



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 27, 2016  
CONSENT CALENDAR

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
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Planning  
Information:  
**415.558.6377**

*Date:* October 17, 2016  
*Case No.:* **2016-004410CUA**  
*Project Address:* **1715 Octavia Street**  
*Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0663/054  
*Project Sponsor:* Jody Knight  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Wayne Farrens – (415) 575-9172  
[wayne.farrens@sfgov.org](mailto:wayne.farrens@sfgov.org)

### PROJECT DESCRIPTION

The project proposes to increase the enrollment cap for Stuart Hall, a private high school, from 210 students to 250 students. The site's prior approval under Motion No. 14996 included consideration of up to 250 students, but was initially limited to 210 students. A condition of the prior approval specifically allows for up to 250 students with authorization from the Planning Commission. The proposal will accommodate the additional students within existing structures; no construction is proposed as part of this project.

The proposal requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 209.1 to modify Planning Commission Motion No. 14996 to allow an increase to the enrollment cap for an existing private high school (Stuart Hall), within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.

### SITE DESCRIPTION AND PRESENT USE

The project site is located at the southwest corner of Pine and Octavia Streets, Block 0663, Lot 054. The property is located within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District. The parcel measures approximately 23,480 square feet and is developed with an approximately 45,695 square-foot, three-story institutional building.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the southwest corner of Pine and Octavia Streets. The surrounding zoning is primarily residential, including RH-2 (Residential, House, Two-Family), RM-1 (Residential, Mixed, Low

Density) and RM-2 (Residential, Mixed, Moderate Density). The surrounding neighborhood includes several other institutional uses, including the Buddhist Church of San Francisco at 1881 Pine Street and the Saint Francis Xavier Catholic Church at 1801 Octavia Street. The scale of development in the area consists primarily of three- to four-story structures mostly built between 1900 and 1910.

## **ENVIRONMENTAL REVIEW**

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The project's proposed enrollment cap of 250 students was previously studied under Case No. 99.218E and was found not to have a significant impact on the environment upon implementation of the project's mitigation measures. The mitigation measures identified in the Negative Declaration were incorporated as conditions of the school's prior approval (Case No. 99.218C) and will not be modified as part of this project.

## **HEARING NOTIFICATION REQUIREMENTS**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 7, 2016	October 5, 2016	22 days
Posted Notice	20 days	October 7, 2016	October 7, 2016	20 days
Mailed Notice	10 days	October 17, 2016	October 7, 2016	20 days

## **PUBLIC COMMENT**

- As of October 17, 2016, the Planning Department has not received any public comment in support of or in opposition to the proposed project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The proposed enrollment cap of 250 students was previously considered by the Planning Commission under the site's prior approval (Motion No. 14996). A condition of the prior approval specifically allows for up to 250 students with authorization from the Planning Commission.
- The project sponsor is not proposing any construction of new buildings or expansion of existing facilities.

## **REQUIRED COMMISSION ACTION**

For the project to proceed, the Commission must grant Conditional Use authorization to allow an increase to the enrollment cap for an existing private high school (Stuart Hall), within the RH-2 (Residential, House, Two-Family) Zoning District, pursuant to Planning Code Sections 303 and 209.1.

## **BASIS FOR RECOMMENDATION**

- The project utilizes existing facilities to provide educational services to a greater number of San Francisco families.
- The site is well-served by public transportation, including Muni lines 2, 3, 47, and 49.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph

Site Photograph

Environmental Analysis

Project Sponsor Submittal (*Includes Planning Commission Motion No. 14996*)

Negative Declaration (from prior approval; Case No. 99.218E)

## Exhibit 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 type="checkbox"/> Check for legibility                 |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map                      | <input type="checkbox"/> Check for legibility                 |
| <input checked="" type="checkbox"/> Block Book Map              | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photos               | <input type="checkbox"/> Community Meeting Notice             |
| <input type="checkbox"/> Context Photo                          | <input type="checkbox"/> Public Correspondence                |
| <input checked="" type="checkbox"/> Site Photo                  |   |

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

\_\_\_\_\_  
WF  
Planner's Initials





# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

☐ Affordable Housing (Sec. 415)

☐ First Source Hiring (Admin. Code)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Child Care Requirement (Sec. 414)

☐ Downtown Park Fee (Sec. 412)

☐ Other

## Planning Commission Draft Motion

HEARING DATE: OCTOBER 27, 2016

*Date:* October 17, 2016  
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[wayne.farrens@sfgov.org](mailto:wayne.farrens@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 209.1 OF THE PLANNING CODE TO MODIFY PLANNING COMMISSION MOTION NO. 14996 TO INCREASE THE ENROLLMENT CAP FOR AN EXISTING PRIVATE HIGH SCHOOL (STUART HALL) FROM 210 TO 250 STUDENTS IN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 5, 2016, Jody Knight (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 209.1 to modify Planning Commission Motion No. 14996 to increase the enrollment cap for an existing private high school (Stuart Hall) from 210 to 250 students in the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.

On October 27, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-004410CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The project's proposed enrollment cap of 250 students was previously studied under Case No. 99.218E and was found not to have a significant impact on the environment upon implementation of the project's mitigation measures. The mitigation measures identified in the Negative Declaration were incorporated as conditions of the school's prior approval (Case No. 99.218C) and will not be modified as part of this project.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-004410CUA, 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.** The project site is located at the southwest corner of Pine and Octavia Streets, Block 0663, Lot 054. The property is located within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District. The parcel measures approximately 23,480 square feet and is developed with an approximately 45,695 square-foot, three-story institutional building.
3. **Surrounding Neighborhood.** The project site is located at the southwest corner of Pine and Octavia Streets. The surrounding zoning is primarily residential, including RH-2 (Residential, House, Two-Family), RM-1 (Residential, Mixed, Low Density) and RM-2 (Residential, Mixed, Moderate Density). The surrounding neighborhood includes several other institutional uses, including the Buddhist Church of San Francisco at 1881 Pine Street and the Saint Francis Xavier Catholic Church at 1801 Octavia Street. The scale of development in the area consists primarily of three- to four-story structures mostly built between 1900 and 1910.
4. **Project Description.** The project proposes to increase the enrollment cap for Stuart Hall, a private high school, from 210 students to 250 students. The site's prior approval under Motion No. 14996 included consideration of up to 250 students, but was initially limited to 210 students. A condition of the prior approval specifically allows for up to 250 students with authorization from the Planning Commission. The proposal will accommodate the additional students within existing structures; no construction is proposed as part of this project.
5. **Public Comment.** As of October 17, 2016, the Planning Department has not received any public comment regarding this proposal.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Off-Street Parking.** Pursuant to Planning Code Section 151, the subject site is required to provide one parking space for every two class rooms.

*The proposal does not increase the number of classrooms; therefore, parking requirements are unaffected. The Project Sponsor does not propose any changes to existing parking facilities as part of this project.*

- B. Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project does comply with said criteria in that:

- i. 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 increased enrollment cap is a modest intensification of the existing use and does not propose any new construction or expansion of existing facilities. The project is necessary and desirable as it will provide increased educational opportunities for San Francisco families.*

- ii. 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:

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

*The school has been operating at this location since 2000 without any detrimental effects to health, safety, convenience or general welfare of persons residing or working in the vicinity. The conditions of approval will ensure that the use continues to meet minimum, reasonable performance standards.*

- iii. 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 site is well served by public transportation, including Muni lines 2, 3, 47 and 49. The school will continue and extend as necessary their existing traffic management practices to ensure compatibility with the neighborhood.*

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

*The conditions of approval will ensure that the use meets minimum, reasonable performance standards.*

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

*The project is an increase to student enrollment only and no physical changes to the site are proposed.*

- vi. 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.*

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

*The proposed project is consistent with the stated purpose of the RH-2 (Residential, House, Two-Family) Zoning District, which is intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses. Institutional uses are generally compatible with the residential character of these districts.*

- 7. **General Plan Compliance.** The project is consistent with the 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 which has substantial undesirable consequences that cannot be mitigated.

*The project provides a substantial community benefit by allowing the existing facilities to serve a greater number of San Francisco families.*

#### **OBJECTIVE 7:**

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

#### **Policy 7.2:**

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

*The project provides additional educational opportunities in San Francisco, enhancing the City's position as a center of educational services. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.*

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

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

*The proposal is a modest enrollment increase for an existing institution involving no new construction or expansion. Therefore the project will have no effect on retail uses.*

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

*The proposal is a modest enrollment increase for an existing institution involving no new construction or expansion. Therefore the project will have no effect on existing housing or neighborhood character.*

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

*The proposal is a modest enrollment increase for an existing institution involving no new construction or expansion. Therefore the project will have no effect on the City's supply of affordable housing.*

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

*The site is well served by public transportation, including Muni lines 2, 3, 47 and 49. The school will continue and extend as necessary their existing traffic management practices to ensure compatibility with the neighborhood. Therefore the project will not impede Muni transit service or overburden neighborhood streets or parking.*

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

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

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

*This proposal will not affect the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The project does not involve a landmark or historic building.*

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

*The project will have no effect on existing parks and open spaces.*

9. 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.
10. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-004410CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 5, 2016, 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 October 27, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

# EXHIBIT A

## AUTHORIZATION

This authorization is for a conditional use to increase the enrollment cap for an existing private high school (Stuart Hall) from 210 to 250 students, located at 1715 Octavia Street, Block 0663, Lot 054 pursuant to Planning Code Sections 303 and 209.1 within the **RH-2 (Residential, House, Two-Family) Zoning District** and the **40-X** Height and Bulk District; in general conformance with plans, dated **April 5, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-004410CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 27, 2016** under Motion No. **xxxxx**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

## RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 27, 2016** under Motion No. **xxxxx**.

## PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **xxxxx** 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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

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

8. **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](http://www.sf-planning.org)*

## OPERATION

9. **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>*

10. **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>*

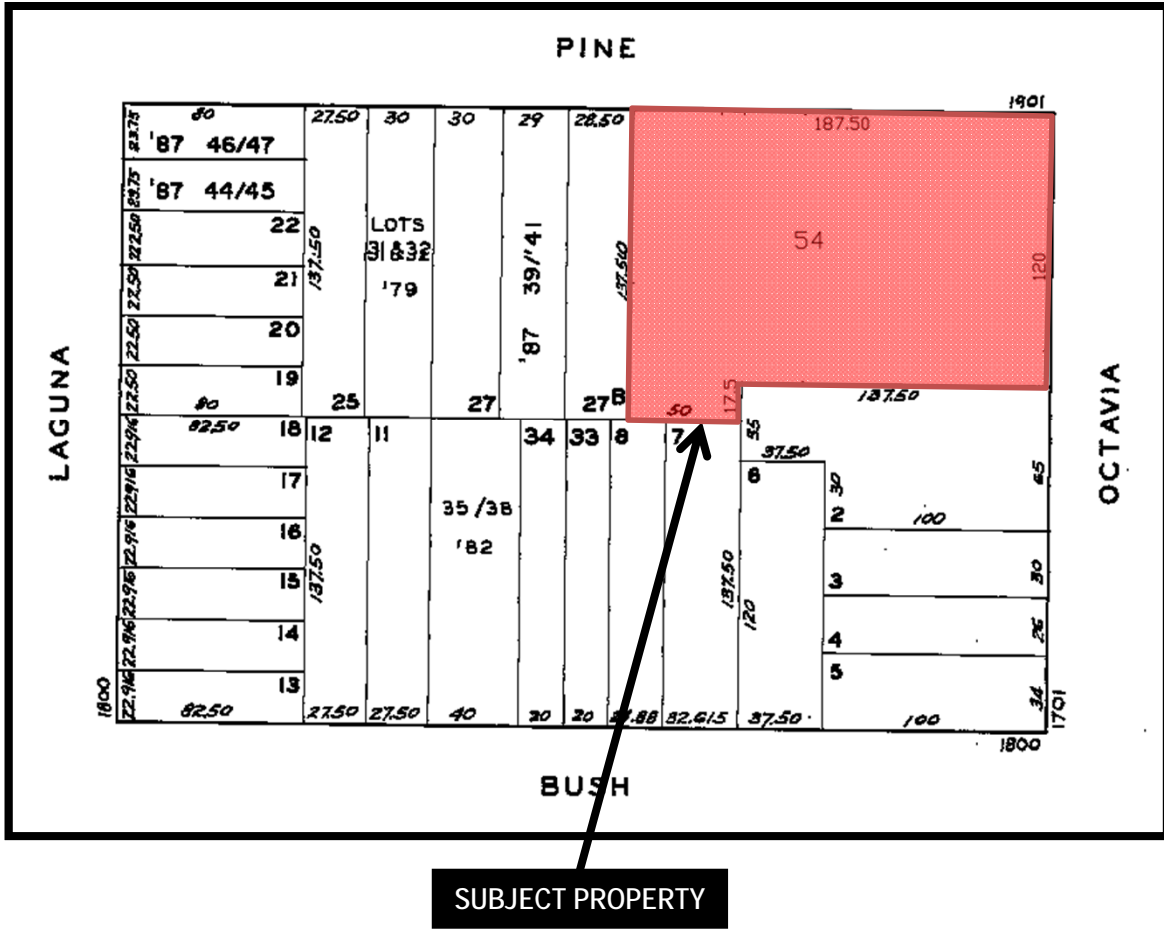
- 11. Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco 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](http://www.sfdph.org)*

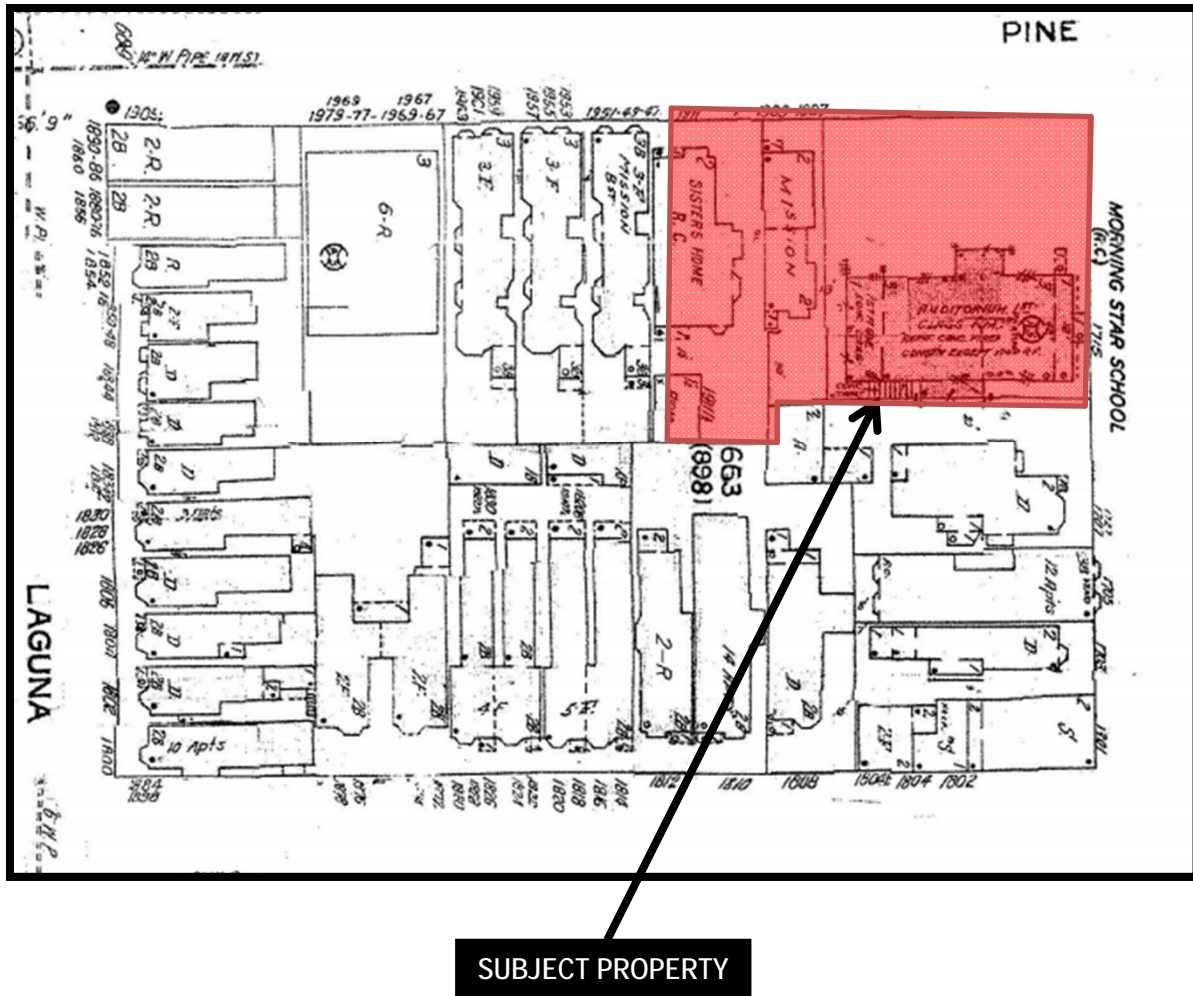
*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

