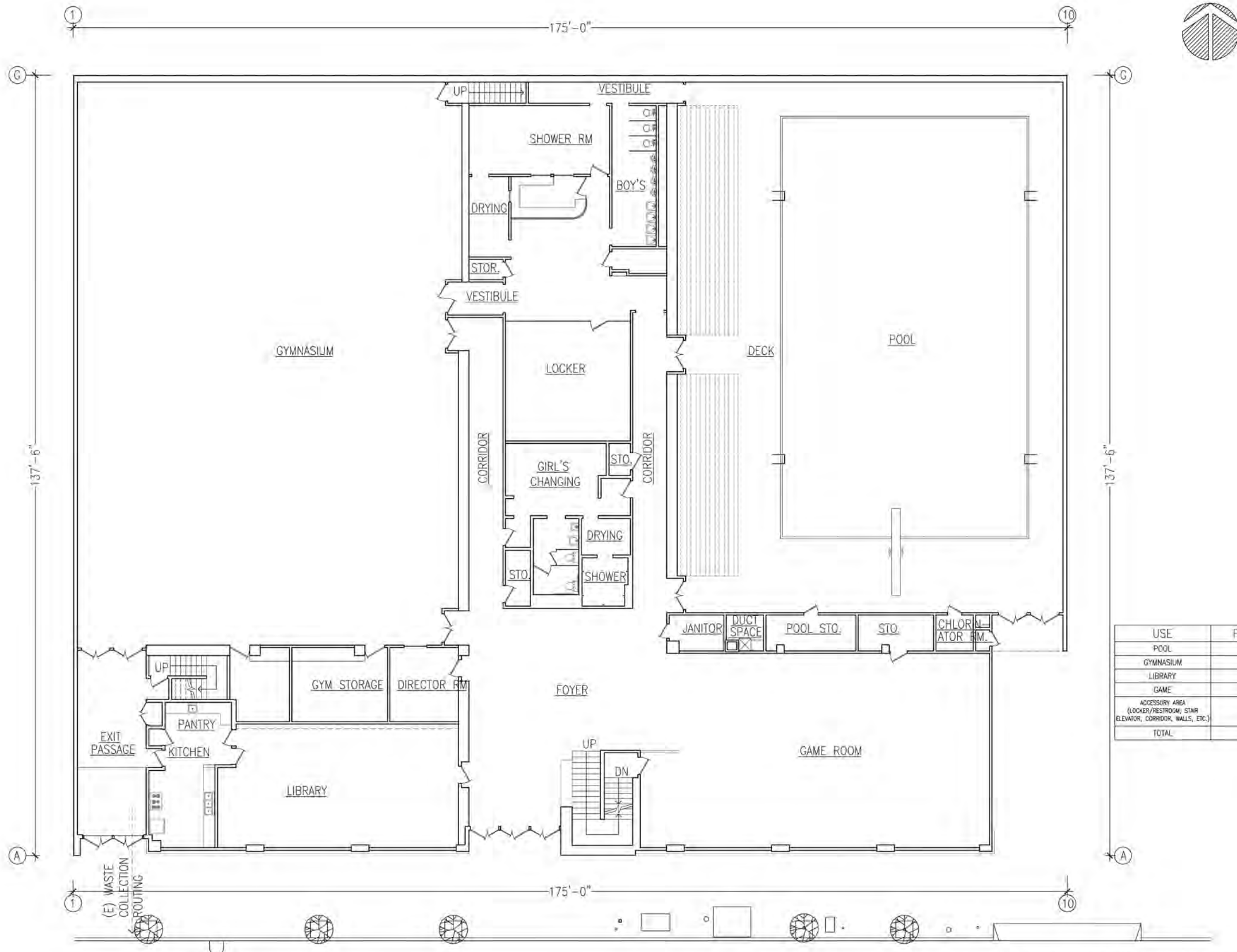
SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NO.

A3.0



BASEMENT FLOOR PLAN - NO CHANGE SINCE PRE-EXISTING, EXISTING & PROPOSED CONDITION



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USE	FLOOR AREA
POOL	6,320 SF
GYMNASIUM	7,004 SF
LIBRARY	894 SF
GAME	2,117 SF
ACCESSORY AREA (LOCKER/RESTROOM, STAIR ELEVATOR, CORRIDOR, WALLS, ETC.)	6,903 SF
TOTAL	23,238 SF

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SHEET TITLE
**1ST FLOOR PLAN -
 PRE-EXISTING**

SHEET NO.
A3.1A

1ST FLOOR PLAN - PRE-EXISTING (BOYS & GIRLS CLUB)

NOTE: PRE-EXISTING PLANS ARE THE FLOOR PLANS FOR THE BOYS & GIRLS CLUB, ALL DIMENSIONS ARE APPROXIMATE

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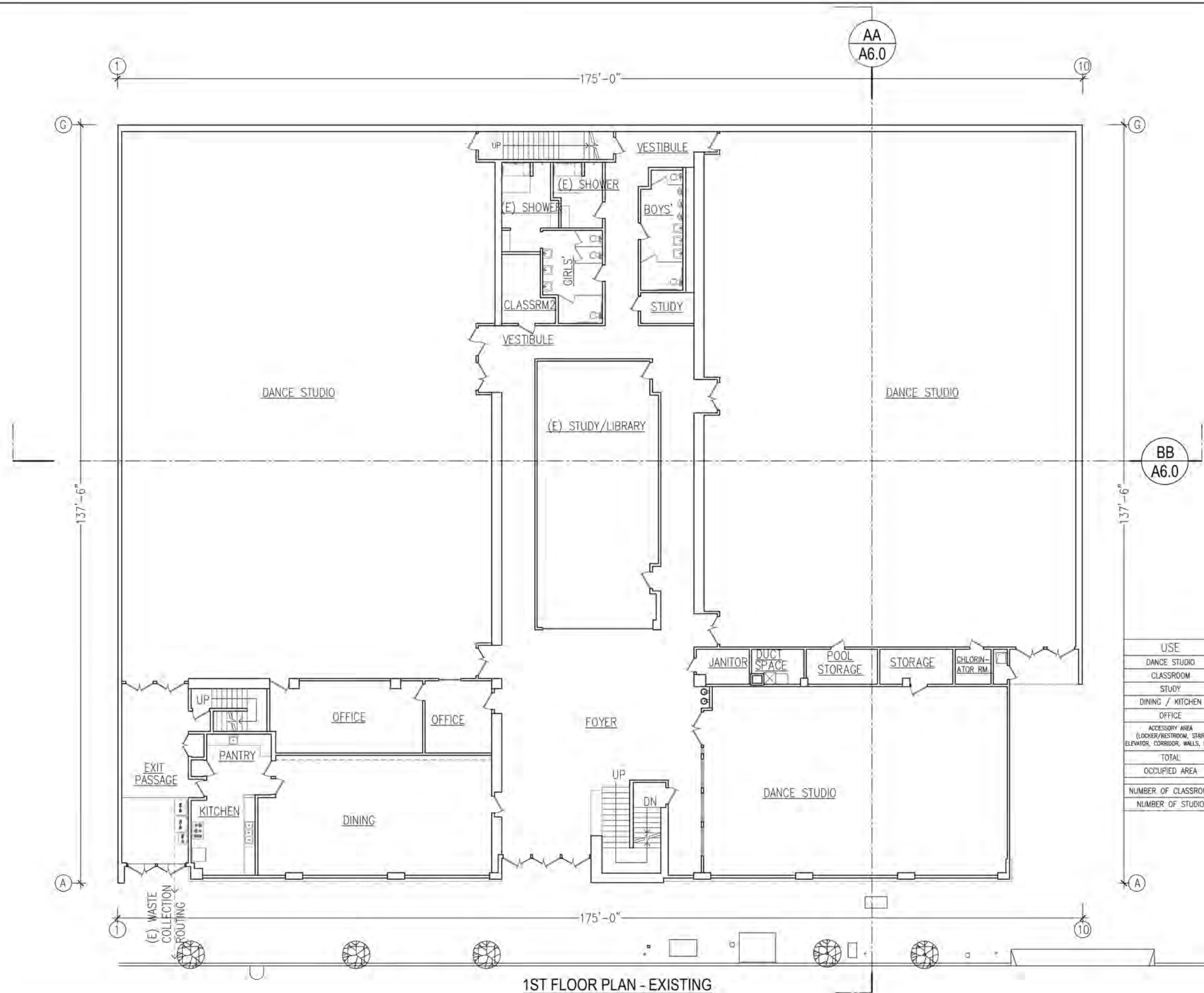
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SHEET TITLE

**1ST FLOOR PLAN -
 EXISTING**

SHEET NO.

A3.1B



USE	FLOOR AREA
DANCE STUDIO	14,729 SF
CLASSROOM	100 SF
STUDY	1,041 SF
DINING / KITCHEN	1,201 SF
OFFICE	512 SF
ACCESSORY AREA (LOCKER/RESTROOM, STAIR ELEVATOR, CORRIDOR, WALLS, ETC.)	5,655 SF
TOTAL	23,238 SF
OCCUPIED AREA	22,704 SF
NUMBER OF CLASSROOM	1
NUMBER OF STUDIO	3

1ST FLOOR PLAN - EXISTING

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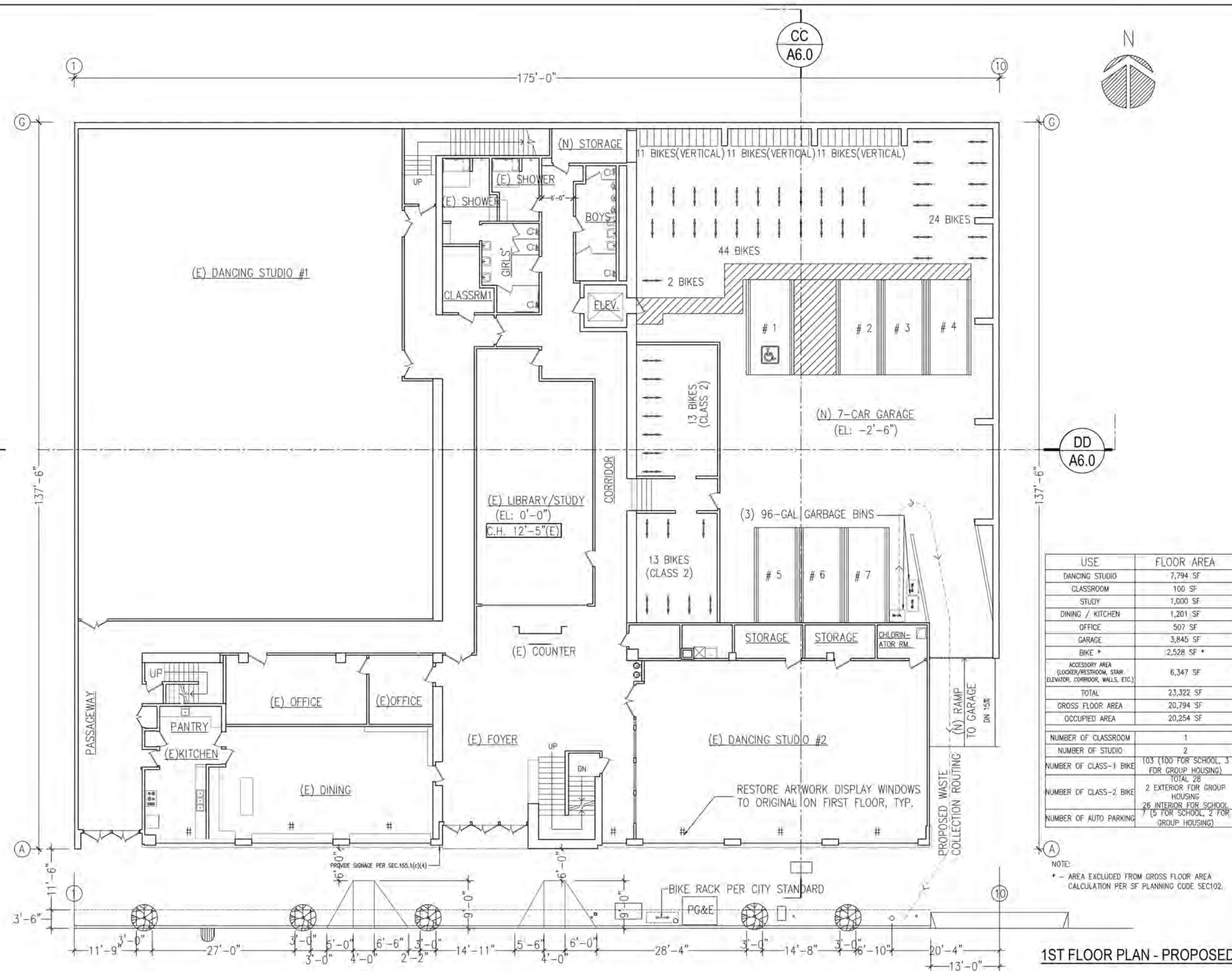
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SHEET TITLE
1ST FLOOR PLAN - PROPOSED

SHEET NO.

A3.1C



1ST FLOOR PLAN - PROPOSED

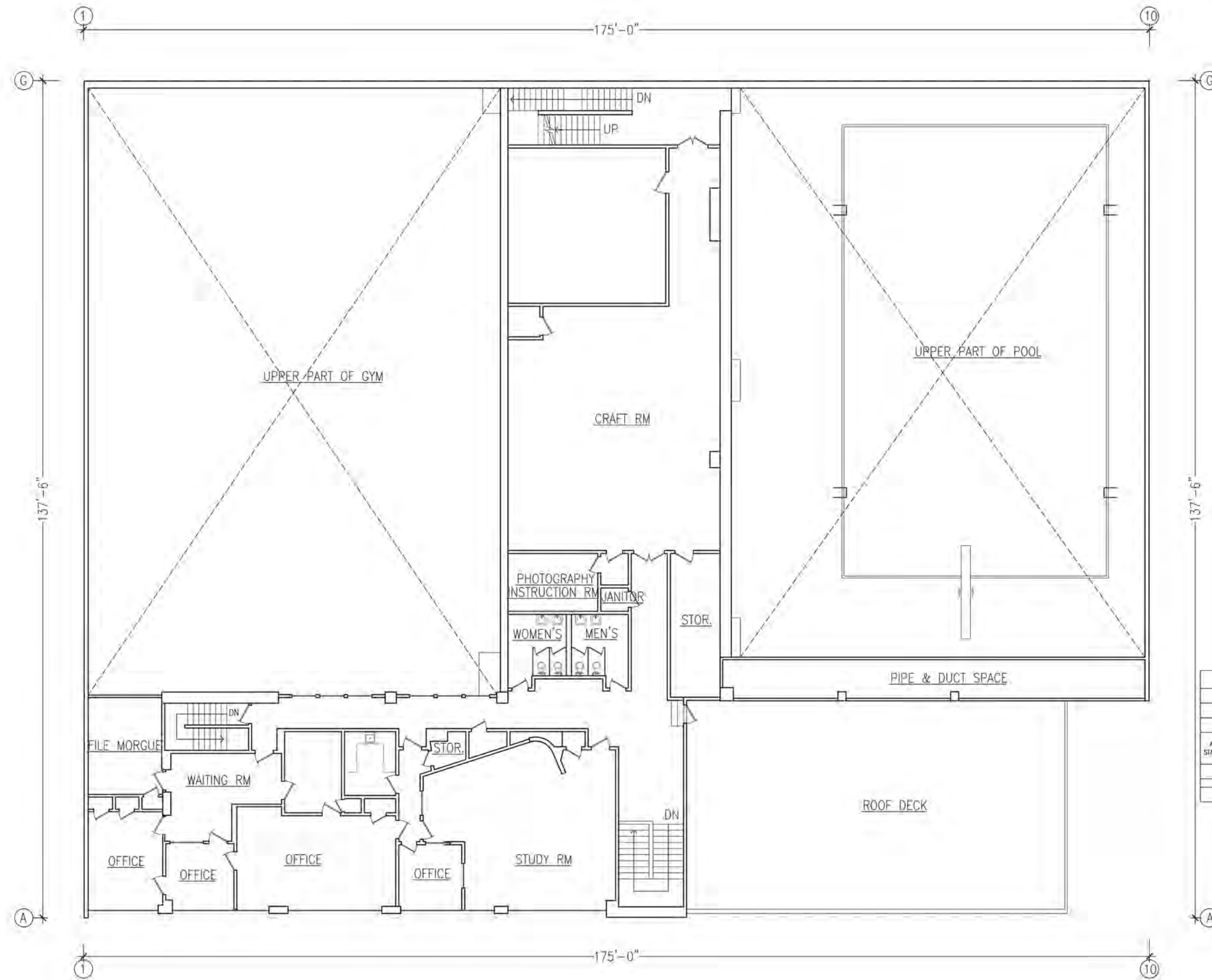


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USE	FLOOR AREA
OFFICE	1,667 SF
STUDY RM	855 SF
CRAFT RM	2,478 SF
ACCESSORY AREA (RESTROOM, STAIR/ELEVATOR, CORRIDOR, ETC.)	2,881 SF
TOTAL	7,881 SF
ROOF DECK	2,127 SF

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SHEET TITLE
**2NDFLOOR PLAN -
 PRE-EXISTING**

SHEET NO.

2ND FLOOR PLAN - PRE-EXISTING (BOYS & GIRLS CLUB)

NOTE: PRE-EXISTING PLANS ARE THE FLOOR PLANS FOR THE BOYS & GIRLS CLUB, ALL DIMENSIONS ARE APPROXIMATE

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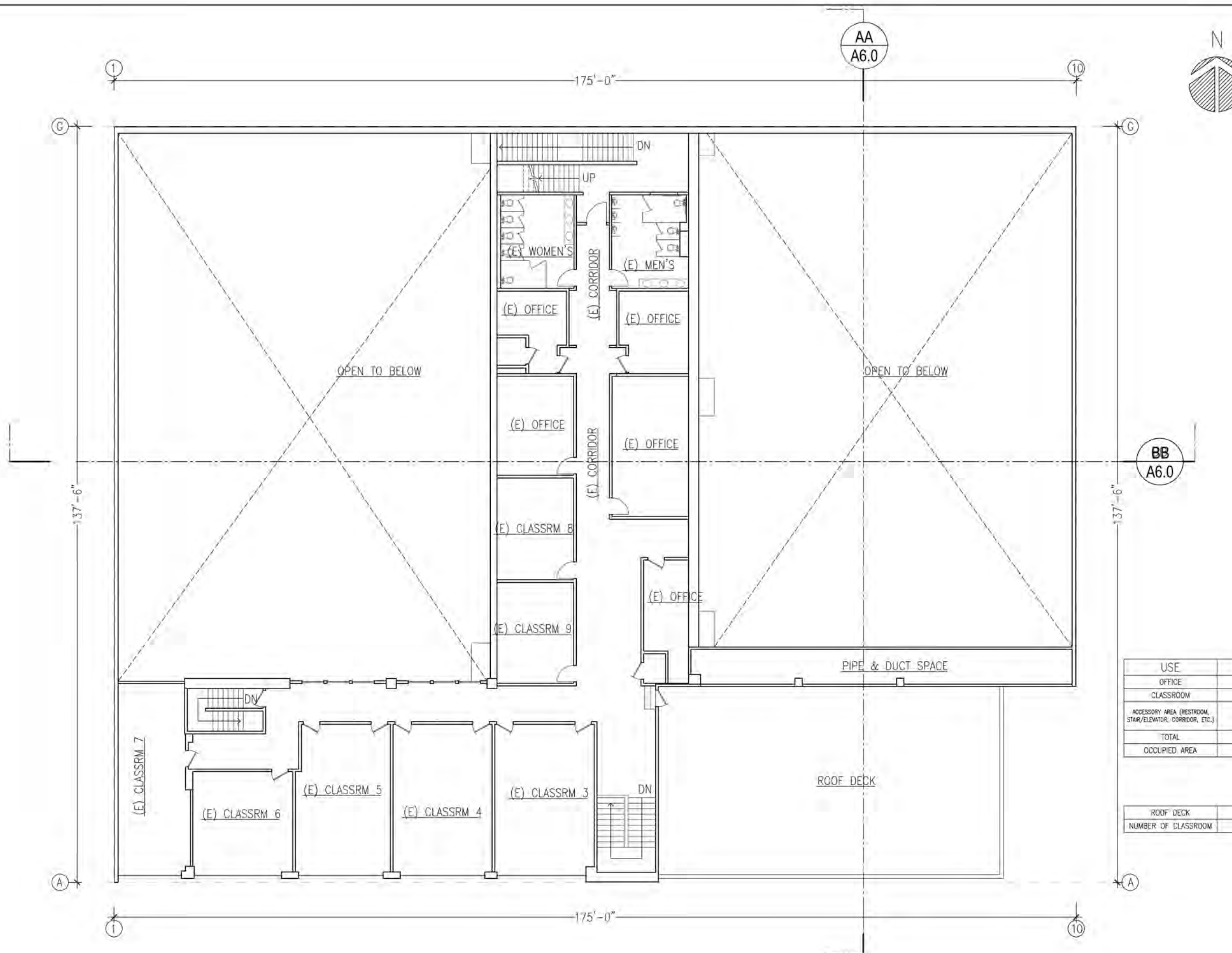
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SHEET TITLE
2ND FLOOR PLAN - EXISTING

SHEET NO.

