



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 16, 2015

Date: April 9, 2015
Case No.: **2014.1328C**
Project Address: **1218 SOUTH VAN NESS AVENUE**
Zoning: RTO-M (Residential, Transit Oriented, Mission)
50-X Height and Bulk District
Block/Lot: 3642/067
Project Sponsor: Harvey Hacker
528 Bryant Street
San Francisco, CA 94107
Staff Contact: Erika Jackson – (415) 558-6363
erika.jackson@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
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415.558.6378

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415.558.6409

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415.558.6377

PROJECT DESCRIPTION

The proposed Project is to establish a new private elementary school and child-care facility for up to 100 students. The building is currently vacant; however, the site was last used for a school use from May 2001 until June 2013. The last use was the Sand Paths Academy for special education for approximately 36 students in Grades 6-12. The building has the capacity for up to 137 students. The Project proposes to remove the existing 4 off-street parking spaces and convert the area into outdoor play space for the students. The Project also proposes to remove one driveway and replace with a SFMTA white curb zone for passenger loading and unloading. The metered on-street parking spaces will be reduced from 4 to 3 spaces in order to accommodate the white curb zone.

SF Tikes Academy is a developmentally appropriate curriculum based program. Students will split time between indoor and outdoor activities. At any one time only a portion of the students will rotate through several periods of supervised outdoor activities primarily in the mid-morning and in the mid-afternoon. Expected hours of operation of the school are from 7:30 AM to 6:00 PM. The outdoor area will be used only between the hours of 9:00 AM to 5:00 PM. The school expects to employ approximately 25 staff members and/or teachers.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the west side of South Van Ness Avenue between 23rd and 24th Streets, Block 3642, Lot 067. The property is located within the RTO-M (Residential, Transit Oriented, Mission) Zoning District with 50-X Height and Bulk District. The property is developed with an approximately 8,600 square foot one-story building constructed circa 1961. The site also contains children play yard space and 4 off-street parking spaces. The building is currently vacant; however, the site was last used for a school use from May 2001 until June 2013. The last use was the Sand Paths Academy for special education for

approximately 36 students in Grades 6-12. The building has the capacity for up to 137 students. The subject lot is approximately 14,000 square feet and has 115 feet of frontage on South Van Ness Avenue. The lot has two driveway access points and 4 metered on-street parking spaces.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project is situated on the west side of South Van Ness Avenue, between 23rd and 24th Streets, and is in the Mission neighborhood. To the north of the subject property is a four-story residential building with 24 dwelling units at the intersection of 23rd Street and South Van Ness Avenue. To the south of the subject property is a four-story residential building with 6 dwelling units. To the west of the subject property on Capp Street are residential buildings ranging in unit count from one to four. Further south is the 24th Street Neighborhood Commercial Transit District. The uses within this district include a range of non-residential ground floor uses such as full-service restaurants, a bar, personal and professional services, a specialty-food grocery, an auto repair shop and various types of retail stores. To the east of the subject property, and directly across South Van Ness Avenue, are residential buildings and a vacant commercial building with a surface parking lot.

The broader neighborhood is characterized by varied residential zoning that includes RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family), RM-1 (Mixed Residential, Low Density), NC-3 (Moderate Scale, Neighborhood Commercial) and RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning Districts. These residential areas are served by existing Limited Commercial Uses or the non-residential goods and services found in the nearby Mission NCT (Neighborhood Commercial Transit) and 24th Street – Mission NCT zoning districts. Additionally, this area is well-served by local and regional public transit. Connections to SamTrans, BART, and five Muni Bus routes are within a quarter mile of the Project site.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 27, 2015	March 27, 2015	20 days
Posted Notice	20 days	March 27, 2015	March 27, 2015	20 days
Mailed Notice	10 days	April 6, 2015	March 27, 2015	20 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

The Department has received emails/letters from 9 individuals and/or groups – 3 emails requesting information about the Project and/or the process, 1 letter of support, and 5 emails expressing concerns regarding the Project. One of these emails was from the Capp Street Neighborhood Action Committee.

Project concerns included fencing material and height, increase in the number of students, noise, traffic, blockage of private driveways, and parking in the neighborhood. The Project Sponsor has held two neighborhood meetings thus far and has a third meeting scheduled for Friday, April 10.

ISSUES AND OTHER CONSIDERATIONS

- The proposed child care facility will provide child care for up to 100 children, which requires no off-street parking spaces per Planning Code Section 151. The proposed child care facility will provide the number of bicycle parking spaces required by Code, which is 16 bicycle parking spaces.
- Neighbors are concerned about the lack of parking in their neighborhood and that this use might take away more spaces on the block, generate more traffic, and cause private driveways to be blocked during drop off and pick up times. The Project Sponsor has expressed the intention to apply for a passenger loading zone curb along 45 feet of the street frontage. The Project Sponsor has also submitted a Drop Off / Pick Up Management Plan that was approved by Planning Department Environmental staff.
- Neighbors are concerned that this new use will generate noise from children playing outside in the yard. The Project Sponsor has submitted an Outdoor Space Use Plan. The playtimes are staggered so that only some of the children are in the yard at one time.
- The Project Sponsor has offered to install an alarm system in the building and motion detected lighting for the yard area to increase security at night when the building is unattended.
- The Project will occupy an underutilized site that currently contains a vacant building that was constructed for a school use for up to 137 students.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant conditional use authorization to establish a new private elementary school and child-care facility (d.b.a. SF Tikes Academy) for up to 100 children within the RTO-M (Residential, Transit Oriented, Mission) Zoning District and a 50-X Height and Bulk District per Planning Code Sections 209.4 and 303.

BASIS FOR RECOMMENDATION

- The Project promotes the operation of a locally-owned business and contributes to the viability of the overall Mission Neighborhood.
- The Project would not displace an existing retail tenant or housing.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The Project promotes small business ownership and employment opportunities. According to the Project Sponsor, the proposed child care facility and elementary school will be operated by approximately 25 staff members and/or teachers.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The proposed child-care facility is desirable because it will improve the number of neighborhood

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

- The General Plan encourages and supports child-care and elementary schools.
- The Project will occupy an underutilized site that currently contains a vacant building that was constructed for a school use for up to 137 students.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

- | | |
|--|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Pick Up / Drop Off Management Plan | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Outdoor Space Use Plan | <input type="checkbox"/> Housing Documents |
| <input checked="" type="checkbox"/> Emails & Letters | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

Planner's Initials

ESJ: G:\DOCUMENTS\Projects\CU\South Van Ness 1218\ExecutiveSummary_template.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.4 AND 303 OF THE PLANNING CODE TO ESTABLISH A NEW PRIVATE ELEMENTARY SCHOOL AND CHILD CARE FACILITY (D.B.A. SF TIKES ACADEMY) FOR UP TO 100 STUDENTS WITHIN THE RTO-M (RESIDENTIAL, TRANSIT ORIENTED, MISSION) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 29, 2014, Harvey Hacker (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.4 and 303 to establish a new private elementary school and child-care facility (d.b.a. SF Tikes Academy) for up to 100 students within the RTO-M (Residential, Transit Oriented, Mission) Zoning District and a 50-X Height and Bulk District.

On April 16, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1328C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.1328C, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the west side of South Van Ness Avenue between 23rd and 24th Streets, Block 3642, Lot 067. The property is located within the RTO-M (Residential, Transit Oriented, Mission) Zoning District with 50-X Height and Bulk District. The property is developed with an approximately 8,600 square foot one-story building constructed circa 1961. The site also contains children play yard space and 4 off-street parking spaces. The building is currently vacant; however, the site was last used for a school use from May 2001 until June 2013. The last use was the Sand Paths Academy for special education for approximately 36 students in Grades 6-12. The building has the capacity for up to 137 students. The subject lot is approximately 14,000 square feet and has 115 feet of frontage on South Van Ness Avenue. The lot has two driveway access points and 4 metered on-street parking spaces.
3. **Surrounding Properties and Neighborhood.** The Project is situated on the west side of South Van Ness Avenue, between 23rd and 24th Streets, and is in the Mission neighborhood. To the north of the subject property is a four-story residential building with 24 dwelling units at the intersection of 23rd Street and South Van Ness Avenue. To the south of the subject property is a four-story residential building with 6 dwelling units. To the west of the subject property on Capp Street are residential buildings ranging in unit count from one to four. Further south is the 24th Street Neighborhood Commercial Transit District. The uses within this district include a range of non-residential ground floor uses such as full-service restaurants, a bar, personal and professional services, a specialty-food grocery, an auto repair shop and various types of retail stores. To the east of the subject property, and directly across South Van Ness Avenue, are residential buildings and a vacant commercial building with a surface parking lot.

The broader neighborhood is characterized by varied residential zoning that includes RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family), RM-1 (Mixed Residential, Low Density), NC-3 (Moderate Scale, Neighborhood Commercial) and RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning Districts. These residential areas are served by existing Limited Commercial Uses or the non-residential goods and services found in the nearby Mission NCT (Neighborhood Commercial Transit) and 24th Street – Mission NCT

zoning districts. Additionally, this area is well-served by local and regional public transit. Connections to SamTrans, BART, and five Muni Bus routes are within a quarter mile of the Project site.

4. **Project Description.** The proposed Project is to establish a new private elementary school and child-care facility for up to 100 students. The building is currently vacant; however, the site was last used for a school use from May 2001 until June 2013. The last use was the Sand Paths Academy for special education for approximately 36 students in Grades 6-12. The building has the capacity for up to 137 students. The Project proposes to remove the existing 4 off-street parking spaces and convert the area into outdoor play space for the students. The Project also proposes to remove one driveway and replace with a SFMTA white curb zone for passenger loading and unloading. The metered on-street parking spaces will be reduced from 4 to 3 spaces in order to accommodate the white curb zone.

SF Tikes Academy is a developmentally appropriate curriculum based program. Students will split time between indoor and outdoor activities. At any one time only a portion of the students will rotate through several periods of supervised outdoor activities primarily in the mid-morning and in the mid-afternoon. Expected hours of operation of the school are from 7:30 AM to 6:00 PM. The outdoor area will be used only between the hours of 9:00 AM to 5:00 PM. The school expects to employ approximately 25 staff members and/or teachers.

5. **Public Comment.** The Department has received emails/letters from 9 individuals and/or groups – 3 emails requesting information about the Project and/or the process, 1 letter of support, and 5 emails expressing concerns regarding the Project. One of these emails was from the Capp Street Neighborhood Action Committee. Project concerns included fencing material and height, increase in the number of students, noise, traffic, blockage of private driveways, and parking in the neighborhood. The Project Sponsor has held two neighborhood meetings thus far and has a third meeting scheduled for Friday, April 10.
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. **Institutional Use.** Planning Code Section 209.4 requires Conditional Use authorization for institutional uses including child care facilities and schools within an RTO-M District.

The Project Sponsor seeks Conditional Use Authorization to establish a child care facility and an elementary school for up to 100 students in an existing building within an RTO-M District.

- B. **Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. There is no off-street parking space requirement for child-care facilities and schools in an RTO-M Zoning District.

The Project proposes to remove the existing 4 off-street parking spaces and convert the space into outdoor play space for the students.

- C. **Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for all uses. Child care facilities are required to provide bicycle parking at a ratio 1 per 20 children for Class 1 and 1 per 20 children for Class 2. Elementary schools are required to provide bicycle parking at a ratio of 2 per classroom for Class 1 and 1 per classroom for Class 2.

The Project is required to provide 9 Class 1 spaces and 7 Class 2 spaces on site. The Project proposes to provide the required 16 bicycle parking spaces.

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

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

The Project is compatible with the surrounding neighborhood as the proposed child care facility and elementary school will occupy the existing building. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable as it will provide a vital service for the residents of the neighborhood. The Project is desirable for, and compatible with the neighborhood in that it provides a needed service for the neighborhood. The proposed use is desirable for nearby residents in that approval of this Project would enhance services in this neighborhood, especially those for patrons with children. The proposed use is also desirable in that it creates a more positive neighborhood aesthetic by occupying a vacant building on a site that was designed for a school.

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

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

The Project is not detrimental to the area since it does not involve any physical expansion to the existing building. Because the subject lot was constructed for a school use for up to 137 students, this Project will not be detrimental to the health, safety, convenience or general welfare of the nearby residents or workers. The proposed Project will not be injurious to existing properties or improvements or potential developments in the area. The existing building will remain intact.

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

The proposed child care facility and elementary school is intended to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips citywide. The Project Sponsor also intends to apply for an SFMTA white curb loading zone along approximately 45 feet of the street frontage. The Project Sponsor has also prepared a Drop Off / Pick Up Management Plan which has been reviewed by Planning Department Environmental staff.

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

No noxious or offensive emissions such as noise, glare, dust and odor are expected to be emitted during normal operations. The proposed Project is categorically exempt from environmental review. Students will split time between indoor and outdoor activities. At any one time only a portion of the students will rotate through several periods of supervised outdoor activities primarily in the mid-morning and in the mid-afternoon. Expected hours of operation of the school are from 7:30 AM to 6:00 PM. The outdoor area will be used only between the hours of 9:00 AM to 5:00 PM.

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

The Project does not propose any change to the existing landscaping. Any proposed signage and lighting will be subject to the review and approval of the Planning Department.

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

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

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

The proposed Project is located within an RTO-M Zoning District.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 3:

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

The Project will enhance the diverse economic base of the City.

OBJECTIVE 3:

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

Policy 3.1:

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

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

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child care center and elementary school will provide educational services for the children of San Francisco residents. No physical expansion is proposed to the existing building; hence the adjacent residential uses will not be disrupted. The proposed Project will provide a service that is necessary to ensure that residents within the surrounding community have access to private child care and elementary school services. There are two public elementary schools – Buena Vista Horace Mann and Cesar Chavez – within a few blocks of the subject site.

OBJECTIVE 1.1:

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

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

The Project will maintain the existing building, which provides an appropriately scaled building within the existing neighborhood fabric. The existing building maintains a strong relationship with the pedestrian environment with existing landscape, no visible off-street parking, and a main building entrance that contributes to a more inviting and walkable experience.

Policy 3.2.8

Recognize the distinctive Mission murals and expand the opportunities for new murals as well as other public art by providing space such as visible and publicly accessible walls in new construction adjacent to or near the murals to allow for these art traditions to thrive and continue, and by ensuring new construction does not obstruct, demolish, damage or otherwise diminish the Mission murals and other public art.

The Project will support this Policy by providing a public art mural along the front façade of the building.

OBJECTIVE 4.7:

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

Policy 4.7.2

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

The proposal includes 16 new bicycle parking spaces.

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

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

No neighborhood-serving retail use would be displaced by the Project.

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

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

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

No affordable housing will be removed for this Project.

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

Due to the nature of the Project there are no anticipated adverse effects upon MUNI service or on neighborhood parking.