# Block Book Map



# Sanborn Map\*



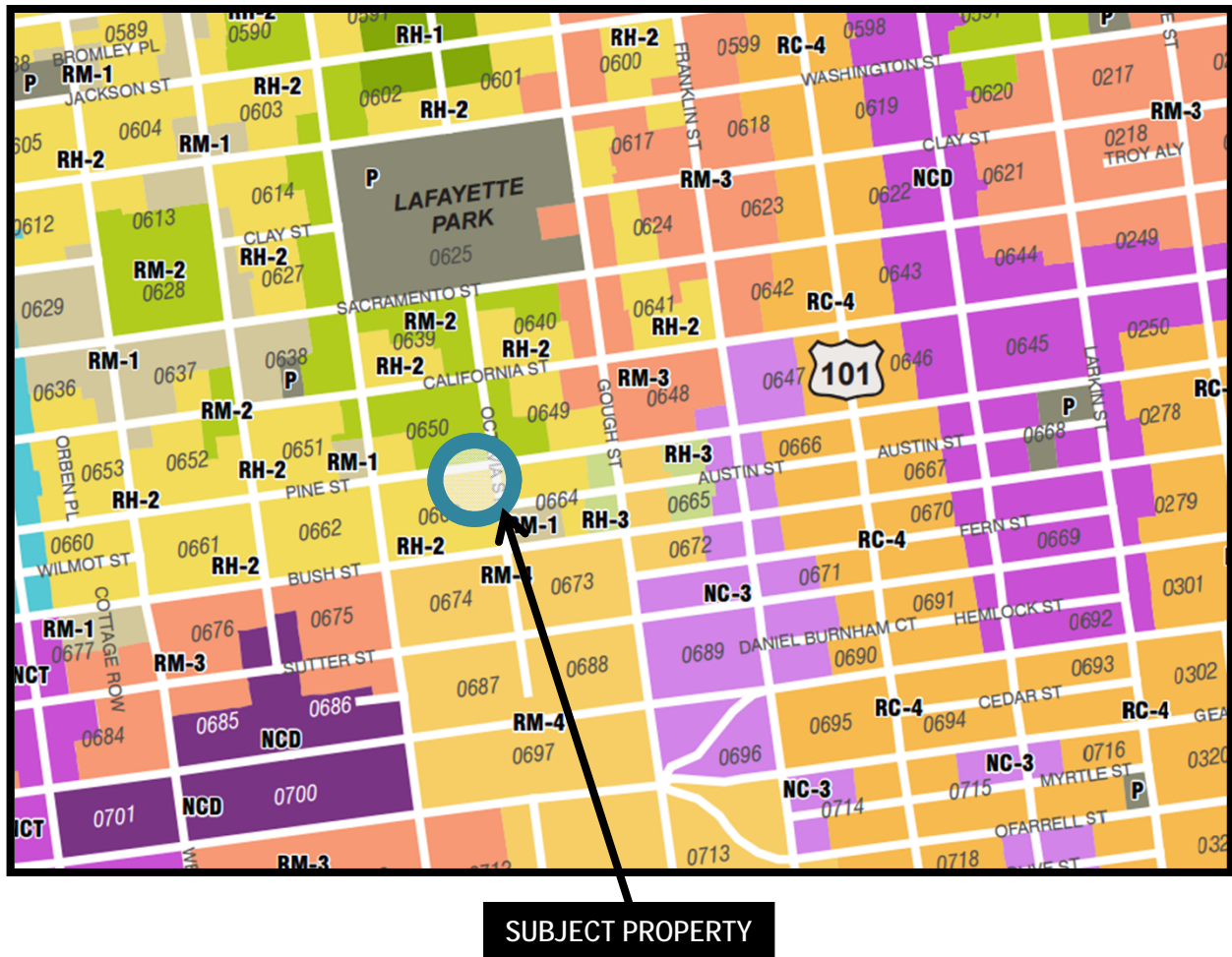
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
Case Number 2016-004410CUA  
1715 Octavia Street  
Block 0663 Lot 054

# Zoning Map



SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-004410CUA**  
1715 Octavia Street  
Block 0663 Lot 054



# Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-004410CUA**  
1715 Octavia Street  
Block 0663 Lot 054

# Site Photo



SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-004410CUA**  
1715 Octavia Street  
Block 0663 Lot 054





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="margin-left: 40px;">b. Other <i>(specify)</i>:</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p><b>Signature:</b></p>     </td> </tr> </table> <p style="font-size: small;">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p style="font-size: small;">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.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   			

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

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

# REUBEN, JUNIUS & ROSE, LLP

October 12, 2016

## Delivered by Email

President Rodney Fong  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Schools of the Sacred Heart – 1715 Octavia  
Planning Case Number: 2016-004410CUA  
Hearing Date: October 27, 2016  
Our File No.: 8984.01**

Dear President Fong and Commissioners:

Our office represents Schools of the Sacred Heart, an independent nonprofit educational organization (“Sacred Heart”), which provides a K-12, four-school complex, offering educational opportunities focused on scholarship, service and leadership. The Broadway campus houses Stuart Hall for Boys, Convent, and Convent of the Sacred Heart High School. The Octavia campus houses Stuart Hall High School.

Through this application, Sacred Heart seeks approval for an increase in enrollment at its Stuart Hall High School campus at 1715 Octavia Street (the “Project”). The campus is in the RH-2 Zoning District, where school use is conditionally permitted. Therefore, conditional use approval is needed to increase enrollment.

The Project provides additional high-quality educational opportunities in the heart of San Francisco, thereby enhancing the City’s position as a center of educational services. Sacred Heart has done significant planning in order to eliminate disruptions due to traffic and minimize impacts on adjacent residential areas. None of the Sacred Heart schools have parking, and many students and staff arrive on foot or by bike.

## **A. School and Project Overview**

On February 24, 2000, pursuant to Case Number 99.218C, Motion Number 14996, Sacred Heart obtained authorization for a Planned Unit Development to construct a private elementary school at its 1715 Octavia Street campus (attached at **Exhibit A**). The approval received a two-year extension on June 20, 2002, pursuant to Case Number 2002.0471C, Motion Number 16441 (**Exhibit B**). One of the conditions of approval was a 210 student

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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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enrollment limit, with an increase to 250 students permitted with Planning Commission approval. (The NSR is attached as **Exhibit C.**) Concurrent with this application, Sacred Heart also seeks to increase enrollment at its 2222 Broadway street campus, from 850 students to 1,050 students, for a total enrollment between both campuses increasing from 1,060 to 1,300 students. The Broadway application is still under review by the Planning Department (Planning File No. 2016-004403.)

Sacred Heart now seeks to increase the permitted enrollment at its Octavia campus from 210 to 250 students, as contemplated in the original approval. The current facilities have capacity to accommodate the increased enrollment, and no physical expansion of the existing campus is proposed. Conditional Use Authorization will allow additional children to attend school in San Francisco, and will provide employment opportunities for San Francisco's teachers, without requiring any construction.

Because Sacred Heart operates in the heart of San Francisco, it focuses on community relationships and management of school operations to avoid negative impacts on the neighborhood, which it has been doing successfully at the Octavia campus for over a decade. While traffic management is of particular concern with any urban school, these impacts are addressed by pick up and drop off procedures that prevent adverse impacts on the surrounding neighborhood. Sacred Heart is strongly committed to being a good neighbor, and any noise or traffic concerns are, and will continue to be, addressed proactively.

Therefore, the Project will benefit the City of San Francisco without detrimentally impacting the neighborhood in which the school is located.

## **B. Neighborhood Outreach**

Although no pre-application meeting was required, Sacred Heart prioritizes community outreach at both of its campuses. In order to ensure the school is mitigating impact on the neighborhood, the school hosted a community reception at the Octavia campus. The meeting had three primary objectives:

1. Communicate the school's planned increase of students, from 210 to 250, to neighbors
2. Offer neighbors the opportunity to provide feedback to the school regarding neighborhood impact and operations
3. Allow neighbors to explore our campus and interact with one another at our campus

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The feedback regarding operations was positive and no neighbors raised concerns regarding the proposed increase. Sacred Heart will continue to maintain open communications with neighbors on a regular basis.

Stuart Hall High School has committed to continuously engaging with the community. Over the last several years, Stuart Hall High School students have volunteered on neighborhood improvement projects and provided resources to local nonprofits. These include a range of community engagement activities from cleaning up in Lafayette and Alta Plaza parks to partnering with *Pets Unlimited*, *Seconds To Go*, and *St. Francis Benedict Church*, to name a few.

**C. Summary of Project Benefits**

- **The Project does not require any construction.** The Project proposes to increase enrollment at the Octavia campus by 40 students, as contemplated by the Planning Commission's original approval of the school and provided for in the 2002 NSR. This increase in enrollment does not require any construction and will not increase the physical footprint of the school.
- **The Project allows additional children to attend school in San Francisco.** The increase in enrollment will provide the opportunity for an additional 40 students to attend school in San Francisco and allow for additional choices in educational options for city residents. Sacred Heart's Octavia campus is easily accessible by public transportation. The 1, 2, 3, 22, 38, 47, and 49 bus lines all run within mere blocks of the school, allowing for easy access to the school from all over the city.
- **The Project provides employment opportunities for San Francisco's teachers.** In addition to an increase in student education opportunities, the increase in enrollment will necessitate supportive staff, thereby providing quality employment opportunities for San Francisco teachers.

**D. Conclusion**

Sacred Heart seeks an increase its permitted enrollment at Stuart Hall High School from 210 to 250 students, as originally contemplated at the time of Planning Commission approval. The increase will provide for increased educational opportunities for San Francisco children, without requiring any new construction. Therefore, we respectfully request that you grant this Conditional Use Authorization to increase enrollment at 1715 Octavia Street by 40 students.

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President Fong and Commissioners

October 12, 2016

Page 4

Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Jody Knight

Enclosures:

Exhibit A: Motion Number 14996

Exhibit B: Motion Number 16441

Exhibit C: Notice of Special Restrictions

Exhibit D: Site Photos

cc: Dennis Richards, Vice-President  
Rich Hillis, Commissioner  
Christine Johnson, Commissioner  
Joel Koppel, Commissioner  
Myrna Melgar, Commissioner  
Kathrin Moore, Commissioner  
Jonas Ionin, Commission Secretary  
Scott Sanchez, Zoning Administrator  
Wayne Farrens, Project Planner

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**REUBEN, JUNIUS & ROSE, LLP**

## **EXHIBIT A**



Case No. 99.218C  
1715 Octavia Street  
Assessor's Block 663,  
Lots 1, 28, 28A, 29 and 30  
Page 1

**SAN FRANCISCO**  
**PLANNING COMMISSION**  
**MOTION NO. 14996**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION THROUGH A PLANNED UNIT DEVELOPMENT TO DEVELOP A PRIVATE SECONDARY SCHOOL (THE SCHOOLS OF THE SACRED HEART STUART HALL HIGH SCHOOL FOR BOYS) INCLUDING THE MERGING OF FIVE LOTS, THE STRENGTHENING AND PRESERVATION OF APPROXIMATELY 11,400 SQUARE FEET IN ONE EXISTING BUILDING (THE MORNING STAR SCHOOL), BOTH THE RECONSTRUCTION OF APPROXIMATELY 1,400 SQUARE FEET AND THE DEMOLITION OF APPROXIMATELY 1,600 SQUARE FEET IN THE 1907-09 PINE STREET BUILDING, THE PRESERVATION OF THE 1911 PINE STREET BUILDING AND THE CONSTRUCTION OF APPROXIMATELY 34,000 SQUARE FEET OF NEW SCHOOL FACILITIES WITH 12 PARKING SPACES CONTAINING 15 CLASSROOMS, A BELOW GRADE GYMNASIUM, ACCESSORY ADMINISTRATIVE, LIBRARY, LAB AND STUDIO AREAS AND WITH A MAXIMUM ENROLLMENT OF 250 STUDENTS, PER SECTION 209.3(H) OF THE PLANNING CODE AT 1715 OCTAVIA STREET AT THE CORNER OF PINE STREET (LOTS 1, 28, 28A, 29 AND 30 IN ASSESSOR'S BLOCK 663) IN AN RH-2 (RESIDENTIAL, HOUSE DISTRICTS, TWO-FAMILY) DISTRICT WITH A 40-X HEIGHT AND BULK DISTRICT.**

Preamble

On April 6, 1999, The Schools of the Sacred Heart, (hereinafter "Applicant"), made an application (hereinafter "Application") for conditional use of the property at 1715 Octavia Street at the corner of Pine Street, Lots 1, 28, 28A, 29 and 30 in Assessors Block 663 (hereinafter "Project Site") to request authorization for a Planned Use Development to reconstruct an existing private elementary school and construct new school facilities so that together these facilities would serve as a private secondary school (Stuart Hall High School for Boys) in an RH-2 (Residential, House Districts, Two-Family) District with a 40-X Height and Bulk District (hereinafter "Project"), in general conformity with plans dated December 14, 1999, on file with the Department in the docket for Case #1999.218C (labeled EXHIBIT B).

On February 24, 2000, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly schedule meeting on Conditional Use Application No. 99.218C at which time the Commission reviewed and discussed the findings prepared for its review.

A Preliminary Negative Declaration for the Project was published on November 13, 1999. the Environmental Review Officer found that, although the Project could have a significant impact on the environment, with the mitigation measures included as part of the Project, the Project will not have a significant effect on the environment. One appeal was filed in connection with the Negative Declaration, which was considered by the Commission at the public hearing on February 24, 2000, prior to consideration of the Project itself. The Commission upheld the Negative Declaration finding of the Department and the document became final on February 24, 2000. The Commission has reviewed the information and data contained in the Negative Declaration and concurs with the findings of the Department. The mitigation measures contained in the Final Negative Declaration have been incorporated into the Project as conditions of approval.

