



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: 06/14/2018

*Record No.:* 2018-000971CUA  
*Project Address:* 2001 37<sup>TH</sup> Avenue  
*Zoning:* RH-1 (Residential- House, One Family District)  
40-X Height and Bulk District  
*Block/Lot:* 2094/006  
*Applicant:* Ken Stupi, VP of Finance & Administration  
St. Ignatius College Preparatory  
2001 37th Avenue  
San Francisco, CA 94116  
*Staff Contact:* Jeffrey Horn – (415) 575-6925  
[Jeffrey.Horn@sfgov.org](mailto:Jeffrey.Horn@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project proposes the expansion of an existing private secondary school (St. Ignatius College Preparatory) to increase the maximum student enrollment by 100 students, from 1500 to 1600 students. The additional students will be restricted to enrollment in a new 6<sup>th</sup> through 8<sup>th</sup> grade middle school, the Fr. Sauer Academy. Classes for the Fr. Sauer Academy would occur within existing classrooms on campus, but the project includes a proposed 1,300 square foot buildable area, at the center of the campus, on existing concrete pad, for a potential classroom to be built in the future.

The Sponsor has submitted to the Commission an Institutional Master Plan for informational purposes, detailing future projects and growth for the campus (Secondary schools are not subject to Planning Code Section 304.5). No action is required on this matter.

### REQUIRED COMMISSION ACTION

In order for the project to proceed, the Planning Commission must grant a Conditional Use Authorization for the increase in enrollment of a secondary school, to create a middle school, within the RH-1 Zoning District, pursuant to Planning Code Sections 209.1 and 303.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received several comments with concerns that the additional students will be enrolled in the high school and therefore potentially be of driving age. The project has been conditioned for the additional 100 students to only be eligible for enrollment in the Fr. Sauer Academy (grades 6-8). If any additional increase in enrollment to St. Ignatius College

Preparatory is sought by the Sponsor in the future, subsequent Conditional Use Authorization from the Planning Commission would be required. The Sponsor maintains neighborhood outreach mailing and email lists, and in preparation for this Commission hearing, the Sponsor held an outreach meeting with neighbors to discuss the enrollment increase for the middle school.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. An increase in student enrollment is not expected to adversely impact traffic and parking in the neighborhood because the site is well served by transit alternatives. The Project maintains and expands an educational use, which is a use in support of families and children in San Francisco. The Project is desirable because it promotes the operation of a neighborhood-serving school. The Project would be consistent with the mixed character of the immediate neighborhood and would assist in maintaining the area's diverse economic base. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans  
Exhibit C – Institutional Master Plan  
Exhibit D – Environmental Determination  
Exhibit E – Parking and Traffic Memo/Drop-off and Pickup Management Plan  
Exhibit F – Maps and Context Photos  
Exhibit G - Public Correspondence



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: JUNE 14, 2018

*Date:* June 7, 2018  
*Case No.:* **2018-000971CUA**  
*Project Address:* **2001 37th Avenue**  
*Zoning:* Residential-House, One Family (RH-1)  
40-X Height and Bulk District  
*Block/Lot:* 2094/006  
*Applicant:* Ken Stupi  
2001 37th Avenue  
San Francisco, CA, 94116  
*Staff Contact:* Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR THE EXPANSION OF AN EXISTING PRIVATE SECONDARY SCHOOL (ST. IGNATIUS COLLEGE PREPARATORY) TO INCREASE THE MAXIMUM STUDENT ENROLLMENT BY 100 STUDENTS, FROM 1500 TO 1600 STUDENTS. THE ADDITIONAL STUDENTS WILL BE RESTRICTED TO ENROLLMENT IN A NEW 6TH THROUGH 8TH GRADE MIDDLE SCHOOL, THE FR. SAUER ACADEMY. CLASSES FOR THE FR. SAUER ACADEMY WOULD OCCUR WITHIN EXISTING CLASSROOMS ON CAMPUS, BUT THE PROJECT INCLUDES A PROPOSED 1,300 SQUARE FOOT BUILDABLE AREA, AT THE CENTER OF THE CAMPUS, ON EXISTING CONCRETE PAD, FOR A POTENTIAL CLASSROOM TO BE BUILT IN THE FUTURE WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On February 8, 2018, Ken Stupi, VP of Finance & Administration at St. Ignatius College Preparatory (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.1 and 303 to expand an existing secondary school (d.b.a. St. Ignatius College Preparatory) within the RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 14, Minor Additions to Schools, Categorical Exemption under CEQA.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2018-000971CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On June 14, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-000971CUA.