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

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

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

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

- F. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.1328C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 29, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 16, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 16, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a new child care facility and elementary school for up to 100 students (d.b.a. **SF Tikes Academy**) located at 1218 South Van Ness Avenue, Block 3642, Lot 067 pursuant to Planning Code Section(s) **209.4 and 303** within the **RTO-M (Residential, Transit Oriented, Mission) Zoning** District and a **50-X** Height and Bulk District; in general conformance with plans, dated **January 29, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1328C** and subject to conditions of approval reviewed and approved by the Commission on **April 16, 2015** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 16, 2015** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

PARKING AND TRAFFIC

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

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

MONITORING

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

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

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

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

OPERATION

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

12. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1218 South Van Ness		3642/067
Case No.	Permit No.	Plans Dated
2014.1328C		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRRER if over 45 years old)	<input type="checkbox"/> New Construction
<input type="checkbox"/> Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Establish a new private elementary school and child care facility.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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


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

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

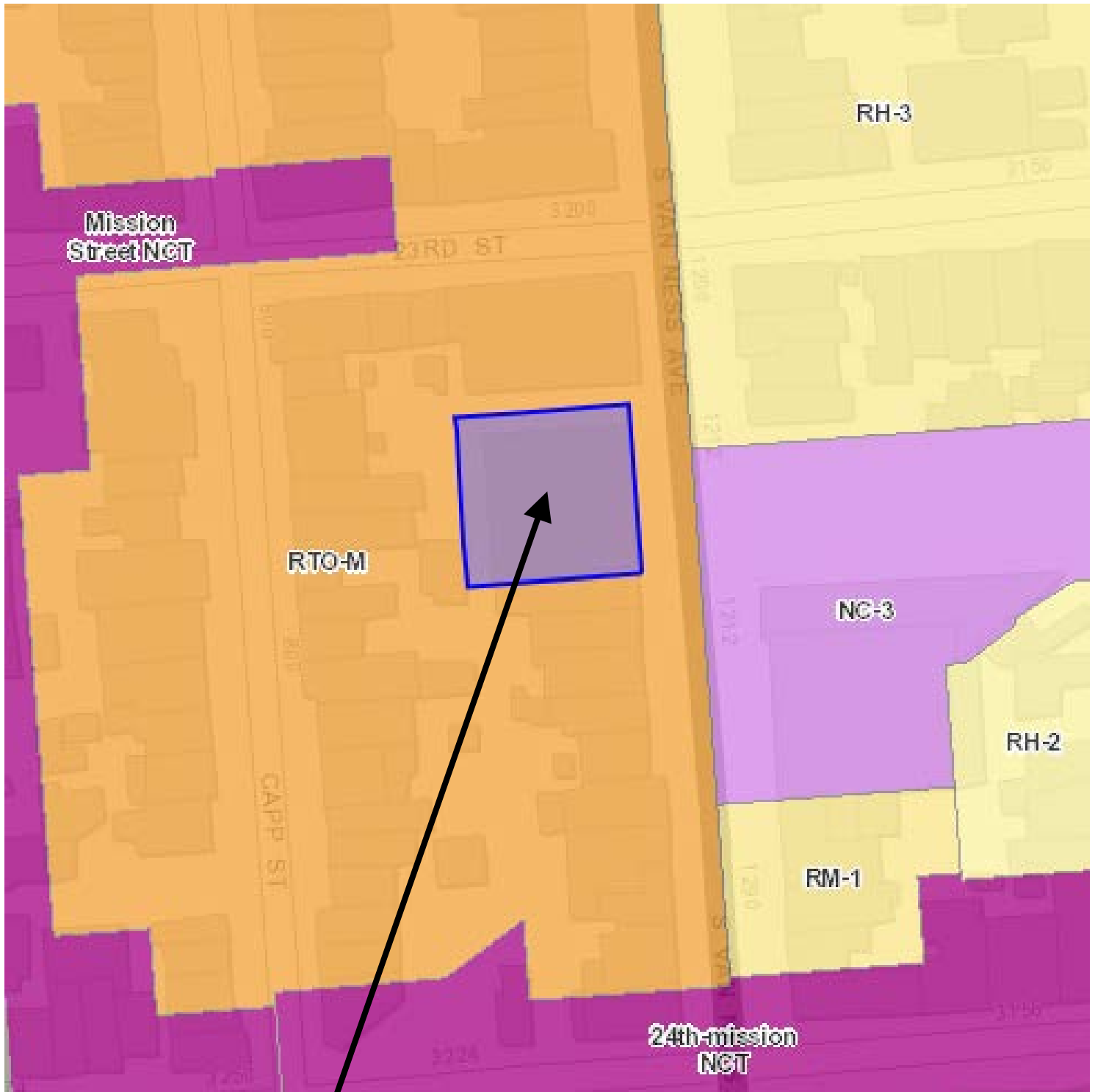
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>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

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

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (<i>check all that apply</i>): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Erika Jackson	Signature: 
	Project Approval Action: Select One If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<small>Digitally signed by Erika Jackson DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Erika Jackson, email=erika.jackson@sfgov.org Date: 2015.04.06 15:16:11 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

Zoning Map

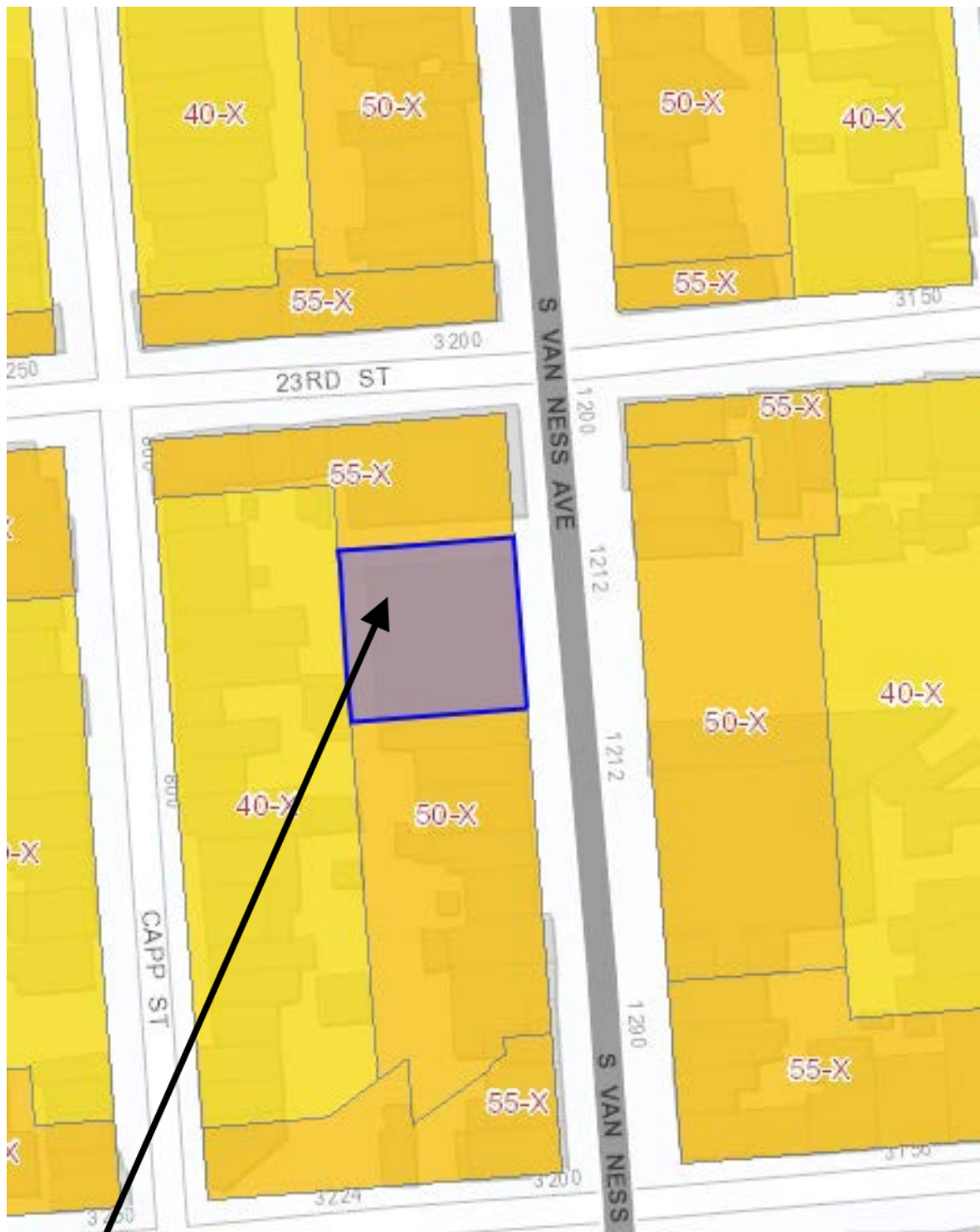


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.1328C
SF Tikes Academy
1218 South Van Ness Avenue

Height and Bulk Map

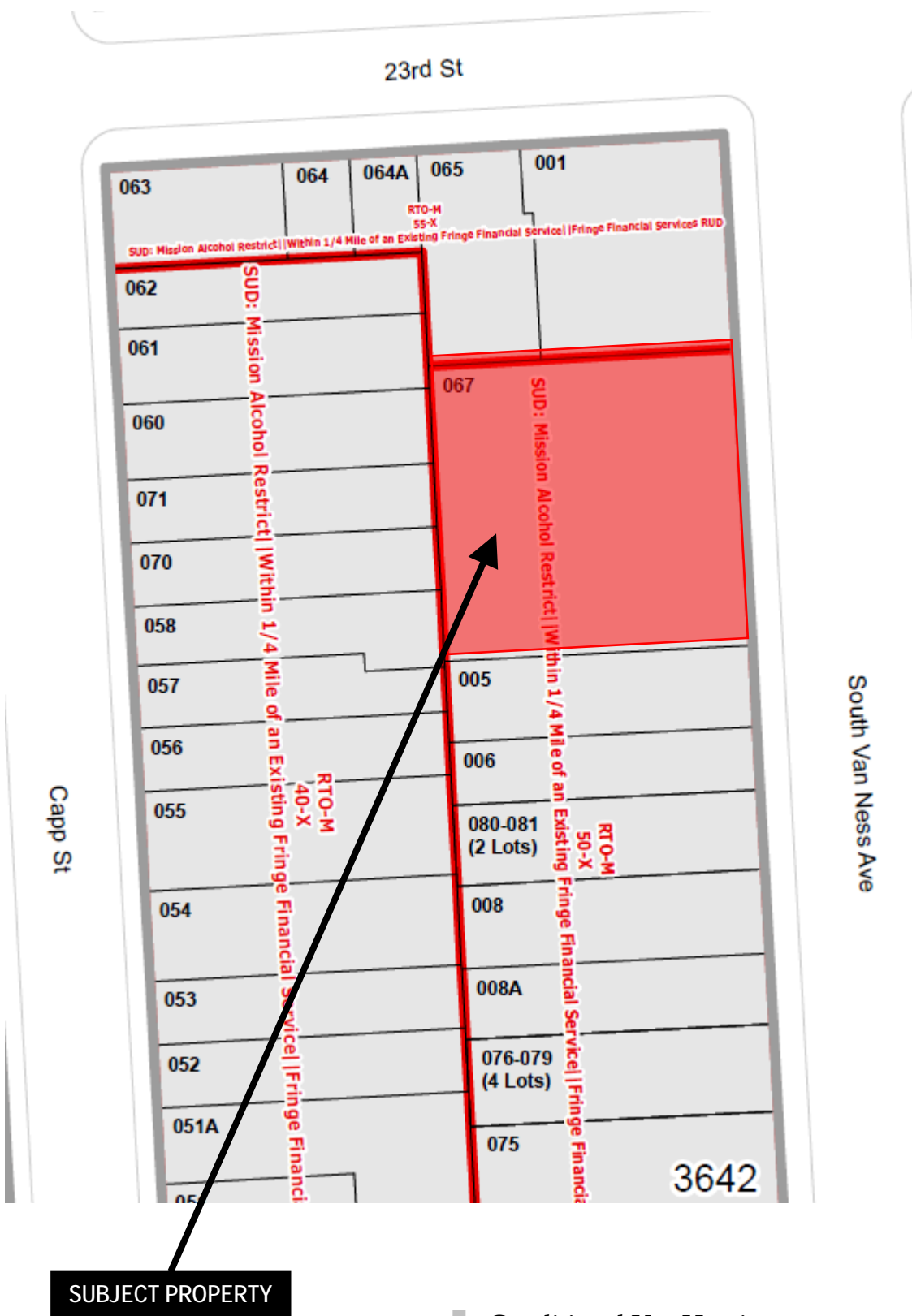


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.1328C
SF Tikes Academy
1218 South Van Ness Avenue

Parcel Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.1328C
SF Tikes Academy
1218 South Van Ness Avenue

Sanborn Map*

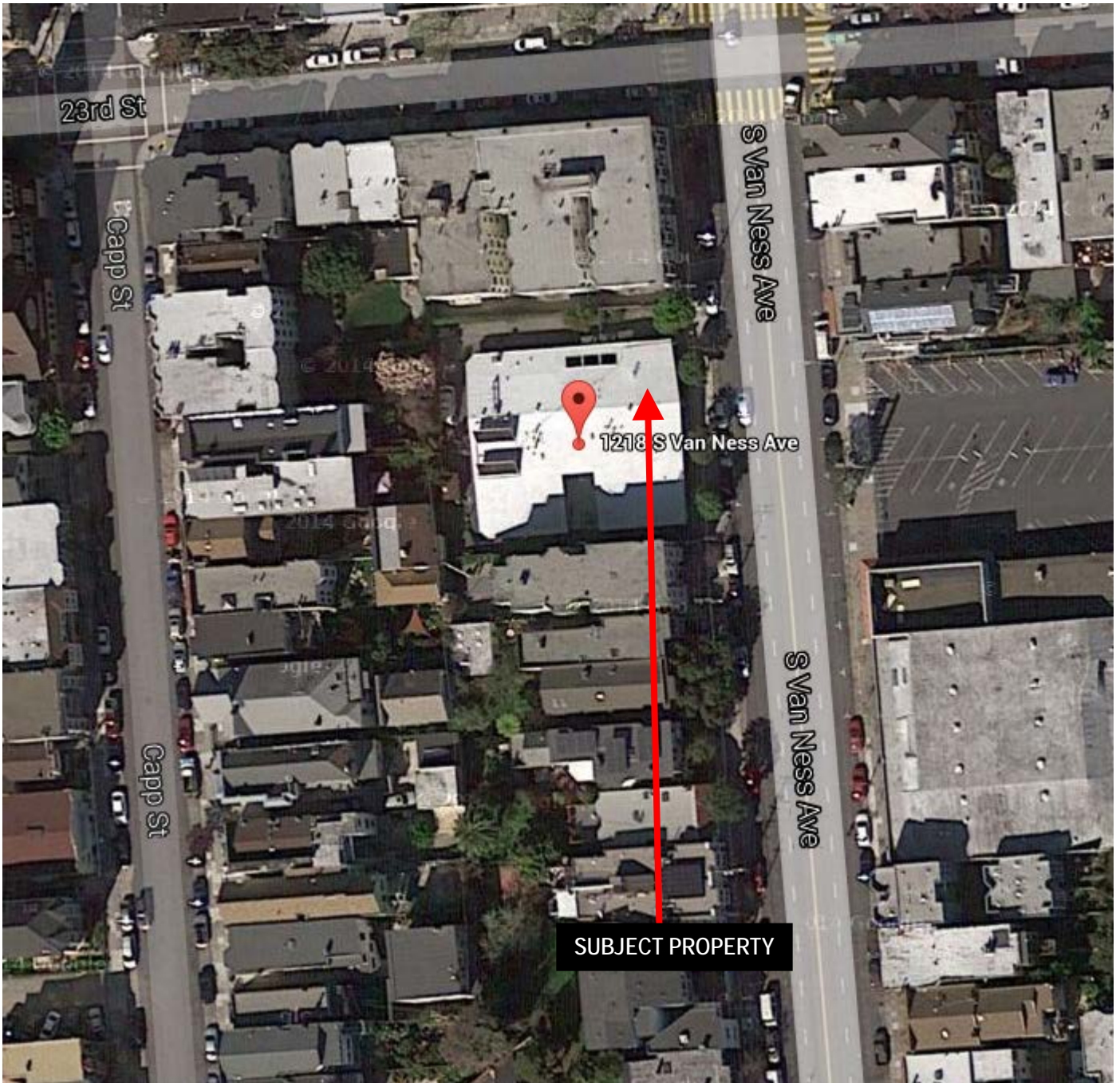


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2014.1328C
SF Tikes Academy
1218 South Van Ness Avenue

Aerial Photo



Site Photo



Conditional Use Hearing
Case Number 2014.1328C
SF Tikes Academy
1218 South Van Ness Avenue

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

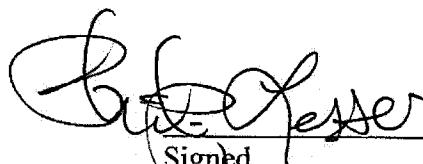
Subject: 1218 South Van Ness Avenue

Dear Ms Jackson

Representatives of SF Tikes Academy have explained to me their plans to convert former Sand Paths Academy at 1218 South Van Ness Avenue to a private elementary school and child-care facility.