A3.2B



USE	FLOOR AREA
OFFICE	1,135 SF
CLASSROOM	2,781 SF
ACCESSORY AREA (RESTROOM, STAIR/ELEVATOR, CORRIDOR, ETC.)	3,965 SF
TOTAL	7,881 SF
OCCUPIED AREA	7,686 SF

ROOF DECK	2,127 SF
NUMBER OF CLASSROOM	7

2ND FLOOR PLAN - EXISTING

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PROJECT SCOPE:
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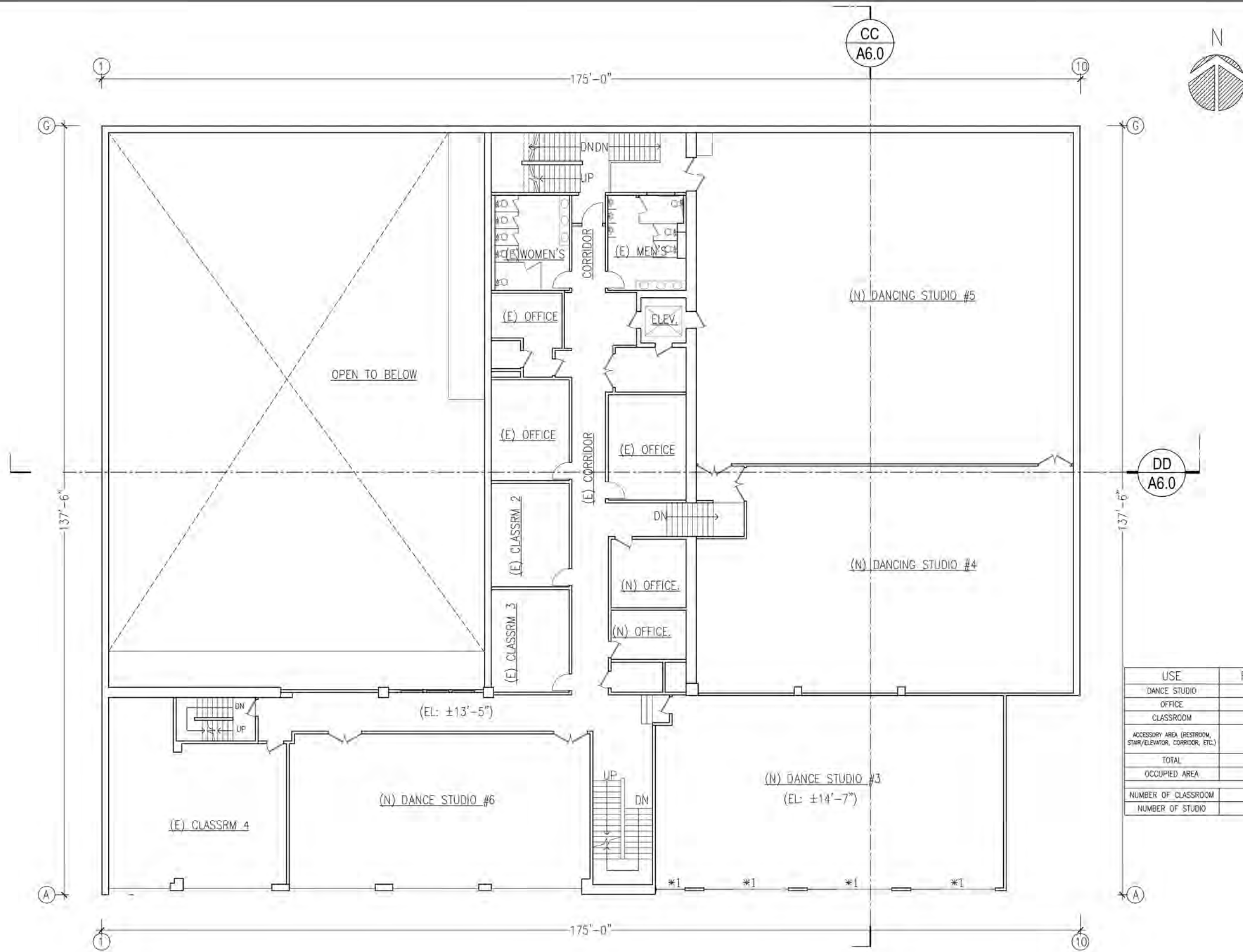
JOB NO.
 140121

SHEET TITLE

**2ND FLOOR PLAN -
 PROPOSED**

SHEET NO.

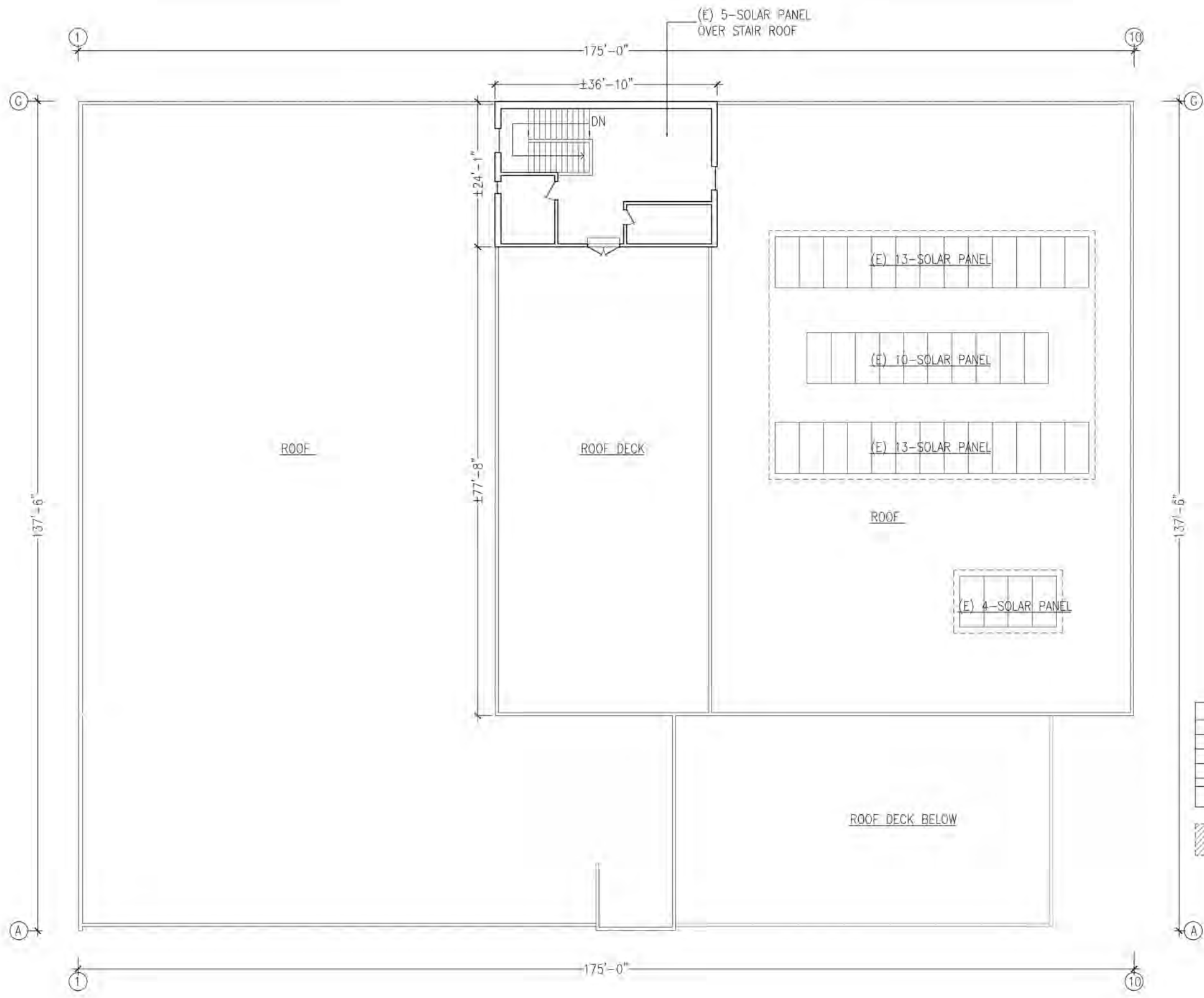
A3.2C



USE	FLOOR AREA
DANCE STUDIO	10,247 SF
OFFICE	987 SF
CLASSROOM	1,422 SF
ACCESSORY AREA (RESTROOM, STAIR/ELEVATOR, CORRIDOR, ETC.)	3,912 SF
TOTAL	16,568 SF
OCCUPIED AREA	16,101 SF
NUMBER OF CLASSROOM	3
NUMBER OF STUDIO	4

2ND FLOOR PLAN - PROPOSED

*1: (N) BOTTOM WINDOWS W/ BIRD-SAFE GLAZING TREATMENT (GLAZING AREA : 343.9 '5)



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USE	FLOOR AREA
ROOF AREA	17,672 SF
ROOF DECK	2,689 SF
STAIR PENTHOUSE	887 SF
TOTAL	21,248 SF
SOLAR PANELS	2,413 SF (11.4% OF TOTAL ROOF)

DASH LINE INDICATED AREA OF SOLAR PANEL ON ROOF.

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SHEET TITLE

**ROOF PLAN -
 PRE-EXISTING**

SHEET NO.

A3.3A

ROOF PLAN - PRE-EXISTING (BOYS & GIRLS CLUB)

NOTE: PRE-EXISTING PLANS ARE THE FLOOR PLANS FOR THE BOYS & GIRLS CLUB, ALL DIMENSIONS ARE APPROXIMATE

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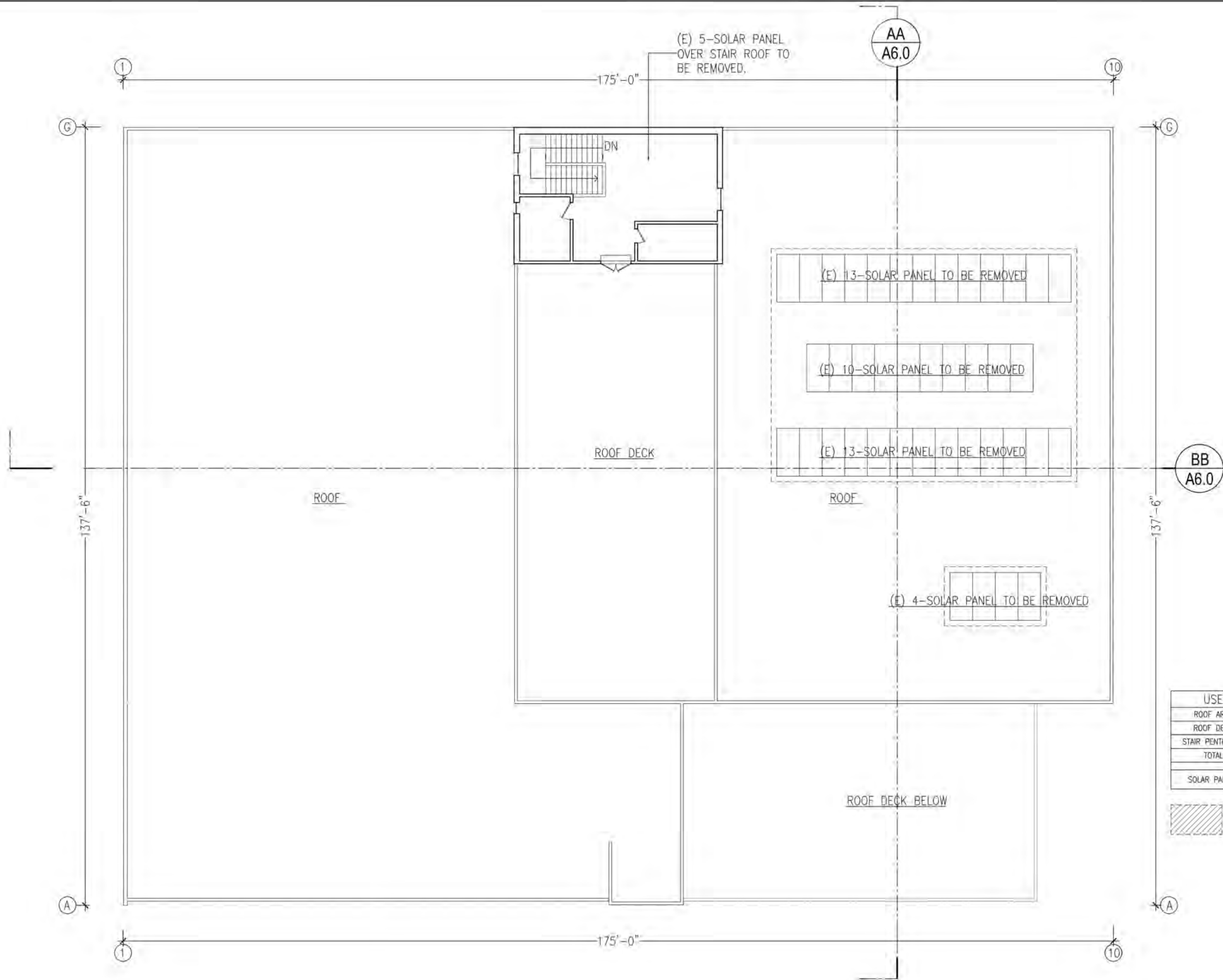
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SHEET TITLE

**ROOF PLAN -
 EXISTING**

SHEET NO.

A3.3B



ROOF FLOOR PLAN - EXISTING

USE	FLOOR AREA
ROOF AREA	17,672 SF
ROOF DECK	2,689 SF
STAIR PENTHOUSE	887 SF
TOTAL	21,248 SF
SOLAR PANELS	2,413 SF (11.4% OF TOTAL ROOF)

DASH LINE INDICATED AREA OF SOLAR PANEL ON ROOF.

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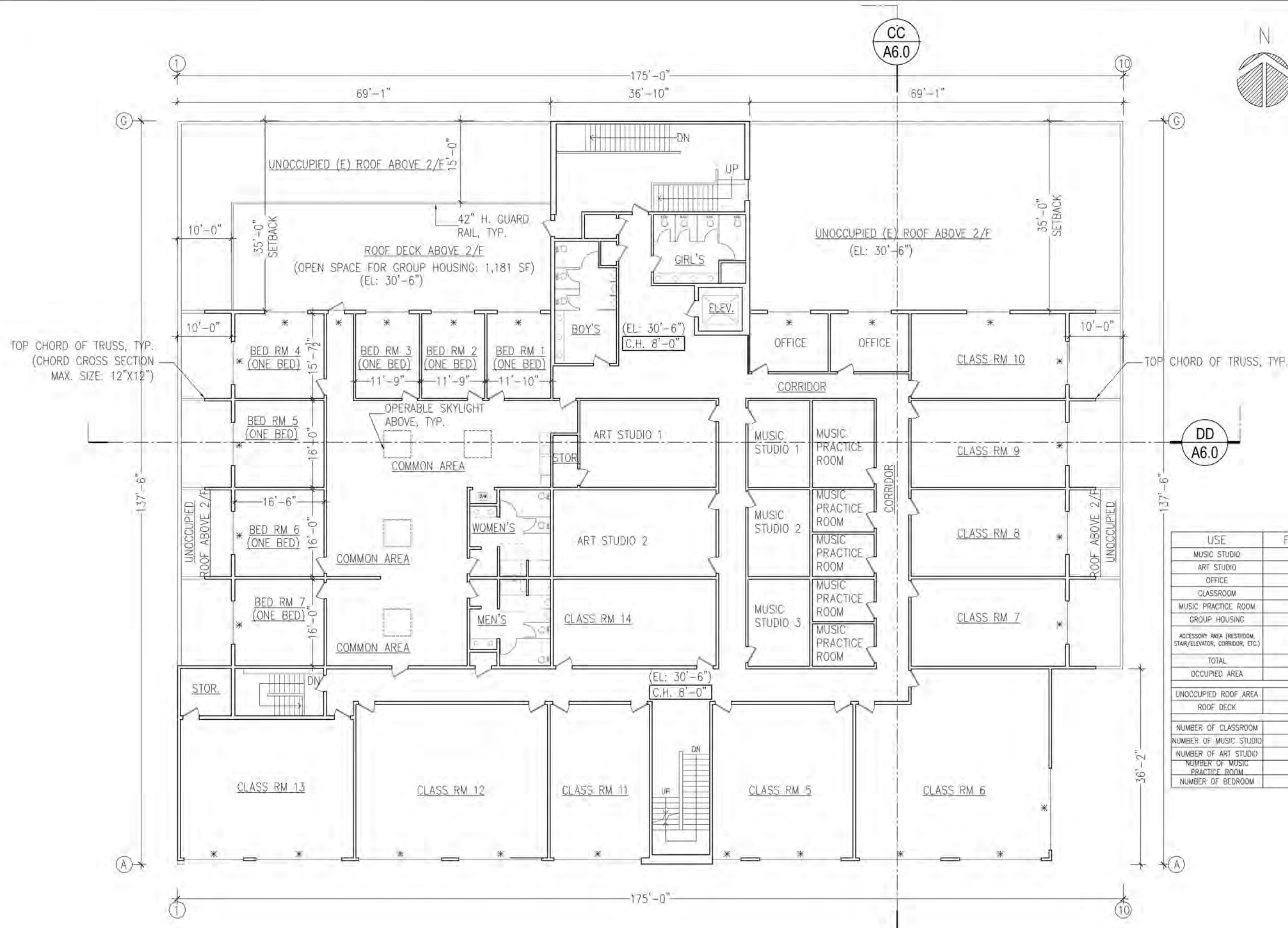
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3RD FLOOR PLAN -
PROPOSED

SHEET NO.