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.

### Findings

Having viewed all the materials identified in the recitals above, and having heard oral testimony and arguments, the Commission finds, concludes and determines as follows:

1. The above recitals are accurate and also constitute findings of this Commission.
2. On April 6, 1999, The Schools of the Sacred Heart applied for Conditional Use Authorization under Planning Code Sections 209.3(h), 303 and 304 for a Planned Use Development to reconstruct an existing private elementary school and construct new school facilities so that together these facilities would serve as a private secondary school (Stuart Hall High School for Boys) in an RH-2 (Residential, House Districts, Two-Family) District with a 40-X Height and Bulk District.
3. Section 206.1 of the Planning Code (hereinafter, "Code") establishes the RH-2 District. The Project is located in an RH-2 District. RH-2 Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures usually do not exceed 25 feet in width or 40 feet in height. Building styles often are more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level access open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although non-residential uses tend to be quite limited.

4. The Project consists of the strengthening and preservation of the existing Morning Star School building (which operated at this site from 1929 through 1998, both as a private Catholic elementary school and as a Montessori School) ), preservation of the original Victorian structure at 1907-09 Pine Street, preservation of the Victorian structure at 1911 Pine Street, demolition of approximately 1,000 square feet (the addition to 1907-09 Pine) and the construction of a new three-story, approximately 34,000 square-foot building. Together, the Project will have 15 classrooms; accessory administrative, below grade gymnasium, lab and studio space and 12 parking spaces. The Project would establish a new high school campus for boys grades 9 through 12. The total enrollment would not exceed 250 students.
5. Section 209.3(h) of the Code allows secondary schools (an institutional use) in RH-2 Districts only upon the approval of a conditional use authorization by the Commission. The Project is considered a new use under the Code, as prior use was as an elementary school.
6. Section 151 of the Code contains the schedule of required off-street parking spaces. For a secondary school, either public or private, it requires one off-street parking space for each two classrooms. The proposed project, containing 15 classrooms, will provide a total of 12 parking spaces (8 parking spaces as required by Code and 4 accessory parking spaces as allowed by Code).
7. Under the provisions of Planning Code Section 303, the Commission may authorize a conditional use after finding the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements of potential development in the vicinity and that such use will not adversely affect the General Plan. On balance, the proposed project does comply with the criteria of Section 303, as described below.
  - a. The Project, at the size and intensity contemplated at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community, in that:
    - (i) The Project will preserve three facilities in the community: The Morning Star School, the original Victorian building at 1907-09 Pine Street and the Victorian building at 1911 Pine Street. It will construct a new three-story building along Pine Street and at the rear of the original Victorian at 1907-09 Pine Street which will enable the retained facilities to be linked to the new construction to form one high school campus around an open court yard. The Project will allow for additional choices in educational options to neighborhood and city residents and provide a critical mass of student population at the school to make various enrichment programs feasible, thereby improving the educational services provided to city residents.

- (ii) The Project will seismically retrofit and preserve the Morning Star School as well as the original Victorian building at 1907-09 Pine Street and add new facilities that meet or exceed current seismic and access standards.
  - (iii) The authorization includes conditions of approval which are intended to improve the operation of the school and maximize compatibility with surrounding residential neighborhoods into the future.
  - (iv) The Project will reinvigorate and revitalize an important corner of the neighborhood which has been vacant since 1998 and will re-establish use of the site as a school, thereby making a connection from the area's past into the future, promoting continuity and stability in the local community.
- b. The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following, in that:
- (i) The nature or the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
    - A. The Project utilizes property that existed as a school from 1929 to 1998 (as either a private Catholic elementary school or as a Montessori school). The site is a regularly-shaped lot, the product of merging five existing lots that has served a single owner, The Archdiocese of San Francisco, for more than 70 years.
    - B. The Project building to be newly constructed is appropriately most prominent at the street corner, where most of the building mass is located. The building relates in general scale to the buildings on nearby corners and along both Pine and Octavia Streets. The contemporary design includes architectural elements and materials reflective of the surrounding buildings.
    - C. Although the Project building massing relates to the larger corner buildings in the proximity, its design presents a transition from adjacent smaller-scale residential structures to the taller and larger-scaled church and apartment buildings on opposite corners. The modern, flat roof visually bridges the disparate heights of surrounding structures. Modular sections in a vertical rhythm similar to the scale of nearby residences are a part of this transition, as well as a sympathetic window pattern. The strong street wall presented along Pine Street and at the corner of Pine and Octavia reinforces the street geometry increasing visual definition and order in the area.

- (ii) The Project will enroll a maximum of 250 students and employ approximately 30 faculty and staff. As determined by the traffic analysis contained in the negative declaration, this new school population is not expected to significantly affect local traffic circulation. Transportation surveys of students at the existing Convent High School indicate that about 70% take transit or non-vehicle means to school, about 25% are dropped off and 7% picked up at the site, and about 5% drive to school.

The project will provide 12 parking spaces (where 8 are required and 4 are the maximum allowed as accessory under the Planning Code) at the basement level of the building and behind the existing Victorian at 1911 Pine Street. Based on information contained in the Negative Declaration, 26 parking spaces would approximate the demand generated by the Project or 14 more than the 12 on site parking spaces to be provided by the Project. A parking supply and occupancy survey was conducted within one block of the project site on two separate occasions by the Office of Environmental Review. The surveys determined that the on-street parking consists of approximately 298 unmetered spaces and that approximately 50 of these spaces were available when each survey was conducted. Therefore, the unmet parking demand of 14 parking spaces could be accommodated by the existing supply of on-street parking.

- (iii) As a largely interior educational use, the Project would not be expected to generate dust and odor impacts. Conditions have been added to the Project requiring that lighting be screened from residential areas, non-reflective glass be used in the building facades, and that the school is to be managed in such a way as to avoid nuisances such as noise and litter in the surrounding neighborhood. A community liaison will be appointed by the Sponsor and should they be unable to resolve nuisances which might develop, the Project would be subject to rehearing and reconsideration by the Commission.
- (iv) The Project will provide parking at the basement level and in the rear of the Victorian building at 1911 Pine Street, visible only at the driveway entrance. A screening gate of attractive design will be included. Landscaping will be provided in the front yard of the Victorian at 1907-09 Pine Street, and as street trees in the sidewalk area along both Octavia and Pine Streets. Custom iron work, materials and reveals will enhance the appearance of the building along Octavia and Pine Streets.

8. The proposed Project would not adversely affect the objectives and policies of the General Plan and would implement the following relevant objective and policies as described below:

**COMMERCE AND INDUSTRY ELEMENT**

**OBJECTIVE 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.**



**POLICY 2:** Encourage the extension of needed health and education services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The Project will preserve three facilities in the community and construct a new three-story building to form one high school campus around an open courtyard. The Project will allow for additional choices in educational options to neighborhood and city residents and provide a critical mass of student population at the school to make various enrichment programs feasible, thereby improving the educational services provided to city as a whole. Therefore, the Project is consistent with this policy.

**POLICY 3:** Promote the provision of adequate health and education services to all geographic districts and cultural groups in the city.

The Project would enhance the educational services available to residents of the local area neighborhoods as well as the city at large. The Sponsors indicate that they will provide scholarships and outreach to a socially and economically diverse community. Therefore, the Project is consistent with this policy.

**COMMUNITY SAFETY ELEMENT**

**OBJECTIVE 1:** REDUCE HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE EARTHQUAKES

**POLICY 1:** Apply a minimum level of acceptable risk to structures and uses of land based upon the nature of use, importance of the use to public safety and welfare, and the density of occupancy.

The Project will seismically retrofit and preserve the Morning Star School as well as the original Victorian building at 1907-09 Pine Street and add new facilities that meet or exceed current seismic and access standards, thereby greatly improving the earthquake safety of students, faculty and staff at the site. Therefore, the Project is consistent with this policy.

**RESIDENCE ELEMENT**

**OBJECTIVE 12:** TO PROVIDE A QUALITY OF LIVING ENVIRONMENT



**POLICY 3:** Minimize disruption caused by expansion of institutions into residential areas.

The Project will continue the previous use of the site as a school by redeveloping and expanding the facilities located there, thereby limiting intrusions into the surrounding residential area. Additional educational services would be provided for the local neighborhood and community at large. Therefore, the Project is consistent with this policy.

**TRANSPORTATION ELEMENT**

**OBJECTIVE 2:** USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT

**POLICY 2.5:** Provide incentives for the use of transit, car pools, van pools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

This authorization includes conditions with encourage the use of alternative means of transportation, including public transit, bicycles and car pools. The Project is therefore consistent with this policy. The Project site is well served by transit. Ten MUNI bus lines, seven running primarily east-west and three north-south on Van Ness, provide service within a three-block radius of the project site.

**OBJECTIVE 33:** CONTAIN AND LESSEN THE TRAFFIC AND PARKING IMPACT OF INSTITUTIONS ON SURROUNDING RESIDENTIAL AREAS

**POLICY 33.2:** Protect residential neighborhoods from the parking impacts of nearby traffic generators.

The Project includes all of the parking required by Code and the maximum allowed as accessory under the Code. This parking will be provided to address a demonstrated demand created by the school and lessen its impacts on the surrounding neighborhood. Therefore, the Project is consistent with this policy.

**URBAN DESIGN ELEMENT**

**OBJECTIVE 3:** MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**POLICY 1:** Promote harmony in the visual relationships and transitions between new and older buildings.

**POLICY 5:** Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

**POLICY 6:** Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

**POLICY 7:** Recognize the special urban design problems posed in development of large properties.

The Project building design presents a transition along Octavia Street from the adjacent Morning Star School, drawing elements from that building into the design, while respecting its unique architecture and history with the Japanese community. Along Pine Street, the building design presents a transition from residential scale structures to the taller and large-scaled church and apartment buildings located on opposite corners. Modular sections in vertical rhythm similar to the scale of nearby residences are incorporated into this transition. The strong street facade at the corner of Octavia and Pine Streets reinforces the street geometry increasing visual definition and order in the area. Therefore the Project meets these policies.

**OBJECTIVE 4:** IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

**POLICY 15:** Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

9. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The Project complies with said policies in that:

- a. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project will bring new activity and street life to the local area, including new customers, supporting and enhancing local neighborhood-serving business.

- b. Existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Project will not adversely affect existing residential uses, as it is basically the continuation of long-established educational and institutional uses of the site. The Project will enhance the neighborhood character by adding a distinctive new building which consolidates and organizes the site and ensures the long-term viability of an educational institution at an important corner of the neighborhood, promoting continuity and stability in the local community.

- c. The City's supply of affordable housing be preserved and enhanced;

The Project will have no impact on neighborhood affordable housing. Existing records which date back more than 45 years, to 1953, reflect that all individuals in residence at 1907-09 and 1911 Pine Streets were associated with the institutions operating the educational facilities on the site. 1911 Pine will continue to provide residential use for one or more employees of the School.

- d. Commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

As determined in the negative declaration and further discussed under Finding 7(b)(ii) above, the additional traffic generated by the project would be negligible relative to local area roadways and existing traffic volumes in the vicinity. The Project would have negligible impact on MUNI operations.

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

The Project does not include office development. No industrial or service industry establishment will be displaced by the Project. The Project will provide some additional jobs for local residents thus providing future opportunity for resident employment.

- f. The City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The Project will help the city achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. It will seismically strengthen and preserve existing structures on the site and incorporate those structures into the design of a new building which meets or exceeds current seismic and accessibility standards.

- g. Landmarks and historic buildings be preserved; and

While there are no landmark or historic buildings affected by the project, the Morning Star School and the original Victorian at 1907-09 Pine Street will be retained and incorporated into the design of the new facilities. The Victorian at 1911 Pine Street also will be retained and preserved.

- h. Our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect the access to sunlight or vistas from any park or public open space.

10. Planning Code Section 304(d) establishes criteria and limitations for the authorization of PUD's over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. PUD's must:
1. Affirmatively promote applicable objectives and policies of the Master Plan;
  2. Provide off-street parking adequate for the occupancy proposed;
  3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code;
  4. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property;
  5. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) districts under the Code;
  6. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;
  7. In NC Districts, be limited in gross floor area to that allowed under the Floor Area Ratio limit permitted for the district in Section 124 and Article 7 of this Code; and

8. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.
11. The Project complies with the criteria of Planning Code Section 304(d) for Planned Unit Development in that:
  1. For reasons more fully set forth in Motion Finding 9, the Project is consistent with and would promote the general and specific purposes of the Planning Code provided under Section 101.1 in that, as designed, the Project would not affect the character and stability of the neighborhood and would constitute a beneficial development.
  2. The project provides off-street parking in excess of what is required by the Planning Code.
  3. The usable open space will be provided through the incorporation of the interior court yard which will better serve the needs of the School and surrounding properties. The Project as proposed is architecturally compatible with the neighborhood, allows for preservation and reuse of the existing buildings and minimizes noise and other impacts on surrounding residents. The Project is being developed as an integrated unit and will produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole.
  4. The existing dwelling unit at 1911 Pine Street will be retained. The residential use of the building would be under the control of the Schools of the Sacred Heart; it would not be available as a rental to the general public. The occupant would be a School employee.
  5. The proposed project will not include any commercial uses.
  6. The proposed project does not seek exception from any height limit established by the Code;
  7. The proposed project is not in an "NC" District;
  8. The proposed project is not in an "NC" District.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the city.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 99.218C** subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of February 24, 2000.

Linda Avery  
Commission Secretary

AYES: Commissioners Antenore, Chinchilla, Joe, Martin, Mills, Richardson

NOES: None

ABSENT: Commissioner Theoharis

ADOPTED: February 24, 2000

mcw/g:\wp51\cu\1715 Octavia Street\Motion

**EXHIBIT A**

**CONDITIONS OF APPROVAL**

The conditional use authorization herein is for the development of a private secondary school (The Schools of the Sacred Heart Stuart Hall High School for Boys) through a Planned Unit Development, including the merging of five lots, the strengthening and preservation of approximately 11,400 square feet in one existing building (the Morning Star School), both the reconstruction of approximately 1,400 square feet and the demolition of approximately 1,600 square feet in the 1907-09 Pine Street building, the preservation of 1911 Pine Street building, and the construction of new school facilities containing approximately 34,000 square-feet with 12 parking spaces and a maximum enrollment of 250 students, per Sections 209.3(h), 303 and 304 of the Planning Code, in general conformity with the plans dated December 14, 1999 on file with the Department in the docket for Case #1999.218C (labeled EXHIBIT B), reviewed and approved by the Commission on February 24, 2000 and subject to the following conditions.

1. Enrollment for the secondary school at the Project Site shall be limited to 210 students. At least one year after completion of the Project, if the Applicant determines that the enrollment of 210 students causes a fiscal constraint to the operation of the school, and demonstrates that there is minimal impact, including but not limited to traffic, on the neighborhood, the Applicant may request an addition of up to 40 students to be added to the enrollment. The Applicant must prepare a report which states the necessity for additional students. The report shall be submitted to the Department and be made available to any interested parties. After a duly noticed public hearing, pursuant to the provisions in Sections 303 and 306 of the Planning Code, the Commission may authorize an increase in enrollment of up to 40 additional students. Any increase in enrollment beyond 250 students at the Project Site shall require approval of a new or amended conditional use authorization by the Commission.
2. Building area and massing authorized herein is limited to that described in the plans labeled EXHIBIT B and dated December 14, 1999.
3. 12 off-street automobile parking spaces and approximately 30 secure bicycle parking spaces shall be provided internal to the Project.
4. The Project shall be equipped with sufficient outdoor and indoor trash receptacles to avoid litter problems in the surrounding neighborhood.
5. Noise and light shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors. Project lighting shall be directed onto the property so as not to directly illuminate adjacent properties. Only non-reflective glass shall be used on the building exterior.
6. The Project school is fundamentally a day program, operating primarily during regular school hours from mid-September through mid-June with a summer program operating from mid-June through mid-August, excluding a limited number of school-related



functions in the evening and on weekends. Special weekend and evening events at the campus attended by more than 50 persons, such as open houses, back to school night, etc., shall not occur more than twice per calendar month on average, not to exceed twenty four (24) per year.