I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

 January 12, 2015
Signed Date
Philip Hesser Property Owner:
Print Name Address
2812 - 30 Mission Street

P.S. Our Family lived at 1380 on South Van Ness and runs a laundromat at 898 South Van Ness. We are very acquainted with this building and immediate surroundings. SF Tikes Academy would be a most desirable use of this space. GH.

Jackson, Erika

From: molly messenger <mollyc@gmail.com>
Sent: Tuesday, November 04, 2014 10:38 AM
To: Harvey Hacker
Cc: susan.tuohy@gmail.com; janielucas@att.net; samanthalopz@gmail.com; clem@harveyhacker.com; Jackson, Erika
Subject: Re: 1218 South Van Ness

Harvey,

Thank you for inviting us to meet last month and for sending along the plans. We shared the information from that meeting with other people from our neighborhood association who were not able to attend the meeting.

Many neighbors have concerns about the proposal, including the plans for the fence, but more importantly the proposed number of students. The proposal you shared last month is to increase the school size from its current size of 28 school age children to 100 preschool students, which is almost 4 times the size. There are concerns about the noise, traffic, and parking that will result from this increase. In addition, for those of whose homes border the school, we have concerns about the noise level of having 100 preschool age children playing in the outdoor spaces the school has planned in a full time 9-5pm program, five days a week.

Our neighborhood association is meeting next week to discuss and perhaps we can meet with you after that.

Sincerely,
Molly Messenger

On Mon, Nov 3, 2014 at 5:16 PM, Harvey Hacker <harvey@harveyhacker.com> wrote:

Dear Neighbor

I have attached a letter with copy of plans, including a request that you write a letter or email stating your support for the project to the planner in charge of the case:

Erika Jackson

Planning Department

1650 Mission St, Floor 4

San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

Jackson, Erika

From: samantha lopez <samanthalopz@gmail.com>
Sent: Tuesday, November 11, 2014 11:00 PM
To: Harvey Hacker
Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Jackson, Erika
Subject: Re: 1218 South Van Ness

Thank you Harvey for another copy of the plans, however, the letter you sent us mentioned an "upcoming hearing" by the Planning commission but no specific date. Can you provide us with the date of the hearing?

In addition, can you provide the following information so we can more fully review the plans:

- a copy of the application submitted for this project to the Planning Commission and;
- the permit/license which you are trying to obtain which shows us what the permit/license encompasses

We appreciate your assistance in sending us this information as soon as possible.

Kind Regards,

Samantha Lopez-James

Capp St. Neighborhood Action Committee (CNAC)

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Erika Jackson

Planning Department

1650 Mission St, Floor 4

San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

--

Sam

Jackson, Erika

From: Lisa Lawlor <lklawlor@gmail.com>
Sent: Sunday, November 16, 2014 9:10 PM
To: Kristina Itskovich
Cc: Jackson, Erika; samanthalopz@gmail.com; Harvey Hacker; susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky
Subject: Re: 1218 South Van Ness

I am available to meet either of those dates. Kristina, thank you for reaching out to us as neighbors and long-time residents of this neighborhood. Your plans as stated will directly impact the parking, traffic, and noise level in our neighborhood and for these reasons we have many concerns. I look forward to hearing about your plans to prevent or remediate the concerns listed above.

Lisa Lawlor
817 Capp Street

On Sun, Nov 16, 2014 at 8:42 PM, Kristina Itskovich <kristina.itskovich@gmail.com> wrote:
Samantha,

As you can see we reached out to our future neighbors early even though it was not required. We are happy to meet in person at the property this week to talk about your concerns. We are available Thursday 11/21 at 6pm or Monday 11/24 at 6pm at 1218 SVN to meet with you in person again to address your concerns.

We look forward to your quick response confirming our meeting.

Thank you,
Kristina
[415.375.0661](tel:415.375.0661)

On Thu, Nov 13, 2014 at 12:38 PM, Jackson, Erika <erika.jackson@sfgov.org> wrote:

Hi all,

I have not yet set a date for a hearing. I am aiming for February, but the date really depends on how much time you and the applicant need to work out concerns and issues regarding the project. Prior to the hearing, there will be a mailed notice to a 300 foot radius, as well as a newspaper ad and a poster on the site.

Thanks,

Erika

From: samantha lopez [<mailto:samanthalopz@gmail.com>]
Sent: Wednesday, November 12, 2014 3:51 PM
To: Harvey Hacker; Jackson, Erika

Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Gmail; Lisa Lawlor

Subject: Re: 1218 South Van Ness

Thank you, Harvey for the quick response. Much appreciated. And of course I am sure the neighborhood committee will want to meet with you all as Molly Messenger stated on Nov. 4th and Janie Lucas on Nov 7th to Kristina. We just wanted to have the chance to look over any documentation ourselves before a meeting.

Erika: can you provide a date for this hearing? If not, we would greatly appreciate an email giving us prior notice so we have a reasonable amount of time to adjust our schedules given our work/family schedules.

Kind regards,

Samantha Lopez-James

On Wed, Nov 12, 2014 at 2:58 PM, Harvey Hacker <harvey@harveyhacker.com> wrote:

Samantha

In response to your requests:

1. My letter did not specify date of hearing because Ms Jackson, planner on the case, has not yet set a date.
2. Application submitted to Planning Department is attached.
3. Proposed Child Care Center will be licensed by California Department of Social Services, Community Care Licensing Division. If you wish to know more about their requirements, please visit <http://www.cclcd.ca.gov/pg411.htm>

Contact me if you have further questions and let me reiterate that I and/or project sponsor will be happy to attend any neighborhood meeting to answer questions and hear people's concerns firsthand. From the beginning, we have taken every possible

step to establish and maintain open communications with all interested parties and encourage you to do the same.

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

From: samantha lopez [mailto:samanthalopz@gmail.com]

Sent: Tuesday, November 11, 2014 11:00 PM

To: Harvey Hacker

Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Erika.Jackson@sfgov.org

Subject: Re: 1218 South Van Ness

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- a copy of the application submitted for this project to the Planning Commission and;
- the permit/license which you are trying to obtain which shows us what the permit/license encompasses

We appreciate your assistance in sending us this information as soon as possible.

Kind Regards,

Samantha Lopez-James

Capp St. Neighborhood Action Committee (CNAC)

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Erika Jackson

Planning Department

1650 Mission St, Floor 4

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Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

[415.957.0579](tel:415.957.0579) tel

[415.957.5851](tel:415.957.5851) fax

--

Sam

March 31 2015

Erika Jackson
San Francisco Planning Dept
1650 Mission St #400, San Francisco, CA 94103

Hello Ms Jackson,

This email concerns 1218 South Van Ness. I live at 825 Capp, and my back yard abuts this property. I appreciate that school director Kristina Itskovich and architect Harvey Hacker have reached out to the neighbors, and provided us with their plans for Outdoor Space and Pick-up and Drop Off. In many ways, a good environment for children will also be good for the neighbors. It seems like a promising beginning.

I would like to request that a mechanism be put in the conditions to protect the neighbors if there are serious problems with the school in the future. I ask for this because I have had so many problems with the group home at 829 Capp. In 2004, it switched the people it served from seniors to the mentally ill. It has since been almost impossible to get the manager or property owner to respond to complaints.

My concerns about using 1218 South Van Ness as a school for 100 children and 35 staff members are of a lesser order of magnitude, but still exist--chiefly noise, and traffic/people blocking my building's driveway. Is there a way to put enforceable conditions in your conditional use approval? For example, would the school manager take action if I can document repeated blocking of my driveway?

Outdoors time is now set at 9-5. If the noise level is painfully high, will the school agree to work out a compromise with the neighbors, so some of the outside time is quieter? And if the management or population of the school changes and huge problems arise (as happened with 829 Capp), can there be something in the conditions that allow the neighbors a way to solve the problem?

I hope Mr. Hacker will work with the neighbors, to ensure the new fence between our properties is neither too tall, nor too industrial for a residential area.

I care about my neighborhood, and have joined my neighbors in SF SAFE, and Graffiti Watch. I have recently retired, and wish to experience quiet enjoyment of my home.

And finally, what time is the Conditional Use Public Hearing on April 16?

Thank you,

Susan Tuohy

825 Capp Street (since 1983)

San Francisco CA 94110

susan.tuohy@gmail.com
415-672-2374

Jackson, Erika

From: Info at SF Tikes Academy <info@sftikesacademy.com>
Sent: Friday, April 03, 2015 12:26 PM
To: Susan Tuohy; Jackson, Erika; harvey@harveyhacker.com
Subject: Re: Conditional Hearing re Preschool at 1218 South Van Ness

Follow Up Flag: Follow up
Flag Status: Flagged

Susan,
Thank you for your letter voicing your concerns.

1) We have heard and walked Capp Street to see with our own eyes the issue you have on Capp Street with your neighbor. It is unfortunate that those issues are spilling over to what we are proposing which is, as you state, a good environment for children and the neighbors. As I have said at the meetings I am the contact person for SF Tikes Academy and who you would call if you have issues. Please recall how just recently we dealt with persistent trespassing on the site. We kept everyone in the loop on what happened and came up with a solution quickly to ensure the safety of our neighbors. Many neighbors helped be our eyes and ears to ensure safety and we appreciate that. We plan on always having a community liaison to address problems should they arise.

2) As we understand the former tenant of 1218 South Van Ness, Sand Paths Academy, was a school for special needs children with behavioral issues for up to 36 older school aged kids. Other neighbors have told us that there were often police brought in to help with situations the teachers could not. SF Tikes Academy is for pre-school and elementary school children and is regulated by California State Child Care Licensing authorities which are very strict.

3) SF Tikes Academy has gone through environmental review with the planning traffic planners and has an approved traffic plan for more capacity than is being requested. The building according to State Licensing guidelines and Building Department can accommodate up to 137 children. As you know the request is for significantly less.

4) We understand your concern about having your drive-way blocked and we have dealt with it personally ourselves and have had to have cars towed multiple times at our own home. Please note that there is no drop-off on Capp Street where your drive way is. All the pick-up and drop-off is on South Van Ness in front of the school. Should you feel someone from the school is blocking your driveway you may contact me or the school liaison once appointed. Please note someone blocking your driveway could be another neighbor, someone from the Church, or who knows who. We recommend having anyone blocking a driveway towed immediately or ticketed.

5) As noted in the outdoor use management plan only a portion of the children will be in the yard playing at any one time. Further the plans show multiple play areas (gardening area, play structure, open play, etc) so of those children that will be outside only a portion will be in any one area. It is important to understand that even though child capacity is increasing the number of children playing outside at any one time will be significantly less than the school capacity.

As we have said many times we are happy to discuss with the neighbors and feel free to reach out to me directly.

Kristina Itskovich/Founder

SF TIKES ACADEMY Inc.

1218 South Van Ness, SF, CA 94110

415.826.8222 tel 415.520.0418 fax

info@sftikesacademy.com

<http://www.SFTikesacademy.com>

KIDS ARE OUR FUTURE. TEACH THEM WELL!

From: Susan Tuohy <susan.tuohy@gmail.com>

Sent: Wednesday, April 1, 2015 11:47 AM

To: erika.jackson@sfgov.org; harvey@harveyhacker.com; Info at SF Tikes Academy

Subject: Conditional Hearing re Preschool at 1218 South Van Ness

Erika Jackson

San Francisco Planning Dept

1650 Mission St #400, San Francisco, CA 94103

Hello Ms Jackson,

This email concerns 1218 South Van Ness. I live at 825 Capp, and my back yard abuts this property. I appreciate that school director Kristina Itskovich and architect Harvey Hacker have reached out to the neighbors, and provided us with their plans for Outdoor Space and Pick-up--Drop Off. In many ways, a good environment for children will also be good for the neighbors. It seems like a promising beginning.

I would like to request that a mechanism be put in the conditions to protect the neighbors if there are serious problems with the school in the future. I ask for this because I have had so many problems with the group home at 829 Capp. In 2004, it switched the people it served from seniors to the mentally ill. It has since been almost impossible to get the manager or property owner to respond to complaints.

My concerns about using 1218 South Van Ness as a school for 100 children and 35 staff members are of a lesser order of magnitude, but still exist--chiefly noise, and traffic/people blocking my building's driveway. Is there a way to put enforceable conditions in your conditional use approval? For example, would the school manager take action if I can document repeated blocking of my driveway?

Outdoors time is now set at 9-5. If the noise level is painfully high, will the school agree to work out a compromise with the neighbors, so some of the outside time is quieter? And if the management or population

of the school changes and huge problems arise (as happened with 829 Capp), can there be something in the conditions that allow the neighbors a way to solve the problem?

I hope Mr. Hacker will work with the neighbors, to ensure the new fence between our properties is neither too tall, nor too industrial for a residential area.

I care about my neighborhood, and have joined my neighbors in SF SAFE, and Graffiti Watch. I have recently retired, and wish to experience quiet enjoyment of my home.

And finally, what time is the Conditional Use Public Hearing on April 16?

Thank you,

Susan Tuohy
825 Capp Street (since 1983)
San Francisco CA 94110

Jackson, Erika

From: samantha lopez <samanthalopz@gmail.com>
Sent: Friday, April 03, 2015 2:06 PM
To: Harvey Hacker; Kristina Itskovich
Cc: Susan Tuohy; Janie Lucas; Joe Gross; Lisa Lawlor; peter Cling; molly messenger; Brent Messenger; samanthalopz; Mum; Goossen, Carolyn (BOS); Jackson, Erika; JPAquatic@gmail.com; peggy cling
Subject: Comments on Conditional Use Permit for daycare center (SF Tykes Academy) 1128 S Van Ness (b/w 23rd and 24th st)

Follow Up Flag: Follow up
Flag Status: Flagged

April 3, 2015

Dear Mr Hacker and Ms Itskovich (SF Tykes Academy) :

To follow up on our previous conversations we (Capp St. Neighborhood Action Committee (CNAC)) have had with both of you on the Conditional Use Permit for the daycare center, SF Tykes Academy to be located at 1218 South Van Ness, we wanted to thank you for all the information you have provided us over the last several months as we discussed the impact of this new child daycare center in a neighborhood already impacted by two other care facilities (albeit for a different type of care- adult mental health care). At the last meeting we had with you and the SF Tykes Academy it was stated by you that you understood the neighborhood concerns and you would incorporate measures to accommodate them in this proposal.

We do believe that a daycare center will provide a benefit for the community and we look forward to working with you as you bring this new venture into the neighborhood. However, after reviewing the latest proposals submitted by you and SF Tykes Academy to the City Planning dept., we still have a few important concerns as neighbors impacted by this new venture that we do not feel have been adequately addressed and incorporated into the latest proposal submitted to the City and therefore we request further discussion with you and SF Tykes Academy before a permit is issued. We hope we can discuss these concerns outlined below in more detail and possibly come up with some solutions to address them prior to the hearing that is scheduled for April 16th .

We have copied the Planning Department and Supervisor David Campos office here as well.