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. 2018-000971CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site at 2001 37<sup>th</sup> Avenue Avenue is located in Sunset neighborhood. The St. Ignatius College Preparatory campus occupies a 495,470 square foot parcel in the Outer Sunset. The site is improved with approximately 290,595 square feet of secondary school facilities.
3. **Surrounding Properties and Neighborhood.** The AP Gianni Middle School, Ortega Branch Library, West Sunset Playground, and the Sunset Elementary School are located to the north, and the San Francisco Park and Recreation Sports fields to the east. The Sunset Parkway, consisting of 36<sup>th</sup> Avenue, Sunset Boulevard, 37<sup>th</sup> Avenue and landscaped medians are located to the east of the project. The predominant uses in the immediate area are low density, mostly single family residential homes.
4. **Project Description.** The project proposes the expansion of an existing private secondary school (St. Ignatius College Preparatory) to increase the maximum student enrollment by 100 students, from 1500 to 1600 students. The additional students will be restricted to enrollment in a new 6th through 8th grade middle school, the Fr. Sauer Academy. Classes for the Fr. Sauer Academy would occur within existing classrooms on campus, but the project includes a proposed 1,300 square foot buildable area, at the center of the campus, on existing concrete pad, for a potential classroom to be built in the future.



St. Ignatius College Preparatory was granted Conditional Use authorization in 1990, under Motion No. 12024 to expand the facility that existed at the time.

5. **Public Comment.** The Department has received several comments with concerns that the additional students will be enrolled in the high school and therefore potentially be of driving age. The project has been conditioned for the additional 100 students to only be eligible for enrollment in the Fr. Sauer Academy (grades 6-8). If any additional increase in enrollment to St. Ignatius College Preparatory is sought by the Sponsor in the future, subsequent Conditional Use Authorization from the Planning Commission would be required. The Sponsor maintains neighborhood outreach mailing and email lists, and in preparation for this Commission hearing, the Sponsor held an outreach meeting with neighbors to discuss the enrollment increase for the middle school
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. **Use.** Planning Code Section 209.1 requires Conditional Use Authorization for a school within the RH-1 (Residential House, One-Family) Zoning District. Conditional Use Authorization is also required for a Planned Unit Development pursuant to Planning Code Section 304.

*The Project would increase the enrollment on the existing campus. The Project is requesting Conditional Use Authorization from the Planning Commission to expand the school.*

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided opposite the Ocean Avenue frontage.

*Currently, the Project does provide a rear yard according to the requirements specified in the Planning Code. The project proposes no additional development within the required rear yard.*

- C. **Off-Street Parking.** Planning Code Section 151.1 states that off-street parking is not required in the RH-1 Districts. Rather, Planning Code Section 151.1 permits up to one off-street parking space for each two classrooms for secondary school uses.

*The project requires no additional parking.*

- D. **Bicycle Parking.** For school uses, Planning Code Section 155.2 requires four Class 1 bicycle parking spaces for every classroom and one Class 2 bicycle parking space for every classroom.

*At this time, the project requires no additional bicycle parking.*

- E. **Showers & Lockers.** For Institutional Uses, Planning Code Section 155.4 requires one shower and six clothes lockers where the occupied floor area exceeds 10,000 square feet but is no greater than 20,000 square feet.

*The Project does not exceed 10,000 square feet of new development, and is not subject to Section 155.4.*

- F. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*No proposed structures would exceed 40 feet.*

- G. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new non-residential use over 800 gross square feet.