7. For those limited number of weekend and evening events which are attended by more than 50 persons, the Applicant shall provide either valet parking or shuttle service from one or more local parking garages to the school to minimize the impact on nearby residents. Valet serviced vehicles will be parked off-street.
8. The Applicant shall take all reasonable actions with the Department of Parking and Traffic (a) to maintain the White Zone along the west side of Octavia Street, south of Pine Street, in front of the school site during the primary drop-off and pick-up times before and after school is in session and (b) to expand the time period of the white zone along the west side of Octavia and north of Pine street in front of St. Xavier's Parish to include the primary pick-up time after school is in session.
9. The Applicant shall provide attendants or monitors to supervise and direct traffic and parking adjacent to the Project campus during primary drop-off and pick-up times before and after school is in session to discourage double parking and promote the orderly flow of traffic.
10. The Applicant shall establish a program to reduce vehicle usage by students and faculty and encourage transit and alternative means of transportation. Such programs should include an advertised system of internally coordinated car pools, incentives and information regarding public transit, and encouragement of the use of bicycles. Information on such a program and advisement of the sensitivity of parking and drop-off/pick-up loading in the area shall be included in student/parent and employee information packages. The Applicant shall submit a Vehicle Usage Reduction Program to the Department for review and approval prior to the issuance of a site or building permit. The Applicant shall submit an annual report on the Vehicle Usage Reduction Program to the Department until the Zoning Administrator determines that it is no longer necessary.
11. The Applicant shall take all reasonable measures to prevent loitering by students (and possible associated nuisances) during break times or before and after classes in adjacent residential areas.
12. Construction is authorized to take place in two phases. Phase I of the Project shall commence within twelve (12) months from the date of authorization, and shall be pursued diligently to completion. Phase II shall commence within three years from the date of authorization, and shall be pursued diligently to completion or the said authorization shall be deemed null and void.



13. This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a building or site permit to construct the Project is delayed by a City agency or a state agency, or by legal challenges.
14. During the construction period, materials shall be stored on the project site. In no case shall materials or equipment be stored in the street in front of neighboring properties. To assure safety of persons and security of property, the project site shall be adequately fenced.
15. The Applicant shall appoint a community liaison officer to deal with issues of concern to neighbors related to the operation of this Project. The name and telephone number of the community liaison shall be reported to the Zoning Administrator.
16. Should implementation of this project result in complaints from neighborhood residents which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator 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 report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 396.4 of the Code to consider revocation of this Conditional Use Authorization.
17. Should the monitoring of Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor's shall pay fees as established in Planning Code Section 351(f)(2).
18. The mitigation measures set forth in the final negative declaration #99.218E for this project are herein incorporated as conditions of approval.
19. Failure to comply with any of the conditions of approval shall constitute a violation of the Planning Code, enforceable by the Zoning Administrator.
20. Prior to the issuance of a building or site permit, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records with the Office of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time, after the recordation of such notice, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

## **EXHIBIT B**

**SAN FRANCISCO**  
**PLANNING COMMISSION**  
**MOTION NO. 16441**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION TO ALLOW A TWO-YEAR EXTENSION TO COMMENCE CONSTRUCTION OF PHASE TWO OF THE SCHOOLS OF THE SACRED HEART STUART HALL HIGH SCHOOL FOR BOYS PER SECTIONS 303 AND 352 OF THE PLANNING CODE AT 1907-09 PINE STREET AT THE CORNER OF OCTAVIA STREET, LOTS 1 AND 29 IN ASSESSOR'S BLOCK 663, IN AN RH-2 (RESIDENTIAL, HOUSE DISTRICTS, TWO-FAMILY) DISTRICT WITH A 40-X HEIGHT AND BULK DISTRICT. THIS CONDITIONAL USE AUTHORIZATION WILL NOT SUPERSEDE THE PREVIOUS AUTHORIZATION APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 24, 2000 FOR CASE NO. 99.218C.**

Preamble

On May 7, 2002, The Schools of the Sacred Heart, (hereinafter ■Applicant■), made an application (hereinafter ■Application■) for conditional use authorization for the property at 1907-09 Pine Street (a.k.a. 1715 Octavia Street) at the corner of Octavia Street, Lots 1 and 29 in Assessors Block 663 (hereinafter ■Project Site■) to allow a two-year extension to commence construction of Phase Two of the Schools of the Sacred Heart Stuart Hall High School for Boys as previously approved under Planning Commission Motion No. 14996 relating to a conditional use authorization for Case No. 99.218C approved on February 24, 2000, in general conformity with plans dated December 14, 1999, on file with the Department in the docket for Case #2002.0471C (labeled EXHIBIT B).

The Applicant, on May 17, 2002, submitted a request for categorical exemption from the Environmental Review Officer pursuant to the current proposal. On May 21, 2002, the Environmental Review Officer determined that the proposed project is categorically exempt from environmental review.

On June 20, 2002, the San Francisco Planning Commission (hereinafter ■Commission■) conducted a duly noticed public hearing at a regularly schedule meeting on Conditional Use Application No. 2002.0471C at which time the Commission reviewed and discussed the findings prepared for its review.

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.

**Findings**

Having viewed all the materials identified in the recitals above, and having heard oral testimony and arguments, the Commission finds, concludes and determines as follows:

1. The above recitals are accurate and also constitute findings of this Commission.
2. On April 6, 1999, The Schools of the Sacred Heart applied for Conditional Use Authorization under Planning Code Sections 209.3(h), 303 and 304 for a Planned Use Development to reconstruct an existing private elementary school and construct new school facilities so that together these facilities would serve as a private secondary school (Stuart Hall High School for Boys) in an RH-2 (Residential, House Districts, Two-Family) District with a 40-X Height and Bulk District.
3. The previously approved project, approved on February 24, 2000 under Motion No. 14996 as a planned unit development, comprised of (1) merging five existing lots into one lot under one ownership; (2) renovating the existing three-story Morning Star School building (approximately 11,400 square feet) at 1715 Octavia Street; (3) demolish approximately 1,600 square feet and rebuild approximately 1,400 square feet of the two-story building at 1907-09 Pine Street (Lot 29); (4) preserve the existing building at 1911 Pine Street; (5) construct a new building, 3-story over 3-subterranean basement levels, approximately 34,000 square feet; and (6) provide a ground level outdoor court yard between the existing Morning Star School building and the new building.

Construction was authorized to take place in two phases. Phase I of the Project was to commence within twelve (12) months of the date of the authorization (February 24, 2000), and to be pursued diligently to completion. Phase II was to commence within three years of the date of the authorization, and to be pursued diligently to completion or the said authorization would be deemed null and void.

4. Phase One of the previously approved project consists of seismic strengthening and renovation of approximately 11,400 existing square feet in the Morning Star School building, renovation of approximately 1,568 square feet in the 1907-09 Pine Street building, and the construction of approximately 31,628 new square feet. Construction work for Phase One began in March 2000, and is nearly complete.

Phase Two of the project consists of approximately 2,661 new square feet (1,399 square feet in the 1907-09 Pine Street building and 1,262 square feet in the 1715 Octavia Street building), which would house the school's student center, an extension of the computer lab, additional office, and classrooms. Under the previous conditional use authorization, construction work for Phase Two is to commence by February 24, 2003. However, due to the high construction cost for

Phase One, more time is required to complete the fundraising for construction work under Phase Two.

5. On May 7, 2002, The Schools of the Sacred Heart applied for Conditional Use Authorization under Planning Code Sections 303 and 352 to request authorization to allow a two-year extension to commence construction of Phase Two of the Schools of the Sacred Heart Stuart Hall High School for Boys as previously approved under Planning Commission Motion No. 14996 relating to a conditional use authorization for Case No. 99.218C approved on February 24, 2000.
6. Section 206.1 of the Planning Code (hereinafter, **■Code■**) establishes the RH-2 District. The Project is located in an RH-2 District. RH-2 Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures usually do not exceed 25 feet in width or 40 feet in height. Building styles often are more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level access open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although non-residential uses tend to be quite limited.
7. The previous approved Project consists of the strengthening and preservation of the existing Morning Star School building (which operated at this site from 1929 through 1998, both as a private Catholic elementary school and as a Montessori School), preservation of the original Victorian structure at 1907-09 Pine Street, preservation of the Victorian structure at 1911 Pine Street, demolition of approximately 1,000 square feet (the addition to 1907-09 Pine) and the construction of a new three-story, approximately 34,000 square-foot building. Together, the Project will have 15 classrooms, accessory administrative, below grade gymnasium, lab and studio space and 12 parking spaces. The Project would establish a new high school campus for boys grades 9 through 12. The total enrollment would not exceed 250 students.
8. Section 209.3(h) of the Code allows secondary schools (an institutional use) in RH-2 Districts only upon the approval of a conditional use authorization by the Commission. The Project is considered a new use under the Code, as prior use was as an elementary school.
9. Section 151 of the Code contains the schedule of required off-street parking spaces. For a secondary school, either public or private, it requires one off-street parking space for each two classrooms. The proposed project, containing 15 classrooms, will provide a total of 12 parking spaces (8 parking spaces as required by Code and 4 accessory parking spaces as allowed by Code).
10. Under the provisions of Planning Code Section 303, the Commission may authorize

a conditional use after finding the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements of potential development in the vicinity and that such use will not adversely affect the General Plan. On balance, the proposed project does comply with the criteria of Section 303, as described below.

- a. The Project, at the size and intensity contemplated at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community, in that:
  - (i) As discussed in the previous approval, the Project will preserve three facilities in the community: The Morning Star School, the original Victorian building at 1907-09 Pine Street and the Victorian building at 1911 Pine Street. It will construct a new three-story building along Pine Street and at the rear of the original Victorian at 1907-09 Pine Street which will enable the retained facilities to be linked to the new construction to form one high school campus around an open court yard. The Project will allow for additional choices in educational options to neighborhood and city residents and provide a critical mass of student population at the school to make various enrichment programs feasible, thereby improving the educational services provided to city residents.
  - (ii) The Project will seismically retrofit and preserve the Morning Star School as well as the original Victorian building at 1907-09 Pine Street and add new facilities that meet or exceed current seismic and access standards.
  - (iii) The authorization includes conditions of approval which are intended to improve the operation of the school and maximize compatibility with surrounding residential neighborhoods into the future.
  - (iv) The Project will reinvigorate and revitalize an important corner of the neighborhood which has been vacant since 1998 and will re-establish use of the site as a school, thereby making a connection from the area's past into the future, promoting continuity and stability in the local community.
- b. The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following, in that:

- (i) The nature or the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - A. As discussed in the previous approval, the Project utilizes property that existed as a school from 1929 to 1998 (as either a private Catholic elementary school or as a Montessori school). The site is a regularly-shaped lot, the product of merging five existing lots that has served a single owner, The Archdiocese of San Francisco, for more than 70 years.
  - B. The Project building to be newly constructed is appropriately most prominent at the street corner, where most of the building mass is located. The building relates in general scale to the buildings on nearby corners and along both Pine and Octavia Streets. The contemporary design includes architectural elements and materials reflective of the surrounding buildings.
  - C. Although the Project building massing relates to the larger corner buildings in the proximity, its design presents a transition from adjacent smaller-scale residential structures to the taller and larger-scaled church and apartment buildings on opposite corners. The modern, flat roof visually bridges the disparate heights of surrounding structures. Modular sections in a vertical rhythm similar to the scale of nearby residences are a part of this transition, as well as a sympathetic window pattern. The strong street wall presented along Pine Street and at the corner of Pine and Octavia reinforces the street geometry increasing visual definition and order in the area.
- (ii) The Project will enroll a maximum of 250 students and employ approximately 30 faculty and staff. As determined by the traffic analysis contained in the negative declaration, this new school population is not expected to significantly affect local traffic circulation. Transportation surveys of students at the existing Convent High School indicate that about 70% take transit or non-vehicle means to school, about 25% are dropped off and 7% picked up at the site, and about 5% drive to school.

The project will provide 12 parking spaces (where 8 are required and 4 are the maximum allowed as accessory under the Planning Code) at the basement level of the building and behind the existing Victorian at 1911 Pine Street. Based on information contained in the Negative Declaration, 26 parking spaces would approximate the demand generated by the Project or 14 more than the 12 on site parking spaces to be provided by the Project. A parking supply and occupancy survey was conducted within one block of the project site on two separate occasions by the Office of Environmental Review. The surveys determined that the on-street parking consists of approximately 298 unmetered spaces and that approximately 50 of these spaces were available when each survey was conducted. Therefore, the unmet parking demand of 14 parking spaces could be accommodated by the existing supply of on-street parking.

- (iii) As a largely interior educational use, the Project would not be expected to generate dust and odor impacts. Conditions have been added to the Project requiring that lighting be screened from residential areas, non-reflective glass be used in the building facades, and that the school is to be managed in such a way as to avoid nuisances such as noise and litter in the surrounding neighborhood. A community liaison will be appointed by the Sponsor and should they be unable to resolve nuisances which might develop, the Project would be subject to rehearing and reconsideration by the Commission.
- (iv) The Project will provide parking at the basement level and in the rear of the Victorian building at 1911 Pine Street, visible only at the driveway entrance. A screening gate of attractive design will be included. Landscaping will be provided in the front yard of the Victorian at 1907-09 Pine Street, and as street trees in the sidewalk area along both Octavia and Pine Streets. Custom ironwork, materials and reveals will enhance the appearance of the building along Octavia and Pine Streets.

11. The proposed Project, as previously approved, would not adversely affect the objectives and policies of the General Plan and would implement the following relevant objective and policies as described below:

**COMMERCE AND INDUSTRY ELEMENT**

**OBJECTIVE 7:** ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**POLICY 2:** Encourage the extension of needed health and education services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The Project will preserve three facilities in the community and construct a new three-story building to form one high school campus around an open courtyard. The Project will allow for additional choices in educational options to neighborhood and city residents and provide a critical mass of student population at the school to make various enrichment programs feasible, thereby improving the educational services provided to city as a whole. Therefore, the Project is consistent with this policy.

**POLICY 3:** Promote the provision of adequate health and education services to all geographic districts and cultural groups in the city.

The Project would enhance the educational services available to residents of the local area neighborhoods as well as the city at large.



The Sponsors indicate that they will provide scholarships and outreach to a socially and economically diverse community. Therefore, the Project is consistent with this policy.

#### COMMUNITY SAFETY ELEMENT

OBJECTIVE 1: REDUCE HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE EARTHQUAKES

POLICY 1: Apply a minimum level of acceptable risk to structures and uses of land based upon the nature of use, importance of the use to public safety and welfare, and the density of occupancy.