Our concerns:

Parking & Traffic

- We have witnessed several schools in area with long queues on line in morning and afternoon. Our concern is that your estimate of 50% taking public transport is optimistic. What is this estimate based on? Have you spoken with other schools? What is the plan if 50% do not end up taking public transit?
- The streets adjacent to Mission are already heavily impacted by people double parking or pulling into driveways to run into stores and restaurants. Our concern is parents will do this as well. We are also

worried that the line of parents cars will wrap around onto 23rd and Capp and block driveways, making it difficult for residents to get to work and school in the morning. We also have families who need to get their children to school and people who need to get to work. What are your plans to prevent this from happening? Your plan only mentions traffic on South Van Ness where there is street cleaning, but parents will be arriving from other streets as well.

- Your plan mentions that the school is proposing staff will use parking lots in the area. Where is the proposed lot? The closest lot we know of is at 22nd and Bartlett, which is not close. Will school pay for lots fees for staff? How will staff get residential parking permits? Street parking spots are already extremely difficult for permitted residents to find. Given the fact the parking is so difficult, we are surprised you are planing to remove the 6 existing parking spots on the school premises. By not removing these, you could alleviate some of the burden on neighbors.

Outdoor Use Plan

The neighbors expressed concern about the noise brought on by children being outside throughout the day. We have heard from neighbors living next door to other preschools in the area that this has caused a lot of friction between neighbors and the school. Harvey Hacker said the only way to mitigate the noise is to limit outside time. However, the plan sent to neighbors said children would be outside from 9am-5pm Monday-Friday. This means that we can expect noise five days a week for 8 hours a day. Because the street noise on Capp and South Van Ness is already so loud, the back of our houses is often the only quiet area for residents. This is of particular concerns for our neighbors who are:

- Elderly residents who need to rest during the day
- Families with infants and small children who need to nap during the day
- Residents who work night shifts and sleep during the day
- Residents who work from home

We would like to request additional limits be put on outdoor use. For example, one 1-hour outdoor shift in the morning and one in the afternoon would be an acceptable alternative to constant rotation of kids throughout the day from 9-5 that you have proposed. Other preschools in the area take their students to neighborhood parks, of which there are many close by. We think SF Tykes could do the same in order to accommodate neighbors living in close proximity to the back and sides of school.

Size of school

All concerns with traffic, parking, and outdoor use issues are exacerbated by size of the school. The increase from 22 students previously at Sand Paths to now 125 students at your school is extreme. We would like to request the school size be capped at 50. The neighborhood already has more than its share of large facilities and this new proposed size is going to make congestion in the area even worse.

Fence

We would like written confirmation of the plan for the fence height, materials, and style that is agreeable to both the school and neighbors. Currently the plan is that "we will just work it out with the neighbors".

So that you understand where our concerns are coming from, our neighborhood is already impacted by two group facilities on Capp. One is a Crisis Residential Program which impacts the neighborhood noise level on a daily basis with sirens from fire trucks and ambulances dropping people off and responding to medical emergencies. The other is an assisted living facility for the mentally ill. The managers of this facility are not

good neighbors by allowing residents to smoke and leave cigarette butts all over the block (which can blow into breezeways and start fires), allowing residents to curse and scream at neighbors, and allowing residents to wander the streets asking for money and urinating on the streets and neighbors homes. There is a long history of complaints from neighbors regarding this facility to various city agencies. Adding a school to the area with an additional 125 students will obviously impact traffic, parking, and noise to an already congested area. We hope you understand these concerns and will work with us to resolve them.

Kind Regards,

Capp St. Neighborhood Action Committee (CNAC)

Samantha Lopez

Molly Messenger

Brent Messenger

Lisa Lawlor

Jason L

Susan Tuohy

Janie Lucas

Joe Gross

Patricia Lopez

Peter Cling

Peggy Cling

Jackson, Erika

From: Kristina Itskovich <kristina.itskovich@gmail.com>
Sent: Saturday, April 04, 2015 12:51 AM
To: Samantha Lopez
Cc: Harvey Hacker; Susan Tuohy; Janie Lucas; Joe Gross; Lisa Lawlor; peter Cling; molly messenger; Brent Messenger; Mum; Goossen, Carolyn (BOS); Jackson, Erika; JPAquatic@gmail.com; peggy cling; Alex Kolovyansky; info@sftikesacademy.com
Subject: Re: Comments on Conditional Use Permit for daycare center (SF Tykes Academy) 1128 S Van Ness (b/w 23rd and 24th st)

Follow Up Flag: Follow up
Flag Status: Flagged

Samantha,

Thank you for reaching out to us. We are happy to discuss your concerns further as we have given you needs a lot of thought and attention. Since we did not hear from you after our December 10th hearing we were not aware of these concerns. Please recall we offered on many documented occasions to come and speak at your neighborhood meeting but were not responded to.

We are happy to meet on Friday April 10th at 6:30pm at 1218 South Van Ness. Alternatively you can call anytime to discuss your concerns. As many of you know we have been diligently working with many of the neighbors and the police to address trespassing and other suspicious activity at the 1218 South Van Ness to ensure the safety of the community.

Couple points of clarification:

- 1) It is our understanding that Sand Paths Academy had up to 36 Children. SF Tikes Academy is asking for approximately 100 Children (Not 125) which is significantly less than Licensing guidelines predict. That number would be closer to 137 children.
- 2) As outlined in the Pick-Up/ Drop-Off Plan there is an extended white zone, trained staff controlling flow, readily available metered parking, 4 lanes of traffic, 3 parking garages within walking distance a BART Station and 6 bus lines. Parents and employees have the wonderful option of walking, biking, or taking public transportation, something this location has readily available access to. Not many schools can say that. The City of San Francisco has deemed this area a transit oriented area and we must trust our City Planners and Officials.
- 3) The removal of the limited parking spaces at the building is actually for several reasons. 1) We are required by law to provide handicap access and that will require space. 2) We would like to split up the play areas for the children to spread them out to minimize potential noise. The areas near the rear fence line are designated for gardening and quiet play. 3) Safety of the children is our up most concern and cars and children do not mix well.
- 4) We are happy to review your preferences on fences. I believe the fence at 815-819A Capp Street is 9 feet high (we measured together at the October 7th Meeting) and we are okay with that height. Our main concern is that the fence provide the appropriate safety for the school and children especially based on our own experience with trespassing, prostitution, crime, large dogs, and your description of issues your facing. Please note that a majority of the neighbors on this email string live between 809 and 827 Capp Street with the fence accounting for 63 feet of the over 400 feet of fence line SF Tikes Academy has. Of that 63 feet 55 feet is in disrepair. The

remaining 8 feet or so is 9 feet high as noted above. Please bring fence options you like to the meeting if you feel it needs to be addressed prior to the Planning Commission Hearing on April 16th.

We are looking forward to working out your concerns in the coming week. Let's also not forget that little children can not advocate for their needs and are the most underrepresented members of our society. As an educator and advocate for the little people I believe it is all of our responsibility to ensure their voices are heard and needs met.

Please use the info@sftikesacademy.com email for a faster response.

Once again we invite you all to 1218 South Van Ness on Friday April 10th at 6:30pm and are available to discuss directly prior as well.

Kristina Itskovich/Founder

SF TIKES ACADEMY Inc.

1218 South Van Ness, SF, CA 94110

415.826.8222 tel 415.520.0418 fax

info@sftikesacademy.com

<http://www.SFTikesacademy.com>

KIDS ARE OUR FUTURE. TEACH THEM WELL!

On Fri, Apr 3, 2015 at 2:05 PM, samantha lopez <samanthalopz@gmail.com> wrote:

April 3, 2015

Dear Mr Hacker and Ms Itskovich (SF Tykes Academy) :

To follow up on our previous conversations we (Capp St. Neighborhood Action Committee (CNAC)) have had with both of you on the Conditional Use Permit for the daycare center, SF Tykes Academy to be located at 1218 South Van Ness, we wanted to thank you for all the information you have provided us over the last several months as we discussed the impact of this new child daycare center in a neighborhood already impacted by two other care facilities (albeit for a different type of care- adult mental health care). At the last meeting we had with you and the SF Tykes Academy it was stated by you that you understood the neighborhood concerns and you would incorporate measures to accommodate them in this proposal.

We do believe that a daycare center will provide a benefit for the community and we look forward to working with you as you bring this new venture into the neighborhood. However, after reviewing the latest proposals submitted by you and SF Tykes Academy to the City Planning dept., we still have a few important concerns as neighbors impacted by this new venture that we do not feel have been adequately addressed and incorporated into the latest proposal submitted to the City and therefore we request further discussion with you and SF Tykes

Academy before a permit is issued. We hope we can discuss these concerns outlined below in more detail and possibly come up with some solutions to address them prior to the hearing that is scheduled for April 16th .

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- Your plan mentions that the school is proposing staff will use parking lots in the area. Where is the proposed lot? The closest lot we know of is at 22nd and Bartlett, which is not close. Will school pay for lots fees for staff? How will staff get residential parking permits? Street parking spots are already extremely difficult for permitted residents to find. Given the fact the parking is so difficult, we are surprised you are planing to remove the 6 existing parking spots on the school premises. By not removing these, you could alleviate some of the burden on neighbors.

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Kind Regards,

Capp St. Neighborhood Action Committee (CNAC)

Samantha Lopez

Molly Messenger

Brent Messenger

Lisa Lawlor

Jason L

Susan Tuohy

Janie Lucas

Joe Gross

Patricia Lopez

Peter Cling

Peggy Cling

Community Outreach and Response Timeline

June 2014

Jacob Wang, Child Care Center consultant and Professor of Early Child Hood Development, walk through 1218 Van Ness for to evaluate feasibility of 1218 South Van Ness as a Pre-School. His opinion is the physical characteristics of the site are ideal for a large Child Care Center.

Terry Fogarty of the San Francisco Fire department, responsible for child care facility evaluation, pre-application walk through to evaluate feasibility of 1218 South Van Ness site for a large Child Care Center. The building characteristics are well suited for a large Child Care Center.

September 22, 2014

SF Tike Academy voluntarily invites neighbors to a neighborhood pre-application meeting at 1218 South Van Ness scheduled for 6pm October 7. Letters were mailed to all neighbors of the site , and to all neighborhood organizations on list provided by Planning Department

October 7, 2014

First community outreach hearing. 4 people show up.

Susan Tuohy, Janie Lucas, Molly Messenger, Samantha Lopez

Issue:

- Traffic and Parking
- Noise
- Fence

Response:

- Property plans were physically present at meeting.
- Property plans provided via email to neighbors.
- Proposed fence to be 10' high on the 1218 South Van Ness side. Several neighbors have large dogs that can jump current fence. Molly Messenger had concerns it was too high. Her fence at 815 Capp is 9' feet high on the School side and higher on her side and is the highest on the entire perimeter fence line. Refer to photos of fence.
- Neighbors on the North and South side of 1218 South Van Ness have known issues with Fence or Pre-School.

November 3, 2014

Plans and were provided to those in attendance via email-and they were notified that SF Tikes Academy is seeking conditional use approval and will be going before the Planning Commission.

Email String from November 4-12, 2014

Molly Messenger sends an email to Harvey Hacker noting she and the neighbors have concerns about noise, traffic, and parking. SF Tikes Academy schedules another outreach meeting. See below December 10th Meeting to discuss the concerns.

November 25, 2014

SF Tikes Academy reached out to Erick Arguello at the Calle 24 Organization via phone and email. No response.

December 10, 2014

Second community outreach hearing. 6 people showed up:

Peter Cling (Parent of Molly Messenger), Peggy Cling (Parent of Molly Messenger), Janie Lucas, Susan Tuohy, Molly Messenger, Joe Gross

Issue

- Traffic & Parking and asked questions on Pick-Up and Drop-Off and Controls
- Noise from Children playing
- Questions about Program
- Fence

Response

- Outdoor Space Use Plan Provided (Dated December 16, 2014). Emailed to attending neighbors on December 16th, 2014.
- Updated Pick-Up Drop-Off Management Plan (Dated December 16, 2014) Emailed to attending neighbors on December 16th, 2104.
- Answered questions about program noting SF Tikes Academy is proposing a curriculum based program and not an outdoor only free play program.

Letters of Support Signed January 2 to January 10th

27 Letters of support were signed from neighbors. Many of letters are from immediate neighbors of 1218 South Van Ness including:

809 Capp Street
811 Capp Street
1283 South Van Ness
1272 South Van Ness
1166 South Van Ness
1169 South Van Ness
1240 South Van Ness
1268 South Van Ness
1221 South Van Ness
1252 South Van Ness
1240 South Van Ness

January 29, 2015

In response to City Traffic Planner recommendations SF Tikes Academy updates the Drop-Off/Pick-Up Management Plan (Dated January 29, 2015).

February 25, 2015

In response to requests for further modification by the City Traffic Planners SF Tikes Academy updates the Drop-Off/ Pick-Up Management with recommendations (Dated February 25, 2015).

22 September 2014
1423

Dear Neighbor

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1218 South Van Ness Avenue, cross streets 23rd and 24th Streets (Block 3642/067, Zoning RTO-M), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

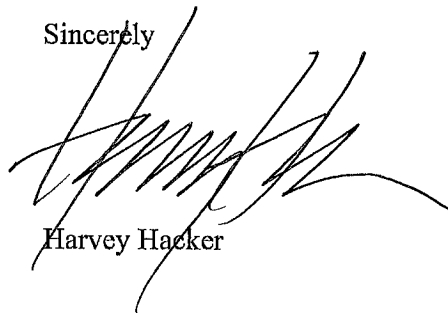
In the present case, the Planning Department does not require a Pre-Application meeting but it is being held voluntarily in order to keep concerned parties informed. The development proposal is to change use of building from private elementary and secondary school to private elementary school and child-care facility. The building will not be increased in area or height.

Existing building area (sq ft) 7,207	Proposed: 7,207	Permitted: [not applicable]
Existing # of stories: 1	Proposed: 1	Permitted: [not applicable]
Existing bldg height: 20'	Proposed: 20'	Permitted: 50'
Existing bldg depth: 97'	Proposed: 97'	Permitted: [not applicable]

MEETING INFORMATION

Property Owner	Aaron Straus
Project Sponsor	SF Tikes
Contact information	Architect harvey@harveyhacker.com (415.957.0579)
Meeting Address	1218 South Van Ness Avenue
Date of Meeting	Tuesday, October 7, 2014
Time of Meeting	6:00 PM

Sincerely



Harvey Hacker

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, HARVEY HACKER, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 1218 SOUTH VAN NESS AVENUE (location/address) on 10/07/14 (date) from 6:00 (time) to 7:00
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 10/07/14, 20 IN SAN FRANCISCO.


Signature

HARVEY HACKER
Name (type or print)

ARCHITECT
Relationship to Project (e.g. Owner, Agent)
(If Agent, give business name & profession)

1218 SOUTH VAN NESS AVENUE
Project Address

Pre-Application Meeting Sign-in Sheet

Meeting Date: 10/7/14
 Meeting Time: 6:00 pm
 Meeting Address: 1218 SWTH VAN NESS
 Project Address: 1218 SWTH VAN NESS
 Property Owner Name: Aaron Stravs
 Project Sponsor/Representative: Kristina Itekonich / Harvey Hacker

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS?
1.	Bob [unclear]	[unclear]	[unclear]	[unclear]	[unclear]
2.	[unclear]	[unclear]	[unclear]	[unclear]	[unclear]
3.	Susan Tuohy	825 Capp		susan.tuohy@gmail.com	<input checked="" type="checkbox"/>
4.	JANIE LUCAS	827 CAPP		janielucas@att.net	<input checked="" type="checkbox"/>
5.	Molly Messenger	815 CAPP		mollyc@gmail.com	<input checked="" type="checkbox"/>
6.	Samantha Lopez	650 391-7116	821 Capp St	Samantha Lopez@gmail.com	<input checked="" type="checkbox"/>
7.	Aaron Stravs	1218 S. VAN NESS AVE			<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 10/07/14
 Meeting Time: 6 AM
 Meeting Address: 1218 SOUTH VANNES AVENUE
 Project Address: 1218 SOUTH VANNES AVENUE
 Property Owner Name: MR. STRAUS
 Project Sponsor/Representative: KRISTINA ITSKOVICH

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Issue:

- Traffic and Parking
- Noise
- Fence

Response:

- Property plans were physically present at meeting.
- Property plans provided via email to neighbors.
- Proposed fence to be 10' high on the 1218 South Van Ness side. Several neighbors have large dogs that can jump current fence. Molly Messenger had concerns it was too high. Her fence at 815 Capp is 9' feet high on the School side and higher on her side and is the highest on the entire perimeter fence line. Refer to photos of fence.
- Neighbors on the North and South side of 1218 South Van Ness have known issues with Fence or Pre-School.