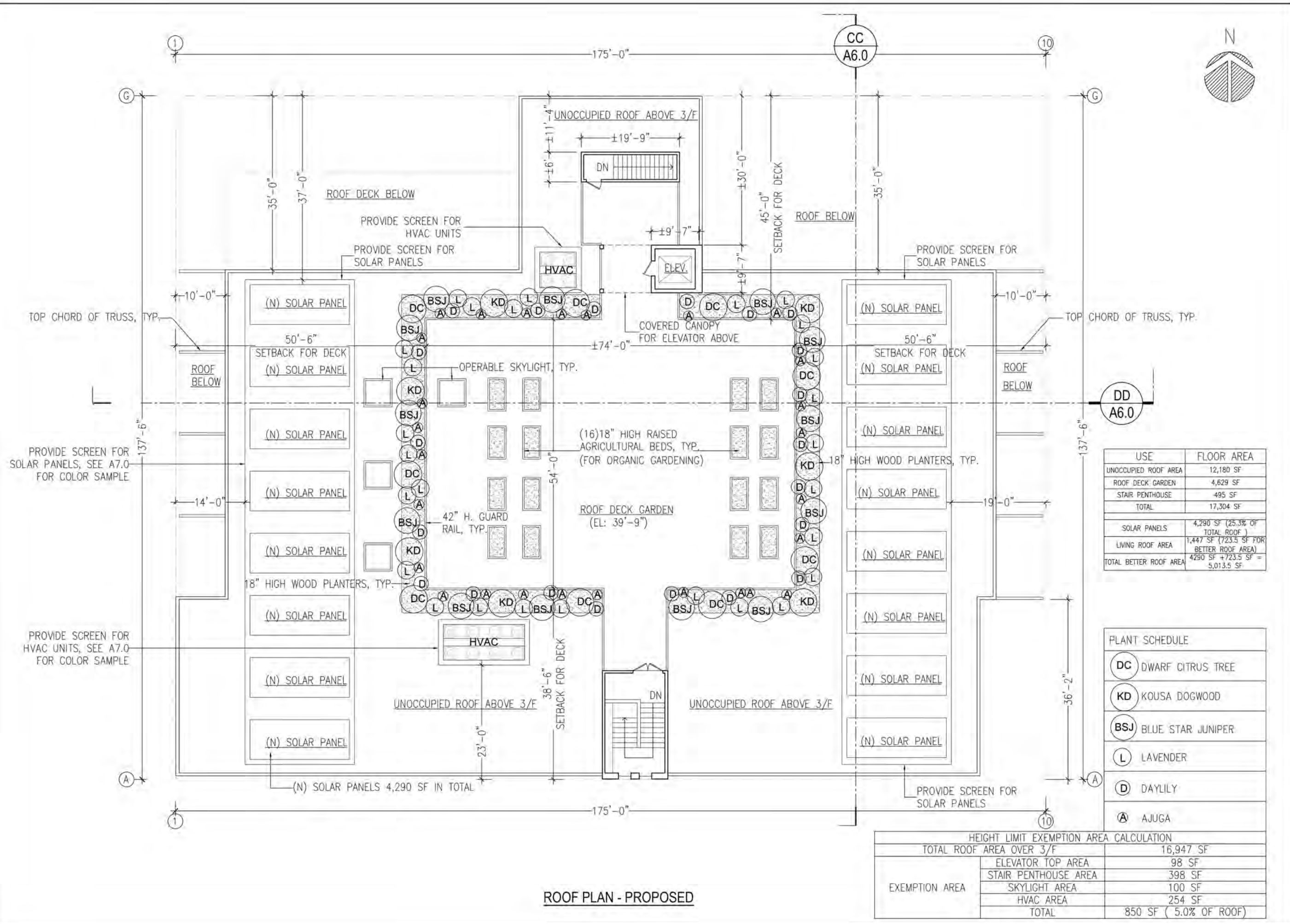
A3.3C



USE	FLOOR AREA
MUSIC STUDIO	587 SF
ART STUDIO	980 SF
OFFICE	344 SF
CLASSROOM	7,015 SF
MUSIC PRACTICE ROOM	587 SF
GROUP HOUSING	3,948 SF
ACCESSORY AREA (RESTROOM, STAIR/ELEVATOR, CORRIDOR, ETC.)	3,843 SF
TOTAL	17,304 SF
OCCUPIED AREA	16,931 SF
UNOCCUPIED ROOF AREA	4,947 SF
ROOF DECK	1,181 SF
NUMBER OF CLASSROOM	10
NUMBER OF MUSIC STUDIO	3
NUMBER OF ART STUDIO	2
NUMBER OF MUSIC PRACTICE ROOM	5
NUMBER OF BEDROOM	7

3RD FLOOR PLAN - PROPOSED

*: (N) WINDOWS W/ BIRD-SAFE GLAZING TREATMENT (GLAZING AREA : 1,171 SF)



USE	FLOOR AREA
UNOCCUPIED ROOF AREA	12,180 SF
ROOF DECK GARDEN	4,629 SF
STAIR PENTHOUSE	495 SF
TOTAL	17,304 SF
SOLAR PANELS	4,290 SF (25.3% OF TOTAL ROOF)
LIVING ROOF AREA	1,447 SF (723.5 SF FOR BETTER ROOF AREA)
TOTAL BETTER ROOF AREA	4,290 SF + 723.5 SF = 5,013.5 SF

PLANT SCHEDULE	
DC	DWARF CITRUS TREE
KD	KOUSA DOGWOOD
BSJ	BLUE STAR JUNIPER
L	LAVENDER
D	DAYLILY
A	AJUGA

HEIGHT LIMIT EXEMPTION AREA CALCULATION	
TOTAL ROOF AREA OVER 3/F	16,947 SF
ELEVATOR TOP AREA	98 SF
STAIR PENTHOUSE AREA	398 SF
SKYLIGHT AREA	100 SF
HVAC AREA	254 SF
TOTAL	850 SF (5.0% OF ROOF)

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**ROOF PLAN -
 PROPOSED**

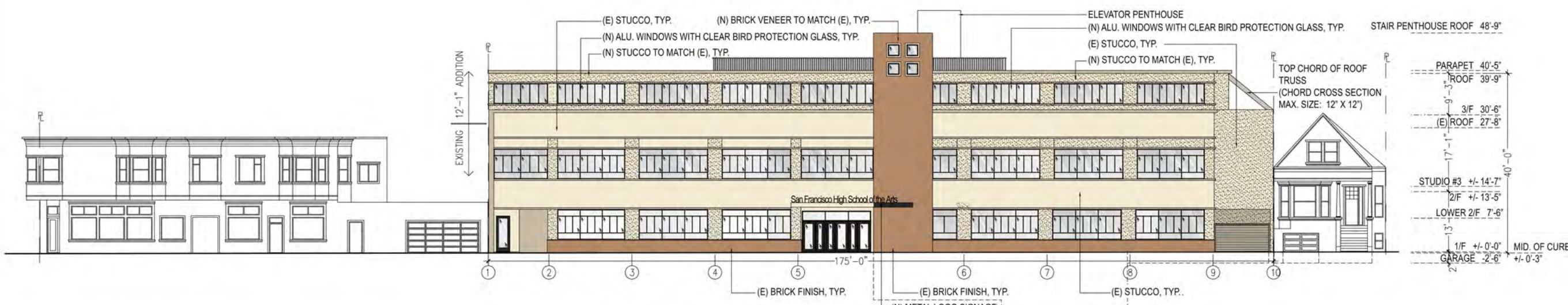
SHEET NO.

A3.4C

ROOF PLAN - PROPOSED



EXISTING FRONT / SOUTH EXTERIOR ELEVATIONS (ALONG PAGE STREET)



PROPOSED FRONT / SOUTH EXTERIOR ELEVATIONS (ALONG PAGE STREET)

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BLOCK FACE ALONG PAGE STREET (SCHOOL SIDE)



BLOCK FACE ALONG PAGE STREET (OPPOSITE SIDE)



KEY MAP

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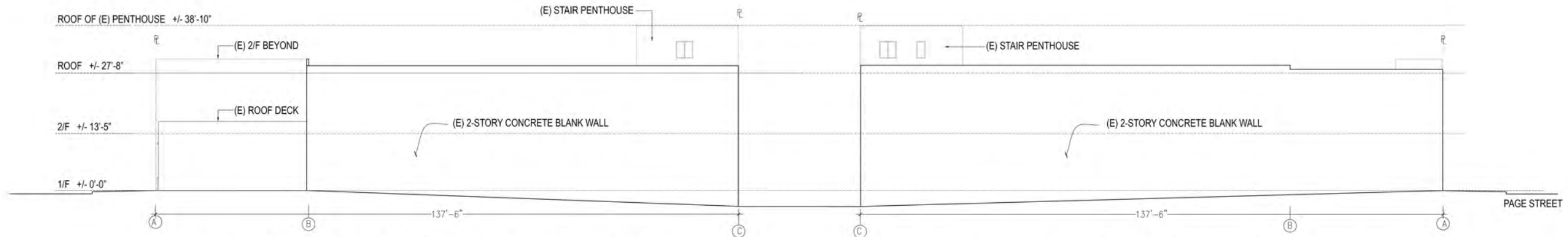
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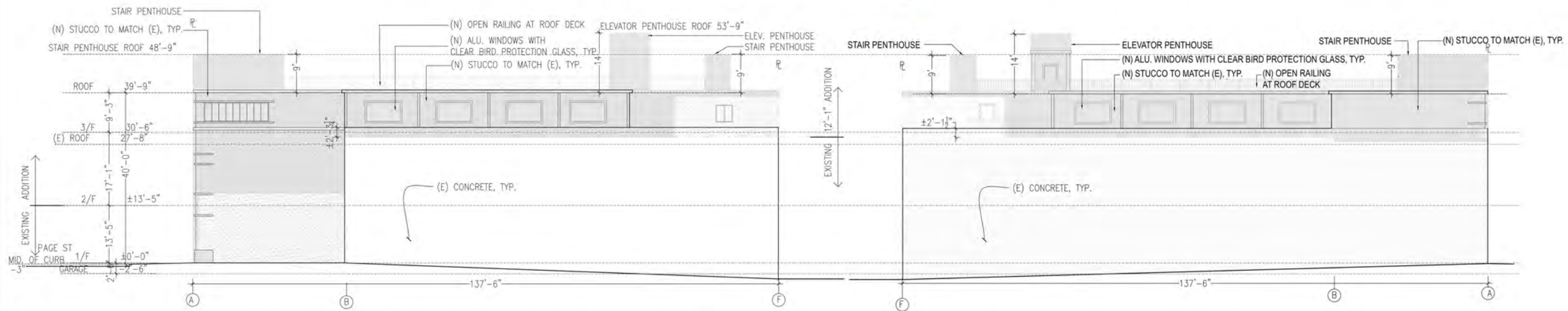
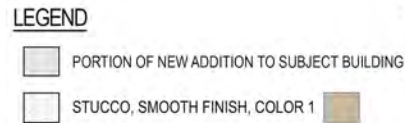
SHEET TITLE **EXISTING &
 PROPOSED FRONT /
 SOUTH ELEVATIONS
 & PHOTOS**

SHEET NO.



EXISTING EAST EXTERIOR ELEVATION (SHRADER STREET)

EXISTING WEST EXTERIOR ELEVATION (STANYAN STREET)



PROPOSED EAST EXTERIOR ELEVATION (SHRADER STREET)

PROPOSED WEST EXTERIOR ELEVATION (STANYAN STREET)



BLOCK FACE ALONG SHRADER STREET



BLOCK FACE ALONG STANYAN STREET



KEY MAP

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SHEET TITLE EXISTING &
 PROPOSED EAST &
 WEST ELEVATIONS &
 PHOTOS

SHEET NO.

A5.1

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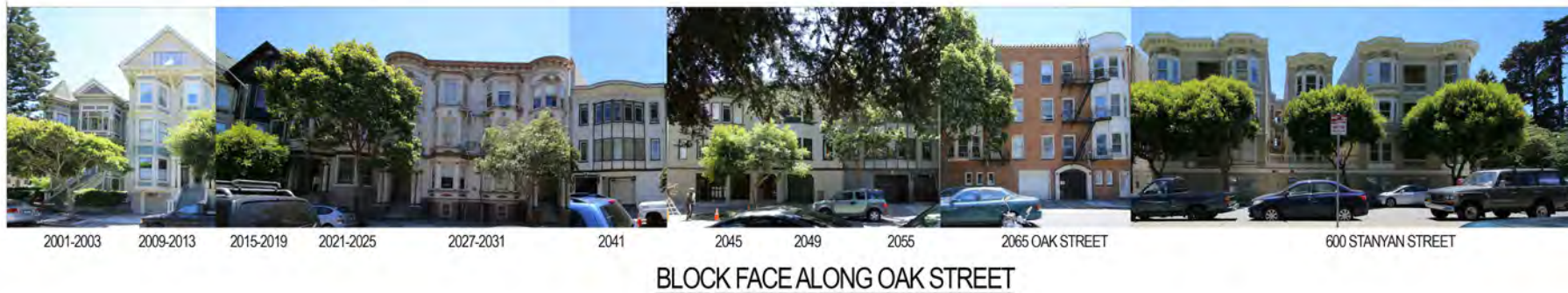
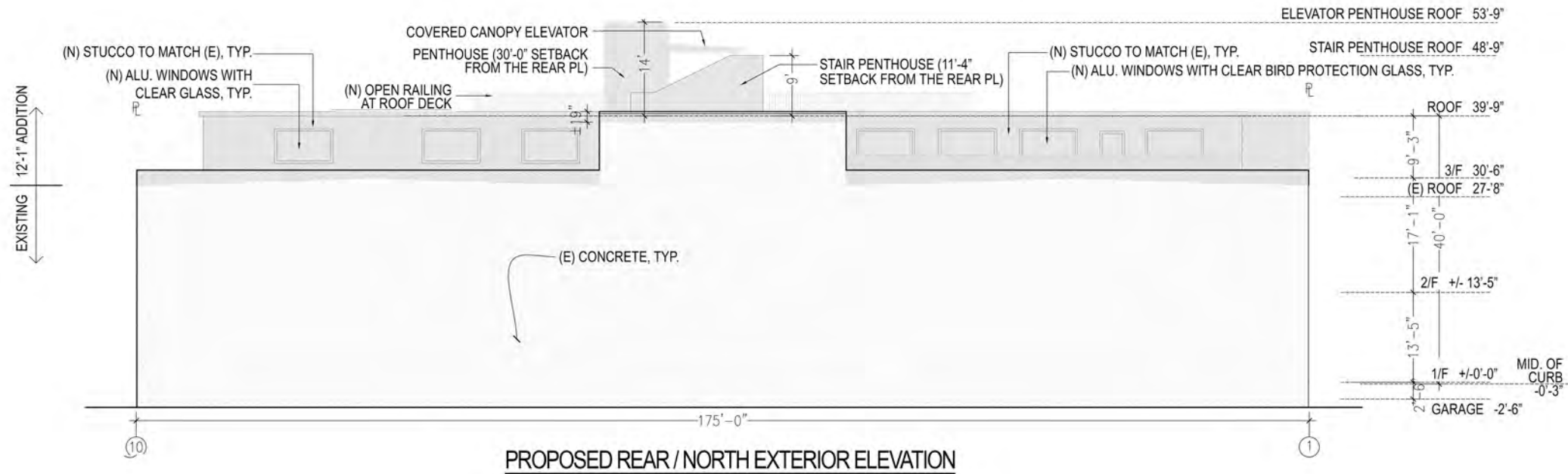
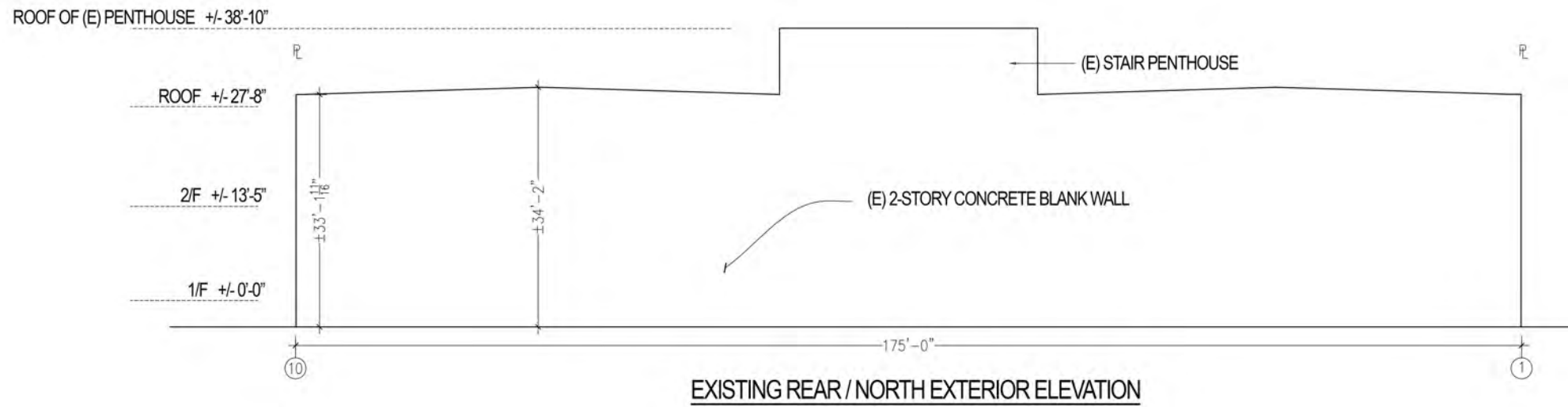
JOB NO.
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SHEET TITLE
**EXISTING &
 PROPOSED REAR /
 NORTH ELEVATIONS
 & PHOTOS**

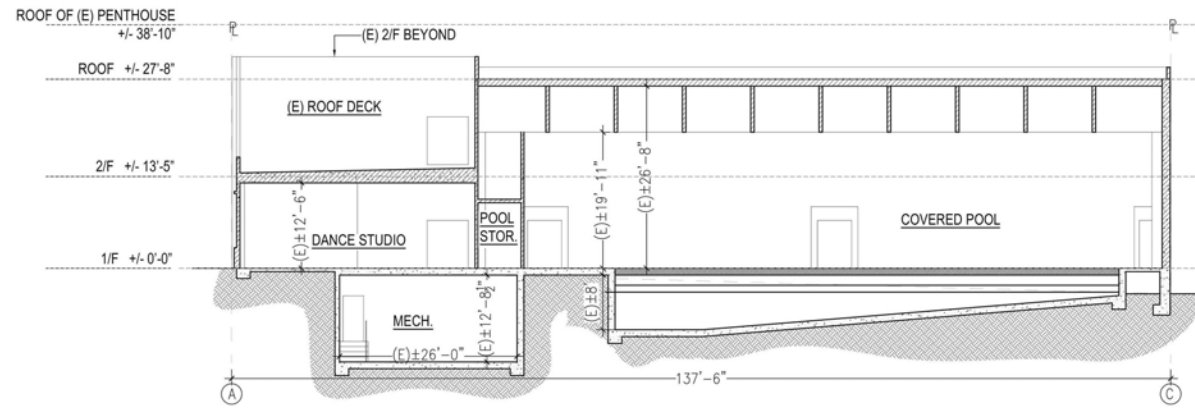
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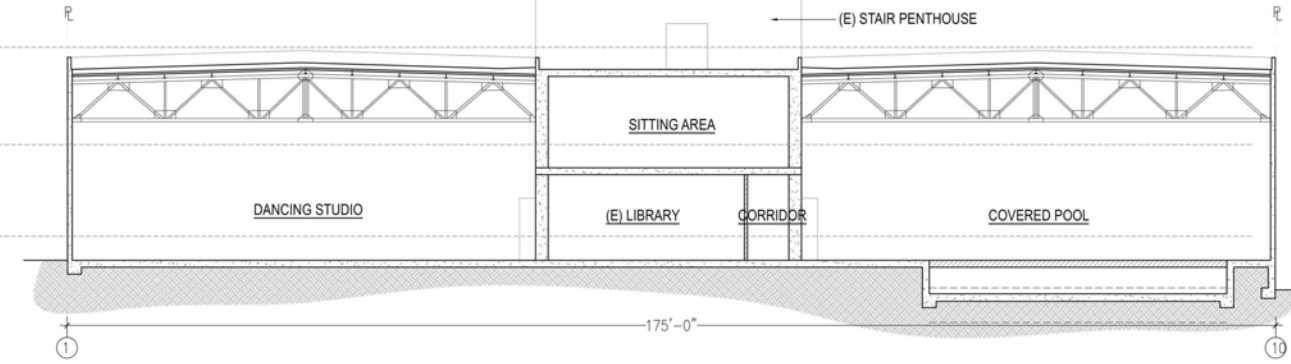
- LEGEND**
-  PORTION OF NEW ADDITION TO SUBJECT BUILDING
 -  STUCCO, SMOOTH FINISH, COLOR 1 