The Project will seismically retrofit and preserve the Morning Star School as well as the original Victorian building at 1907-09 Pine Street and add new facilities that meet or exceed current seismic and access standards, thereby greatly improving the earthquake safety of students, faculty and staff at the site. Therefore, the Project is consistent with this policy.

#### RESIDENCE ELEMENT

OBJECTIVE 12: TO PROVIDE A QUALITY OF LIVING ENVIRONMENT

POLICY 3: Minimize disruption caused by expansion of institutions into residential areas.

The Project will continue the previous use of the site as a school by redeveloping and expanding the facilities located there, thereby limiting intrusions into the surrounding residential area. Additional educational services would be provided for the local neighborhood and community at large. Therefore, the Project is consistent with this policy.

#### TRANSPORTATION ELEMENT

OBJECTIVE 2: USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT

POLICY 2.5: Provide incentives for the use of transit, car pools, van pools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

This authorization includes conditions with encourage the use of

alternative means of transportation, including public transit, bicycles and car pools. The Project is therefore consistent with this policy. The Project site is well served by transit. Ten MUNI bus lines, seven running primarily east-west and three north-south on Van Ness, provide service within a three-block radius of the project site.

**OBJECTIVE 33: CONTAIN AND LESSEN THE TRAFFIC AND PARKING IMPACT OF INSTITUTIONS ON SURROUNDING RESIDENTIAL AREAS**

**POLICY 33.2:** Protect residential neighborhoods from the parking impacts of nearby traffic generators.

The Project includes all of the parking required by Code and the maximum allowed as accessory under the Code. This parking will be provided to address a demonstrated demand created by the school and lessen its impacts on the surrounding neighborhood. Therefore, the Project is consistent with this policy.

#### **URBAN DESIGN ELEMENT**

**OBJECTIVE 3:** MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**POLICY 1:** Promote harmony in the visual relationships and transitions between new and older buildings.

**POLICY 5:** Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

**POLICY 6:** Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

**POLICY 7:** Recognize the special urban design problems posed in development of large properties.

The Project building design presents a transition along Octavia Street from the adjacent Morning Star School, drawing elements from that building into the design, while respecting its unique architecture and history with the Japanese community. Along Pine Street, the building design presents a transition from residential scale structures to the taller and large-scaled church and apartment buildings located on opposite corners. Modular sections in vertical rhythm similar to the scale of nearby residences are incorporated

into this transition. The strong street facade at the corner of Octavia and Pine Streets reinforces the street geometry increasing visual definition and order in the area. Therefore the Project meets these policies.

**OBJECTIVE 4: IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**POLICY 15:** Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

12. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The Project, as previously approved, complies with said policies in that:

- a. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project will bring new activity and street life to the local area, including new customers, supporting and enhancing local neighborhood-serving business.

- b. Existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Project will not adversely affect existing residential uses, as it is basically the continuation of long-established educational and institutional uses of the site. The Project will enhance the neighborhood character by adding a distinctive new building which consolidates and organizes the site and ensures the long-term viability of an educational institution at an important corner of the neighborhood, promoting continuity and stability in the local community.

- c. The City's supply of affordable housing be preserved and enhanced;

The Project will have no impact on neighborhood affordable housing. Existing records which date back more than 45 years, to 1953, reflect that all individuals in residence at 1907-09 and 1911 Pine Streets were associated with the institutions operating the educational facilities on the site. 1911 Pine will continue to provide residential use for one or more employees of the School.

- d. Commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

As determined in the negative declaration and further discussed under Finding

7(b)(ii) above, the additional traffic generated by the project would be negligible relative to local area roadways and existing traffic volumes in the vicinity. The Project would have negligible impact on MUNI operations.

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

The Project does not include office development. No industrial or service industry establishment will be displaced by the Project. The Project will provide some additional jobs for local residents thus providing future opportunity for resident employment.

- f. The City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The Project will help the city achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. It will seismically strengthen and preserve existing structures on the site and incorporate those structures into the design of a new building which meets or exceeds current seismic and accessibility standards.

- g. Landmarks and historic buildings be preserved; and

While there are no landmark or historic buildings affected by the project, the Morning Star School and the original Victorian at 1907-09 Pine Street will be retained and incorporated into the design of the new facilities. The Victorian at 1911 Pine Street also will be retained and preserved.

- h. Our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect the access to sunlight or vistas from any park or public open space.

- 13. Planning Code Section 352 allows for minor project modifications to amend conditions of approval of a previously authorized project, not requiring a substantial reevaluation of the prior authorization.

- 14. The proposed two-year extension is necessary and desirable for the neighborhood and the City at large because the project upon completion will enhance the quality and variety of educational opportunities in a contemporary facility that is attractive and respectful of its immediate neighbors as well as structurally sound, safe and accessible. It will ensure the viability of a long-term educational institution at a site

used for educational purposes since 1929, contributing to the stability and identity of the community by maintaining this connection to the past.

15. 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. 2002.0471C** subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of June 20, 2002.

Linda Avery  
Commission Secretary

AYES: Commissioners Baltimore, Chinchilla, Joe, Lim, Theoharis

NOES: None

ABSENT: Commissioners Fay and Salinas

ADOPTED: June 20, 2002

**EXHIBIT A**

**CONDITIONS OF APPROVAL**

The conditional use authorization herein is to allow a two-year extension to commence construction of Phase Two of the Schools of the Sacred Heart Stuart Hall High School for Boys as previously approved under Planning Commission Motion No. 14996 relating to a conditional use authorization for Case No. 99.218C approved on February 24, 2000, per Sections 303 and 352 of the Planning Code, in general conformity with plans dated December 14, 1999, on file with the Department in the docket for Case #2002.0471C (labeled EXHIBIT B), reviewed and approved by the Commission on June 20, 2002 and subject to the following conditions.

1. Enrollment for the secondary school at the Project Site shall be limited to 210 students. At least one year after the opening of the school, if the Applicant determines that the enrollment of 210 students causes a fiscal constraint to the operation of the school, and demonstrates that there is minimal impact, including but not limited to traffic, on the neighborhood, the Applicant may request an addition of up to 40 students to be added to the enrollment. The Applicant must prepare a report which states the necessity for additional students. The report shall be submitted to the Department and be made available to any interested parties. After a duly noticed public hearing, pursuant to the provisions in Sections 303 and 306 of the Planning Code, the Commission may authorize an increase in enrollment of up to 40 additional students. Any increase in enrollment beyond 250 students at the Project Site shall require approval of a new or amended conditional use authorization by the Commission.
2. Building area and massing authorized herein is limited to that described in the plans labeled EXHIBIT B and dated December 14, 1999.
3. 12 off-street automobile parking spaces and approximately 30 secure bicycle parking spaces shall be provided internal to the Project.
4. The Project shall be equipped with sufficient outdoor and indoor trash receptacles to avoid litter problems in the surrounding neighborhood.
5. Noise and light shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors. Project lighting shall be directed onto the property so as not to directly illuminate adjacent properties. Only non-reflective glass shall be used on the building exterior.
6. The Project school is fundamentally a day program, operating primarily during regular school hours from mid-September through mid-June with a summer program operating from mid-June through mid-August, excluding a limited number of school-related

- functions in the evening and on weekends. Special weekend and evening events at the campus attended by more than 50 persons, such as open houses, back to school night, etc., shall not occur more than twice per calendar month on average, not to exceed twenty four (24) per year.
7. For those limited number of weekend and evening events which are attended by more than 50 persons, the Applicant shall provide either valet parking or shuttle service from one or more local parking garages to the school to minimize the impact on nearby residents. Valet serviced vehicles will be parked off-street.
  8. The Applicant shall take all reasonable actions with the Department of Parking and Traffic (a) to maintain the White Zone along the west side of Octavia Street, south of Pine Street, in front of the school site during the primary drop-off and pick-up times before and after school is in session and (b) to expand the time period of the white zone along the west side of Octavia and north of Pine street in front of St. Xavier's Parish to include the primary pick-up time after school is in session.
  9. The Applicant shall provide attendants or monitors to supervise and direct traffic and parking adjacent to the Project campus during primary drop-off and pick-up times before and after school is in session to discourage double parking and promote the orderly flow of traffic.
  10. The Applicant shall establish a program to reduce vehicle usage by students and faculty and encourage transit and alternative means of transportation. Such programs should include an advertised system of internally coordinated car pools, incentives and information regarding public transit, and encouragement of the use of bicycles. Information on such a program and advisement of the sensitivity of parking and drop-off/pick-up loading in the area shall be included in student/parent and employee information packages. The Applicant shall submit a Vehicle Usage Reduction Program to the Department for review and approval prior to the issuance of a site or building permit. The Applicant shall submit an annual report on the Vehicle Usage Reduction Program to the Department until the Zoning Administrator determines that it is no longer necessary.
  11. The Applicant shall take all reasonable measures to prevent loitering by students (and possible associated nuisances) during break times or before and after classes in adjacent residential areas.
  12. Construction is authorized to take place in two phases. Phase I of the Project began in March 2000 and is nearly complete, and shall be pursued diligently to completion. Phase II of the project shall commence by February 24, 2005, and shall be pursued diligently to completion or the said authorization shall be deemed null and void.

13. This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a building or site permit to construct the Project is delayed by a City agency or a state agency, or by legal challenges.
14. During the construction period, materials shall be stored on the project site. In no case shall materials or equipment be stored in the street in front of neighboring properties. To assure safety of persons and security of property, the project site shall be adequately fenced.
15. The Applicant shall appoint a community liaison officer to deal with issues of concern to neighbors related to the operation of this Project. The name and telephone number of the community liaison shall be reported to the Zoning Administrator.
16. Should implementation of this project result in complaints from neighborhood residents which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator 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 report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 396.4 of the Code to consider revocation of this Conditional Use Authorization.
17. Should the monitoring of Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor~~s~~ shall pay fees as established in Planning Code Section 351(f)(2).
18. The mitigation measures set forth in the final negative declaration #99.218E for this project are herein incorporated as conditions of approval.
19. Prior to the issuance of a building or site permit, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records with the Office of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time, after the recordation of such notice, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.



## **EXHIBIT C**

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY: )  
Schools of the Sacred Heart )  
And When Recorded Mail To: )  
Name: Stuart Hall High School )  
Sto Schools of the Sacred )  
Heart )  
Address: 2222 Broadway )  
City: San Francisco )  
California 94115 )

San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2002-H219851-00  
Check Number 2778  
Monday, AUG 12, 2002 11:41:42  
Ttl Pd \$22.00 Nbr-0001918255  
REEL I199 IMAGE 0286  
ofa/FT/1-6

Space Above This Line For Recorder's Use

I (We) the Schools of the Sacred Heart (Stuart Hall High School), the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

See Attached Exhibit A

Being Assessor's Block 663, Lots 1 and 29, commonly known as 1907-09 Pine Street / a.k.a. 1715 Octavia Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to Conditional Use Application No. 2002.0471C authorized by the Planning Commission of the City and County of San Francisco on June 20, 2002, as set forth in Planning Commission Motion No. 16441, to allow a two-year extension to commence construction of Phase Two of the Schools of the Sacred Heart Stuart Hall High School for Boys as previously approved under Planning Commission Motion No. 14996 relating to a conditional use authorization for Case No. 99.218C approved on February 24, 2000.

The restrictions and conditions of which notice is hereby given are:

1. Enrollment for the secondary school at the Project Site shall be limited to 210 students. At least one year after the opening of the school, if the Applicant determines that the

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

enrollment of 210 students causes a fiscal constraint to the operation of the school, and demonstrates that there is minimal impact, including but not limited to traffic, on the neighborhood, the Applicant may request an addition of up to 40 students to be added to the enrollment. The Applicant must prepare a report which states the necessity for additional students. The report shall be submitted to the Department and be made available to any interested parties. After a duly noticed public hearing, pursuant to the provisions in Sections 303 and 306 of the Planning Code, the Commission may authorize an increase in enrollment of up to 40 additional students. Any increase in enrollment beyond 250 students at the Project Site shall require approval of a new or amended conditional use authorization by the Commission.

2. Building area and massing authorized herein is limited to that described in the plans labeled EXHIBIT B and dated December 14, 1999.
3. 12 off-street automobile parking spaces and approximately 30 secure bicycle parking spaces shall be provided internal to the Project.
4. The Project shall be equipped with sufficient outdoor and indoor trash receptacles to avoid litter problems in the surrounding neighborhood.
5. Noise and light shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors. Project lighting shall be directed onto the property so as not to directly illuminate adjacent properties. Only non-reflective glass shall be used on the building exterior.
6. The Project school is fundamentally a day program, operating primarily during regular school hours from mid-September through mid-June with a summer program operating from mid-June through mid-August, excluding a limited number of school-related functions in the evening and on weekends. Special weekend and evening events at the campus attended by more than 50 persons, such as open houses, back to school night, etc., shall not occur more than twice per calendar month on average, not to exceed twenty four (24) per year.
7. For those limited number of weekend and evening events which are attended by more than 50 persons, the Applicant shall provide either valet parking or shuttle service from one or more local parking garages to the school to minimize the impact on nearby residents. Valet serviced vehicles will be parked off-street.
8. The Applicant shall take all reasonable actions with the Department of Parking and Traffic (a) to maintain the White Zone along the west side of Octavia Street, south of Pine Street, in front of the school site during the primary drop-off and pick-up times before and after school is in session and (b) to expand the time period of the white zone along the west side of Octavia and north of Pine street in front of St. Xavier's Parish to include the primary pick-up time after school is in session.
9. The Applicant shall provide attendants or monitors to supervise and direct traffic and parking adjacent to the Project campus during primary drop-off and pick-up times before and after school is in session to discourage double parking and promote the orderly flow of traffic.
10. The Applicant shall establish a program to reduce vehicle usage by students and faculty and encourage transit and alternative means of transportation. Such programs should include an advertised system of internally coordinated car pools, incentives and

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

Information regarding public transit, and encouragement of the use of bicycles. Information on such a program and advisement of the sensitivity of parking and drop-off/pick-up loading in the area shall be included in student/parent and employee information packages. The Applicant shall submit a Vehicle Usage Reduction Program to the Department for review and approval prior to the issuance of a site or building permit. The Applicant shall submit an annual report on the Vehicle Usage Reduction Program to the Department until the Zoning Administrator determines that it is no longer necessary.