*If a new 1300 square foot classroom is constructed, the Project and Project Sponsor qualify for an exemption, as outlined in Planning Code Section 411A.3 (b) (7). Therefore, the Project is exempt from the Transportation Sustainability Fee.*

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

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

*The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. An increase in student enrollment is not expected to adversely impact traffic and parking in the neighborhood because the site is well served by transit alternatives. The Project maintains and expands an educational use, which is a use in support of families and children in San Francisco. The Project is desirable because it promotes the operation of a neighborhood-serving school. The Project would be consistent with the mixed character of the immediate neighborhood and would assist in maintaining the area's diverse economic base. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.*

- B. Such use or feature as proposed 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:

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

*It is anticipated that no new classrooms will be required to accommodate the new middle school. If a new classroom is constructed, it will be located in the middle of the campus on an existing concrete pad.*

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

*School buses will use existing white zones established for buses dropping off/ picking up high school students. Increase in traffic will be two buses arriving at 8:00 AM and departing at 5:00 PM on school days. The school will manage and supervise traffic and parking adjacent to the school during pick-up and drop-off hours, in order to discourage double parking and promote an orderly flow of traffic. Although the increase in students and staff may result in increased MUNI ridership, the Project is not expected to materially impair or affect MUNI service or traffic in the neighborhood.*

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

*It is anticipated that no new classrooms will be required to accomdate the new middle school. A community liaison will also be appointed by the project sponsor to address any related concerns if construction occurs.*

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

*The project requires no additional street treatment.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below. The proposed addition is conditionally permitted within the RH-1 Zoning District and complies with and promotes many of the Objectives and Policies of the General Plan, as detailed below.*

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

## **GENERAL PLAN – COMMERCE & INDUSTRY ELEMENT**

### **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 proposed increase in student enrollment is critical to fulfilling the school's mission to increase tuition accessibility to students of all backgrounds from the Bay Area. Increased enrollment will also provide*

*greater educational opportunities to a diverse body of students drawn from the community, thereby improving the educational services provided to the City as a whole.*

**Policy 7.3**

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

*The Project will enhance the educational services available to residents of the local area neighborhoods as well as the City at large. St. Ignatius College Preparatory will continue to provide tuition assistance and outreach to a socially and economically diverse community.*

**GENERAL PLAN – HOUSING ELEMENT**

**OBJECTIVE 11:**

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

**Policy 11.8:**

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

*The Project will not add additional uses while expanding the school enrollment on the existing Campus.*

**GENERAL PLAN – 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, carpools, and vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

*St. Ignatius College Preparatory encourages use of alternative means of transportation, including bicycling, public transit and carpools.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*No neighborhood-serving retail uses exist on the site. In addition, the Project would not directly affect any nearby neighbor-serving retail uses.*
  - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The expansion to an existing school has been designed to be sensitive to the surrounding neighborhood character. Overall, the school use is beneficial and supports children and families in the City.*

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

*No designated affordable housing is created or removed as part of this Project; therefore, the Project will not affect the City's supply of affordable housing.*

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

*The school will manage and supervise traffic and parking adjacent to the school during pick-up and drop-off hours, in order to discourage double parking and promote an orderly flow of traffic. Although the increase in students and staff may result in increased MUNI ridership, the Project is not expected to materially impair or affect MUNI service or traffic in the neighborhood.*

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

*The Project does not include commercial office development, and the Project site does not possess any industrial or service sector businesses. Rather, the Project is expected to create new job opportunities for faculty/staff, thus providing future opportunity for resident employment.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2018-000971CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 8, 2018, 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 June 14, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 14, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an expansion to a private secondary school (d.b.a. St. Ignatius College Preparatory) located at 2001 37th Avenue, Lot 006 in Assessor's Block 2094, pursuant to Planning Code Section(s) 209.1 and 303 within the Residential-House One Family (RH-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated February 8, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2018-000971CUA and subject to conditions of approval reviewed and approved by the Commission on June 14, 2018 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 14, 2018 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

6. **Priority Processing.** This Project was enrolled into the Priority Processing Program (Living Future Institute Petal Recognition), as a Type 2 Project, pursuant to Director's Bulletin No. 2.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

9. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

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

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

11. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org)*

## PARKING AND TRAFFIC

12. **Bicycle Parking** Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than **24** Class 1 bicycle parking spaces and **six** Class 2 bicycle parking spaces for the school use.