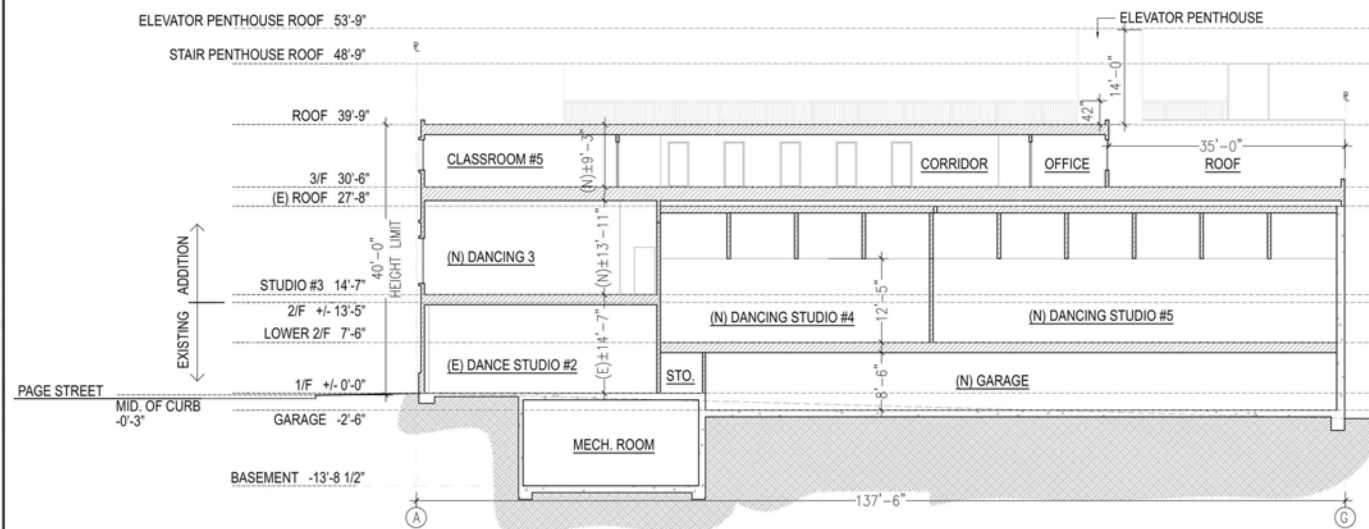
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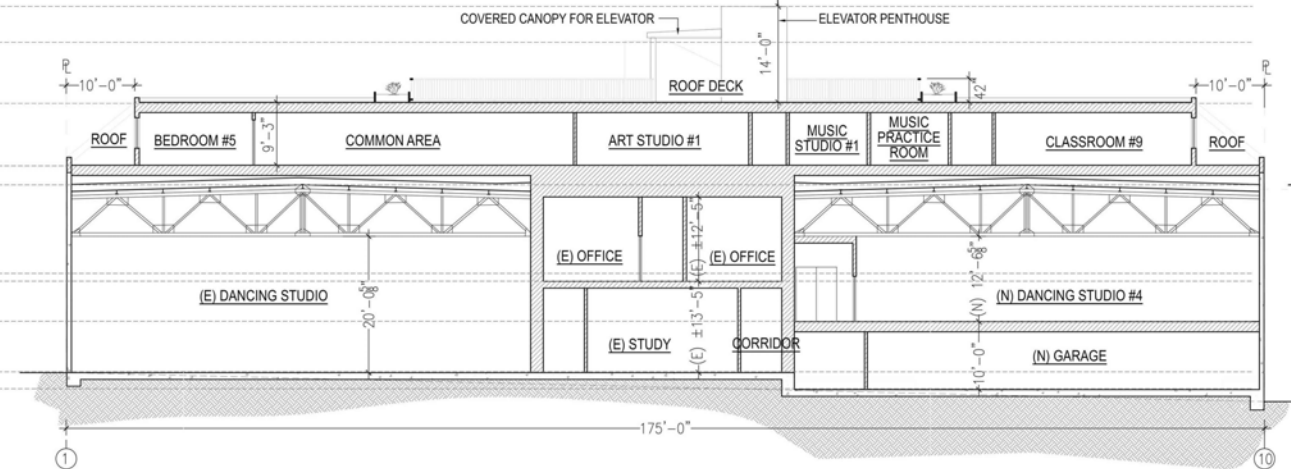
EXISTING BUILDING SECTION AA



EXISTING BUILDING SECTION BB



PROPOSED BUILDING SECTION CC



PROPOSED BUILDING SECTION DD



STREET VIEW OF PROPOSED BUILDING LOOKING TOWARDS STANYAN STREET (NORTHWEST)



STREET VIEW OF PROPOSED BUILDING LOOKING TOWARDS SHRADER STREET (NORTHEAST)

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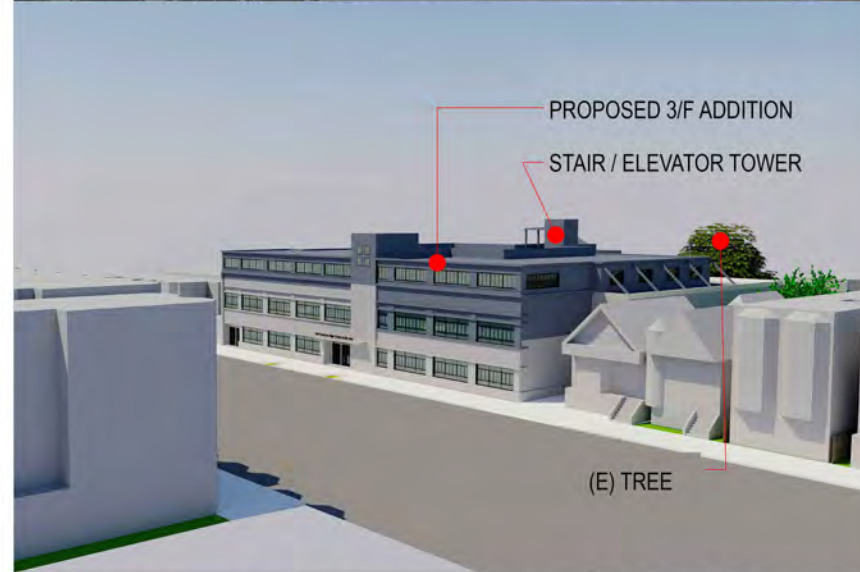
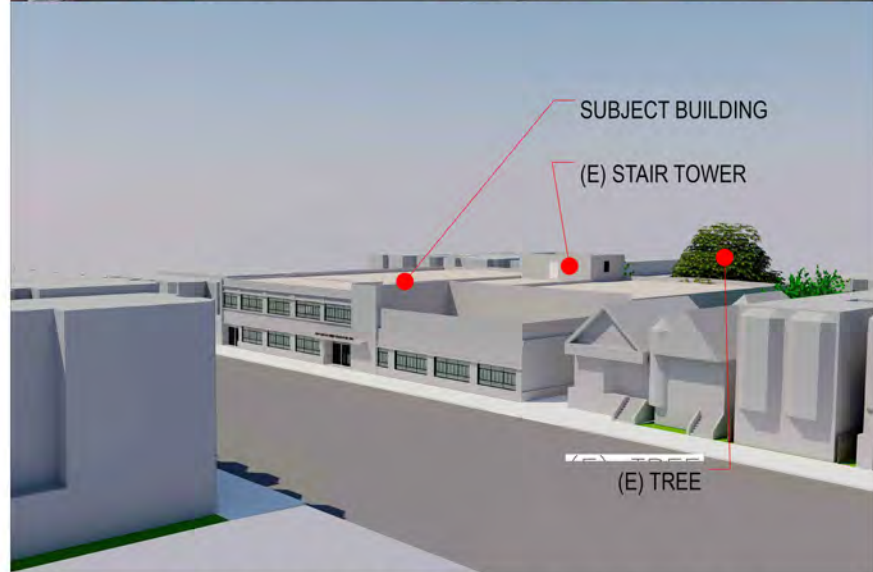
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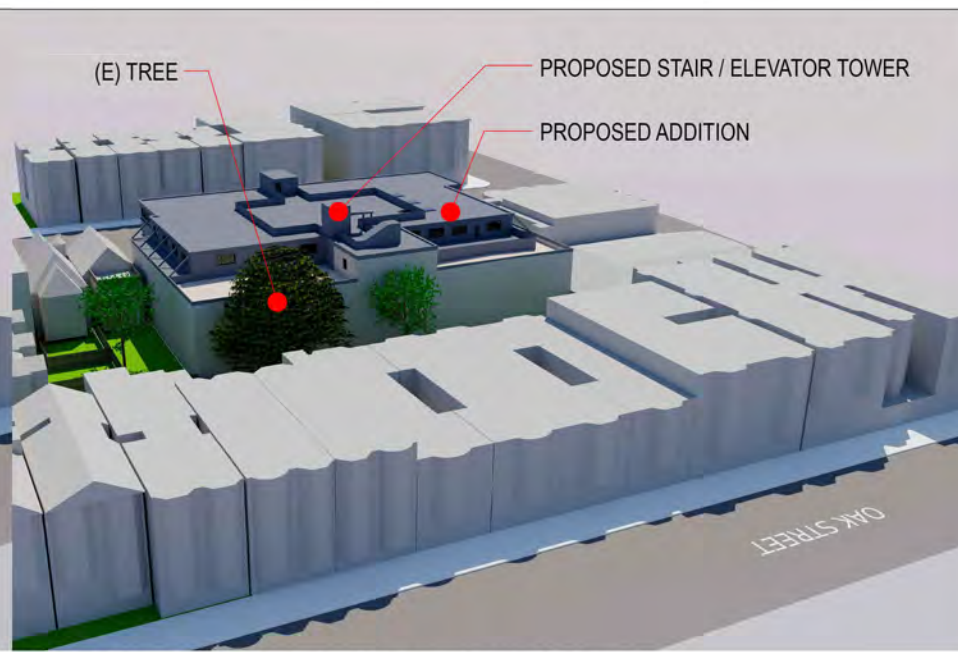
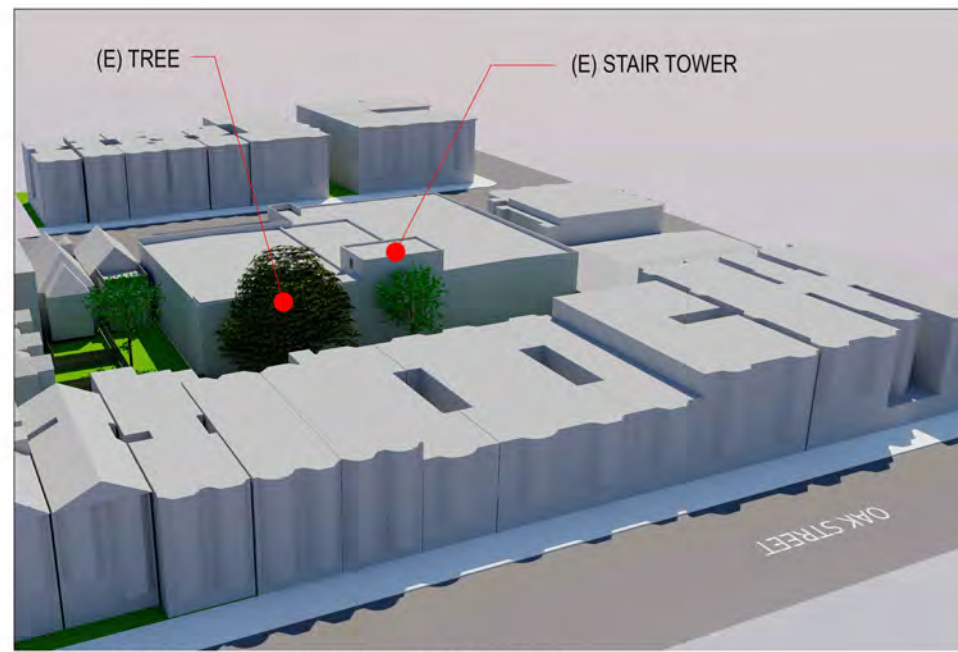
SHEET TITLE
**RENDERINGS &
STREET VIEWS**

SHEET NO. **A7.0**



EXISTING STREET & AERIAL VIEWS - SOUTHEAST OF SITE

PROPOSED STREET & AERIAL VIEW - SOUTHEAST OF SITE



EXISTING AERIAL VIEW - NORTHEAST OF SITE

PROPOSED AERIAL VIEW - NORTHEAST OF SITE

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SHEET TITLE
**RENDERINGS &
 STREET VIEWS**

SHEET NO.



EXISTING AERIAL VIEWS - SOUTHWEST OF SITE

PROPOSED AERIAL VIEW - SOUTHWEST OF SITE



- (E) TREE TO REMAIN
- (N) STAIR / ELEVATOR TOWER
- (N) SOLAR PANEL
- (N) ROOF DECK OVER 3/F
- (E) ROOF OVER 2/F
- (N) SCREEN FOR SOLAR PANEL, SEE A8.0
- (N) ADDITION ON 3/F
- (N) SECOND FLOOR INFILL
- (N) SOUNDGUARD SCREEN FOR HVAC UNIT, SEE A8.0
- (N) 10'-0" SIDE SETBACK
- (E) 2-STORY BUILDING

PROPOSED SITE AERIAL VIEW

- (E) TREE
- (E) STAIR TOWER
- (E) SOLAR PANEL
- (E) ROOF OVER 2/F
- (E) ROOF DECK OVER 1/F
- (E) 2-STORY BUILDING



EXISTING SITE AERIAL VIEW

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SHEET TITLE
**RENDERINGS &
 STREET VIEWS**

SHEET NO.

600 STANYAN ST

2065 OAK ST



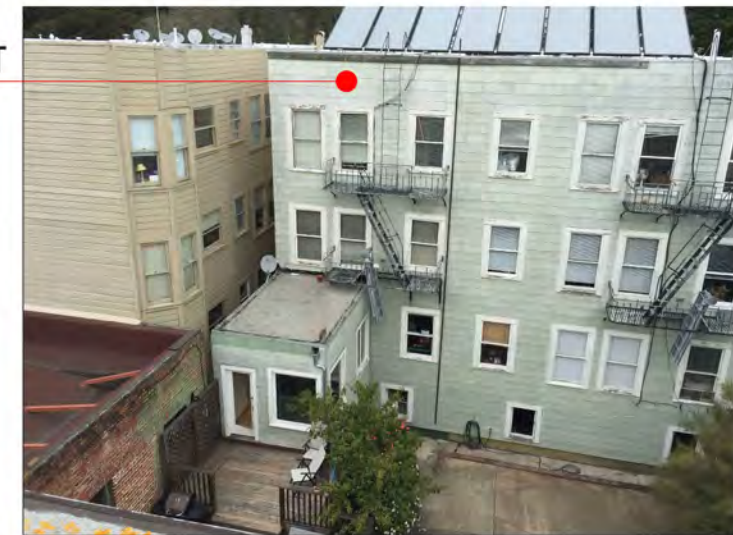
PROPOSED BIRD'S EYE VIEW - SOUTHEAST



BUILDINGS NORTHWEST ON STANYAN & OAK



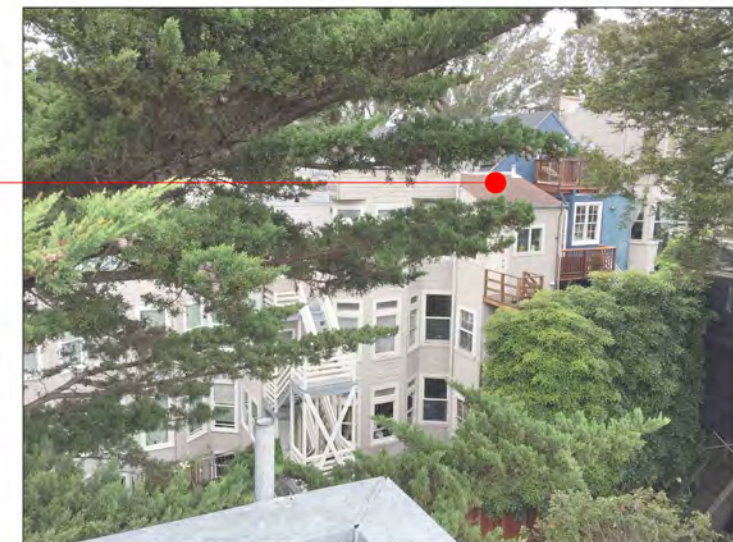
EXISTING BIRD'S EYE VIEW - SOUTHEAST



BUILDINGS NORTH ON OAK



BUILDINGS NORTH ON OAK



BUILDINGS NORTHEAST ON OAK

2055
2049
2045
2041
OAK ST

2072-2031
OAK ST

NOTE:
ALL PHOTOS TAKEN FROM
EXISTING ROOF TOP OF
SUBJECT BUILDING

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SHEET TITLE
RENDERINGS &
BIRD'S EYE VIEWS

SHEET NO.