11. The Applicant shall take all reasonable measures to prevent loitering by students (and possible associated nuisances) during break times or before and after classes in adjacent residential areas.
12. Construction is authorized to take place in two phases. Phase I of the Project began in March 2000 and is nearly complete, and shall be pursued diligently to completion. Phase II of the project shall commence by February 24, 2005, and shall be pursued diligently to completion or the said authorization shall be deemed null and void.
13. This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a building or site permit to construct the Project is delayed by a City agency or a state agency, or by legal challenges.
14. During the construction period, materials shall be stored on the project site. In no case shall materials or equipment be stored in the street in front of neighboring properties. To assure safety of persons and security of property, the project site shall be adequately fenced.
15. The Applicant shall appoint a community liaison officer to deal with issues of concern to neighbors related to the operation of this Project. The name and telephone number of the community liaison shall be reported to the Zoning Administrator.
16. Should implementation of this project result in complaints from neighborhood residents which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator 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 report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 396.4 of the Code to consider revocation of this Conditional Use Authorization.
17. Should the monitoring of Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor's shall pay fees as established in Planning Code Section 351(f)(2).
18. The mitigation measures set forth in the final negative declaration #99.218E for this project are herein incorporated as conditions of approval.
19. Prior to the issuance of a building or site permit, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records with the Office of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time, after the recordation of such notice, the Zoning



**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: July 29, 2002 at San Francisco, California

Pamela Hayes  
(Owner's Signature)  
Schools of the Sacred Heart  
(Agent's Signature)

**This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial below.**

**EXHIBIT A**

The following is a particular description of the real property being Assessor's Block 0663, Lot 54 (former Lots 1, 28, 28A, 29 and 30), commonly known as 1715 Octavia Street, 1907-09 and 1911 Pine Street:

All of that certain real property situated, lying and being in the City of San Francisco, County of San Francisco, State of California, and particularly bounded and described as follows, to wit:

**BEGINNING** at the point of intersection of the southerly line of Pine Street with the westerly line of Octavia Street; thence southerly along said westerly line of Octavia Street 120 feet; thence at a right angle westerly 137.50 feet; thence at a right angle southerly 17.50 feet; thence at a right angle westerly 50 feet; thence at a right angle northerly 137.50 feet to said southerly line of Pine Street; thence at a right angle easterly along said line of Pine Street 187.50 feet to the point of beginning.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

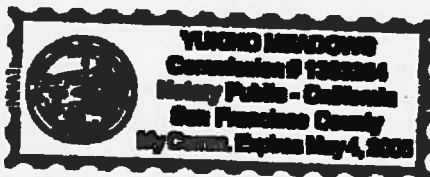
County of San Francisco

} ss.

On July 29, 2002, before me, Yulike Mendez, Notary Public  
 personally appeared Pamela Hayes

☒ personally known to me  
 proved to me on the basis of satisfactory  
 evidence

to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and  
 acknowledged to me that he/she/they executed  
 the same in his/her/their authorized  
 capacity(ies), and that by his/her/their  
 signature(s) on the instrument the person(s), or  
 the entity upon behalf of which the person(s)  
 acted, executed the instrument.



WITNESS my hand and official seal.

*Yulike Mendez*  
 Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law it may prove valuable to persons relying on this document  
 and could prevent fraudulent removal and reattachment of this form to another document*

**Description of Attached Document**

Title or Type of Document:

Document Date

Number of Pages

Signer(s) Other Than Named Above.

**Capacity(ies) Claimed by Signer**

Signer's Name:

Individual

Corporate Officer — Title(s):

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other:

Signer Is Representing:

## **EXHIBIT D**



1715 Octavia — Site Photos



**NEGATIVE DECLARATION**

Date of Publication of

Preliminary Negative Declaration: November 13, 1999

Lead Agency: Planning Department, City and County of San Francisco  
1660 Mission Street, 5th Floor, CA 94103

Agency Contact Person: Rick Cooper Telephone: (415) 558-5974

Project Title: 99.218E Construction of a High School Campus for 200 to 250 Students

Project Sponsor: Schools of the Sacred Heart

Project Contact Person: William Bondy, AIA

Project Address: 1715 Octavia Street, 1907-09 Pine Street, and 1911 Pine Street

Assessor's Block(s) and Lot(s): Block 663, Lots 1, 28, 28A, 29 and 30

City and County: San Francisco

Project Description: The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two- to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) twelve off-street parking spaces and 30 bicycle parking spaces.

Building Permit Application Number, if Applicable:

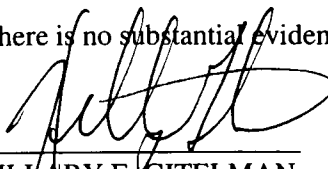
THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance) and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached:

-Over-

Mitigation measures, if any, included in this project to avoid potentially significant effects:

Final Negative Declaration adopted and issued  
on 2/24/00

In the independent judgement of the Department of City Planning, there is no substantial evidence that the project could have a significant effect on the environment.

  
HILLARY E. GITELMAN  
Environmental Review Officer

cc: Olivetta Chavez (cover page only)  
Project Planner  
Project Sponsor  
Distribution List  
Bulletin Board  
Master Decision File



**99.218E Schools of the Sacred Heart  
Stuart Hall High School  
Initial Study**

**PROJECT DESCRIPTION**

The proposed project, which would be developed in two phases, would be the construction of a high school campus for a maximum of 250 students, which would be a private, Catholic High School for boys run by the Schools of the Sacred Heart, which has an existing high school for girls at its main campus, located at 2222 Broadway at Webster Street. The new boy's high school, which would replace a private elementary school that operated at the site until 1998, would be comprised of: 1) three connected, two to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight twelve off-street parking spaces and thirty bicycle parking spaces. The main building would include 15 classrooms, as well as computer and science labs, a multi-purpose room, administrative offices, and a basement-level gymnasium (see Figures 1 through 3). The main building would surround a new central courtyard.

The proposed project would be located at 1907-09 and 1911 Pine Street and 1715 Octavia Street (Assessor's Block 663, Lots 1, 28, 28A, 29, and 30) and would include the following specific elements: 1) an existing asphalt playground at the corner of Pine and Octavia Streets would be demolished and removed and a three-story building with a basement-level gymnasium would be constructed in its place; 2) a three-story building at 1907-09 Pine Street would be constructed and the front thirty-five feet of an existing Victorian building (the original Victorian) at that location would be retained, restored and incorporated as a two-story element of the new building and would be used entirely for institutional and administrative uses; 3) the existing school building located at 1715 Octavia Street would be retained and the existing one-story portion at the rear of the building would be replaced with a new three-story element; 4) an outdoor courtyard with a decorative iron fence and gate on Octavia Street would be constructed between the 1715 Octavia Street building and the new building at the corner of Pine and Octavia Streets; and 5) the large Victorian building at 1911 Pine Street would be retained, and continue to function as both a residence and as office space for the school. Off-street parking for twelve vehicles and 30 bicycles would be provided below the west wing of the new school building and at ground level adjacent to the 1911 Pine Street building. Access to the site for drop-off and pick-up would be located at an existing white zone on Octavia Street. It should also be noted that the existing asphalt playground is now used on Sundays for church parking. With removal of the playground, this use would be discontinued.

**PROJECT SETTING**

The site of the proposed project is five parcels totaling approximately 23,375 square feet in area, located at 1715 Octavia Street, 1907-09 Pine Street and 1911 Pine Street on the east corner of the block bounded by Laguna Street to the west, Octavia Street to the east, Pine Street to the north and

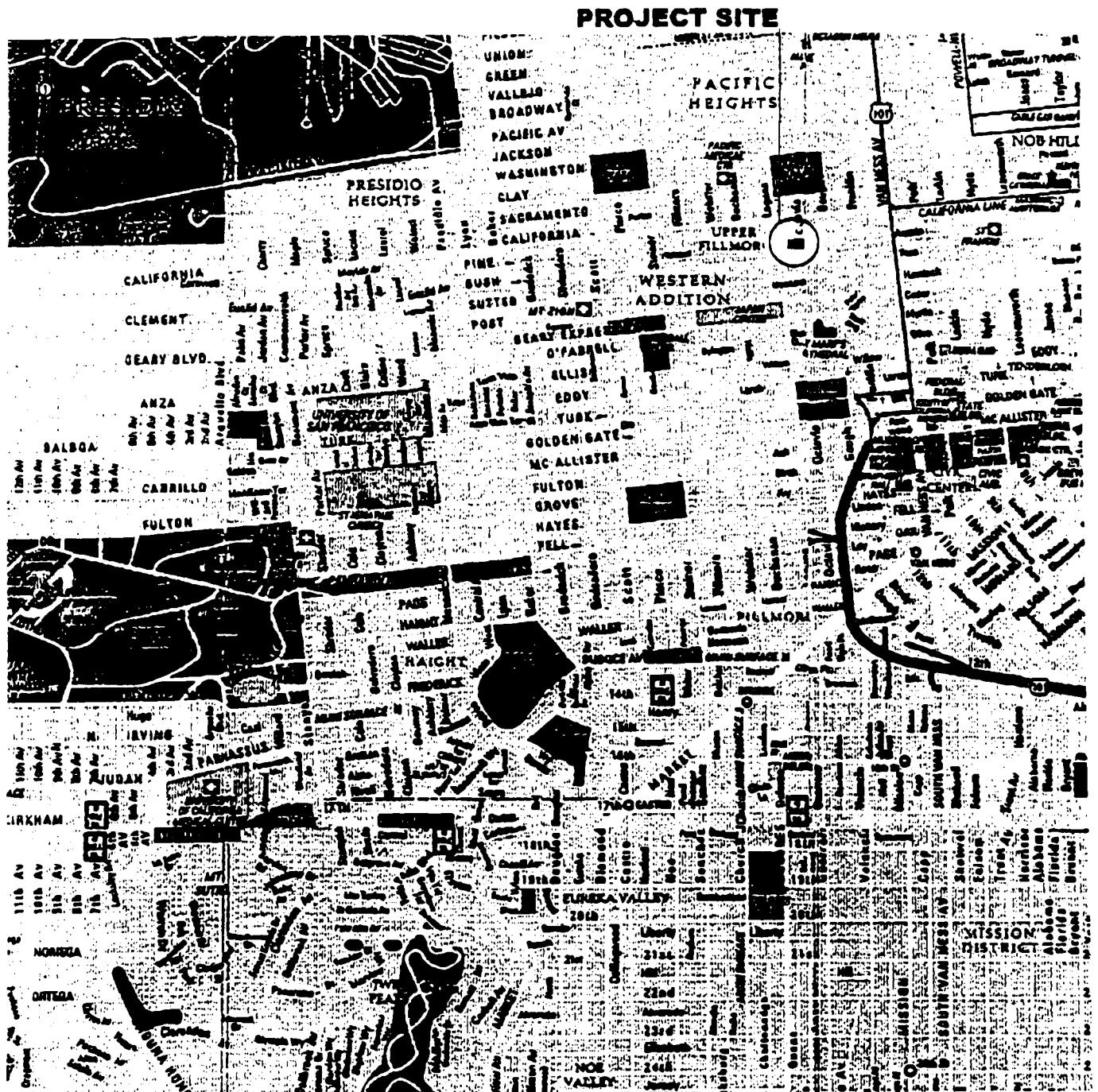


Figure 1

SIMON  
MARTIN - YBOUE  
WINKELSTEIN  
MOREIS

Architect  
11111  
100 100 100

schools of the  
sacred heart

Brown's Hall High School

100 100 100

ARCHITECT

STRUCTURAL ENGINEER

ELECTRICAL ENGINEER

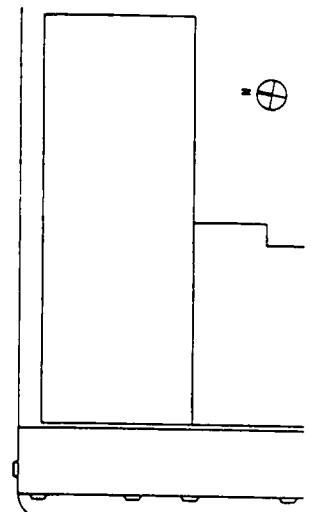
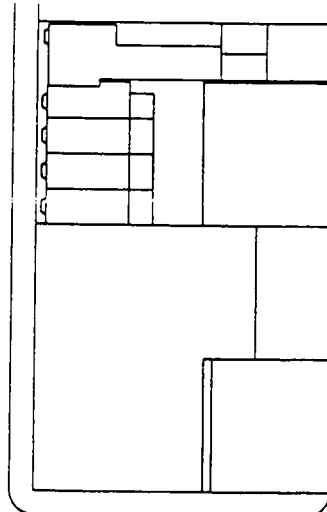
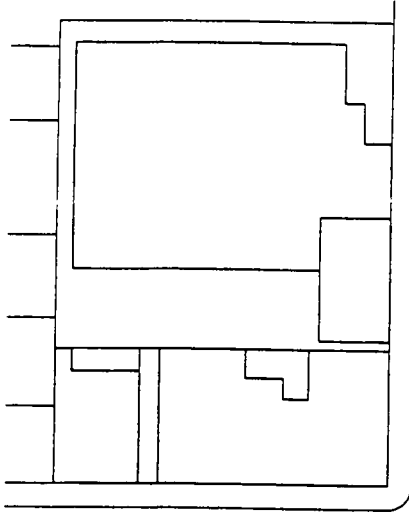
MECHANICAL ENGINEER

CIVIL ENGINEER

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SITE PLAN 1

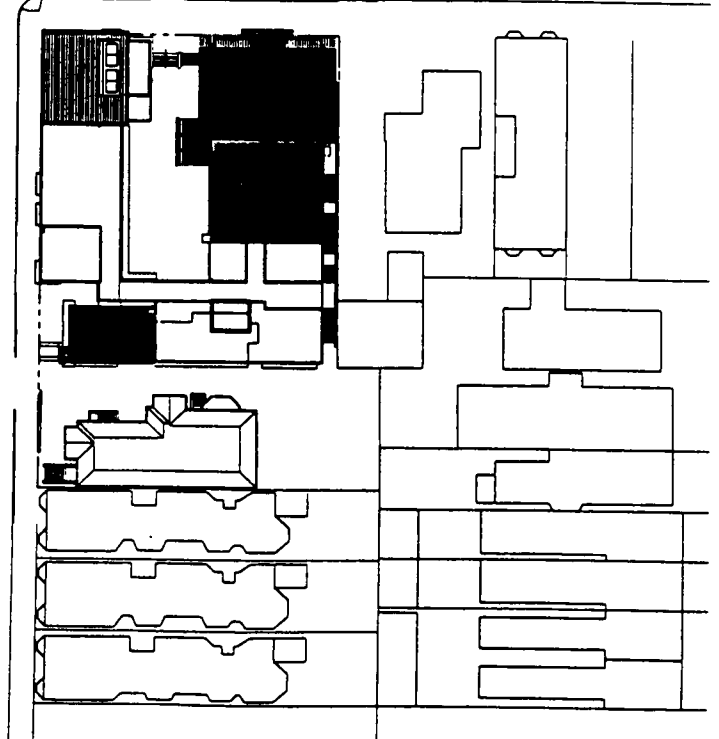
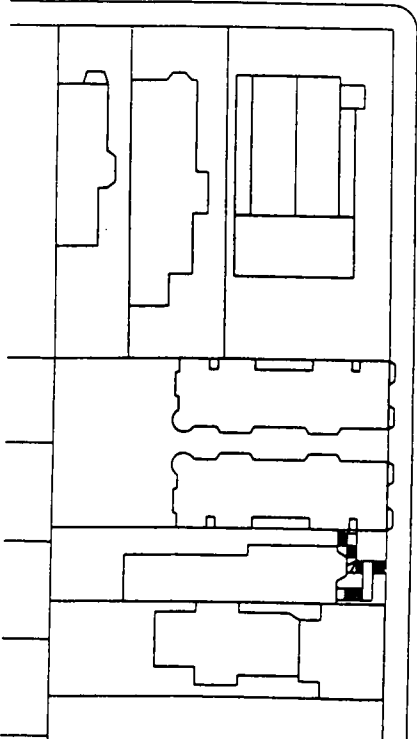