From: [samantha lopez](#)
To: [Kristina Itskovich](#)
Cc: [Lisa Lawlor](#); [Jackson, Erika](#); [Harvey Hacker](#); [susan.tuohy@gmail.com](#); [janielucas@att.net](#); [mollyc@gmail.com](#); [clem@harveyhacker.com](#); [Alex Kolovyansky](#); [Joe Gross](#); [Brent Messenger](#)
Subject: Re: 1218 South Van Ness
Date: Wednesday, December 10, 2014 10:57:58 AM

Hi Kristina:

Just to confirm the meeting is to tonight at 6pm and at the south van ness location correct? In addition, I was not sure if I was clear about the request I made which was not about the renovation plans but a request to see your business plan for this business and discuss that. Thank you.

On Sun, Nov 23, 2014 at 9:24 PM, Kristina Itskovich <kristina.itskovich@gmail.com> wrote:
Hi Samantha,

December 10th at 6pm will work for us. Once again our proposal is to open a pre-school and focus renovation on the interior of the building and yard for that purpose. This is outlined in the document our architect, Harvey Hacker, provided.

See you on Wednesday December 10th at 6pm. We will assume, per your email, that the folks that have concerns are confirmed for this meeting so we can address their questions.

Happy Thanksgiving!

Best regards,
Kristina
SF Tikes Academy
[415.375.0661](tel:415.375.0661)

On Sun, Nov 23, 2014 at 11:18 AM, Samantha Lopez James <samanthalopz@gmail.com> wrote:
Hi Kristina:

Several of our neighbors can't make this Monday so let's plan on Dec 8th or 10th when they are available. Hopefully either day works for you at probably around 6.

In addition, do you have a business plan you can share with us so that we can understand more in depth the proposal.

Thank you!

Samantha

On Nov 18, 2014, at 1:01 PM, Gmail <kristina.itskovich@gmail.com> wrote:

Hi,
Monday 24th at 6pm works. Thanks Samantha and Lisa. I haven't heard from other neighbors yet, hopefully they can join us.
Kristina

Sent from my iPhone

On Nov 17, 2014, at 1:00 PM, Samantha <samanthalopz@gmail.com> wrote:

Monday nov 24 works for me. Thx.

Samantha

On Nov 17, 2014, at 12:54 PM, Gmail
<kristina.itskovich@gmail.com> wrote:

Lisa,
Thank you so much for a quick response. I will let you know as soon as I hear from other neighbors.
Kristina

Sent from my iPhone

On Nov 16, 2014, at 9:10 PM, Lisa Lawlor
<klawlor@gmail.com> wrote:

I am available to meet either of those dates. Kristina, thank you for reaching out to us as neighbors and long-time residents of this neighborhood. Your plans as stated will directly impact the parking, traffic, and noise level in our neighborhood and for these reasons we have many concerns. I look forward to hearing about your plans to prevent or remediate the concerns listed above.

Lisa Lawlor
817 Capp Street

On Sun, Nov 16, 2014 at 8:42 PM,
Kristina Itskovich
<kristina.itskovich@gmail.com> wrote:
Samantha,

As you can see we reached out to our

future neighbors early even though it was not required. We are happy to meet in person at the property this week to talk about your concerns. We are available Thursday 11/21 at 6pm or Monday 11/24 at 6pm at 1218 SVN to meet with you in person again to address your concerns.

We look forward to your quick response confirming our meeting.

Thank you,
Kristina
[415.375.0661](tel:415.375.0661)

On Thu, Nov 13, 2014 at 12:38 PM,
Jackson, Erika
<erika.jackson@sfgov.org> wrote:

Hi all,

I have not yet set a date for a hearing. I am aiming for February, but the date really depends on how much time you and the applicant need to work out concerns and issues regarding the project. Prior to the hearing, there will be a mailed notice to a 300 foot radius, as well as a newspaper ad and a poster on the site.

Thanks,

Erika

From: samantha lopez
[mailto:samanthalopez@gmail.com]
Sent: Wednesday, November 12, 2014
3:51 PM
To: Harvey Hacker; Jackson, Erika
Cc: susan.tuohy@gmail.com;
janielucas@att.net; mollyc@gmail.com;
clem@harveyhacker.com; Alex
Kolovyansky; Gmail; Lisa Lawlor

Subject: Re: 1218 South Van Ness

Thank you, Harvey for the quick response. Much appreciated. And of course I am sure the neighborhood committee will want to meet with you all as Molly Messenger stated on Nov. 4th and Janie Lucas on Nov 7th to Kristina.

We just wanted to have the chance to look over any documentation ourselves before a meeting.

Erika: can you provide a date for this hearing? If not, we would greatly appreciate an email giving us prior notice so we have a reasonable amount of time to adjust our schedules given our work/family schedules.

Kind regards,

Samantha Lopez-James

On Wed, Nov 12, 2014 at 2:58 PM,
Harvey Hacker
<harvey@harveyhacker.com>
wrote:

Samantha

In response to your requests:

1. My letter did not specify date of hearing because Ms Jackson,

planner on the case,
has not yet set a date.

2. Application submitted
to Planning Department
is attached.

3. Proposed Child Care
Center will be licensed
by California
Department of Social
Services, Community
Care Licensing
Division. If you wish to
know more about their
requirements, please
visit
<http://www.cclid.ca.gov/pg411.htm>

Contact me if you have
further questions and let
me reiterate that I and/or
project sponsor will be
happy to attend any
neighborhood meeting to
answer questions and hear
people's concerns
firsthand. From the
beginning, we have taken
every possible step to
establish and maintain
open communications with
all interested parties and
encourage you to do the
same.

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

[415.957.0579](tel:415.957.0579) tel

[415.957.5851](tel:415.957.5851) fax

From: samantha lopez
[mailto:samanthalopz@gmail.com]
Sent: Tuesday, November 11, 2014
11:00 PM
To: Harvey Hacker
Cc: susan.tuohy@gmail.com;
janielucas@att.net; mollyc@gmail.com;
clem@harveyhacker.com;
Erika.Jackson@sfgov.org
Subject: Re: 1218 South Van Ness

Thank you Harvey for another copy of the plans, however, the letter you sent us mentioned an "upcoming hearing" by the Planning commission but no specific date. Can you provide us with the date of the hearing?

In addition, can you provide the following information so we can more fully review the plans:

- a copy of the application submitted for this project to the Planning Commission and;
- the permit/license which you are trying to obtain which shows us what the permit/license encompasses

We appreciate your assistance in sending us this information as soon as possible.

Kind Regards,

Samantha Lopez-James

Capp St. Neighborhood Action
Committee (CNAC)

On Mon, Nov 3, 2014 at 5:16 PM,
Harvey Hacker
<harvey@harveyhacker.com>
wrote:

Dear Neighbor

I have attached a letter
with copy of plans,
including a request that
you write a letter or email
stating your support for the
project to the planner in
charge of the case:

Erika Jackson

Planning Department

1650 Mission St, Floor 4

San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any

questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

[415.957.0579](tel:415.957.0579) tel

[415.957.5851](tel:415.957.5851) fax

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Sam

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Sam

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Sam

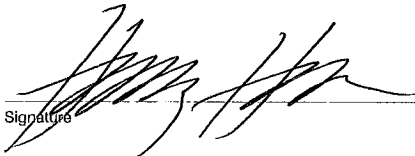
Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, HARVEY HACKER, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 1218 S Van Ness Ave (location/address) on 12/10/14 (date) from 6:40 (time) to 7:15.
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 11 Dec, 20 14 IN SAN FRANCISCO.


Signature

HARVEY HACKER
Name (type or print)

ARCHITECT
Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

1218 S. Van Ness Ave
Project Address

SF Tikes Academy

Neighborhood Meeting Sign-In Sheet

Date 12/10/14

Name	Email	Phone Number	Address
Peter Cling		(415) 523-4144	819 CAPP
Peggy Cling	mpcling@gmail.com		870 Sanchez St
JANIE LUCAS	janielucas@att.net		827 CAPP St
SUSAN TUOHY	susan.tuohy@gmail.com		825 CAPP
MOLLY MESSENGER	mollyc@gmail.com		815 CAPP Street
JOE GROSS	jgross@stimpay.net		820 CAPP

Meeting also attended by project sponsors & architect

Summary of discussion from the Pre-Application Meeting

Meeting Date: 12/10/2014
 Meeting Time: 8:00
 Meeting Address: JUBSITG
 Project Address: 1218 ~~24th~~ FOURTH VAN NESS AVE
 Property Owner Name: A Strans
 Project Sponsor/Representative: Kristina Hsiekoff

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):
 WHAT ARE TIMES OF OPERATION?

Project Sponsor Response:
 8:00 - 6:00 M-F Closed major holidays

Question/Concern #2:
 Nature of parking / pick-up / drop-off controls

Project Sponsor Response:
 curbside monitors. No child released to double-parked car.
 Will issue written policy.

Question/Concern #3:
 Noise from children during exterior play

Project Sponsor Response:
 Controls on hours: 10 AM session, 3:00 PM session.
 No dependence on "acoustic walls" or planting

Question/Concern #4:
 Fence? Nobody thinks much of chain link

Project Sponsor Response:
 Will work with neighbors to seek mutually agreeable design, providing security, dog-safety, appearance

Outdoor Space Use Management Plan
SF Tikes Academy
1218 South Van Ness Avenue
Updated December 16, 2014

Description of Use

- Existing use is a private elementary and secondary school with maximum enrollment of 36 students.
- Proposed use is a private elementary school and child-care facility with maximum enrollment of 110 students and estimated staff of 25.

Description of Outdoor Space Facilities

- Existing use employs paved outdoor space on three sides of building for six off-street parking spaces and vehicle circulation. The fourth side fronts on South Van Ness Avenue sidewalk. The perimeter is currently fenced in with height ranging from approximately 5 feet to 9 feet.
- Proposed use deletes off-street parking and reassigns all outdoor space—with the exception of a wheelchair ramp at entrance—for children's outdoor activity area, including a gardening zone, a playground equipment zone, and open area for free play. The rear area of the yard will primarily have the garden and small group play areas. The entire perimeter will be fenced for the safety of the children; exact nature of fence materials is presently under discussion with interested neighbors.

Outdoor Space Use

- SF Tikes Academy is a developmentally appropriate curriculum based program. Students will split time between indoor and outdoor activities. At any one time only a portion of the students will rotate through several periods of supervised outdoor activities primarily in the mid-morning and in the mid-afternoon.
- To allow for realistic opportunities to adjust this schedule once the program is underway and enrollment reaches full capacity, the above times should be seen as tentative and subject to change, but it is expected that all such adjustment will be within the limits of a 9:00 AM to 5:00 PM period, excluding any special event activities.

Drop-off/Pick-up Management Plan
SF Tikes Academy
1218 South Van Ness Avenue
Updated 25 February 2015

Description of Use

- Existing use is a private elementary and secondary school with maximum enrollment of 36 students. (Number of staff is not known.)
- Proposed use is a private elementary school and child-care facility with maximum enrollment of 110 students and estimated staff of 25. Existing building envelope remains unchanged.

Description of Parking and Loading Facilities

- Existing use has six off-street parking spaces and one white curb loading zone
- Proposed use deletes off-street parking and all on-site vehicle circulation except periodic maintenance, e.g., HVAC unit service, retains white curb loading zone, and closes southern curb cut, replacing it with an additional white curb loading zone (giving a total of two).
- Refer to attached parking logs, showing present condition on four recent days, and updated existing and proposed plans, with reference numbers assigned to street parking spaces

Drop-off and Pick-up

- Drop-off and pick-up times are staggered, depending on needs of students and their parents or care-givers, during the periods 7:30-9:00 AM and 3:30-6:00 PM, Monday through Friday.
- Approximately 50% of students and staff are expected to arrive and depart site by public transit (2.5 blocks or less to BART 24th Street station and Muni lines 12, 14, 14L, 48, 49, and 67) or on foot from neighborhood locations. Percentage is based on expectation that a substantial fraction of enrollment will be from families living within walking distance in this densely populated, transit-rich neighborhood.
- In the morning, the remaining 50% will be dropped off from vehicles at white loading zone or walked to site from legal parking spaces, which are plentiful in the immediate vicinity at that time of day. Those dropped off at white loading zone will be accepted by a staff member, who will monitor vehicle activity to ensure that vehicles are actively loading/unloading passengers in the white zone and that no double-parking is permitted.
- In the afternoon, students will be released individually by staff member to parents or care-givers. Those departing directly by car will be released only if car is parked in a legal curbside spot in front of school or in the white zone. No students will be released to parents or care-givers in double-parked vehicles.
- Staff members who drive will either use street parking in the neighborhood, subject to restrictions of residential parking permit system, or rent parking in one of the following:
 1. Mission & Bartlett Garage at 90 Bartlett St
 2. California Parking at 2351 Mission St
 3. California Parking at 3115 Mission St
 4. Private garage in immediate area, rented via Craigslist or similar source

Adequacy of Proposed Measures

- Existing use, with rigid classroom hours, concentrates drop-off and pick-up within narrow time windows, whereas proposed daycare use staggers both drop-off and pick-up over longer periods, reducing the likelihood of highly concentrated activity at any given moment
- Proposed use employs double the amount of white curb loading zone

PARKING LOG: 1218 S. VAN NESS

DATE 1/23/15

TIME	SPACE #1	SPACE #2	SPACE #3	SPACE #4	SPACE #5	TOTAL
7:30 AM	0	X	X	0	X	2
7:45 AM	0	X	X	0	X	2
8:00 AM	0	X	0	0	X	3
8:15 AM	0	X	0	0	0	4
8:30 AM	0	X	0	0	0	4
8:45 AM	0	0	0	0	0	5
9:00 AM	0	0	0	0	0	5

3:30 PM	0	0	X	X	X	2
3:45 PM	0	0	X	X	X	2
4:00 PM	0	0	X	X	X	2
4:15 PM	0	X	0	X	X	2
4:30 PM	0	X	0	X	X	2
4:45 PM	0	X	0	X	X	2
5:00 PM	0	X	X	0	0	3
5:15 PM	0	X	X	0	0	3
5:30 PM	0	X	X	0	0	3
5:45 PM	0	X	X	0	X	2
6:00 PM	0	X	X	X	X	1

LEGEND: X = OCCUPIED

0 = EMPTY

PARKING LOG: 1218 S. VAN NESS

DATE 1/26/15

TIME	SPACE #1	SPACE #2	SPACE #3	SPACE #4	SPACE #5	TOTAL
7:30 AM	0	0	X	X	X	2
7:45 AM	0	0	X	X	X	2
8:00 AM	0	0	0	X	0	4
8:15 AM	0	0	0	X	0	4
8:30 AM	0	0	X	0	X	3
8:45 AM	0	0	X	0	0	4
9:00 AM	0	0	0	0	0	5