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

13. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.4, the Project shall provide no fewer than **one** shower and **six** clothes lockers.

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

14. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **three** independently accessible off-street parking spaces.

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

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

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

## PROVISIONS

16. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

## MONITORING - AFTER ENTITLEMENT

17. **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)*

18. **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)*

19. **Priority Processing.** The Project Sponsor shall, within six months of a first Certificate of Occupancy, provide the Zoning Administrator verification that the project has achieved a Living Building Challenge Certification, Petal Recognition or Net Zero Energy Certification from the International Living Future Institute or Gold Rating plus fifteen percent using the LEED Building Rating System® adopted under the Leadership in Energy and Environmental Design program of the U.S. Green Building Council (or that achieve equivalent high sustainability standards under other “green building” rating systems approved by the Director), as approved by the Director of the Department of Building Inspection. Failure to achieve sustainability standards will result in a hearing before the Planning Commission to assess offsets that will ameliorate the sustainability shortfalls caused by noncompliance with this condition.

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

## OPERATION

20. **High School Enrollment Restriction.** The additional 100 students are only be eligible for enrollment in the Fr. Sauer Academy (grades 6-8). If any additional increase in enrollment to St. Ignatius College Preparatory is sought by the Sponsor in the future, subsequent Conditional Use Authorization from the Planning Commission will be required.

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

21. **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>*
22. **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>*
23. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

The Ignatian Corporation

PROPERTY OWNER'S ADDRESS:

2001 37th Ave, San Francisco, CA 94116

TELEPHONE:

(415 ) 731-7500

EMAIL:

kstupi@siprep.org

APPLICANT'S NAME:

Same as Above ☒

APPLICANT'S ADDRESS:

TELEPHONE:

( )

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Ken Stupi

Same as Above ☐

ADDRESS:

2001 37th Ave, San Francisco, CA 94116

TELEPHONE:

(415 ) 682-5070

EMAIL:

kstupi@siprep.org

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

Paul Totah

Same as Above ☐

ADDRESS:

2001 37th Ave, San Francisco, CA 94116

TELEPHONE:

( 415 ) 731-7500 x5206

EMAIL:

ptotah@siprep.org

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

2001 37th Avenue

ZIP CODE:

94116

CROSS STREETS:

Rivera/Pacheco

ASSESSORS BLOCK/LOT:

2094 / 006

LOT DIMENSIONS:

1,184 x 550

LOT AREA (SQ FT):

496,854

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

HT-05 / 40-X

### 3. Project Description

( Please check all that apply )		PRESENT OR PREVIOUS USE:
<input type="checkbox"/> Change of Use	ADDITIONS TO BUILDING:	College Prep, grades 9 to 12 with maximum enrollment of 1,500 students
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Rear	PROPOSED USE:
<input type="checkbox"/> New Construction	<input type="checkbox"/> Front	College Prep grades 9 to 12 and a middle school grades 6 to 8 with a maximum enrollment of 1,600 students
<input type="checkbox"/> Alterations	<input type="checkbox"/> Height	BUILDING APPLICATION PERMIT NO.:
<input type="checkbox"/> Demolition	<input type="checkbox"/> Side Yard	DATE FILED:
<input checked="" type="checkbox"/> Other Please clarify:	Increase enrollment to 1,600	

### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential				
Retail				
Office				
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF				

Please describe any additional project features that are not included in this table:  
( Attach a separate sheet if more space is needed )

There are no current changes to the buildings, additional students are low income 6, 7, and 8th graders who are transported to school by bus with immaterial impact on parking and traffic. The school is considering building a 1,300 square foot additional classroom in 2019. If built, the classroom would be adjacent to an existing classroom building at the center of campus and cannot be seen from outside of the campus. See attached Figure 1.