A7.3

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SHEET TITLE
**RENDERINGS &
 BIRD'S EYE VIEWS**

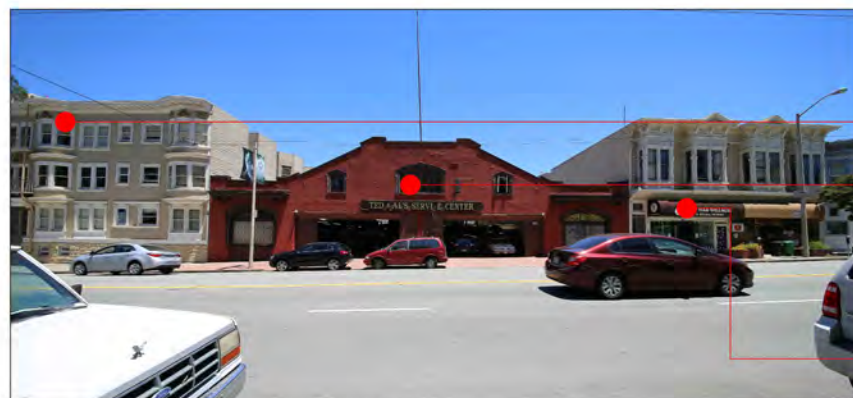
SHEET NO. **A7.4**



BUILDINGS NORTHWEST ON STANYAN & OAK



BUILDINGS NORTHWEST ON STANYAN & OAK



BUILDINGS WEST ON STANYAN



PROPOSED BIRD'S EYE VIEW - NORTHWEST



EXISTING BIRD'S EYE VIEW - NORTHWEST

600 STANYAN ST

624 STANYAN ST

600 STANYAN ST
 624 STANYAN ST

636-644 STANYAN



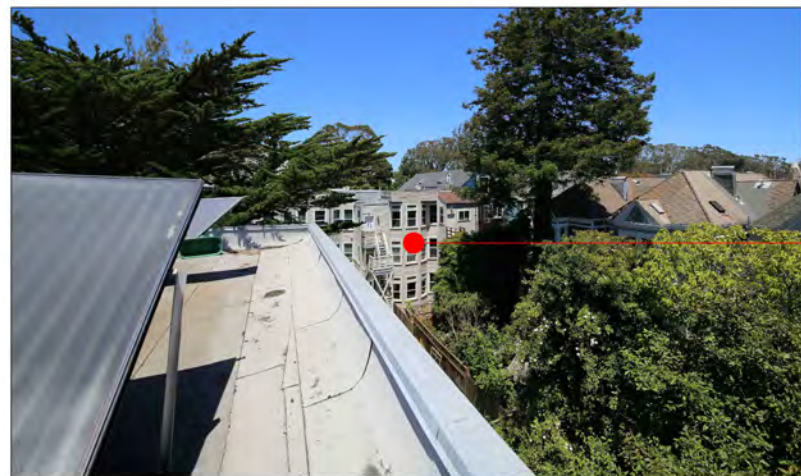
2-STORY BUILDING WEST ON STANYAN

636-644 STANYAN



2-STORY BUILDING WEST ON STANYAN

648 STANYAN ST



4-STORY HIGH BUILDING - NORTHEAST

2041 OAK ST



PROPOSED BIRD'S EYE VIEW - NORTHEAST



EXISTING BIRD'S EYE VIEW - NORTHEAST

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SHEET TITLE
**RENDERINGS &
 BIRD'S EYE VIEWS**

SHEET NO. **A7.5**



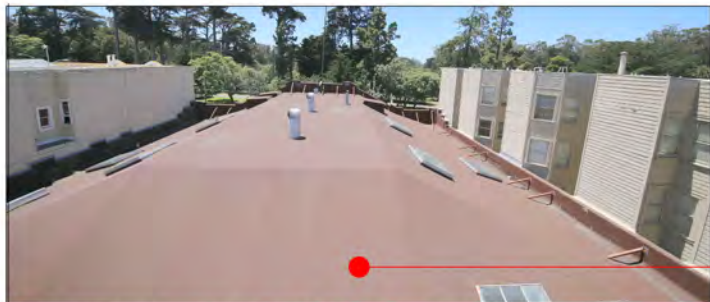
LOOKING TOWARDS NORTHWEST, 4-STORY HIGH BUILDING



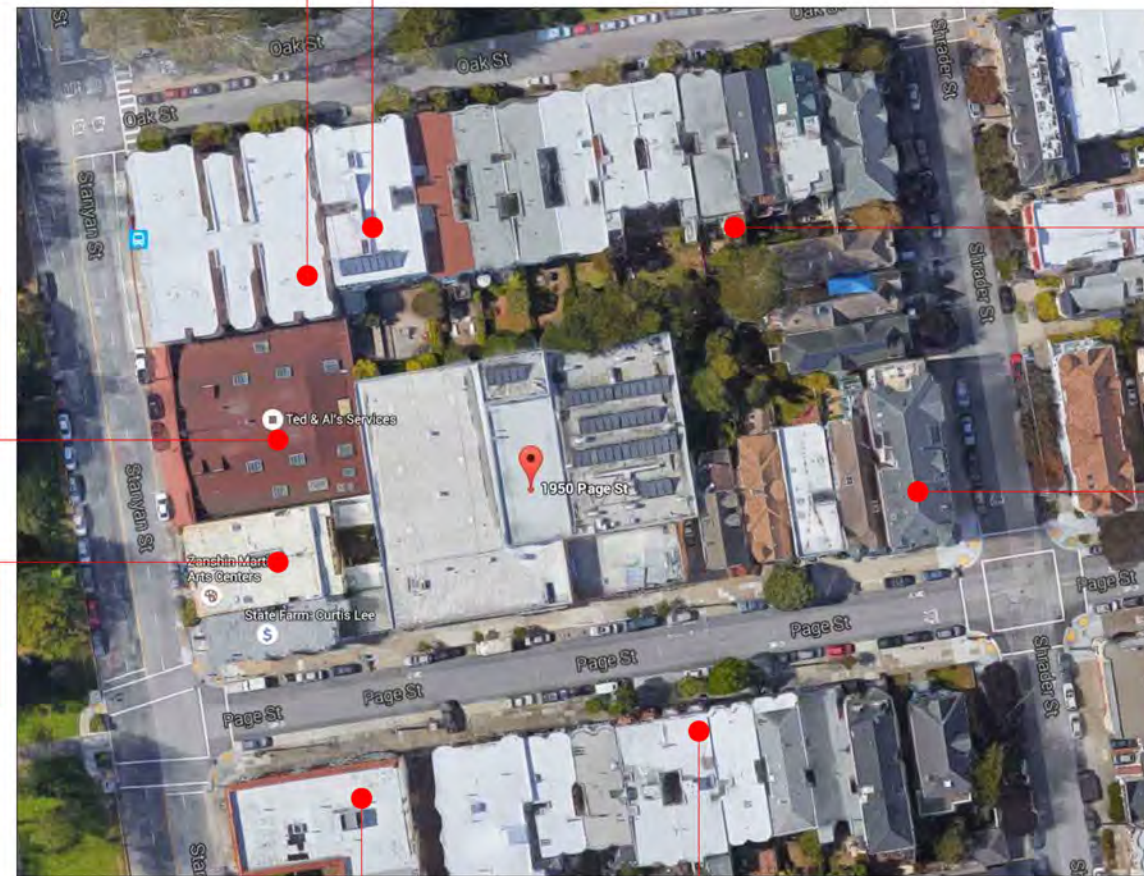
LOOKING TOWARDS NORTHWEST, 4-STORY HIGH BUILDING



LOOKING TOWARDS NORTH, TREES OVER 40' TALL



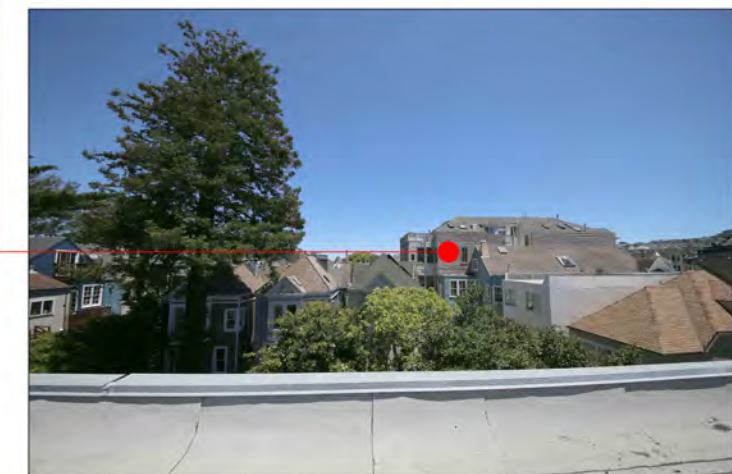
LOOKING TOWARDS WEST, ROOF OF COMMERCIAL BLDG.



LOOKING TOWARDS NORTHEAST 4-STORY HIGH BUILDING



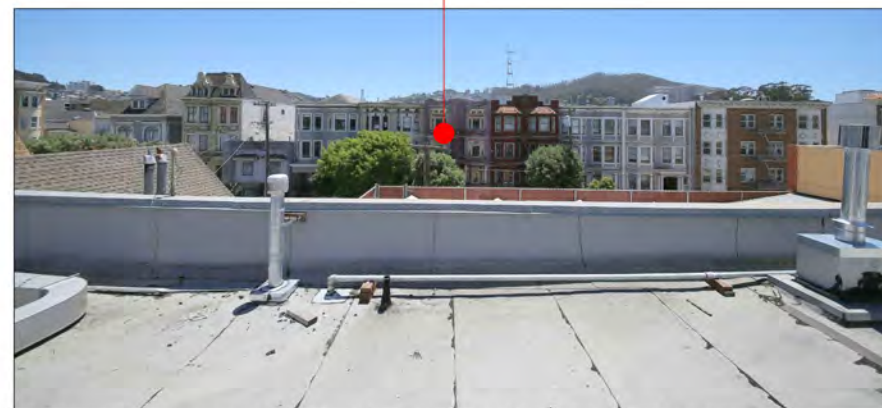
LOOKING TOWARDS WEST 2-STORY BLDG. ON STANYAN



LOOKING TOWARDS EAST 4-STORY HIGH BUILDING



LOOKING TOWARDS SOUTH 4-STORY HIGH BUILDINGS ON PAGE ST.



LOOKING SOUTH 4-STORY HIGH BUILDINGS ON PAGE STREET

NOTE:
ALL PHOTOS WERE TAKEN
FROM EXISTING ROOFTOP OF
SUBJECT BUILDING

NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD., SUITE A#404,
SOUTH SAN FRANCISCO, CA 94080
TEL. 415 203 2371
FAX. 415 354 8389
EMAIL. NYARCHITECTS@GMAIL.COM

PROJECT ADDRESS:
1950 PAGE STREET,
SAN FRANCISCO,
CA 94117

PROJECT SCOPE:
VERTICAL ADDITION TO
A SCHOOL

SUBMITTAL FOR:
PLANNING APPLICATION

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REVISIONS

△	09/01/2015
△	06/22/2016
△	03/22/2017
△	08/21/2017
△	05/28/2018
△	09/14/2018
△	08/28/2019
△	01/30/2020
△	09/08/2020

SCALE
N.T.S.

DATE
08.24.2020

JOB NO.
140121

SHEET TITLE
**SURROUNDING
BUILDING PHOTOS**

SHEET NO. **A7.6**

PROJECT ADDRESS:
 1950 PAGE STREET,
 SAN FRANCISCO,
 CA 94117

PROJECT SCOPE:
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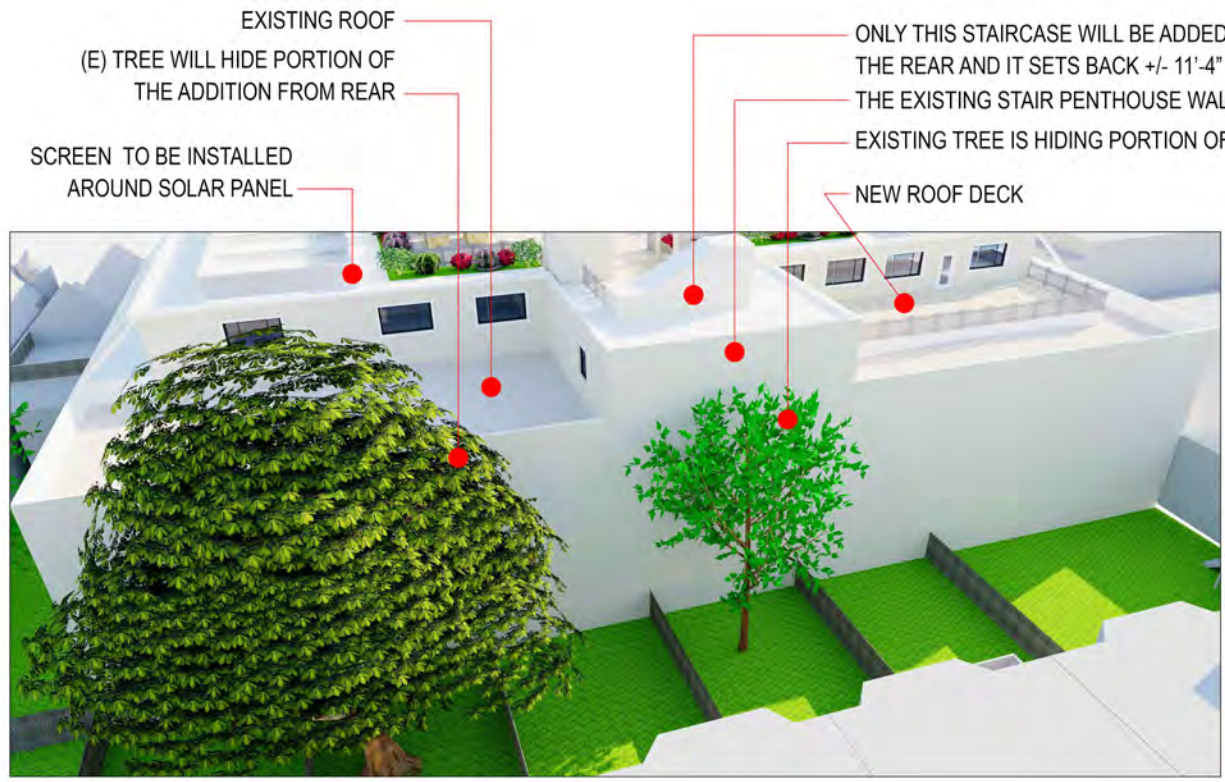
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DATE
 08.24.2020

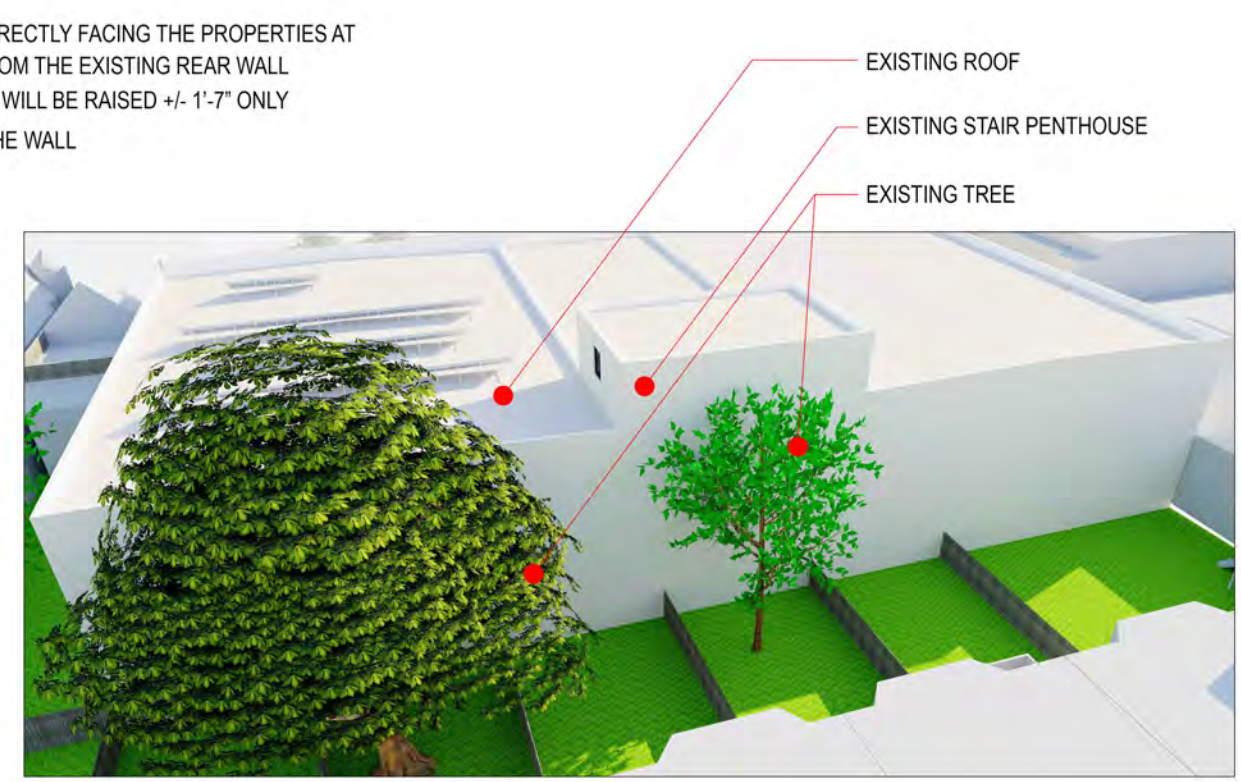
JOB NO.
 140121

SHEET TITLE
**SURROUNDING
 BUILDING PHOTOS**

SHEET NO.



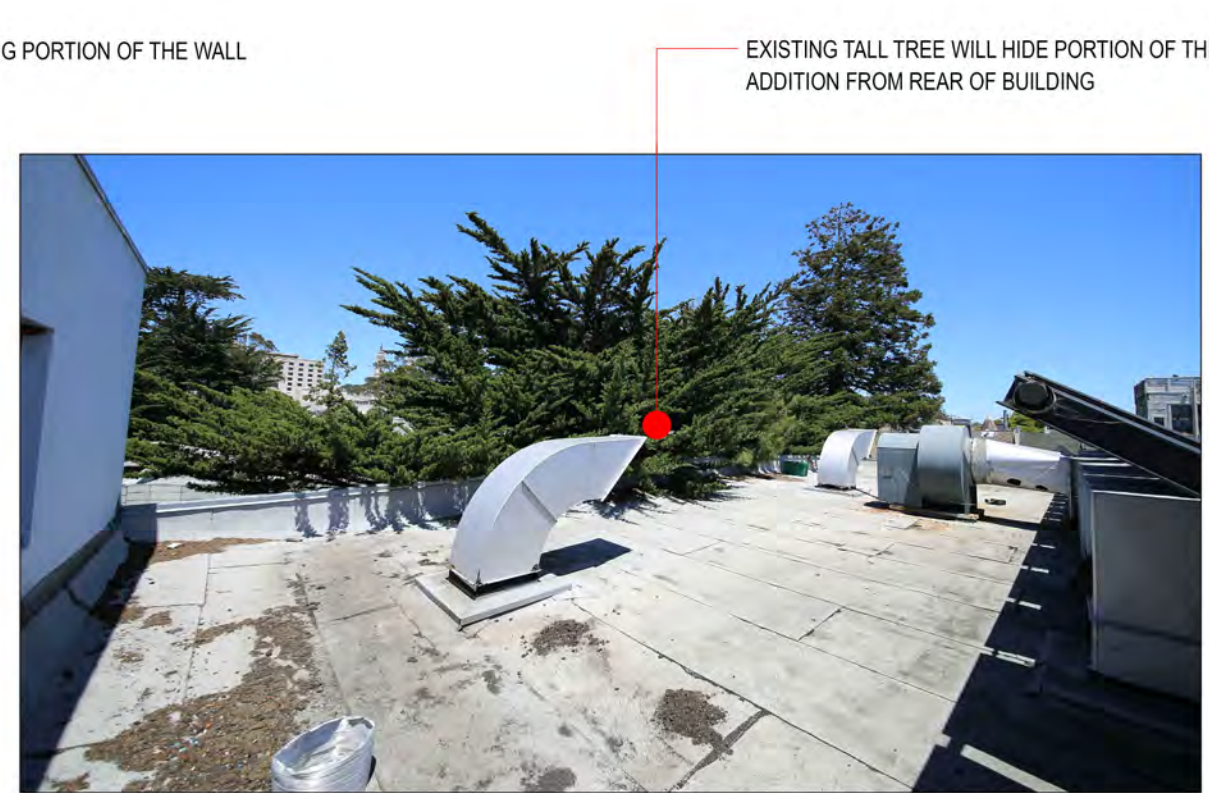
PROPOSED VIEW FROM REAR OF BUILDING



EXISTING VIEW FROM REAR OF BUILDING



GOOGLE EARTH PHOTO SHOWING EXISTING BUILDING

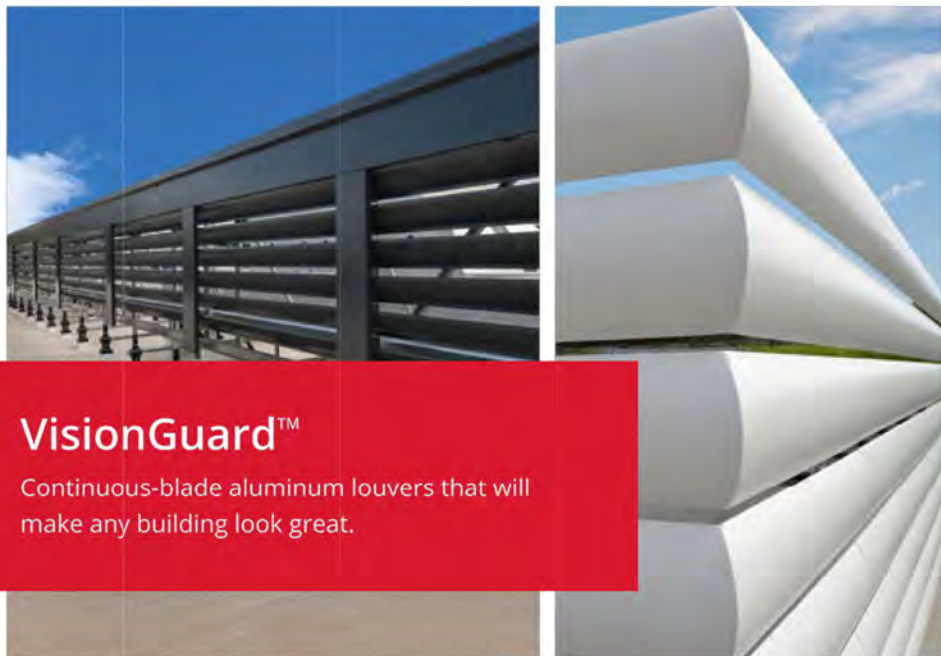


LOOKING TOWARDS THE NORTH FROM EXISTING ROOFTOP WITH TREES OVER 40' TALL

EXISTING ROOF
 (E) TREE WILL HIDE PORTION OF THE ADDITION FROM REAR
 SCREEN TO BE INSTALLED AROUND SOLAR PANEL
 ONLY THIS STAIRCASE WILL BE ADDED DIRECTLY FACING THE PROPERTIES AT THE REAR AND IT SETS BACK +/- 11'-4" FROM THE EXISTING REAR WALL
 THE EXISTING STAIR PENTHOUSE WALLS WILL BE RAISED +/- 1'-7" ONLY
 EXISTING TREE IS HIDING PORTION OF THE WALL
 NEW ROOF DECK