3:30 PM	0	X	0	X	X	2
3:45 PM	0	X	0	X	X	2
4:00 PM	0	X	0	X	X	2
4:15 PM	0	X	0	X	X	2
4:30 PM	0	X	X	X	X	1
4:45 PM	0	X	X	0	X	2
5:00 PM	0	X	X	0	X	2
5:15 PM	0	0	0	0	X	4
5:30 PM	0	0	0	X	X	3
5:45 PM	0	0	0	X	X	3
6:00 PM	0	0	0	X	X	3

LEGEND: X = OCCUPIED

0 = EMPTY

PARKING LOG: 1218 S. VAN NESS

DATE 1/27/15

TIME	SPACE #1	SPACE #2	SPACE #3	SPACE #4	SPACE #5	TOTAL
7:30 AM	0	X	X	X	X	1
7:45 AM	0	X	X	X	0	2
8:00 AM	0	0	X	X	0	3
8:15 AM	0	0	X	X	0	3
8:30 AM	0	X	X	X	X	1
8:45 AM	0	X	0	X	X	2
9:00 AM	0	X	0	0	X	3

3:30 PM	0	X	X	X	X	1
3:45 PM	0	X	X	X	X	1
4:00 PM	0	X	X	0	X	2
4:15 PM	0	X	X	0	X	2
4:30 PM	0	0	X	0	0	4
4:45 PM	0	0	X	X	0	3
5:00 PM	0	X	0	X	0	3
5:15 PM	0	X	0	X	X	2
5:30 PM	0	0	X	X	X	2
5:45 PM	0	0	X	X	X	2
6:00 PM	0	X	X	X	X	1

LEGEND: X = OCCUPIED

0 = EMPTY

PARKING LOG: 1218 S. VAN NESS

DATE 1/28/15

TIME	SPACE #1	SPACE #2	SPACE #3	SPACE #4	SPACE #5	TOTAL
7:30 AM	0	X	0	0	X	3
7:45 AM	0	X	0	0	X	3
8:00 AM	0	0	0	X	X	3
8:15 AM	0	0	0	X	X	3
8:30 AM	0	0	0	X	0	4
8:45 AM	0	0	0	X	0	4
9:00 AM	0	0	0	0	0	5

3:30 PM	0	X	0	X	X	2
3:45 PM	0	X	0	X	X	2
4:00 PM	0	X	X	0	0	3
4:15 PM	0	X	X	X	X	1
4:30 PM	0	X	X	X	X	1
4:45 PM	0	X	0	X	0	3
5:00 PM	0	0	0	X	X	3
5:15 PM	0	0	X	0	X	3
5:30 PM	0	X	X	0	X	2
5:45 PM	0	X	X	0	X	2
6:00 PM	0	X	X	0	X	2

LEGEND: X = OCCUPIED

0 = EMPTY

PROJECT ADDRESS:

1218 SOUTH VAN NESS AVENUE

CASE NUMBER:

2014.1328C

TITLE:

LETTERS OF SUPPORT

Jacob Wang

730 18th Avenue, San Francisco, CA 94121 | 415 609-2559 | jslwang50@gmail.com

April 2, 2015

Erika Jackson
San Francisco Planning Dept.
1650 Mission St #400, San Francisco, CA 94103

Dear Erika Jackson,

Kristina Itskovich the founder of SF Tikes Academy is a former student of mine and requested I provide my professional evaluation of 1218 South Van Ness for use as a Child Care Center. I am presently an instructor for the Child Development and Family Studies Department at City College of San Francisco focusing on administration and development of programs as well as a consultant for Pre-School for All and Wu Yee Children's Services. I have served as Executive Director for the Child Development Program for the San Francisco Unified District and have a B.A. in Psychology from Stanford University and an MA in Education Assessment from U.C. Berkeley.

It is my professional opinion that 1218 South Van Ness presents a very rare opportunity to re-activate a school for pre-school education. The building and lot have the right amount of interior space, light, and exterior open space to create the type of high quality program young children from the ages of two to five and a half need.

According to the State of California Community Licensing Division, a Child Care Center must meet five guidelines with two that are directly related to the building and site selection. This is vital as there are very few sites that meet the criteria. Those two guidelines are as follows:

- 1) "Fire Department Clearance specified in Section 101171."
- 2) "Physical features of the child care center, including available space that is necessary to comply with this chapter."

The State of California Community Care Licensing Division guidelines allow one child per 35 square feet of indoor classroom space and 75 square feet of outdoor space. When the requirements are applied to the proposed floor plan by SF Tikes Academy, the 1218 Van Ness site is capable of accommodating approximately 137 children. 1218 South Van Ness meets the physical requirements required by the City and State Child Care Licensing authorities and would be a tremendous asset to the children of the community.

Sincerely,



Jacob Wang

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

Dear Ms Jackson

Representatives of SF Tikes Academy have explained to me their plans to convert former Sand Paths Academy at 1218 South Van Ness Avenue to a private elementary school and child-care facility.

I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

Norma Osoria 1/4/2014
Signed Date

809 Capp Street

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely


Signed _____ Date 1/4/2014
811 Capp Street

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

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Sincerely

1283 1/2 S Van Ness
Chu Chang L.
Signed _____ Date 1/4/2015

Print Name Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

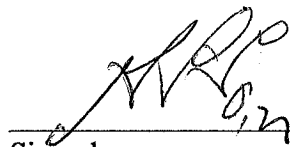
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Sincerely

	
Signed	Date
Valia Lopez	2567 Folsom #5
Print Name	Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

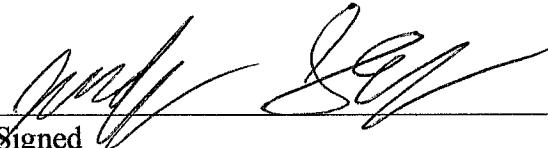
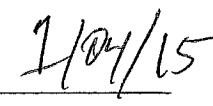
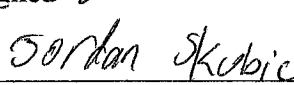
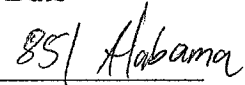
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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

	
Signed	Date
	
Print Name	Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

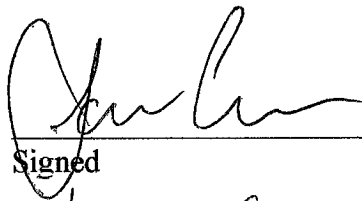
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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely



Signed

1-4-18

Date

Lance Cossey

Print Name

870 Shotwell St

Address

94110

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

Dear Ms Jackson

Representatives of SF Tikes Academy have explained to me their plans to convert former Sand Paths Academy at 1218 South Van Ness Avenue to a private elementary school and child-care facility.

I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

Signed	<u>Justine Rutiliano</u>	<u>1/4/14</u>
Print Name	<u>Justine Rutiliano</u>	<u>270 Stowell</u>
	<u>Address</u>	<u>Street SF CA</u>
		<u>94110</u>

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

Dear Ms Jackson

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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

<u>Jermine Norman</u>		<u>1/4/15</u>
Signed		Date
<u>Jermine Norman</u>		<u>1272 So. Van Ness # 304</u>
Print Name	Address	SF 94110

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

Dear Ms Jackson

Representatives of SF Tikes Academy have explained to me their plans to convert former Sand Paths Academy at 1218 South Van Ness Avenue to a private elementary school and child-care facility.

I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

Marsha L. Friesen

Signed

1-4-15

Date

Marsha L. Friesen

Print Name

908 Guerrero

Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

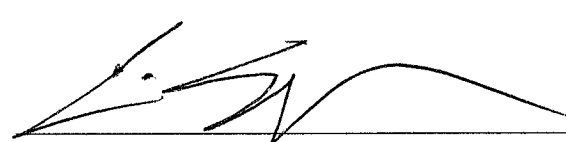
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Sincerely

 1/4/15

Signed Date

CHRIS EDMONDSON 1166 S VAN NESS SF, CA 94110

Print Name Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

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Sincerely



Signed

11/4/2014

Date

Priyanka Sinhasani

Print Name

35 Capp St. San Francisco, CA 94103

Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org


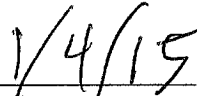
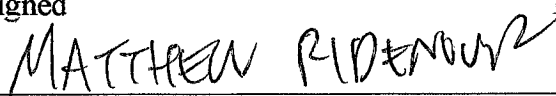

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Sincerely

	
Signed	Date
	
Print Name	Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

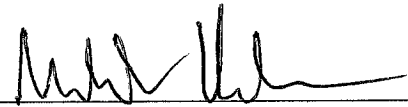
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Sincerely


Signed

1/4/15
Date

MADALENE VELASCO
Print Name

32A-23²⁷ SF SFGA
Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

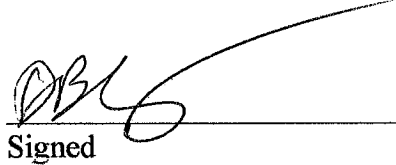
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Sincerely



Signed

1/4/15

Date

DAVE CRADY

Print Name

1169 South Van Ness Ave

Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org


Subject: 1218 South Van Ness Avenue

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Representatives of SF Tikes Academy have explained to me their plans to convert former Sand Paths Academy at 1218 South Van Ness Avenue to a private elementary school and child-care facility.

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Sincerely

	1/4/15
Signed _____	Date _____

Jesse Levey
1076 Hampshire St.

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

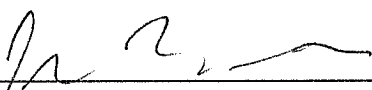
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Sincerely

 1/4/2015
Signed _____ Date

JEREMIAH MOORE

SMOORE@NORTHSTATION.NET
1240/A S Van Ness

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

Dear Ms Jackson

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Sincerely


Signed _____ Date 1/3/15

1268- B South Van Ness
S.F 94110

(415) 652-7970

joannagtanz@gmail.com

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

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Sincerely



Signed

Jan 3 2015

Date

Joanne
642 PRECITA Ave
SAN FRANCISCO CA 94110

Sophia Chumley
(415) 410 9794
Sofrose@gmail.com

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

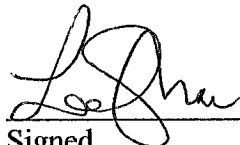
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Sincerely



Signed

1-3-14
Date

1221^{#3} S. Van Ness.
SF, CA 94110

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org


Subject: 1218 South Van Ness Avenue

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Sincerely



Signed

Date

Marian Elbert
#301

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely



Signed

10/02/2015

Date

Gene CAGVALIER
1252 S VAN NESS

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

Subject: 1218 South Van Ness Avenue

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Sincerely

Lerma Quira-Chulin 01-3-2015
Signed _____ Date _____
1240 So. Van Ness Ave.
S.F., CA, 94110

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

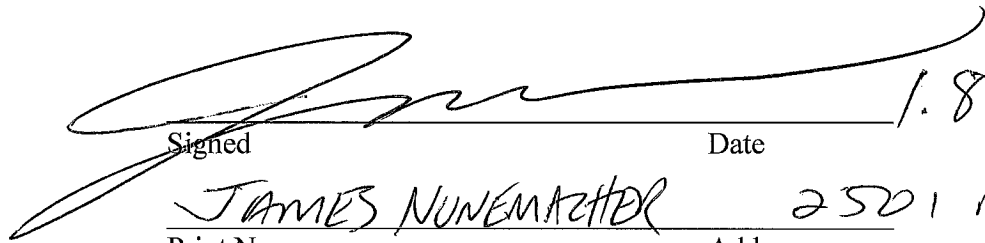
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Sincerely


Signed _____ Date 1.8.14
JAMES NUNEMACHER 2501 MISSION ST, SF, CA
Print Name Address 94110

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org


Subject: 1218 South Van Ness Avenue

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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

 1/8/15
Signed Date

Mitch Lerner 2501 Mission St. SF, CA 94114
Print Name Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

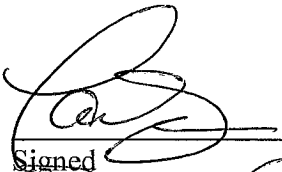
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Sincerely

	<u>1-8-15</u>
Signed	Date
<u>Paula Go</u>	<u>10A SATURN ST, SFC-94114</u>
Print Name	Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

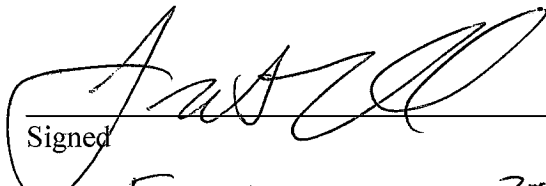
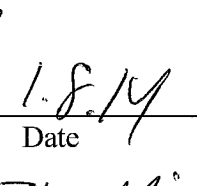
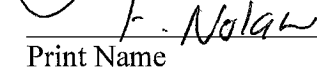
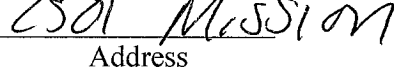
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Sincerely

	
Signed	Date
	
Print Name	Address

Erika Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

erika.jackson@sfgov.org

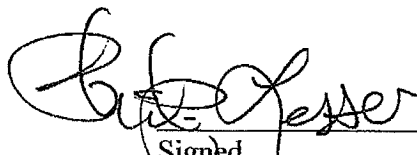
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I support their project, believing they have given careful consideration to how the facility will provide needed services in a way that appropriately minimizes effects on the neighborhood.

Sincerely

 January 12, 2015
Signed Date
Philip Hesser Property Owner:
Print Name Address
2812 - 30 Mission Street

P.S. Our family lived at 1380 on South Van Ness and runs a laundromat at 898 South Van Ness. We are very acquainted with this building and immediate surroundings. SF Tikes Academy would be a most desirable use of this space. 

Harvey Hacker

From: Harvey Hacker
Sent: Tuesday, November 04, 2014 10:59 AM
To: molly messenger
Cc: susan.tuohy@gmail.com; janielucas@att.net; samanthalopz@gmail.com; clem@harveyhacker.com; Erika.Jackson@sfgov.org
Subject: RE: 1218 South Van Ness

Molly

I will pass your concerns on to SF Tikes Academy and look forward to hearing more from you. If you wish to have me or anyone from the Academy attend your neighborhood association meeting, please let me know.

Best regards,
Harvey

Harvey Hacker Architects
528 Bryant Street
San Francisco 94107
415.957.0579 tel
415.957.5851 fax

From: molly messenger [mailto:mollyc@gmail.com]
Sent: Tuesday, November 04, 2014 10:38 AM
To: Harvey Hacker
Cc: susan.tuohy@gmail.com; janielucas@att.net; samanthalopz@gmail.com; clem@harveyhacker.com; Erika.Jackson@sfgov.org
Subject: Re: 1218 South Van Ness

Harvey,

Thank you for inviting us to meet last month and for sending along the plans. We shared the information from that meeting with other people from our neighborhood association who were not able to attend the meeting.

Many neighbors have concerns about the proposal, including the plans for the fence, but more importantly the proposed number of students. The proposal you shared last month is to increase the school size from its current size of 28 school age children to 100 preschool students, which is almost 4 times the size. There are concerns about the noise, traffic, and parking that will result from this increase. In addition, for those of whose homes border the school, we have concerns about the noise level of having 100 preschool age children playing in the outdoor spaces the school has planned in a full time 9-5pm program, five days a week.

Our neighborhood association is meeting next week to discuss and perhaps we can meet with you after that.