## 5. Action(s) Requested (Include Planning Code Section which authorizes action)

Increase in permitted enrollment from 1,500 students to 1,600 students.

## Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed 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:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) 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;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Increasing enrollment for low income 6th, 7th, and 8th graders who are bussed to school will have immaterial impact on traffic, noise, and parking. See attached Parking and Traffic memo. Five additional parking places are needed for middle school teachers and administration. Students come to school in two buses having virtually no impact on traffic and parking. The school has already set aside white zones for bus drop off for high school students. An outside bus service is used so buses are not parked at or near the school.

At this time we are requesting an increase in permitted enrollment from 1,500 to 1,600 students. Middle school students use existing facilities at this time.



# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

N/A - residential neighborhood / school. No construction of new buildings at this time.

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

The new school increases the diversity of the school as the students are predominantly of color.

3. That the City's supply of affordable housing be preserved and enhanced;

N/A as the school is not demolishing or constructing any residential buildings

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

School buses will use existing white zones established for buses dropping off / picking up high school students. Increase in traffic will be two buses arriving at 8:00 AM and departing at 5:00 PM on school days. See attached traffic and parking memorandum.

5. 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;

Employment is increased as a result of five new teachers / staff being hired. The project has no effect on industrial or service sectors.

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

St. Ignatius College Prep was used as an evacuation center during the 1989 Loma Prieta Earthquake. The school also participates in the City of San Francisco's Police Department Standard emergency response protocols and the Sunset Resilience program for earthquake / natural disaster preparedness which is part of the San Francisco City Empowered Communities Program.

7. That landmarks and historic buildings be preserved; and

N/A as the school is not demolishing any buildings. The school is considering construction of a 1,300 sq ft classroom building in 2019. If the new building is built, the design will match the design of the building it is immediately adjacent to that was built in 2007.

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

No effect on parks or open space. If an additional classroom is added, it will be placed on an existing concrete pad and will be one story tall.

## Estimated Construction Costs

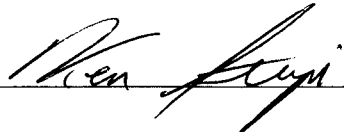
TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION: 1,600	
BUILDING TYPE: N/A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 0	BY PROPOSED USES: Middle School, Grades 6-8
ESTIMATED CONSTRUCTION COST: n/a	
ESTIMATE PREPARED BY: Ken Stupi	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:



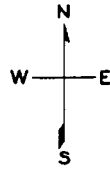
Date:

12-6-17

Print name, and indicate whether owner, or authorized agent:

Ken Stupi, Authorized Agent

Owner / Authorized Agent (circle one)