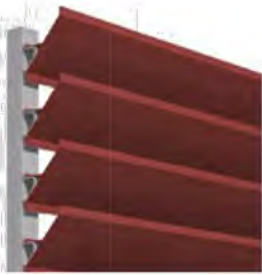
EXISTING ROOF
 EXISTING STAIR PENTHOUSE
 EXISTING TREE

(E) TALL TREE WILL HIDE PORTION OF THE ADDITION FROM REAR OF BUILDING
 EXISTING TREE IS HIDING PORTION OF THE WALL
 EXISTING TALL TREE WILL HIDE PORTION OF THE ADDITION FROM REAR OF BUILDING



VisionGuard™
 Continuous-blade aluminum louvers that will make any building look great.

VisionGuard™ Louvers are very strong with excellent spanning capabilities and can be mounted to RoofScreen® framing or any other supports or substrates.



ANGLED LOUVER L10
 Our VisionGuard™ Angled Louver incorporates a 45° continuous-blade profile. It is perfect for use in architectural and vision-proofing applications where a traditional angled louver aesthetic is desired.

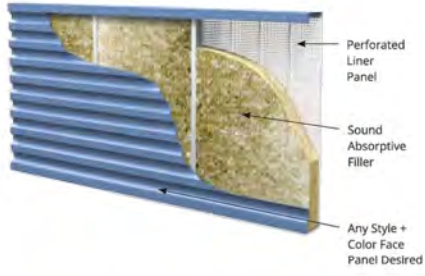


SoundGuard™
 Noisy rooftop equipment? Shut 'em up with our sound-deadening panels.

THE PROJECT WILL BE COMPLIANT WITH ARTICLE 29 OF THE POLICE CODE AND SPECIFICATION OF ROOF SCREEN IS SHOWN HERE.

SCREENS AROUND SOLAR PANELS: ANGLED LOUVER L10
 SCREENS AROUND MECHANICAL UNIT: SOUNDGUARD PANELS

PRODUCT BY ROOF SCREEN - COMMERCIAL ROOFTOP SCREENING
 347 CORAL STREET,
 SANTA CRUZ, CA 95060
 TOLL FREE: 866-766-3727
 PHONE: 831-421-9230
 FAX: 866-253-0738
 WWW.ROOFSCREEN.COM



SOUNDGUARD™ PANELS
 The SoundGuard™ Acoustical Panel System is a 4" thick sound-attenuating barrier assembly designed for aesthetics as well as noise control. The outward facing panels of the system can be any desired material.

11



QUIET
 SoundGuard™ Panels will silence even the noisiest equipment and greatly improve the surrounding environment. Testing results show impressive levels of 1.10 NRC and 32 STC.

VERSATILE
 Design allows complete flexibility during installation for height, length, corners, etc. Use on RoofScreen® framing or any other supports or substrates.

ATTRACTIVE
 Aesthetics are important, so we designed SoundGuard™ to work with unlimited choices for styles, colors and materials to be used as the face panels.

9

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SCALE
 N.T.S.

DATE
 08.24.2020

JOB NO.
 140121

SHEET TITLE
ROOF SCREEN SPECIFICATION

SHEET NO.
A8.0

PROPOSED NEW IMPROVEMENTS TO THE SIDEWALK RECOMMENDED BY DPW:

1. CHANGE THE SLOPE OF SIDEWALK FROM (E) 2% TO 1.5% PER DPW REQUIREMENTS
2. PROVIDE ACCESSIBLE RAMPS PER DPW REQUIREMENTS
3. PROVIDE NEW BIKE RACK AT SIDEWALK
4. PROVIDE NEW RAMP TO GARAGE

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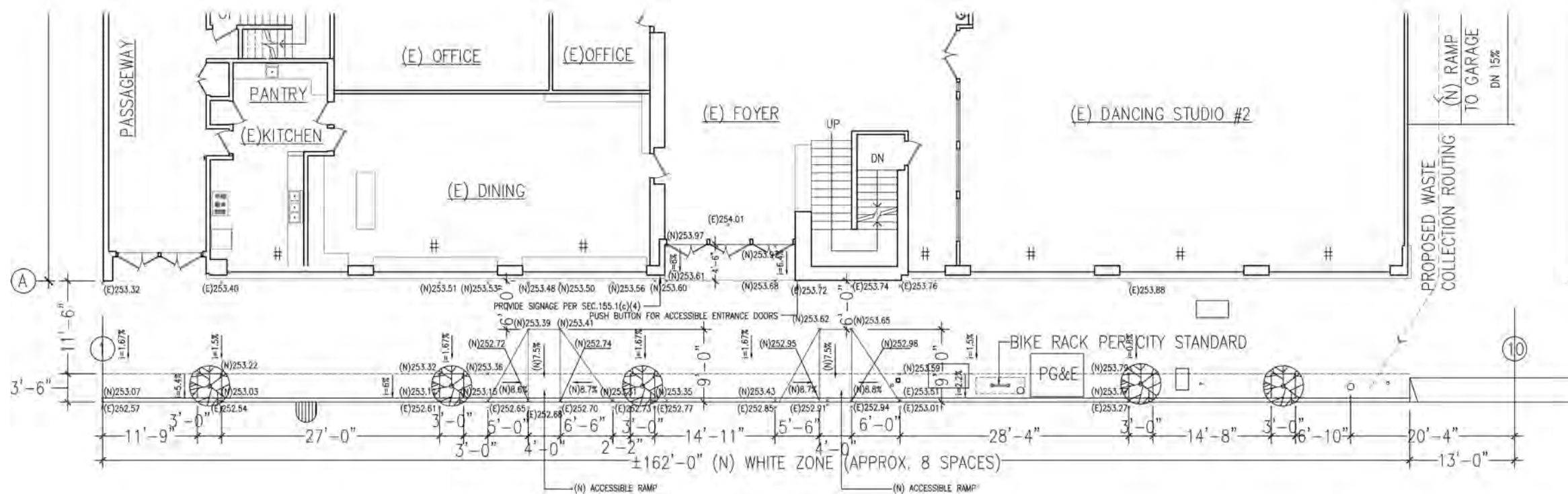
JOB NO.
140121

SHEET TITLE

**SIDEWALK
IMPROVEMENT
PLAN**

SHEET NO.

C1.0



SIDEWALK IMPROVEMENT PLAN

SHADOW SHOWN ON THE FIGURES CAST BY SUBJECT BUILDING ONLY.

- SHADOW CAST BY (E) BUILDING
- ADDITIONAL SHADOW CAST BY (N) ADDITION PORTION



MARCH / SEPTEMBER 21ST / 4:00 PM



MARCH / SEPTEMBER 21ST / 12:00 PM



MARCH / SEPTEMBER 21ST / 9:00 AM



JUNE 21ST / 4:00 PM



JUNE 21ST / 12:00 PM



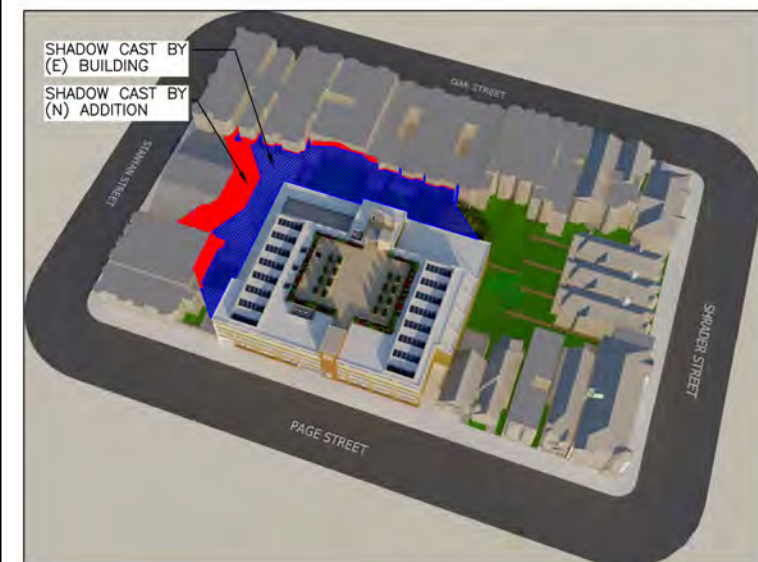
JUNE 21ST / 9:00 AM



DECEMBER 21ST / 4:00 PM



DECEMBER 21ST / 12:00 PM



DECEMBER 21ST / 9:00 AM

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 REVISIONS
 09/30/2020

SCALE
 N.T.S.

DATE
 08.24.2020

JOB NO.
 140121

SHEET TITLE
 SHADOW STUDY

SHEET NO.

SS01



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1950 Page St: San Francisco High School of the Arts		1227010
Case No.		Permit No.
2014.0734ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project would legalize and intensify an existing school use and construct a vertical addition with group housing to an existing building, among other building changes. The existing approximately 28-foot-tall, 31,126 gross square-foot building is located on a 24,063 square-foot site. The existing building was previously occupied by a community facility doing business as the Ernest Ingold Clubhouse of the Boys & Girls Club of San Francisco. The existing building is currently occupied by the Institute for Arts and Culture, formerly known as the Fein Tian Academy of Arts California (school), which the project would transform into the San Francisco High and Middle Schools of the Arts. The school has existing regular school year and summer (mid-June to early August) programs. The existing maximum daily occupancy is approximately 63 students and 26 faculty/staff during the weekday period between 2:30 and 5:00 pm. Refer to the table in file regarding existing and proposed student and staff population for more details. The existing building includes a first floor with three dance studios, a partial second floor, and a roof deck. The existing building's frontage includes an approximately 65-foot-long passenger loading (white curb) zone. The project would legalize the existing school use. In addition, the school would intensify their</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

EXHIBIT C

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</p>
<input checked="" type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Wade Wietgreffe</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

Check all that apply to the project.	
<input 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 PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Exterior alterations to a non-contributing building and property within the CEQA-eligible Panhandle Historic District. The project is compatible in scale to the district and will not result in material impairment.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER or PTR dated 06/09/2020 (attach HRER or PTR) b. Other (specify): Per Memo dated 6/9/2020.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Wade Wietgreffe 06/26/2020
<p>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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

Full Project Description

The project would legalize and intensify an existing school use and construct a vertical addition with group housing to an existing building, among other building changes.

The existing approximately 28-foot-tall, 31,126 gross square-foot building is located on a 24,063 square-foot site.

The existing building was previously occupied by a community facility doing business as the Ernest Ingold Clubhouse of the Boys & Girls Club of San Francisco. The existing building is currently occupied by the Institute for Arts and Culture, formerly known as the Fein Tian Academy of Arts California (school), which the project would transform into the San Francisco High and Middle Schools of the Arts. The school has existing regular school year and summer (mid-June to early August) programs. The existing maximum daily occupancy is approximately 63 students and 26 faculty/staff during the weekday period between 2:30 and 5:00 pm. Refer to the table in file regarding existing and proposed student and staff population for more details. The existing building includes a first floor with three dance studios, a partial second floor, and a roof deck. The existing building's frontage includes an approximately 65-foot-long passenger loading (white curb) zone.

The project would legalize the existing school use. In addition, the school would intensify their existing regular school year and summer programs. The proposed maximum daily occupancy would be approximately 250 students and 46 faculty/staff during the weekday period between 2:30 and 5:00 pm.

The project would add a 12-foot vertical addition to the existing building, increasing the height to approximately 40 feet; and increase the size of the existing building by 23,540 square feet, increasing the total building size to 54,666 square feet. The project would remove one of the existing dance studios on the first floor and replace it with a garage consisting of seven off-street vehicular parking spaces and approximately 114 bicycle parking spaces. The garage would be accessed from an existing 26-foot-wide curb cut along Page Street, 13 feet of which is in front of the existing building. The project would construct an interior addition to the existing partial second floor and a new vertical addition for a new third floor and roof deck garden. The new third floor would include classrooms and seven units of group housing primarily intended for teachers or visiting students. The roof would include two separate locations for heating, ventilation, and air condition (HVAC) units. Each HVAC unit location would be located within a screened area with SoundGuard-brand panels, or the like, for compliance with noise limits in Article 29 of the Police Code, similar to what is shown on plan sheets A7.0 and A4.4. The units would also be offset from the edge of the roof.

The project also includes a transportation management plan. The plan lists strategies to manage vehicle queuing, vehicle trip generation, and traffic congestion from student travel. The plan includes, among other items, drop-off/pick-up time periods and procedures, and vehicle queuing abatement measures. A transportation demand management coordinator would oversee, implement, and monitor the plan. The project sponsor would also apply to the SFMTA to extend the existing 65-foot-long passenger loading zone to approximately 162 feet, which would remove five parking spaces during the zone's hours. Refer to the transportation management plan for more details.

Project construction would last approximately six to 12 months. Most construction activities are anticipated to occur during summer. The project would excavate approximately five to seven feet below an existing slab, excavating a maximum amount of approximately 765 cubic yards.

CEQA Impacts

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c) The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) Approval of the project would not result in any significant effects relating to:

Transportation: The department reviewed a consultant-prepared Circulation Study dated 11/22/2019, which determined that the project would result in less-than-significant project and less-than-significant cumulative transportation impacts.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required.

Construction vibration would not be anticipated to significantly affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). See plans.

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). If the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

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

Additional Study – Archeological resources: The department conducted preliminary archeological review on 3/26/2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Additional Study – Historic Preservation: See 6/9/2020 documentation and below. No significant impact.

Additional Study – Geology and Soils. A geotechnical report was prepared by Romig Engineers Inc., 8/31/2016. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Additional Study – Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on 8/23/2016.

Public Notice: The department mailed a "Notification of Project Receiving Environmental Review" on 8/27/2018.

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.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