Sincerely,
Molly Messenger

On Mon, Nov 3, 2014 at 5:16 PM, Harvey Hacker <harvey@harveyhacker.com> wrote:

Dear Neighbor

I have attached a letter with copy of plans, including a request that you write a letter or email stating your support for the project to the planner in charge of the case:

Erika Jackson

Planning Department

1650 Mission St, Floor 4

San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

[415.957.0579](tel:415.957.0579) tel

[415.957.5851](tel:415.957.5851) fax

Harvey Hacker

From: Harvey Hacker
Sent: Wednesday, November 12, 2014 5:37 AM
To: Alex Kolovyansky; Kristina Itskovich
Subject: Fwd: 1218 South Van Ness

Alex/Kristina
FYI. (I have not responded.)
Harvey

Sent from my iPhone

Begin forwarded message:

From: samantha lopez <samanthalopz@gmail.com>
Date: November 11, 2014 at 11:00:00 PM PST
To: Harvey Hacker <harvey@harveyhacker.com>
Cc: "susan.tuohy@gmail.com" <susan.tuohy@gmail.com>, "janielucas@att.net" <janielucas@att.net>, "mollyc@gmail.com" <mollyc@gmail.com>, "clem@harveyhacker.com" <clem@harveyhacker.com>, <Erika.Jackson@sfgov.org>
Subject: Re: 1218 South Van Ness
Reply-To: <samanthalopz@gmail.com>

Thank you Harvey for another copy of the plans, however, the letter you sent us mentioned an "upcoming hearing" by the Planning commission but no specific date. Can you provide us with the date of the hearing?

In addition, can you provide the following information so we can more fully review the plans:

- a copy of the application submitted for this project to the Planning Commission and;
- the permit/license which you are trying to obtain which shows us what the permit/license encompasses

We appreciate your assistance in sending us this information as soon as possible.

Kind Regards,

Samantha Lopez-James

Capp St. Neighborhood Action Committee (CNAC)

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Planning Department

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San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

--
Sam

Harvey Hacker

From: Harvey Hacker
Sent: Wednesday, November 12, 2014 2:59 PM
To: samanthalopez@gmail.com
Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Erika.Jackson@sfgov.org; Alex Kolovyansky; Gmail
Subject: RE: 1218 South Van Ness
Attachments: 20141112_144418.pdf

Samantha

In response to your requests:

1. My letter did not specify date of hearing because Ms Jackson, planner on the case, has not yet set a date.
2. Application submitted to Planning Department is attached.
3. Proposed Child Care Center will be licensed by California Department of Social Services, Community Care Licensing Division. If you wish to know more about their requirements, please visit <http://www.cclcd.ca.gov/pg411.htm>

Contact me if you have further questions and let me reiterate that I and/or project sponsor will be happy to attend any neighborhood meeting to answer questions and hear people's concerns firsthand. From the beginning, we have taken every possible step to establish and maintain open communications with all interested parties and encourage you to do the same.

Harvey

Harvey Hacker Architects
528 Bryant Street
San Francisco 94107
415.957.0579 tel
415.957.5851 fax

From: samantha lopez [mailto:samanthalopez@gmail.com]
Sent: Tuesday, November 11, 2014 11:00 PM
To: Harvey Hacker
Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Erika.Jackson@sfgov.org
Subject: Re: 1218 South Van Ness

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San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

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Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

[415.957.0579](tel:415.957.0579) tel

[415.957.5851](tel:415.957.5851) fax

--

Sam

Harvey Hacker

From: samantha lopez <samanthalopz@gmail.com>
Sent: Wednesday, November 12, 2014 3:51 PM
To: Harvey Hacker; Erika.Jackson@sfgov.org
Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Gmail; Lisa Lawlor
Subject: Re: 1218 South Van Ness

Thank you, Harvey for the quick response. Much appreciated. And of course I am sure the neighborhood committee will want to meet with you all as Molly Messenger stated on Nov. 4th and Janie Lucas on Nov 7th to Kristina. We just wanted to have the chance to look over any documentation ourselves before a meeting.

Erika: can you provide a date for this hearing? If not, we would greatly appreciate an email giving us prior notice so we have a reasonable amount of time to adjust our schedules given our work/family schedules.

Kind regards,

Samantha Lopez-James

On Wed, Nov 12, 2014 at 2:58 PM, Harvey Hacker <harvey@harveyhacker.com> wrote:

Samantha

In response to your requests:

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Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

From: samantha lopez [mailto:samanthalopz@gmail.com]

Sent: Tuesday, November 11, 2014 11:00 PM

To: Harvey Hacker

Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Erika.Jackson@sfgov.org

Subject: Re: 1218 South Van Ness

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San Francisco CA 94103

Erika.Jackson@sfgov.org

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Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

[415.957.0579](tel:415.957.0579) tel

[415.957.5851](tel:415.957.5851) fax

--

Sam

--
Sam

Harvey Hacker

From: Kristina Itskovich <kristina.itskovich@gmail.com>
Sent: Sunday, November 16, 2014 8:43 PM
To: Jackson, Erika
Cc: samanthalopz@gmail.com; Harvey Hacker; susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Lisa Lawlor
Subject: Re: 1218 South Van Ness

Samantha,

As you can see we reached out to our future neighbors early even though it was not required. We are happy to meet in person at the property this week to talk about your concerns. We are available Thursday 11/21 at 6pm or Monday 11/24 at 6pm at 1218 SVN to meet with you in person again to address your concerns.

We look forward to your quick response confirming our meeting.

Thank you,
Kristina
415.375.0661

On Thu, Nov 13, 2014 at 12:38 PM, Jackson, Erika <erika.jackson@sfgov.org> wrote:

Hi all,

I have not yet set a date for a hearing. I am aiming for February, but the date really depends on how much time you and the applicant need to work out concerns and issues regarding the project. Prior to the hearing, there will be a mailed notice to a 300 foot radius, as well as a newspaper ad and a poster on the site.

Thanks,

Erika

From: samantha lopez [<mailto:samanthalopz@gmail.com>]
Sent: Wednesday, November 12, 2014 3:51 PM
To: Harvey Hacker; Jackson, Erika
Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Gmail; Lisa Lawlor

Subject: Re: 1218 South Van Ness

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Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

From: samantha lopez [mailto:samanthalopz@gmail.com]

Sent: Tuesday, November 11, 2014 11:00 PM

To: Harvey Hacker

Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com;

Erika.Jackson@sfgov.org

Subject: Re: 1218 South Van Ness

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Samantha Lopez-James

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Dear Neighbor

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Planning Department

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Please contact me with any questions or concerns.

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Sent: Sunday, November 16, 2014 9:10 PM
To: Kristina Itskovich
Cc: Jackson, Erika; samanthalopez@gmail.com; Harvey Hacker; susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky
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From: Harvey Hacker
Sent: Thursday, December 11, 2014 5:49 AM
To: Poling, Jeanie (CPC)
Cc: Jackson, Erika; Contreras, Andrea (CPC); <clem@harveyhacker.com>
Subject: Re: 1218 South Van Ness (2014.1328C)

Jeanie

We met with concerned neighbors last night about drop-off/pick-up management and other concerns. Updated plan forthcoming.

Harvey

Sent from my iPhone

On Dec 10, 2014, at 7:45 PM, Poling, Jeanie (CPC) <jeanie.poling@sfgov.org> wrote:

Hi Erika, I never received a response to my 10/21/14 email.

Harvey, please let me know if the Pick-up/Drop-off Management Plan is forthcoming (and please respond so I know you received this email).

Thanks,
Jeanie

From: Jackson, Erika
Sent: Wednesday, December 10, 2014 4:05 PM
To: Poling, Jeanie (CPC)
Subject: Fw: 1218 South Van Ness (2014.1328C)

Hi Jeanie,
Any update on when the environmental will be finished on this one?

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Subject: RE: 1218 South Van Ness (2014.1328C)

Hi Harvey,

Please send us a Pick-up/Drop-off Management Plan for the proposed project. Please include a discussion of existing and proposed uses (number of students and staff), existing and proposed off-street parking spaces, and existing/proposed white zone information. Please take into account the project's location and the level of congestion on South Van Ness Avenue.

I'm attaching two documents for other school projects as samples of the kind of information we're looking for. When we determine the information is adequate, we'll issue the catex determination form and reference the CU case (i.e., you don't need to submit an environmental application).

Thanks,
Jeanie Poling
Environmental Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9072 **Fax:** 415-558-6409

Email: jeanie.poling@sfgov.org

Web: www.sfplanning.org

<image001.png> <image002.png> <image003.png> <image004.png> <image005.png>

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Harvey Hacker [<mailto:harvey@harveyhacker.com>]
Sent: Monday, October 20, 2014 11:11 AM
To: Alex Kolovyansky; Kristina Itskovich
Cc: clem@harveyhacker.com; Poling, Jeanie (CPC); Jackson, Erika
Subject: 1218 South Van Ness

Alex/Kristina

I just got off phone with Erika Jackson, planner on our Conditional Use case, who has learned she cannot put us on November 13 calendar because environmental planner—Jeanie Poling—is requiring completion of a Traffic Circulation Memo before she will sign off on case. This requirement, which is less than a full traffic impact study, is brought about because enrollment is being increased from 34 to approximately 100 students. Next hearing for which we can be scheduled is December 18 and I will do all I can to be sure we have submitted required documents in time for that date.

I have phoned Jeannie Poling and left a message asking her to contact me regarding this matter.

Harvey

Harvey Hacker Architects
528 Bryant Street
San Francisco 94107
415.957.0579 tel
415.957.5851 fax

RE: Tikes Academy Info

Info at SF Tikes Academy

Wed 3/25/2015 2:18 PM

Sent Items

To: Marlene Duroux <marlene.duroux@gmail.com>;

I will reach out right after the hearing.
Kristina

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Marlene Duroux <marlene.duroux@gmail.com>
Date: 03/25/2015 2:16 PM (GMT-08:00)
To: Info at SF Tikes Academy <info@sftikesacademy.com>
Subject: Re: Tikes Academy Info

Thanks for your quick answer Kristina.

Since I am working full time, not sure I will be able to support you at the hearing but please keep me in the loop and let me know if you have any info.

Thanks!
Marlene

On Wed, Mar 25, 2015 at 2:01 PM, Info at SF Tikes Academy <info@sftikesacademy.com> wrote:

Hi Marlene,

It was rescheduled for April 16th, we have one neighbor against the school, so it slowed down the process.

You are welcome to come to the hearing and support our project, the more people we get to support the project, the easier it will be for the city to approve it. I don't have any details yet, but will have more info as soon as we get green light from the city.

Kristina

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Marlene Duroux <marlene.duroux@gmail.com>
Date: 03/25/2015 1:35 PM (GMT-08:00)
To: Info at SF Tikes Academy <info@sftikesacademy.com>
Subject: Re: Tikes Academy Info

Hi Kristina,

How did the hearing go? Any updates?

Do you have more details about the program? number of kids? tuition fees?

Thanks!

Marlene

On Fri, Jan 23, 2015 at 8:19 PM, Marlene Duroux <marlene.duroux@gmail.com> wrote:

Thanks s lot Kristina for your email.

We willove to hear more about your program/number of kids/teachers/tuition fees, etc.

Please let us know when you have extra details and crossing our fingers for the hearing!

Have a good weekend

Marlene

Sent from my iPhone

On Jan 23, 2015, at 7:34 PM, Info at SF Tikes Academy <info@sftikesacademy.com> wrote:

Hello Marlene and Eric,

We have a hearing with planning department sometime at the end of February or early March if all goes well there we should be open g doors this summer.

Our website is not live yet, as we are still working on getting all permits and etc. We should have it up and running right after our planning department meeting so we can put real dates and events on the school schedule. Feel free to call or email me if you have other questions or want to learn more about our program.

Best regards,

Kristina

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Marlene Duroux <marlene.duroux@gmail.com>

Date: 01/23/2015 7:22 PM (GMT-08:00)

To: Info at SF Tikes Academy <info@sftikesacademy.com>

Subject: Tikes Academy Info

Hi Kristina,

You came to ring our bell a couple of weeks ago to get our signature to open a new school on SVN @ 23rd. You talked to my husband Eric. Both of us are very excited about this new school on our block.

We have checked your website but it drives to a dead page. Do you have any updates about when you are opening and details for inscriptions?

We have a daughter who is almost 3 years old and an infant who just turned 8 months!

Please let me know!

Thanks

Marlene and Eric

RE: 2 guys, 1 dog

Info at SF Tikes Academy

Wed 3/4/2015 4:08 PM

Sent Items

To: Susan Tuohy <susan.tuohy@gmail.com>;

Thank you!

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Susan Tuohy <susan.tuohy@gmail.com>
Date: 03/04/2015 3:59 PM (GMT-08:00)
To: Info at SF Tikes Academy <info@sftikesacademy.com>
Subject: Re: 2 guys, 1 dog

I am leaving at 4:15, if I see anything before that I will let you know.

On Wed, Mar 4, 2015 at 3:56 PM, Info at SF Tikes Academy <info@sftikesacademy.com> wrote:

Hi Susan,

I just called the police, they should be sending someone shortly, can you please let me know if you see them escorted from the property. Also, anytime you see someone suspicious there or disturbing you can call [415 553-0123](tel:4155530123).

We don't have any one working for us yet, as we are still waiting for planning department hearing.

Kristina

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Susan Tuohy <susan.tuohy@gmail.com>
Date: 03/04/2015 3:40 PM (GMT-08:00)
To: Info at SF Tikes Academy <info@sftikesacademy.com>
Subject: 2 guys, 1 dog

Hello,

Right now there are 2 men, 1 20-30 years old with a backpack, one 30-40ish in a grey t-shirt, in the back yard of 1218 South Van Ness, plus a grey husky size dog.

Are they working for you?

Regards,

Susan

SF Tikes Academy

Info at SF Tikes Academy

Wed 2/4/2015 6:48 PM

Sent Items

To: mollyc@gmail.com <mollyc@gmail.com>;

Cc: susan.tuohy@gmail.com <susan.tuohy@gmail.com>; samanthalopz@gmail.com <samanthalopz@gmail.com>;
janielucas@att.net <janielucas@att.net>;

Hi,

We wanted to reach out to you for several reasons.

1) We have had several of our adjacent neighbors let us know people have been seen sliding under the gate and entering/exiting the building grounds. We have also found grills on the premises that are not ours. Since your yards are adjacent to the property please be aware and if you see something odd please let us know right away.

2) We hope that we have answered all of your questions about SF Tikes Academy and would like your support for the proposed use. Are there any other questions you have that you would like us to address? If not we look forward to being your neighbors and making the Inner Mission a better place for everyone. We would like to be more active in the community now and would like to be included in neighborhood meetings. As we said in the meeting you will be working with us moving forward.

Please note we walked on Capp Street and see where your frustration is stemming from and will work with you on attempting to address them.

Thank you,

Kristina Itskovich/Founder

SF TIKES ACADEMY Inc.

1218 South Van Ness, SF, CA 94110

415.826.8222 tel 415.520.0418 fax

info@sftikesacademy.com

<http://www.SFTikesacademy.com>

KIDS ARE OUR FUTURE. TEACH THEM WELL!

Alex Kolovyansky

From: Harvey Hacker <harvey@harveyhacker.com>
Sent: Tuesday, December 16, 2014 4:46 PM
To: samanthalopz@gmail.com; Erika.Jackson@sfgov.org; Poling, Jeanie (CPC)
Cc: susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Gmail; Lisa Lawlor; mpcling@gmail.com; jgross@stimpynet.net; jgross@stimey.net
Subject: RE: 1218 South Van Ness
Attachments: 141216_Outdoor Space Use.pdf; 141216_Drop-off Pick-up.pdf

Dear Neighbors

As promised at meeting 12/10/2014 two documents attached:

- Drop-off / Pick-up Management Plan
- Outdoor Space Use Management Plan

Your comments are welcome.