2094

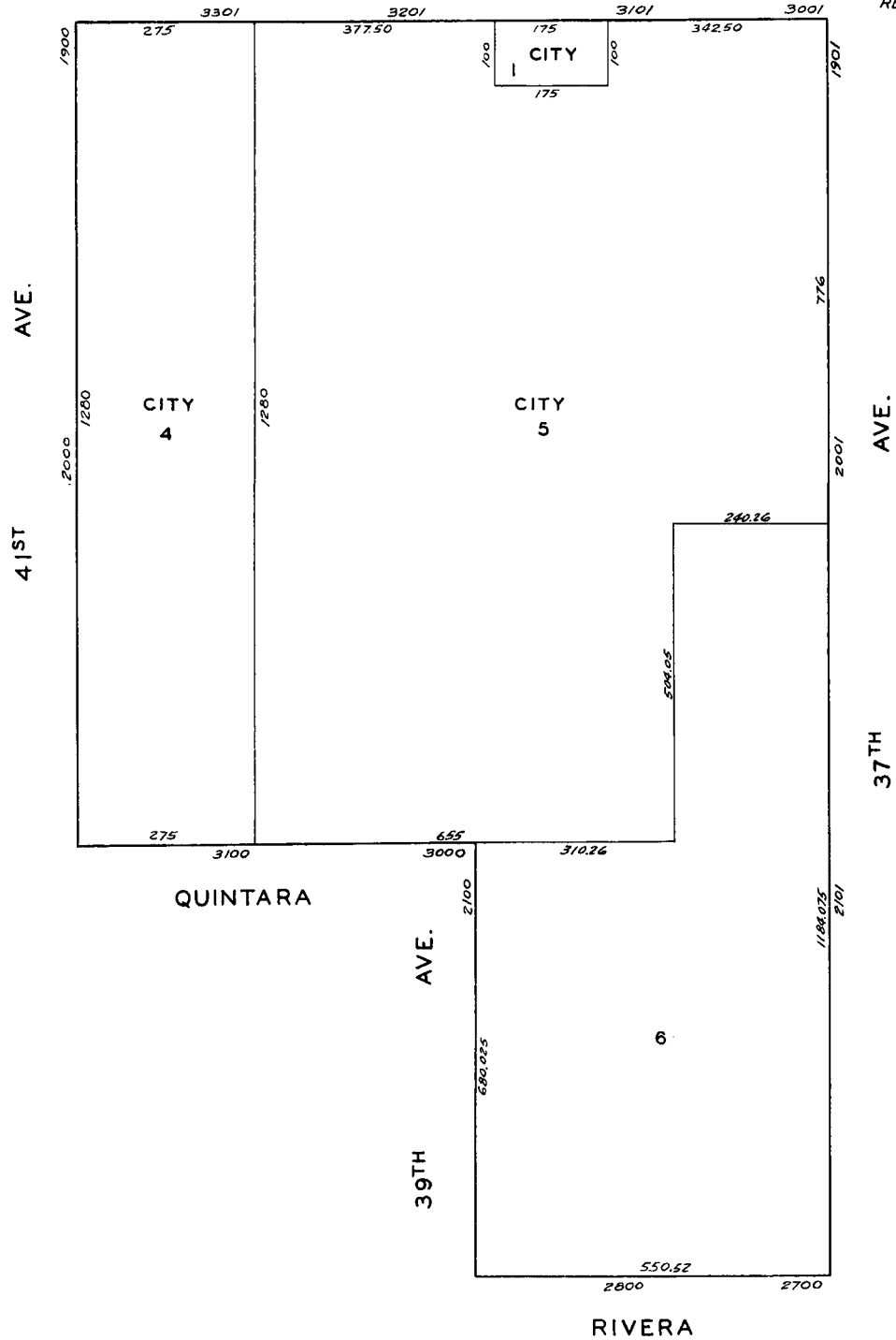
SUNSET BLKS 982/985,  
1002/1005 & 1063/1064