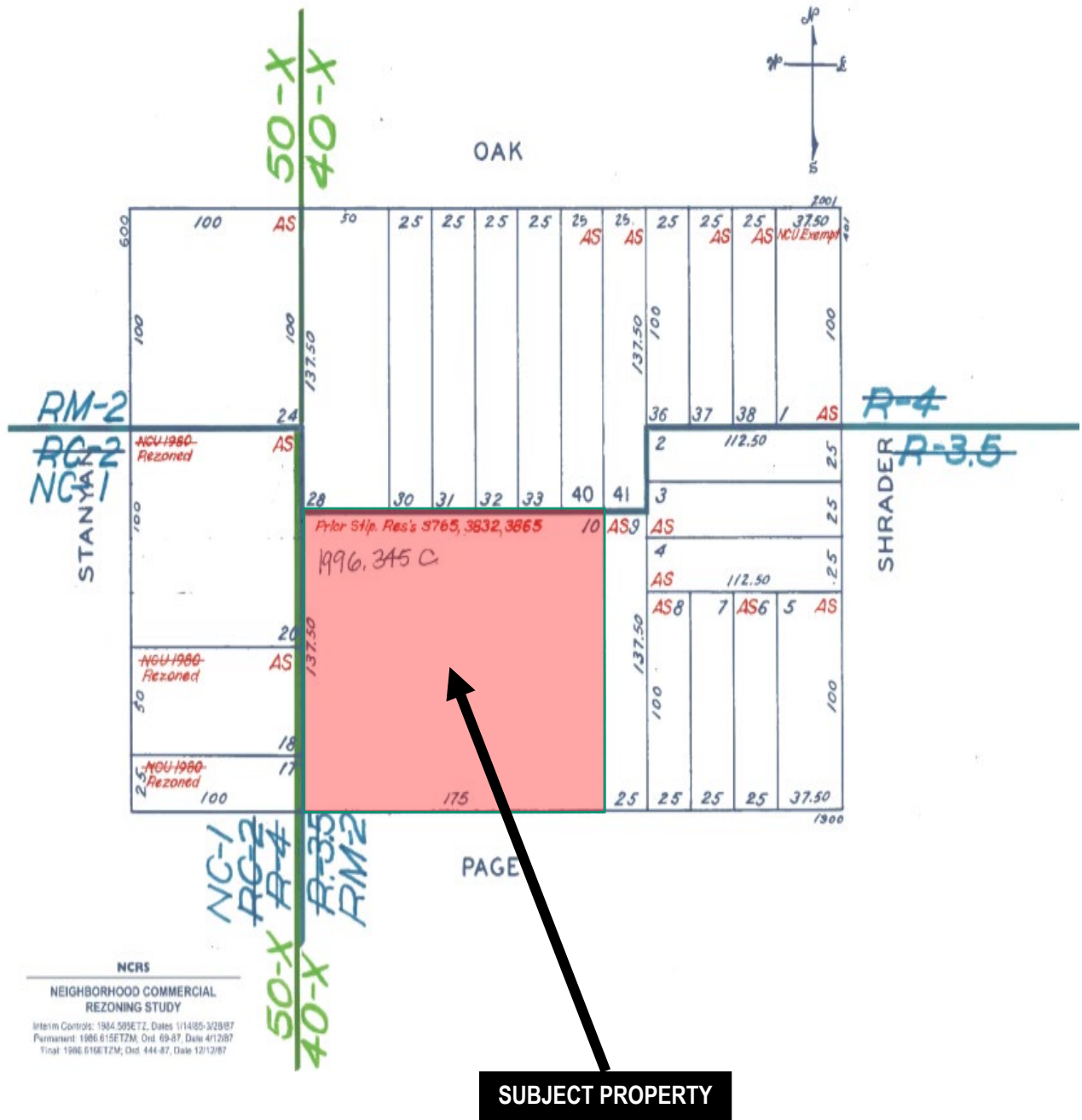
LAND USE INFORMATION

PROJECT ADDRESS: 1970 PAGE ST
RECORD NO.: 2014.0734CUA

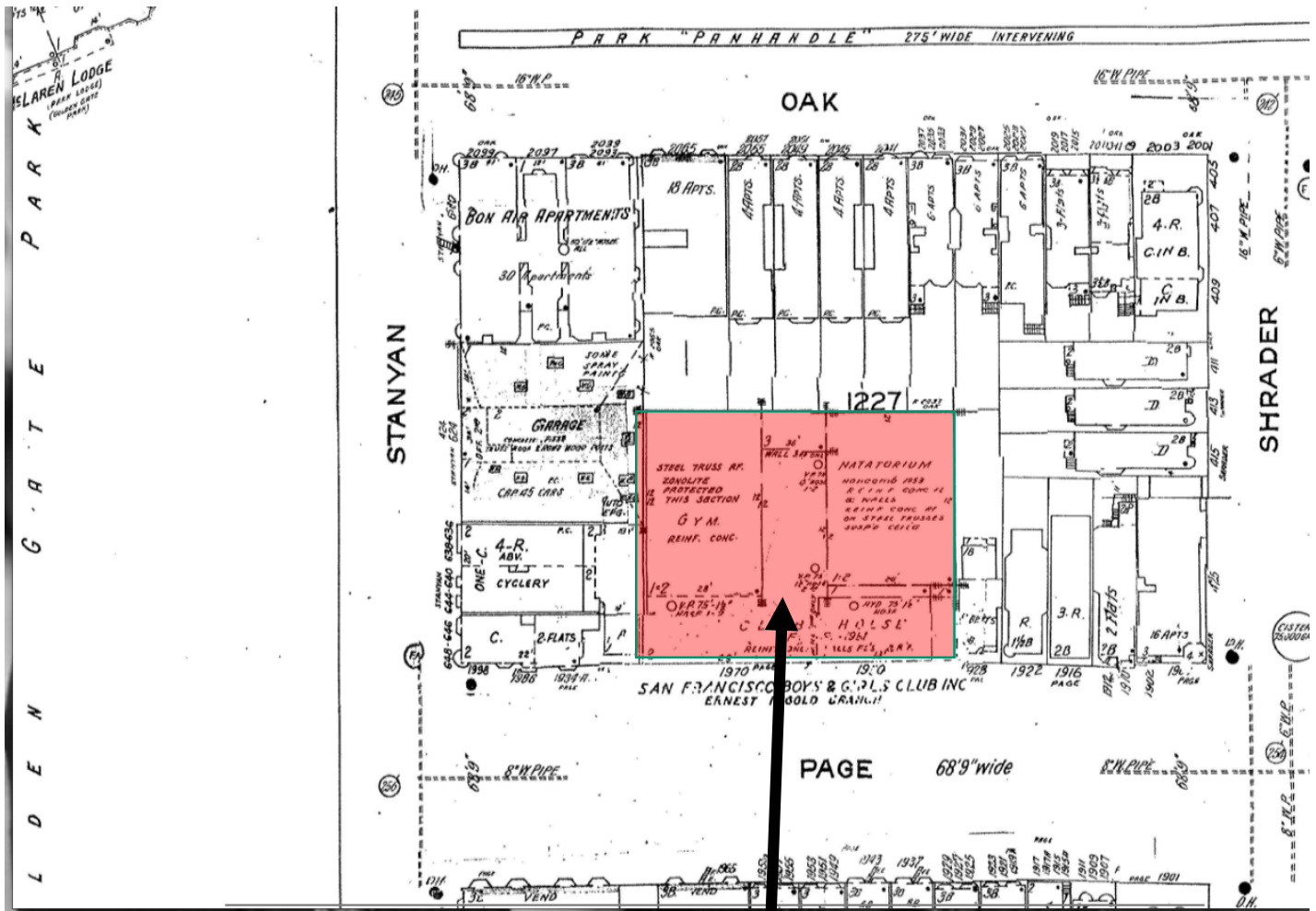
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	4,495	4,495
Residential GSF	0	5,047	5,047
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF	31,126	45,124	13,998
Usable Open Space	0	1,181	1,181
Public Open Space			
Other ()			
TOTAL GSF	31,126	54,666	23,540
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	0	7	7
Dwelling Units - Total	0	7	7
Hotel Rooms			
Number of Buildings			
Number of Stories	1	0	1
Parking Spaces	0	7	7
Loading Spaces			
Bicycle Spaces	0	C1 @ 103, C2 @ 28	C1 @ 103, C2 @ 280
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms	0	7	7
Group Housing - Beds	0	7	7
SRO Units			
Micro Units			
Accessory Dwelling Units			

Parcel Map



Sanborn Map*



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

SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2014.0734CUA
 Institute for Arts and Culture
 1550 Page Street

Aerial Photo – View 1

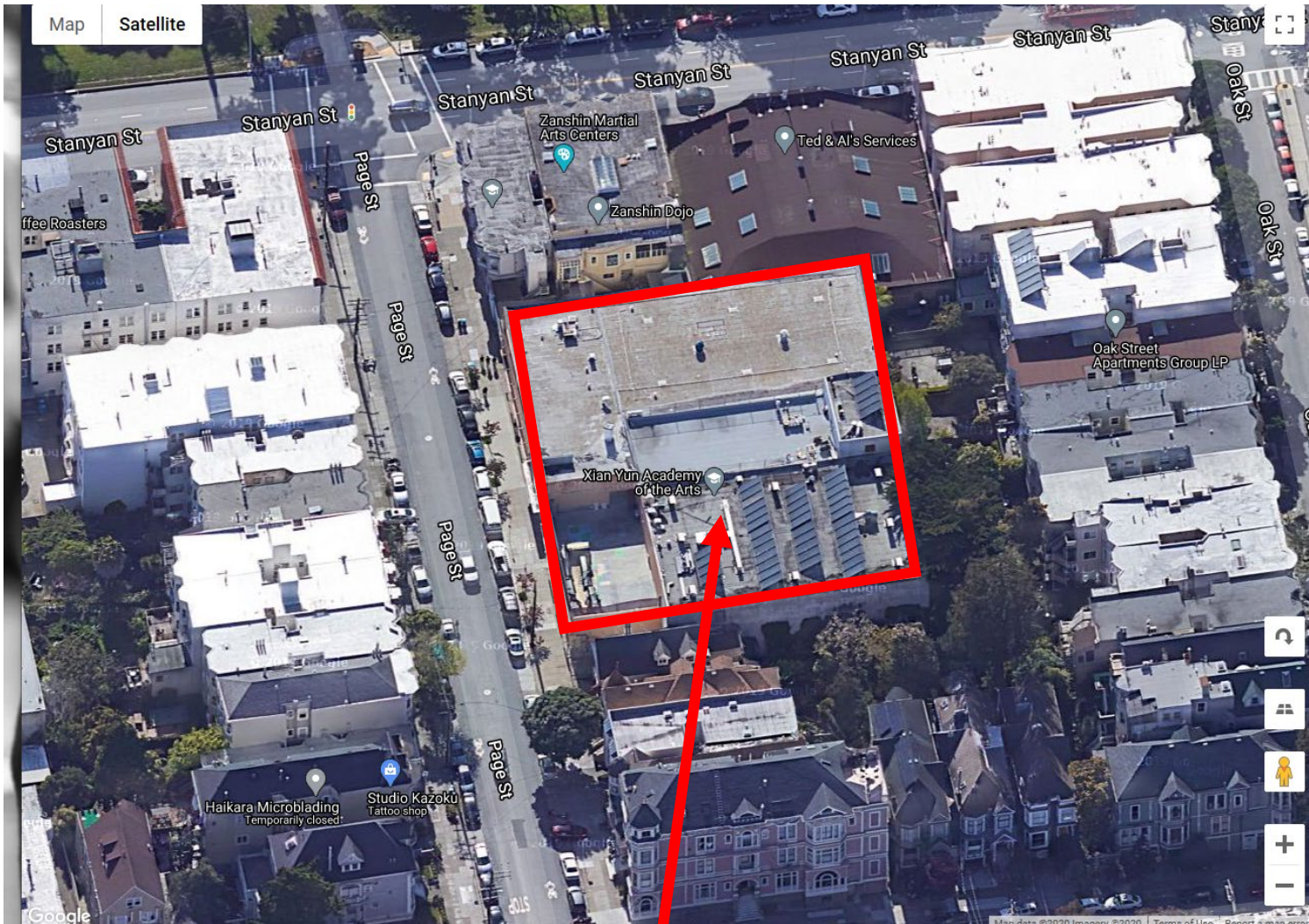


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0734CUA
Institute for Arts and Culture
1950 Page Street

Aerial Photo – View 2

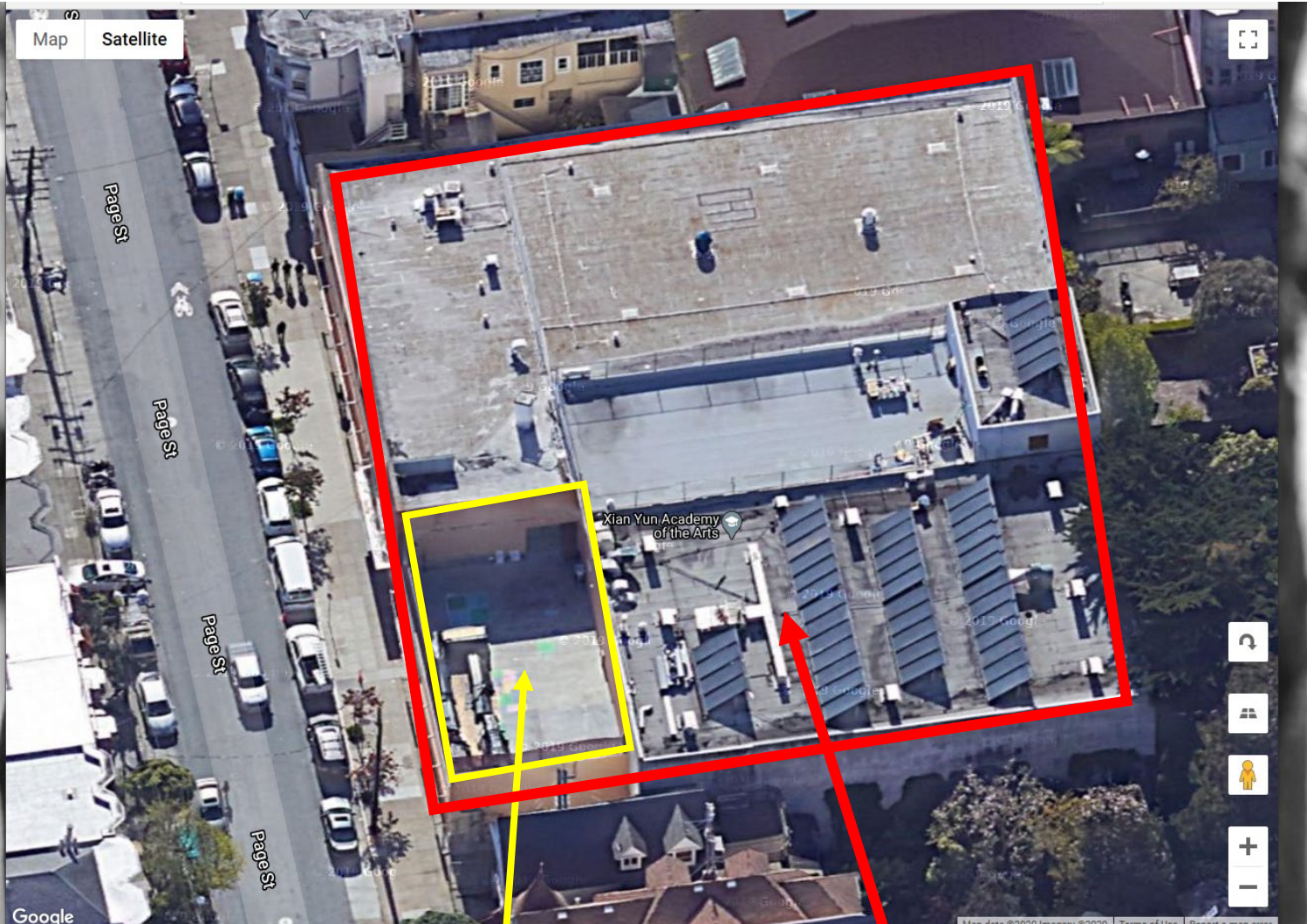


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0734CUA
Institute for Arts and Culture
1950 Page Street

Aerial Photo – View 3



Proposed 2nd Floor Horizontal addition/
Infill of the Roof Play Area

SUBJECT PROPERTY



Zoning Map



PROJECT SITE



Conditional Use Hearing
Case Number 2014.0734CUA
Institute for Arts and Culture
1950 Page Street

Site Photo – View 1



SUBJECT PROPERTY

Existing 2nd Floor
Roof Play Area
Behind the Fence



Conditional Use Hearing
Case Number 2014.0734CUA
Institute for Arts and Culture
1950 Page Street

Site Photo – View 2



SUBJECT PROPERTY

Existing Shared Curb Cut
with 1928 Page Street



Site Photo – View 3



Buildings on the South Side of Page Street

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0734CUA
Institute for Arts and Culture
1950 Page Street



Badiner Urban Planning, Inc.
95 Brady Street
San Francisco, CA 94103
Phone: (415) 865-9985

E-Mail: larry@badinerurbanplanning.com
Web: badinerurbanplanning.com

Delivered Via Email

October 1, 2020

President Joel Koppel and Commissioners
San Francisco Planning Commission
49 South Van Ness, 14th Floor
San Francisco, CA 94103

**Re: 1950 Page Street
Institute for Arts and Culture
San Francisco Middle School of the Arts
San Francisco High School of the Arts
Planning Dept. Record No.: 2014.0734CUA Conditional Use Authorization (CUA)
Hearing Date: October 8, 2020**

Dear President Koppel and Commissioners:

The Institute for the Arts (the "Project Sponsor"), proposes to legalize an existing middle school and high school, expand the second floor and add a third floor in the old Boys and Girls Club in the Haight Ashbury neighborhood (the "Project"). Approval of this Project will provide a new permanent home for a unique school of classical and folk dance like ballet and Chinese dance as well as visual arts in San Francisco, with an enrollment of up to 250 students and housing for up to seven teachers and visiting artists in a dense neighborhood with excellent transit.

The Institute for Arts and Culture offers a unique, high quality arts, cultural, and academics education to local and international communities as independent arts middle and high school. The school has both a Pre-Professional Arts Track as well as a College-Preparatory Curriculum in math, science, arts and humanities. The Institute for Arts and Culture offers bilingual Mandarin and English education, focusing on traditional Chinese dance and visual arts.

The school is fully accredited by Western Association of Schools and Colleges (WASC).

- "Xian Yun (the former name of the school) is a unique and needed educational option for students not only in California, but internationally as well." —WASC Visiting Committee Report, 2010.

EXHIBIT F



- “The program at Xian Yun is extraordinary, and the San Francisco Bay Area has a treasure in the work that is Xian Yun.” —WASC second Visiting Committee Report for the 6-year accreditation, 2014.

Institute for Arts and Culture also offers community arts programs for children as young as 5 and dance programs for senior citizens, including after-school, weekend and summer programs. Institute for Arts and Culture is now recognized as an institution that provides high quality arts and cultural enrichment programs.

In January 2013, Institute for Arts and Culture became an ExCEL After-School Program Lead Agency in the SF Unified School District. They have since partnered with many public schools and are offering free arts and cultural workshops to our neighborhood.

Project Overview

Currently, Institute for Arts and Culture serves 43 students from grades 6-12 and an average of 20 after-school program students from grades K-5, Monday to Friday, and about 40 students for both extended education programs on Saturday and Sunday. Institute for Arts and Culture also employs 26 staff Monday to Friday and an average of 8 staff over the weekend. The enrollment has been limited by the size of the school. The dance program requires large studios with high ceilings.

The proposed use is an independent arts secondary school, Institute for Arts and Culture, with current daily occupancy of 89 people (63 students and 26 staff) and overall population of 203 people. We expect the daily occupancy would increase to 178 people (140 students and 38 staff) in 3 years after the new facility is ready with expected population to be 296 (250 students and 46 staff) in 5-6 years.

Institute for Arts and Culture’s student body is reflective of the population of San Francisco and comes from a variety of racial, economic, cultural, and social backgrounds. Approximately 70 percent of students reside in San Francisco and the remaining students are from Marin County, Daly City, South San Francisco, and the South Bay. Institute for Arts and Culture provides financial assistance to 60 percent of the students through granting scholarships and financial aid to the families in need.

The Project would add 23,600 gsf (18,600 gsf school, 5,000 gsf group housing) to the existing 31,000 gsf building for a total of approximately 54,600 gsf.

The proposed plan involves infilling of the second floor at the front on Page Street and the addition of one floor to the existing two-floor building. The total height increases to 40 feet, consistent with



neighboring structures, while the third-floor transitions to the neighboring structures with 10' side setbacks and a 35' rear setback and an open space. The third floor was originally set back 10' from Page Street and 5' from the rear property line, but in response to neighborhood concerns about the increase in height at the rear of the property, the third floor was shifted forward, first to 25' from the rear property line and now 35' from the rear property line.

The third floor includes dance studios, visual arts studios, music practice rooms, academic classrooms, administration offices and seven group housing units and common area to house long-term staff teachers and visiting artist teachers who can't afford San Francisco's high rent. The overall building shape is consistent with its existing structure and is familiar to the community. There will be separate open spaces for the school and the housing. The gymnasium will be converted into a large dance studio while the swimming pool will be converted into a staff-parking garage with 7 parking slots utilizing the existing depth of the pool. Consistent with interests expressed by the surrounding community, the Project would provide increased parking available to the school Staff.

The Classic Chinese dance training requires structured dance studios replete with floor-to-ceiling mirrors and sprung floors. Classical Chinese dance has many movements such as leaps, jumps and aerials as well as the use of props like long silk adding at least 5-6 feet height (see attached photos), which require high ceilings as well as large studio space. To achieve the best training result, Institute for Arts and Culture teaches a fewer number of students per class in large practice studios. Typically, the maximum number of students per class is 15, even in a studio space of 3,000 sf. In addition, Institute for Arts and Culture offers a variety of programs, including visual arts and music, which requires the construction of additional studio space to house such programs.



ams.





The large dance studios and the provision of teacher housing necessitate a larger building envelope than is typical. The Planned Unit Development request is necessary and desirable, since it will provide adequate space to accommodate this unique art educational program and house long-term teachers who can't afford housing in San Francisco and visiting artist teachers without impacting San Francisco's strained housing resources.

Institute for Arts and Culture has been an active member of the community since it was first established in the Potrero Hill neighborhood in 2010. We have worked closely with community and provided high-quality programs to children. Institute for Arts and Culture believes in community partnerships and we have hosted many community events and our students have participated in more than 100 community performances in the past 7 years.

The proposed use has lower occupant intensity and less impact on the community than the previous use of a Boys & Girls Club with gymnasium, swimming pool, with after-school, weekend, and summer programs totaling up to 200-300 students daily concentrated in the afternoon and evening and up to 500-600 in sports events.