Figure 2

SIMON  
MARTIN VEROUS  
WINKELSTEIN  
MORIS

100 Broad Street  
New Providence  
Jamaica, N.Y.  
Tel. 646-266-1000

schools of the  
sacred heart

Breast Hall High School

100 Broad Street  
New Providence  
Jamaica, N.Y.

ARCHITECT  
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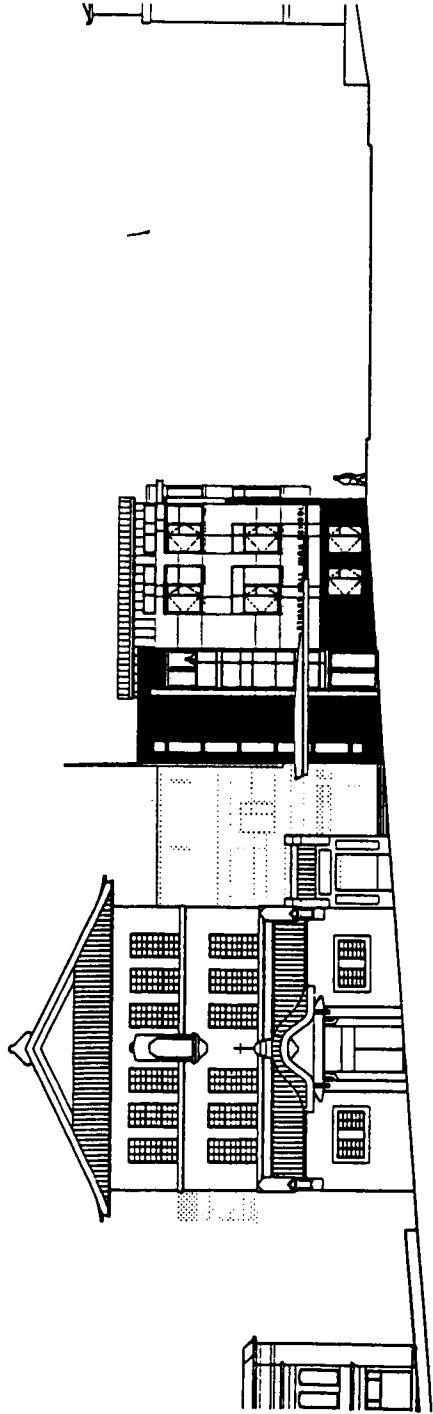
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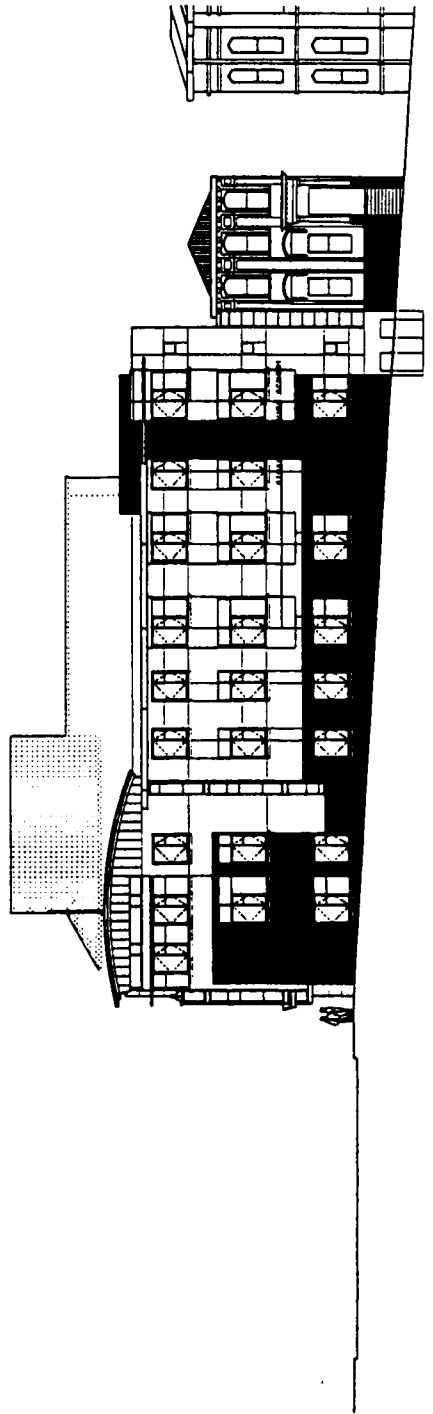
DATE: 10/1/66  
BY: J.M.V.  
1. 100 BROAD STREET

100 Broad Street  
New Providence  
Jamaica, N.Y.  
Tel. 646-266-1000

100 Broad Street  
New Providence  
Jamaica, N.Y.  
Tel. 646-266-1000



EAST ELEVATION 2



NORTH ELEVATION 1

Figure 3

Bush Street to the south. The site currently contains three vacant buildings: a three-story school building, last used as a Montessori school, at 1715 Octavia Street, and two three-story buildings on Pine Street that have historically been used as residences, offices, a chapel, and a convent. Additionally, the existing playground is used for church parking on Sundays.

The proposed project site is located within a RH-2 (Residential) zoning district and a 40-X height and bulk district. The surrounding land uses include two- and three-story single-family residences, duplexes and triplexes, multi-story, multiple-occupant residences, churches, professional offices, and some commercial uses. The subject block contains residential uses, a restaurant, a Buddhist Church and the Buddhist Center of San Francisco.

## COMPATIBILITY WITH EXISTING ZONING, PLANS AND POLICIES

	<u>Not Applicable</u>	<u>Discussed</u>
1) Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	—	<u>X</u>
2) Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	—	<u>X</u>

The City Planning Code, which incorporates by reference the City's Zoning Maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings or to alter or demolish existing ones may not be issued unless either the proposed project conforms to the Code, or an exception is granted pursuant to provisions of the Code.

The Project site is in an RH-2 (Residential, House Districts, Two-Family) District, which allows secondary schools, such as the proposed project, as a Conditional Use. The site is also in a 40-X height and bulk district, which permits construction to a height of 40 feet. The height of the new building(s) would comply with this limit. The project sponsor would seek a conditional use authorization to allow a Planned Unit Development under Planning Code Sections 209.3(h), 303 and 304 for the construction of a private secondary school from the San Francisco Planning Commission and a building permit from the Department of Building Inspection.

The City's General Plan, which provides general policies and objectives to guide land use decisions, contains some policies which relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy. In general, potential conflicts with the General Plan are considered by decision makers independently of the environmental review process, as part of the decision whether to approve or disapprove a proposed project. Any potential conflict not identified here could be considered in that context, and would not alter the physical environmental effects of the proposed project.

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the City Planning Code to establish eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of



neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; maximization of earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under CEQA or adopting any zoning ordinance or development agreement, the City is required to find that the proposed project is consistent with the Priority Policies.

## ENVIRONMENTAL EFFECTS

All items on the Initial Study checklist incorporated herein have been checked “No,” indicating that, upon evaluation, staff has determined that the proposed project could not have a significant adverse effect in the areas checked “No.” Several checklist items have also been checked “Discussed,” indicating that the text includes discussion of that particular issue. For all of the items checked “No” without discussion, the conclusions regarding potential adverse environmental effects are based on field observation, staff and consultant experience on similar projects, and/or standard reference materials available within the Planning Department such as the Department’s Transportation Guidelines for Environmental Review, or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Game. For each checklist item, the evaluation has considered the impacts of the project both individually and cumulatively.

1) <u>Land Use</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
Could the Project:			
(a) Disrupt or divide the physical arrangement of an established community?	—	<u>X</u>	<u>X</u>
(b) Have any substantial impact upon the existing character of the vicinity?	—	<u>X</u>	<u>X</u>

The proposed project would modify the site by removing an existing asphalt playground, constructing a three-story plus basement building and tying the building to the existing school building on the site. The last use of the site (1998) was as a pre-school, and prior to that it was an elementary school with a student population that ranged from about 130 to over 300 students, thus the proposed project would improve and expand an existing pre-school/elementary school facility for use as a high school with a proposed maximum student enrollment of 250 students, including a new gymnasium, computer and science labs, more classrooms, a basement-level gymnasium and associated administrative offices. This would result in a change in the age of the student population and the nature of its activities, as well as a change in the travel characteristics to and from school (see Section 4, Transportation, page 5). This change from a pre-school/elementary school to a high school use is not considered a significant, adverse change in land use as the site would remain in institutional use in a predominantly residential area, and the differences between pre-school/elementary school use and a high school use are not considered to be a substantial change in land use. Furthermore, the site is located within an RH-2 zoning district, where secondary schools are allowed as a conditional use and would continue to be similar to and compatible in character with other institutional uses in the vicinity and would be generally compatible with the prevailing urbanized residential, commercial, and institutional character of the area. The

proposed project would not disrupt this existing pattern of commercial, institutional and residential uses. Therefore, the proposed project would not have a substantial adverse impact on neighborhood character.

The proposed project would not disrupt or divide the physical arrangement of the neighborhood because it would be a permitted use in a developed area, consistent with comparable uses of comparable scale and density.

2) <u>Visual Quality</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
Could the Project:			
(a) Have a substantial, demonstrable negative aesthetic effect?	—	<u>X</u>	<u>X</u>
(b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?	—	<u>X</u>	<u>X</u>
(c) Generate obtrusive light or glare substantially impacting other properties?	—	<u>X</u>	—

Design and aesthetics are by definition subjective, open to interpretation by decision makers and members of the public. A proposed project would therefore be considered to have a significant adverse effect on visual quality, only if it would cause a substantial and demonstrable negative change, such as construction of an industrial facility in a pristine, natural area. The proposed project would not cause such a change.

The buildings in the vicinity of the project site range from about three stories to about seven stories. Construction of the proposed new building and renovation/modification of existing buildings would not result in a substantial, demonstrable negative aesthetic effect. The proposed building would be comparable in size and scale to other buildings in the project vicinity and would comply with the height limit and generally conform with the mixture of building heights and types found in the general area, which includes residential duplexes and triplexes, multi-story residential buildings, churches and other institutional buildings.

The proposed project would not block or degrade any public scenic view or vista, nor would it substantially reduce light and air to surrounding properties.

3) <u>Population</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
Could the Project:			
(a) Induce substantial growth or concentration of population?	—	<u>X</u>	<u>X</u>
(b) Displace a large number of people (involving either housing or employment)?	—	<u>X</u>	<u>X</u>
(c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	—	<u>X</u>	<u>X</u>

The maximum population of the proposed project would be about 280 persons; 250 students and 30 staff. As stated above, the previous uses at the site had student populations both lower and higher than the maximum proposed enrollment of the project. While potentially noticeable to adjacent neighbors,

the resulting population on the site would not substantially increase the existing area-wide population, because the project area is a highly dense and populated urban area with existing residential, institutional and commercial uses.

**4) Transportation/Circulation**

**YES NO DISCUSSED**

Could the Project:

- |   |   |          |          |
|---|---|----------|----------|
| (a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?     | — | <u>X</u> | <u>X</u> |
| (b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards? | — | <u>X</u> | <u>X</u> |
| (c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?             | — | <u>X</u> | <u>X</u> |
| (d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?                       | — | <u>X</u> | <u>X</u> |

*Traffic*

The trip generation of the proposed project was calculated using information provided by the Schools of the Sacred Heart on the current travel habits of staff and students at the existing Girl's School located at Broadway and Webster Streets.

The proposed high school would open at 7:00 AM with classes beginning at 8:00 AM. The majority of the staff and students would likely arrive at the high school between 7:30 AM and 8:00 AM. Classes would end at 3:15 PM and the school would close at 6:00 PM. The majority of the students would leave the school between 3:00 and 3:30, while staffs leave at various times.

The traffic analysis for a proposed project is usually conducted for the PM peak period (4:00-6:00 PM). However, for the proposed high school project, the traffic analysis was conducted for the AM peak period, as the vast majority of the project's potential traffic impacts would occur during that period. With a maximum population of 250 students and 30 staff, the school is estimated to generate about 85 vehicle trips during the AM Peak Period, beginning about 7:00 AM when the school opens and ending around 8:00 AM when classes begin. This figure includes staff and students that would drive alone, are dropped off, or carpool with other staff and students.

The project site is located between Pine and Bush Streets, which are three-lane streets forming a one-way couplet that functions as a major east-west thoroughfare between the downtown core to the east and the Richmond District to the west. The vehicle trips added to the traffic flow in the project area would not be considered a significant increase in traffic relative to the capacity of the local street system, as local intersections currently operate at the highest possible levels of service. According to the Department of Parking and Traffic, the intersections in the project area (Bush/Octavia, Bush/Laguna, Pine/Octavia, and Pine/Laguna) operate at LOS (level of service) A, which is considered to be a free-flow condition with little or no delay. Thus, although people in the area would no doubt

experience an increase in vehicular activity near the project site, the school is relatively small, and the overall number of new vehicle trips is not expected to substantially impact the level of traffic service on Pine and Bush Streets, the two major thoroughfares in the area. Furthermore, as discussed below, the school would concentrate pick-up and drop-off activities at the existing white zone on Octavia Street, which would also reduce the likelihood of any interference with Pine and Bush Streets. Therefore, it is expected that the increase in traffic as a result of the proposed project would not result in significant traffic impacts either in the short term or under cumulative growth in the project area.

Some neighbors to the project site have expressed concern about student safety and traffic impacts from queuing due to student drop-off and pick-up activities. However, there is an existing white drop-off zone on the Octavia Street frontage which would continue to be used, and this street currently experiences very low levels of traffic. The school has proposed to implement a drop-off/pick-up management plan if deemed desirable by the Planning Commission through the Conditional Use process.

### *Transit*

The proposed project site is well-served by transit. Three north-south and four east-west bus lines operate within a three-block area of the project site. The north-south lines are the 47-Van Ness, the 49-Van Ness-Mission, and the 42-Downtown Loop. The east-west lines are the 1-California, the 2-Clement, the 3-Jackson, and the 4-Sutter. With a total student and staff population of 280, the school is estimated to generate about 126 transit trips during the AM Peak period. The increase in transit demand associated with the proposed project would not noticeably affect transit service in the project area because a relatively small number of transit trips would be distributed over several transit lines and vehicles.

### *Construction*

Construction of the proposed project could potentially affect traffic and parking conditions in the vicinity of the proposed project. Trucks would deliver and remove materials to and from the site during working hours, and construction workers would likely drive to and from the site. However, these effects, although a temporary inconvenience to local residents and workers, would not substantially change the capacity of the existing street system or considerably alter the existing parking conditions.

### *Parking*

A parking supply and occupancy survey was conducted within one block of the project site on Thursday, August 5, 1999 between 1:30 and 2:30 PM and Tuesday, November 9, 1999 between 2:00 and 3:00 PM. The on-street parking consists of about 298 unmetered parking spaces in which parking is restricted to two hours between 8:00 AM and 6:00 PM, Monday through Friday, except for holders of G residential parking permits. Of these 298 spaces, about 51 spaces were available.

The proposed project includes twelve off-street parking spaces under the west wing of the main building and adjacent to the 1907 Pine Street building. Based on information provided by the Schools of the

Sacred Heart on existing travel habits of staff and students at the existing Girl's School, the staff and students would generate a demand for about 26 spaces. Hence, the new Boy's High School would generate a demand that would fall short of the on-site supply by about 18 spaces, which could be accommodated by the existing supply of on-street spaces.

In addition to the school day, the proposed high school would generate demand for some parking for special events in evenings and on weekends, and would displace parking spaces used on Sunday for the church located across the street. During these time periods, very little on-street parking would be available. However, there are several commercial parking lots available in the area of the project site, including the area of Japantown, three blocks away, and several in and around the Van Ness corridor. Thus, while parking in close proximity to the project site during non-work times would be in short supply, there is sufficient paid parking in the local area to accommodate demand at these times.