Harvey

Harvey Hacker Architects
528 Bryant Street
San Francisco 94107
415.957.0579 tel
415.957.5851 fax

Alex Kolovyansky

From: samantha lopez <samanthalopz@gmail.com>
Sent: Wednesday, December 10, 2014 10:58 AM
To: Kristina Itskovich
Cc: Lisa Lawlor; Jackson, Erika; Harvey Hacker; susan.tuohy@gmail.com; janielucas@att.net; mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Joe Gross; Brent Messenger
Subject: Re: 1218 South Van Ness

Hi Kristina:

Just to confirm the meeting is to tonight at 6pm and at the south van ness location correct? In addition, I was not sure if I was clear about the request I made which was not about the renovation plans but a request to see your business plan for this business and discuss that. Thank you.

On Sun, Nov 23, 2014 at 9:24 PM, Kristina Itskovich <kristina.itskovich@gmail.com> wrote:
Hi Samantha,

December 10th at 6pm will work for us. Once again our proposal is to open a pre-school and focus renovation on the interior of the building and yard for that purpose. This is outlined in the document our architect, Harvey Hacker, provided.

See you on Wednesday December 10th at 6pm. We will assume, per your email, that the folks that have concerns are confirmed for this meeting so we can address their questions.

Happy Thanksgiving!

Best regards,
Kristina
SF Tikes Academy
[415.375.0661](tel:415.375.0661)

On Sun, Nov 23, 2014 at 11:18 AM, Samantha Lopez James <samanthalopz@gmail.com> wrote:
Hi Kristina:

Several of our neighbors can't make this Monday so let's plan on Dec 8th or 10th when they are available. Hopefully either day works for you at probably around 6.

In addition, do you have a business plan you can share with us so that we can understand more in depth the proposal.

Thank you!

Samantha

On Nov 18, 2014, at 1:01 PM, Gmail <kristina.itskovich@gmail.com> wrote:

Hi,
Monday 24th at 6pm works. Thanks Samantha and Lisa. I haven't heard from other neighbors yet, hopefully they can join us.
Kristina

Sent from my iPhone

On Nov 17, 2014, at 1:00 PM, Samantha <samanthalopz@gmail.com> wrote:

Monday nov 24 works for me. Thx.

Samantha

On Nov 17, 2014, at 12:54 PM, Gmail <kristina.itskovich@gmail.com> wrote:

Lisa,
Thank you so much for a quick response. I will let you know as soon as I hear from other neighbors.
Kristina

Sent from my iPhone

On Nov 16, 2014, at 9:10 PM, Lisa Lawlor
<llawlor@gmail.com> wrote:

I am available to meet either of those dates.
Kristina, thank you for reaching out to us as neighbors and long-time residents of this neighborhood. Your plans as stated will directly impact the parking, traffic, and noise level in our neighborhood and for these reasons we have many concerns. I look forward to hearing about your plans to prevent or remediate the concerns listed above.

Lisa Lawlor
817 Capp Street

On Sun, Nov 16, 2014 at 8:42 PM, Kristina
Itskovich <kristina.itskovich@gmail.com> wrote:
Samantha,

As you can see we reached out to our future neighbors early even though it was not required. We are happy to meet in person at the property this week to talk about your concerns. We are available Thursday 11/21 at 6pm or Monday 11/24 at 6pm at 1218 SVN to meet with you in person again to address your concerns.

We look forward to your quick response confirming our meeting.

Thank you,
Kristina
415.375.0661

On Thu, Nov 13, 2014 at 12:38 PM, Jackson, Erika
<erika.jackson@sfgov.org> wrote:

Hi all,

I have not yet set a date for a hearing. I am aiming for February, but the date really depends on how much time you and the applicant need to work out concerns and issues regarding the project. Prior to the hearing, there will be a mailed notice to a 300 foot radius, as well as a newspaper ad and a poster on the site.

Thanks,

Erika

From: samantha lopez
[mailto:samanthalopez@gmail.com]
Sent: Wednesday, November 12, 2014 3:51 PM
To: Harvey Hacker; Jackson, Erika
Cc: susan.tuohy@gmail.com; janielucas@att.net;
mollyc@gmail.com; clem@harveyhacker.com; Alex Kolovyansky; Gmail; Lisa Lawlor

Subject: Re: 1218 South Van Ness

Thank you, Harvey for the quick response. Much appreciated. And of course I am sure the neighborhood committee will want to meet with you all as Molly Messenger stated on Nov. 4th and Janie Lucas on Nov 7th to Kristina. We just wanted to have the chance to look over any documentation ourselves before a meeting.

Erika: can you provide a date for this hearing? If not, we would greatly appreciate an email giving us prior notice so we have a reasonable amount of time to adjust our schedules given our work/family schedules.

Kind regards,

Samantha Lopez-James

On Wed, Nov 12, 2014 at 2:58 PM, Harvey Hacker <harvey@harveyhacker.com> wrote:

Samantha

In response to your requests:

1. My letter did not specify date of hearing because Ms Jackson, planner on the case, has not yet set a date.
2. Application submitted to Planning Department is attached.
3. Proposed Child Care Center will be licensed by California Department of Social Services, Community Care Licensing Division. If you wish to know more about their requirements, please visit <http://www.cclcd.ca.gov/pg411.htm>

Contact me if you have further questions and let me reiterate that I and/or project sponsor will be happy to attend any neighborhood meeting to answer

questions and hear people's concerns firsthand. From the beginning, we have taken every possible step to establish and maintain open communications with all interested parties and encourage you to do the same.

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

From: samantha lopez
[mailto:samanthalopz@gmail.com]
Sent: Tuesday, November 11, 2014 11:00 PM
To: Harvey Hacker
Cc: susan.tuohy@gmail.com; janielucas@att.net;
mollyc@gmail.com; clem@harveyhacker.com;
Erika.Jackson@sfgov.org
Subject: Re: 1218 South Van Ness

Thank you Harvey for another copy of the plans, however, the letter you sent us mentioned an "upcoming hearing" by the Planning commission but no specific date. Can you provide us with the date of the hearing?

In addition, can you provide the following information so we can more fully review the plans:

- a copy of the application submitted for this project to the Planning Commission and;

- the permit/license which you are trying to obtain which shows us what the permit/license encompasses

We appreciate your assistance in sending us this information as soon as possible.

Kind Regards,

Samantha Lopez-James

Capp St. Neighborhood Action Committee
(CNAC)

On Mon, Nov 3, 2014 at 5:16 PM, Harvey Hacker
<harvey@harveyhacker.com> wrote:

Dear Neighbor

I have attached a letter with copy of plans, including a request that you write a letter or email stating your support for the project to the planner in charge of the case:

Erika Jackson

Planning Department

1650 Mission St, Floor 4

San Francisco CA 94103

Erika.Jackson@sfgov.org

Please contact me with any questions or concerns.

Best regards,

Harvey

Harvey Hacker Architects

528 Bryant Street

San Francisco 94107

415.957.0579 tel

415.957.5851 fax

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Sam

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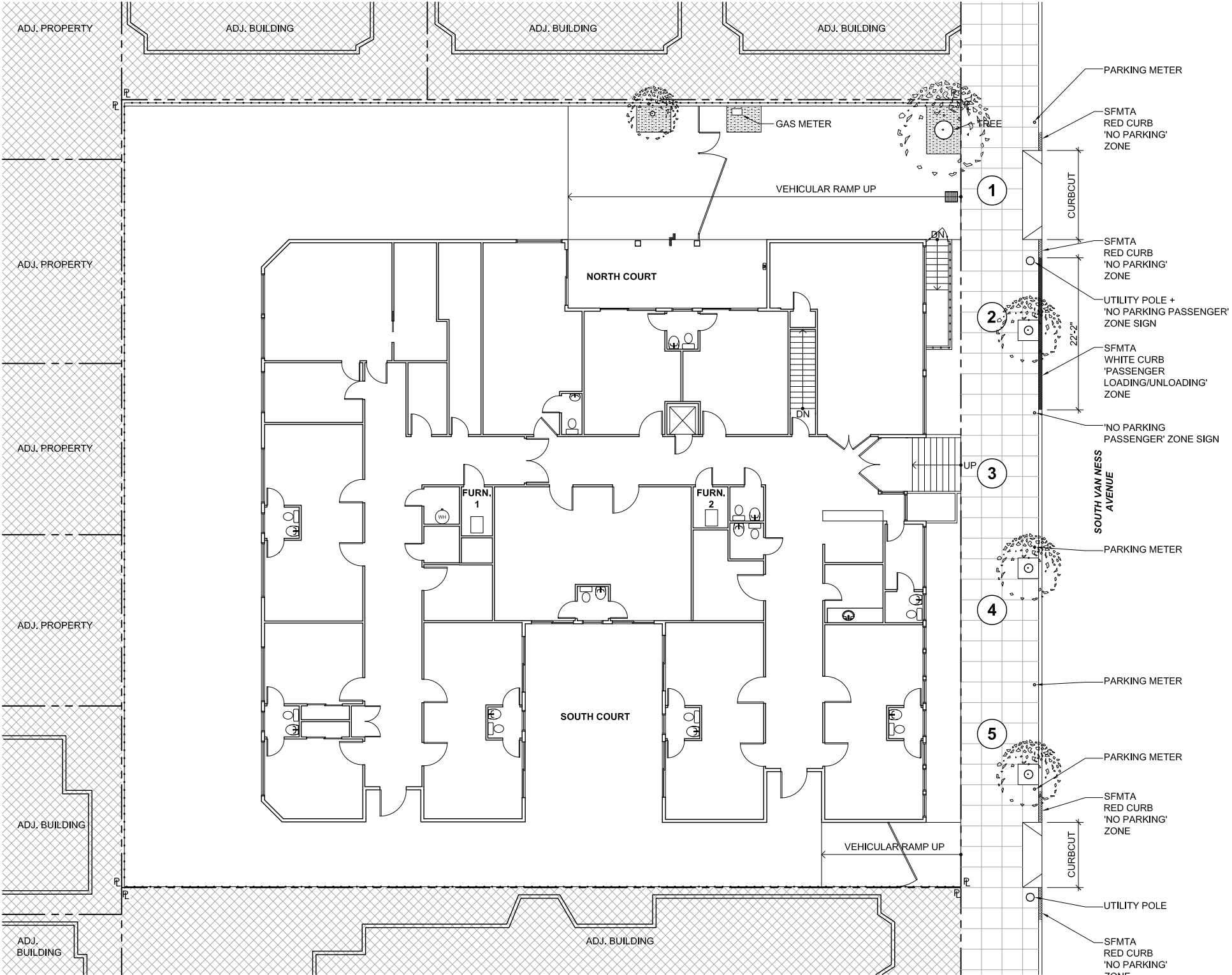
Sam

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Sam

LEGEND:

#	SPACE NUMBER
==	EXISTING
—	NEW
----	REMOVED



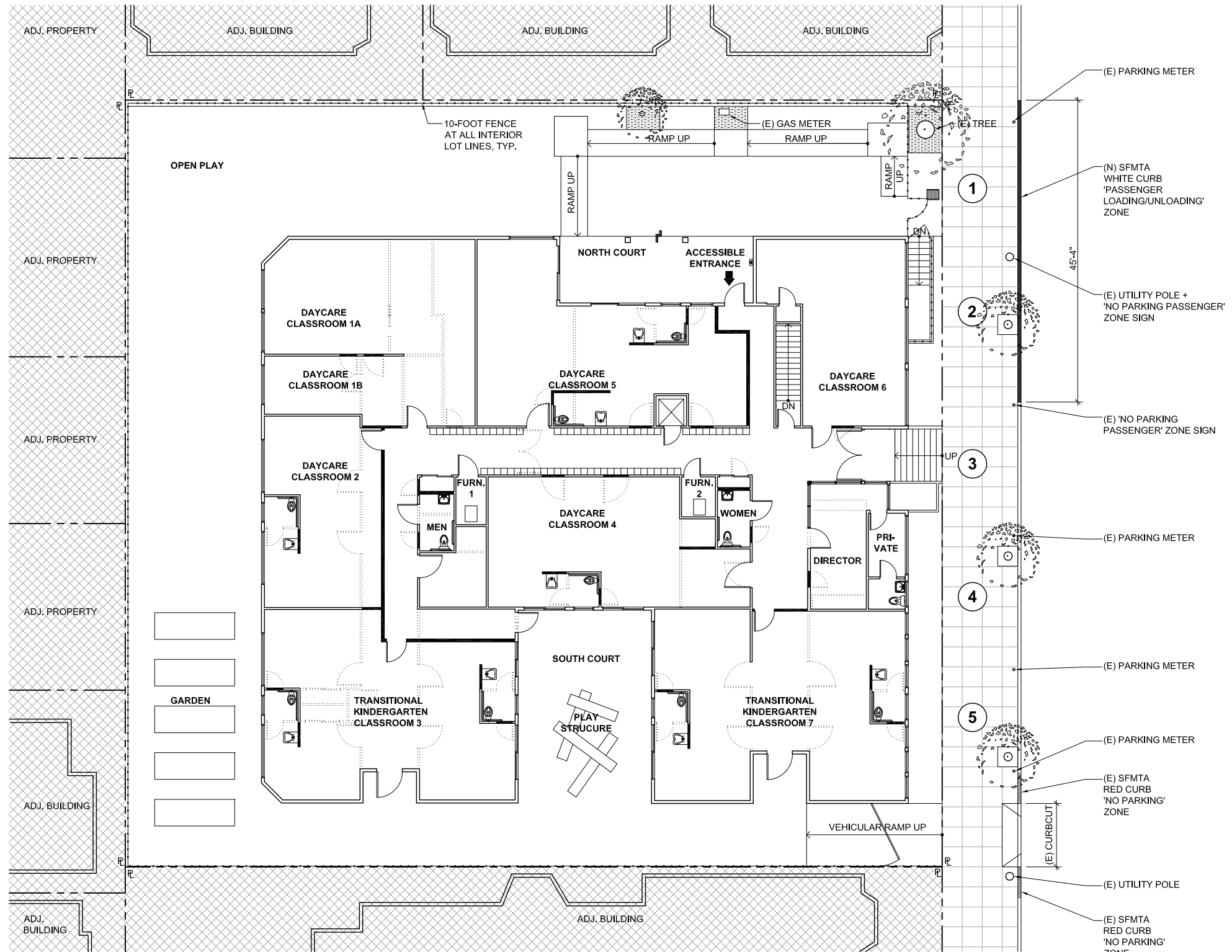
N
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

REVISIONS	BY
 Harvey Hacker Architects 528 Bryant Street San Francisco, CA 94107 415 957 0579	
	
CHANGE OF OCCUPANCY PRIVATE ELEMENTARY & SECONDARY SCHOOL TO PRIVATE ELEMENTARY SCHOOL & CHILD-CARE FACILITY 1218 SOUTH VAN NESS AVENUE, SAN FRANCISCO CA	
EXISTING FIRST FLOOR PLAN	
DATE	29 JAN 2015
SCALE	AS NOTED
DRAWN	CR
JOB	#1423
SHEET	A1.0

LEGEND:

#	SPACE NUMBER
==	EXISTING
—	NEW
---	REMOVED



N
1
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND: # SPACE NUMBER

0' 4' 8' 16'

REVISIONS	BY
 Harvey Hacker Architects 528 Bryant Street San Francisco, CA 94107 415 957 0579	
	
CHANGE OF OCCUPANCY PRIVATE ELEMENTARY & SECONDARY SCHOOL TO PRIVATE ELEMENTARY SCHOOL & CHILD-CARE FACILITY 1218 SOUTH VAN NESS AVENUE, SAN FRANCISCO CA	
PROPOSED FIRST FLOOR PLAN	
DATE	29 JAN 2015
SCALE	AS NOTED
DRAWN	CR
JOB	#1423
SHEET	A1.1