Approvals Required

Per Planning Code Sections 209.2 and Sections 303/304, the Project will require a CU for a school in the RM-2 District, a CU for Group Housing associated with an Institutional Educational Use and a PUD for exceptions to the FAR (Sec 124), front setback (Sec 132), rear yard (Sec 134), and dwelling unit exposure (Sec. 140).

Outreach

The Institute for Arts and Culture has conducted extensive public outreach since 2016. We sent notifications to all neighbors in a 300' radius of our pre-application meeting in January 2016. Our architect was present at the meeting. In February 2017, we held a neighborhood meeting to solicit ideas about the blank wall on the back. We contacted all neighbors who to our best knowledge contacted SF planning regarding our project on November 6, 2018 and asked if they would like to come to our open house or meet in person so we could hear their concerns.

The Institute scheduled an open house in November 2018, and invited neighbors within the 300' radius by mail. We also had private meetings for those who could not attend the open house. Our architectural plan was available, and our planning consultant was also present at the meeting to answer any questions.



We reached out to HANC (Haight Ashbury Neighborhood Council) in October 2018. We invited their current and past presidents to visit the school and had a meeting about the addition project. Then we presented at the HANC meeting in January 2019. We exchanged numerous emails with then Supervisor Brown, who came and visited our school in January 2019. We also have individual conversations with quite a few neighbors who have concerns in the past few years.

We have string support from immediate neighbors, Haight Ashbury Residents and the school community. Please see the attached letters.

While much of the community feedback was positive, there were some neighbors who had concerns, primarily, that the third floor would cast shadows on their homes. The Institute wrote a response to neighbors' concerns in the March 2019 HANC newsletter, explaining our plans to accommodate them. After hearing neighbor's concerns about increased shadows and privacy, and discussion with SF Planning, the Institute has made accommodations by modifying the plan accordingly. Firstly, we increased the setback of the proposed third floor greatly. The setback of the third floor in the front was moved to the back and increased from 5' to 25 ft to 35 ft. The side setback on the side was increased from 5 ft to 10 ft on each side. Finally, we increased the rear setback of the third-floor roof deck from 12 ft to 45 ft.

As is typical of schools, concerns have focused on loading in the existing three space white zone. The loading zone in front of the building has been extended by five spaces, for a total of 8 spaces and from 7:30 am to 6:30 pm from the current 7:30-8:30 am and 4:30-6:30 pm. Some neighbors have expressed concern about the extension of the white zone removing on-street parking, but at the same time expressed concerns about double parking. The extension in length and time is an attempt to address the concerns about double parking, as is the more robust traffic management plan.

Project Benefits

Approval of the Project is warranted and beneficial for the following reasons:

- Long-term Home for the Institute for Arts and Culture providing a unique educational experience for San Francisco middle and high school students.
- After school and weekend programs for K-12 students
- The Project consists primarily of a change of use of the Boys and Girls Club to an arts school and an addition to 40' in character with the four-story residential buildings in the Haight Ashbury neighborhood. The Project uses an existing institutional site.



- Provides seven group housing units for teachers and visiting scholars- The school is one of the few that recognizes the lack of housing for teachers and provides housing on-site, thus reducing impacts upon the City's housing stock and transportation.
- The Project will preserve and renovate a small historic resource.
- The Project will also provide improved streetscape elements, including new concrete sidewalks, class 2 bicycle racks, an expanded white zone to facilitate drop-off and pick-up.
- The Project will provide 101 Class 1 bicycle spaces and 28 Class 2 bicycle spaces, promoting bicycle use
- Parking Garage will Serve the teachers, thus reducing the parking impact upon the neighborhood.

Conclusion

The Project will legalize and expand a unique school in San Francisco, providing high quality education for middle school and high school students. It will reuse an existing long-term institutional building in the high-density Haight Ashbury neighborhood. It will provide needed housing for teachers.

Accordingly, we ask that you approve the Project. If you have any questions, please do not hesitate to call me at 415-865-9985.

Very truly yours,

A handwritten signature in blue ink that reads "Lawrence Badiner".

Lawrence Badiner
Badiner Urban Planning, Inc.

May 25, 2018
Kathy Munderloh
1910 Page Street #6
415-876-6670
munderloh@pacific.net

To Whom It May Concern

I am writing this letter in strong support of the proposed story addition to Xian Yun Academy of the Arts California at 1950 Page St.

We (my husband and myself) own and live at 1910 Page St. and are directly affected by this proposed addition. Since the Xian Yun Academy occupied the space they have been good neighbors. The school is a great use of the building which formerly housed the Boys Club of America my children used when they were little. The proposed expansion will afford more educational opportunities for the children of San Francisco and be a welcome addition to the neighborhood.

A "shadow study" of the proposed addition shows little or no effect on the surrounding buildings. The proposed addition is set back on the roof and does not add to the current shadow effect.

Street travel has greatly improved since Xian Yun Academy has occupied the site. The double parking that was a continual nuisance from pick-ups and drop offs at the Boys Club has abated. Xian Yun has reserved street spaces for school use and plans to increase off street parking at the building site.

I have directly witnessed the positive values that the school promotes in its students. I have taught temporarily and have observed the dedication of the staff and teachers to helping students learn and grow into responsible and caring adults. Last week I saw a student help my elderly neighbor take her groceries up her stairs without being asked or prompted. The area surrounding the building is kept clean

and this attitude of respect for the neighborhood further increases the value of Xian Yun as a neighbor.

In conclusion, I strongly support the expansion of the Xian Yun Academy of California so that it might serve more students with the high quality of education it provides. Should you need any further information or clarification, you can use the above information to call or email me.

Sincerely,



Kathy Munderloh

August 6, 2020

To whom it may concern,

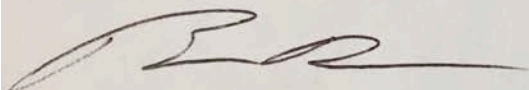
My name is Laurence Nasey, and I own and operate a garage on 624 Stanyan St. of the Haight-Ashbury neighborhood. I am very proud to have San Francisco High School of the Arts (HSArts) as part of our community. My garage and their school share half a wall together. Residing in a former Boys' and Girls' Club, HSArts has transformed the once-rundown building to become a beautiful hub of arts, knowledge, and culture.

This wonderful institution is rooted in traditional arts education, passing down to all their students exemplary academics, professional training in the arts, and Chinese art and customs. Now, this institute combines East and West with their inclusion of Western disciplines of classical ballet, musical instrument and vocal training, theatre and musical theatre, fashion design, and other forms of ethnic dance and culture.

I have been part of the Haight-Ashbury community for over 25 years. I am amazed by their incredible transformation in such a short amount of time. I am completely supportive of their development and construction efforts, and I cannot wait to see them grow, further enriching our community by their presence and contributions to our youth.

Thank you for taking time to read my letter. I hope you will take it into consideration.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Laurence Nasey', with a long horizontal flourish extending to the right.

Laurence Nasey

August 26, 2020

Dear Mary,

We are writing in support of the San Francisco High School of the Arts (HSArts) proposal for the Dream Project. We strongly support their proposal for construction and development of their campus, which will provide better facilities and accommodations for the students of their various arts programs.

Our son has very enthusiastically recently become a part of the HSArts family and having been involved in several large construction projects ourselves, we know the value of an improved facility and in particular it's impact on youth. As an institution that strives to deliver quality education in performing and visual arts and academics, HSArts serves the community and its youth through an accredited full-time middle and high school program that offers systematic pre-professional training in the arts alongside college-preparatory academics. At the same time, HSArts offers auxiliary programs in arts, dance, music, Chinese language, academic tutoring, and more for students from this community and beyond.

Our very artistic son is thrilled to have found a home here and we are excited for the years to come. The addition of classrooms and art studios will be deeply beneficial for the students and as parents in this community we appreciate the opportunity for the school to be improved upon and made accessible to other families like ours.

Thank you for your assistance in making this dream project a reality and for your investment in the education of San Franciscan youth!

Best regards,

Kristin Houk and Alberto Contreras

--

Kristin Houk

All Good Pizza

www.allgoodpizza.com

TATO

www.tatosf.com

Cafe Alma

www.cafealmasf.com

415-846-6960

March 28, 2019

Dear Sherry,

I am very glad that the Xian Yun Academy of the Arts has become part of our Haight-Ashbury neighborhood. We can now be proud of having such a fine cultural institution in our midst. Not only educating its students in the many cultural aspects of Chinese art and customs, the Academy also includes other non-Chinese forms. Their inclusion of Western classical ballet techniques is but one of them as well as teaching other forms of ethnic dance and culture.

I have observed how the Academy has transformed our once quite dilapidated and out-of-date Boys' Club building into a truly wondrous modern and beautiful school with ideal studios for the study of dance and light, commodious classrooms which encourage study. They also have an admirable library in which all students have access to a wide range of topics of research.

I have owned my home on Masonic Avenue for more than 50 years and have seen how we have acquired several schools of high repute, I was also very active in the 1970's in trying to get the former Haight [Straight] as our community performing arts center, like the Mission Cultural Center, which, because of the interference by a local anarchist group, we unfortunately lost just at the moment we were to be able to purchase it through the SF Art Commission,

My greatest wish is that our neighborhood community accept your needs for further additions and expansion which I found to be well presented to the HANC members and which I feel will solve any problems potentially caused by increased traffic at drop off and pick up times. The proposal for housing also seems the best logical way to help staff and students who need to commute to the academy on a daily basis as well as those guest teachers from abroad who need temporary lodgings while teaching at the school.

I wish you much continuing success

Carlos Carvajal
Artistic Director emeritus
San Francisco Ethnic Dance Festival

August 26, 2020

Dear Mary,

We are writing this letter to you today to give our support for the necessary upgrade and proposed expansion of the San Francisco High School of the Arts (HSArts) facility at 1950 Page Street.

With less emphasis and funding on arts programs within CA schools in the Bay Area, now more than ever, our next generation should be given the opportunity to study the Arts along with an exceptional Academic curriculum. HSArts greatest value is in combining both a pre-professional art program with a rigorous academic program for both middle and high school students.

Currently, the number of HSArts students is limited for enrollment. The building upgrade and renovation would allow the student body to organically grow for best use of this space. This will both enable the school to serve more students and fiscally support the organization.

HSArts also grants opportunities to economically diverse students, offering financial aid and scholarships.

Additionally, timing for construction could be ideal with distanced learning in place.

Please consider and approve this renovation not only for the notion of upgrading the building but also for the mission of the school and the expanded reach it could provide to our youth.

Thank you,

Christene Scarpino and Chris Kulina

Parents of Katherine Kulina, 8th grade middle school student

ERIK R. PUKNYS
COLLEEN M. KAVANAGH
30 Woodland Avenue
San Francisco, CA 94117
650.208.3189

August 28, 2020

Mary Woods
Senior Planner
49 South Van Ness Ave.
Suite 1400
San Francisco, CA 94103

Via e-mail
mary.woods@sfgov.org

San Francisco School of the Arts (HSArts)
The Dream Project

Dear Ms. Woods:

We are writing in support of the San Francisco High School of the Arts' proposal for the Dream Project. We understand that several faculty members, students, and parents have written to you endorsing the project. We have a daughter attending HSArts and join with the school's backers in their enthusiasm for the project. The project will benefit the students and, as parents of a student attending the school, we support it for that reason.

But the main reason we are writing is to support the project as residents of the neighborhood.

We live on Woodland Avenue, just a few blocks south of the school. When we moved here in 1999, the area surrounding Stanyan and Page was a pretty intimidating place. The Haight Street entrance to Golden Gate Park, and the McDonalds and ramshackle supermarket across the street, contributed to a fairly run-down, chaotic atmosphere. Since then, the Whole Foods moved in, the McDonalds has been torn down, and the newly renovated entrance to Golden Gate Park is about to be opened. The improvements HSArts wants to make to its space will improve the neighborhood even more.

Moreover, an improved campus for HSArts will be a perfect complement for the recently renovated Urban High School at the other end of Page Street. Our daughter's two older siblings attended Urban, and we witnessed how a renovation

Ms. Mary Woods
August 28, 2020
Page 2

to a high school campus improves the students' experience, supports the school's mission, and invigorates the surrounding blocks. Anchoring the eastern and western ends of Page Street with two great high schools will encourage more families to move to the neighborhood and add to the vibrancy of an improving Haight.

We hope that you and your colleagues approve HSArts' Dream Project. We are available to discuss our endorsement further if you have any questions or need additional information.

Sincerely,

/s/ Colleen M. Kavanagh /s/ Erik R. Puknys

Colleen M. Kavanagh

Erik R. Puknys

August 31, 2020

Dear Ms. Woods,

Our daughter, Carmen Dettmer, is 15 years old and recently enrolled as a sophomore at San Francisco High School of the Arts. We have four children, of which Carmen is our youngest, and we insist that they each decide where they wish to attend school, beginning in 6th grade. We have found this to be a way for our children to feel autonomous in their academic careers and to take their decisions seriously.

When Carmen found out about San Francisco High School of the Arts, we went to interview with the head of the school, Dr. Sherry Zhang, and the biology teacher, Ms. Jenny Chang. Carmen and I were struck by the seriousness and the emotional strength of both of these women, and we both trusted them. They articulated to us how the program worked, the layout of the day and the focus of the teachers and students. During Carmen's ensuing interviews and in-person ballet audition, she recognized that if she were going to focus on herself and improve her skill as a ballet dancer and academic, she would need to attend this school. Then came her experience at the school.

Carmen has attended for three weeks, and she has been joyfully motivated every day. She is excited and happy; and when she talks about her Chinese teacher, Zhang Min, she smiles very sweetly. She feels utterly supported in her new undertaking.

We understand that this school is asking the city for a permit to expand their building so that they may also expand their population. Ethan and I are reaching out to you and letting you know that what they are doing at San Francisco High School of the Arts has made our daughter very engaged and happy. She feels immensely, but not too, challenged on a day-to-day basis. They support the whole person. If they can expand their building to attract more people, we believe they will do a very good job at educating and raising more families in a wholesome and excellent way. We cannot think of a better use of this space.

Thank you for taking the time to read our letter.

Our very best to you,

Hadley and Ethan Dettmer

September 17, 2020

Dear Ms. Woods,

We are writing in support of the San Francisco High School of the Arts (HSArts) proposal for the Dream Project. We strongly support their proposal for construction and development of their campus, which will provide more and better facilities for the students of their various arts programs.

My son, Matthew, was originally attending SFUSD high school and transferred to SF HSArts in 2018. I wish I had known about this school sooner. Matthew easily adapted to the school and became involved in many events and clubs. The school and faculty supports him academically and taught him to focus and challenged his strengths. They are constantly communicating with the parents, providing guidance and feedback on goals, even throughout the summer we continued to stay in touch.

I've never experienced a school that had so much dedication and passion for the students' wellbeing. They've developed my son into a very mature, respectful young man. I am very grateful for all the commitments they've provided.

Our children have benefited from the HSArts programs and we have appreciated being a part of the HSArts community. We fully support the proposal for development of their school so more families may benefit like we have. We hope you may take our letter of support into consideration.

Best Regards,
Lorraine Lim

August 25, 2020

Ms. Mary Woods
Senior Planner
San Francisco Planning Department

Dear Ms. Woods:

This letter is in support of the San Francisco High School of the Arts proposal for the Dream Project. I offer my unwavering commitment for construction and development of the campus for the betterment of the students, families and faculty of the various arts programs. The addition of creative space to maximize teaching and learning, especially for students of the arts, is critical for all disciplines, whether it is creative, visual, or performing arts.

My name is Dennis Chew, a retired administrator with 37 years of service with the San Francisco Unified School District. During my tenure as Principal at Gordon J. Lau Elementary School, I first met Dr. Sherry Zhang in 2012, when she was the President of the Board for the Institute for Arts and Culture, Inc.

I whole heartedly support the school's ultimate goal of expanding the campus and continuing making the entire curriculum accessible for all students, which includes students with physical limitations being able to have equal access to the core curriculum and the entire spectrum of the arts. The community at large will also have equal access to the school to share the dance rooms, classrooms, music equipment and rooms to promote the arts in many forms such as tai chi, salsa dancing, ballroom dancing, drawing, painting, ceramics and more.

In closing, I whole heartedly support Dr. Zhang's efforts in expanding the physical plant of her school to maximize exposures and opportunities for future students, teachers, parents and community members.

Please contact me if further discussion is needed, as I would be happy to elaborate on Dr. Zhang's outstanding service to the academic and artistic community.

Sincerely,

Dr. Dennis Chew
Advisory Board Member
Institute for Arts and Culture, Inc.
(415) 215-0643

September 8, 2020

Dear Ms. Mary Woods,

I am parent of a junior of San Francisco High School of the Arts. Our live only 5 minutes away from HSArts. I am writing to you today because I want to express my full support for this school. I feel very fortunate that I can find such a wonderful school for my daughter in the city.

At HSArts, the teachers are very responsible and truly care about the students' progress. They offer professional guidance based on each student's unique capabilities. And the school works with our parents closely. We work together as a team to make our children effective learners and great contributors to the society.

My daughter loves dancing and music, that's the reason I sent her to HSArts. I have learned that in the process creating good artworks our children's mind and spirit can be lifted, even improve their health condition. I witnessed that my daughter was benefited tremendously from HSArts' training.

The classical arts, attentive staff, universal values, all of these beautiful things make the school a wonderful environment and community. My daughter learned to be motivated and caring in such an environment.

Thanks for your listening and hope our city can support such a nurturing arts school!

Hongwei Lou

September 2, 2020

To whom it may concern,

As San Francisco residents and parents of two current students, we write in support of the San Francisco High School of the Arts (HSArts) proposal for the Dream Project. We strongly support their proposal for construction and development of their campus, which will provide better facilities for the students of their various arts programs.

Our son is currently a high school sophomore taking online (due to COVID) college-preparatory academics while pursuing a concentration in visual arts. The Dream Project will allow for growth in the visual arts program by providing space for more art studios. Artists always need more studio space.

Our daughter is a seventh grader enrolled in the middle school's rigorous academic curriculum with a concentration in Chinese dance. The Dream Project will allow for better studio space and changing rooms for all of the performers at school.

We look forward to returning to campus when it is safe. In the meantime, it is an opportune time to move forward with the construction of the Dream Project.

Our children have benefited greatly from being in the HSArts programs. We appreciate being a part of the HSArts community. We wholeheartedly support the proposal for development of their school so more families may benefit like we have. Please take our letter of support into consideration. Thank you.

Sincerely,

Ron and Angela Sheredy

August 16, 2020

To whom it may concern,

My name is Jason Tao. I am writing in support of the San Francisco High School of the Arts (HSArts)' proposal for the Dream Project. I strongly support their proposal for construction and development of their campus, which will provide more and better facilities for the students of their various arts programs.

My kid is the 8th grade student in HSArts and participated in the dance program and Chinese language program since 2017. My kid has benefited greatly from being in the HSArts programs. In the 2020 KAR dance competition hold in Pittsburgh, CA, my kid wins the top first award in the free spirited dance.

As an institution that strives to deliver quality education in performing and visual arts and academics, HSArts serves the community and its youth through an accredited full-time middle and high school program that offers systematic pre-professional training in the arts alongside college-preparatory academics. At the same time, HSArts offers auxiliary programs in arts, dance, music, Chinese language, and more for students from this community and beyond. However, the auxiliary programs will require more space. If the proposal passes, HSArts will be able to add classrooms and dance and art studios and extend their quality education to even more students as the school grows.

I fully support the proposal for development of their school so more families may benefit like we have. Thank you very much for your consideration and I am available for further questions.

Sincerely,

Jason (Zhenhua) Tao