While the proposed twelve off-street parking spaces would not accommodate all staff and students of the proposed high school during school hours, and the available on-street parking on weekends and evenings would fall short of demand, parking demand that would result from operating the school and from displacing church parking on Sundays would not be considered a significant environmental impact in San Francisco based on several factors. First, while parking shortfall is a reality in many areas of San Francisco, the issue of parking space supply versus demand and occupancy is not considered by the City to be a permanent physical environmental condition. Parking occupancy varies throughout the day, from day to day, and from month to month. It is not a static physical environmental condition in the same way as a building which, once constructed, remains as is and casts a shadow, affects wind, and physically remains in the environment in a predictable way for a long time.

Secondly, habits of people who drive change when they are faced with a parking shortage. People may park further from a site; choose to drive at different times; carpool; or switch to another travel mode (e.g., public transit, taxi, bicycle, or foot).

Lastly, San Francisco is a unique metropolitan area in that it has a high degree of intracity transit service, so that there is a true option to driving for many people. In support of San Francisco's "Transit First" policy, which emphasizes a shift from use of the personal automobile to use of public transit, priority is given to transit improvements before developing transportation treatments which encourage the use of the personal automobile.

As discussed above, the proposed project would result in a deficit of parking spaces on occasional evenings and on weekends which would be unmet by the project's supply of parking. This deficit would require project-generated traffic to compete for a decreased supply of parking relative to demand in the area. This increased parking deficit would force some drivers to look for parking outside the immediate area. The long-term effect of the deficit could be to discourage auto use and encourage the use of local transit; it could also encourage construction of additional parking facilities or measures to increase the supply within existing and proposed facilities. The increased demand would not substantially alter the existing nature of the area-wide parking situation.

## *Walking*

Residents near the project site have expressed concern regarding the available sidewalk capacity. It should be noted that all of the streets in the project vicinity are fully constructed to City standards, including curbs, gutters and sidewalks. Although there would be additional pedestrian activity before and just after school hours, the capacity of the sidewalks would be sufficient to handle the increase, as the surrounding sidewalks are not heavily used due to the low level of commercial uses in the surrounding area.

### 5) Noise

YES NO DISCUSSED

Could the Project:

- |     |  |   |          |          |
|-----|--|---|----------|----------|
| (a) | Increase substantially the ambient noise levels for adjoining areas? | — | <u>X</u> | <u>X</u> |
| (b) | Violate Title 24 Noise Insulation Standards, if applicable?          | — | <u>X</u> | —        |
| (c) | Be substantially impacted by existing noise levels?                  | — | <u>X</u> | —        |

Construction activities could generate noise and vibration that may be considered an annoyance by occupants of nearby properties. However, due to the temporary and intermittent nature of this impact, and the relatively high ambient noise levels created by the traffic and other activities in the immediate area, this impact would not be significant. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) which requires that construction work be conducted within the following standards: 1) noise levels from construction equipment, other than impact tools, such as pile drivers, must not exceed 80 A-weighted decibels (a measure of sound similar to the frequency response of the human ear) as measured at a distance of 100 feet; 2) impact tools must have intake and exhaust mufflers that are approved by the Director of Public Works to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the property line by 5 DBA, it must not be accomplished between the hours of 8:00 P.M. and 7:00 A.M. unless the Director of Public Works grants a special permit for conducting the work during that time period.

Based on published scientific acoustic studies, to produce an increase in ambient noise levels noticeable to most people in the project area, an approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. After project construction, noise generated by the school uses would be regulated by the San Francisco Noise Ordinance.

Several dwellings about the site and could be affected by noise from children and by cars queuing to drop off and pick up students. These impacts would be limited to daytime school hours and would not be substantially different from noise generated by the existing school activity. The outdoor courtyard area of the school would be located between the two wings of the main building, thus noise created during outdoor activities would be attenuated to some degree by the building structures. Nevertheless, sensitive receptors, including daytime sleepers, could be annoyed by noise from the school, but noise levels and frequency are not expected to be different from existing conditions. Noise resulting from

nighttime activity associated with the school (i.e., open houses, parent meeting nights) would not be substantial. In view of the above, the proposed project's noise impacts would not be significant.

**6) Air Quality/Climate**

**YES NO DISCUSSED**

Could the Project:

- |     |  |          |          |
|-----|--|----------|----------|
| (a) | Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?__  | <u>X</u> | <u>X</u> |
| (b) | Expose sensitive receptors to substantial pollutant concentrations?  | —        | <u>X</u> |
| (c) | Permeate its vicinity with objectionable odors?  | —        | <u>X</u> |
| (d) | Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?__ | X        | <u>X</u> |

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems. The project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Construction activities would not involve burning of any materials and would not create objectionable odors. Excavation and other site preparation activities, however, would cause a temporary increase in dust and other air pollutants. Dust emission during excavation would increase particulate concentrations near the site which, while more of a nuisance than a hazard for most people, could adversely affect persons with respiratory diseases as well as sensitive electronics and communications equipment. To mitigate the potential effects on air quality from dust emissions, the project sponsor has agreed to implement Mitigation Measure No.1 (page 15) which would require the project sponsor to wet down the construction site twice daily, cover stockpiles of soil materials, cover debris, soil, sand and other materials being hauled by trucks, and require street sweeping around demolition and construction areas at least twice daily. With the implementation of this set of mitigation measures, potential air quality impacts from construction activities would be reduced to a level of insignificance.

*Shadows*

Section 295 of the City Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. The proposed project would include buildings only to 40 feet in height, thus such an analysis is not required and no public open spaces would be affected.

The new building would shade adjacent properties, but not to an extent considered to be a significant adverse impact on the City's physical environment because a limited number of private lots, as opposed

to a regional public facility or property, would be affected by the proposed school facility expansion; and the net new shading of private lots which would result from the expansion would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

7) <u>Utilities/Public Services</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
Could the Project:			
(a) Breach published national, state or local standards relating to solid waste or litter control?	—	<u>X</u>	—
(b) Extend a sewer trunk line with capacity to serve new development?	—	<u>X</u>	—
(c) Substantially increase demand for schools, recreation or other public facilities?	—	<u>X</u>	—
(d) Require major expansion of power, water, or communications facilities?	—	<u>X</u>	<u>X</u>

Construction and use of the proposed high school would marginally increase demand for and use of public services and utilities on the project site and increase water and energy consumption, but not in excess of amounts expected and provided for in this area.

8) <u>Biology</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
Could the Project:			
(a) Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	—	<u>X</u>	<u>X</u>
(b) Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	—	<u>X</u>	<u>X</u>
(c) Require removal of substantial numbers of mature, scenic trees?	—	<u>X</u>	—

The site of the proposed project is completely covered with impervious surfaces, thus there is no habitat available for any rare, endangered or threatened plant or wildlife species. Therefore, the proposed project would have no impact on biological resources.

9) <u>Geology/Topography</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
Could the Project:			
(a) Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction).	—	<u>X</u>	<u>X</u>
(b) Change substantially the topography or any unique geologic or physical features of the site?	—	<u>X</u>	<u>X</u>

The project site is not in a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco Master Plan. This map indicates areas in which one or more geologic hazards exist. The project sponsor has provided a geotechnical investigation report prepared by a California-licensed geotechnical engineer that is on file with the Department of City Planning and



available for public review as part of the project file. The recommendations contained in the report include but are not limited to: 1) use of a spread-type foundation to support the proposed gymnasium and above-grade classrooms, and drilled, cast-in-place concrete piers where no basements would be built; 2) soldier piles and lagging to shore the excavated areas during construction; and 3) waterproofing and drainage to prevent damage from groundwater. The geotechnical report found the site suitable for development providing that the recommendations included in the report were incorporated into the design and construction of the proposed development. The sponsor has agreed to follow the recommendations of the report in constructing the project.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed.

**10) Water**

**YES NO DISCUSSED**

Could the Project:

- |   |   |          |          |
|---|---|----------|----------|
| (a) Substantially degrade water quality, or contaminate a public water supply?                                      | — | <u>X</u> | —        |
| (b) Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge? | — | <u>X</u> | —        |
| (c) Cause substantial flooding, erosion or siltation?   | — | <u>X</u> | <u>X</u> |

The National Flood Insurance Program designates flood-prone areas. Per the Community Safety Element of the San Francisco General Plan (April 1997), there are no areas within San Francisco that have been so designated. However, heavy rains in localized areas can overload the storm sewer system, which in turn can cause localized flooding, as occurred in the winter storms of 1995-96 and again in January of 1997. As the proposed project would occur on a parcel that is already covered by impervious surfaces, the amount of stormwater runoff from the site would be virtually unchanged. Therefore, the proposed project would neither cause or be exposed to substantial flooding, erosion or siltation.

**11) Energy/Natural Resources**

**YES NO DISCUSSED**

Could the Project:

- |   |   |          |   |
|---|---|----------|---|
| (a) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner? | — | <u>X</u> | — |
| (b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?                             | — | <u>X</u> | — |

**12) Hazards****YES NO DISCUSSED**

Could the Project:

- |     |  |   |          |          |
|-----|--|---|----------|----------|
| (a) | Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected? | — | <u>X</u> | <u>X</u> |
| (b) | Interfere with emergency response plans or emergency evacuation plans?   | — | <u>X</u> | —        |
| (c) | Create a potentially substantial fire hazard?  | — | <u>X</u> | <u>X</u> |

As described in a Phase I hazardous materials site assessment prepared by Building Analytics, there is a low potential that former or current on- or off-site activities have environmentally affected the site. However, asbestos-containing materials were found in the buildings, including some floor tile and mastic in the 1907-09 Pine Street Building, linoleum, heating duct insulation in the 1911 Pine Street building, and floor tiles and insulation in the 1715 Octavia Street Building. In addition, all three buildings were found to contain lead-based paint. Finally, the 1715 Octavia Street building was found to have a heating oil underground storage tank. However, soil borings have indicated no contamination of adjacent soils from the tank.

With regard to asbestos-containing materials, Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified if asbestos abatement is to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection

(DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

With regard to the lead-based paint, lead paint may be found in the existing buildings, constructed in the late 19th century. Alteration or demolition must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection, of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco Building Code would ensure that potential impacts of alteration or demolition, due to lead-based paint, would be reduced to a level of insignificance.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos and lead-based paint would be reduced to a level of insignificance.

**13) Cultural**

**YES NO DISCUSSED**

Could the Project:

- |  |    |          |          |
|--|----|----------|----------|
| (a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study? | __ | <u>X</u> | <u>X</u> |
| (b) Conflict with established recreational, educational, religious or scientific uses of the area?   | __ | <u>X</u> | __       |
| (c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?   | __ | <u>X</u> | <u>X</u> |

As the proposed project is not located in an area of San Francisco with a high potential for the presence of cultural resources, it is unlikely that prehistoric resources exist on the site. If unanticipated prehistoric or historic resources of significance are encountered during construction of the proposed project, the project sponsor would implement Mitigation Measure No. 2 (page 16), which requires the immediate suspension of excavation and a series of measures implemented by an archaeologist to assess and appropriately document all finds on the project site if such resources are found.

With regard to architectural resources, the proposed project would affect buildings that were surveyed as part of a City-sponsored inventory of architecturally significant buildings. The inventory assessed the architectural significance of 10,000 surveyed structures from the standpoint of overall design and specific design features. Each building was numerically rated according to its overall architectural significance. The ratings ranged from a low of "0" to a high of "5." All three of the existing buildings at the project site were listed in the 1976 Citywide Survey, with the building at 1715 Octavia Street rated "2", the 1907-09 Pine Street building rated "4" and the 1911 Pine Street Building rated "3." Buildings that are rated "3" or better were considered by the inventory participants to represent the top 2% of the City's architecture. None of these buildings, however, are officially designated as City Landmarks, listed on the national Register of Historic Places, or are subject to Articles 10 or 11 of the City Planning Code.

The proposed project has been designed to retain architecturally significant elements of the existing buildings, and these designs have been revised in response to the comments of San Francisco Architectural Heritage, which stated in a letter dated July 30, 1999, that all of its concerns regarding the proposed project had been satisfied following modifications to the design that were made following its initial review of the proposal.

As such, the proposed project would not have a substantial, adverse affect upon an historic or architectural resource.

### **Summary of Neighborhood Concerns**

Neighbors to the project site have expressed the following concerns regarding the proposed high school project: lack of availability of parking spaces, traffic impacts, and hazardous materials. These issues are addressed above.

In addition, neighbors have expressed concern about the potential for student loitering in the residential area surrounding the high school. Student loitering is not a potential physical environmental impact of the proposed project that needs to be addressed in the environmental review document. The Planning Commission may consider this concern during the Conditional Use Authorization hearing. The Planning Commission, in considering the request for a Conditional Use Authorization for the proposed project, would decide whether to attach a condition of approval of the project that addresses the potential for student loitering in the surrounding area.

### **OTHER**

### **YES NO DISCUSSED**

Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies?

— X —

### **MITIGATION MEASURES**

### **YES NO N/A DISCUSSED**

- |   |          |   |   |          |
|---|----------|---|---|----------|
| 1) Could the project have significant effects if mitigation measures are not included in the project? | <u>X</u> | — | — | —        |
| 2) Are all mitigation measures necessary to eliminate significant effects included in the project?    | <u>X</u> | — | — | <u>X</u> |

**MITIGATION MEASURE No. 1:** Construction Air Quality: The project sponsor would require the contractor(s) to spray the site with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

**MITIGATION MEASURE No.2:** Should evidence of archaeological resources of potential significance be found during ground disturbance, the project sponsor would immediately notify the Environmental Review Officer (ERO) and would suspend any excavation which the ERO determined could damage such archaeological resources. Excavation or construction activities which might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction.

After notifying the ERO, the project sponsor would select an archaeologist to assist the Office of Environmental Review in determining the significance of the find. The archaeologist would prepare a draft report containing an assessment of the potential significance of the find and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor.

Mitigation measures might include a site security program, additional on-site investigations by the archaeologist, and/or documentation, preservation, and recovery of cultural materials. Finally, the archaeologist would prepare a draft report documenting the cultural resources that were discovered, an evaluation as to their significance, and a description as to how any archaeological testing, exploration and/or recovery program was conducted.

Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report(s) would be sent by the archaeologist directly to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center. Three copies of the final archaeology report(s) shall be submitted to the Office of Environmental Review, accompanied by copies of the transmittals documenting its distribution to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center.

#### **MANDATORY FINDINGS OF SIGNIFICANCE**

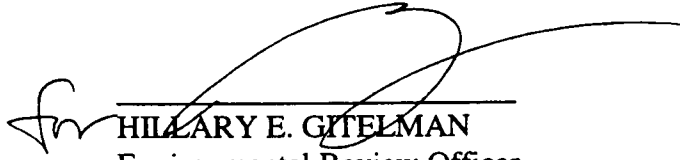
#### **YES NO DISCUSSED**

- |  |   |          |   |
|--|---|----------|---|
| 1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history? | — | <u>X</u> | — |
| 2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?   | — | <u>X</u> | — |
| 3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)  | — | <u>X</u> | — |

- 4) Would the project cause substantial adverse effects on human beings, either directly or indirectly? — X —

**ON THE BASIS OF THIS INITIAL STUDY:**

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.
- X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers 1 and 2, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
HILLARY E. GITELMAN  
Environmental Review Officer

for

Gerald G. Green  
Director of Planning

DATE: 11/13/11