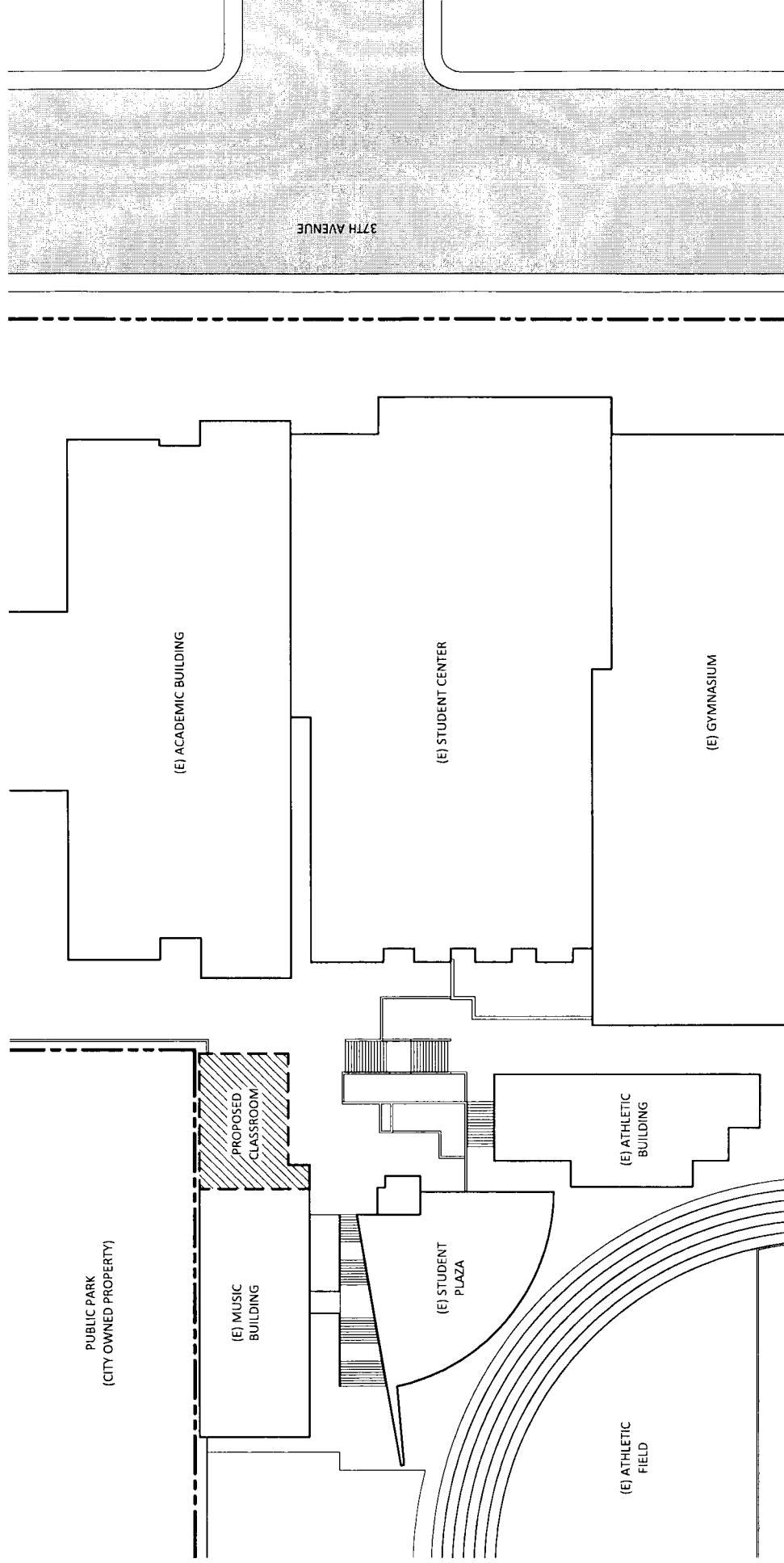
BLOCK RENUMBERED '53

SCALE: 1" = 150'

ORTEGA

REVISED '66





ST. IGNATIUS COLLEGE PREPARATORY  
SITE PLAN



# Ten Year Master Plan

St. Ignatius College Preparatory

2001



ALFRED J. C

DANIEL J. & MARY MORIARTY  
MAIN CAMPUS ENTRANCE

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# Introduction

St. Ignatius College Preparatory (SICP) has prepared this master plan at the request of the city and county of San Francisco Planning Department. While private high schools are not required to submit institutional master plans to the city and county of San Francisco, SICP is providing this master plan for informational purposes to facilitate its efforts to maintain and renovate the existing campus buildings, add new buildings to support the educational vision of SICP, and provide information to the public.

# 01

## Executive Summary

# Executive Summary

Founded in 1855, SICP moved to its current location, 2001 37th Avenue, in San Francisco's Sunset District in 1969 and changed its name to St. Ignatius College Preparatory. The campus sits on 11 acres with an enrollment of over 1,400 students and 217 staff and faculty members. The educational philosophy at SICP integrates academics, spirituality, and co-curricular activities. In its long history, the school has drawn outstanding men and women to its faculty and has inspired and educated students to make the world a better place.

Rev. Anthony Maraschi, a Roman Catholic priest and a member of the Society of Jesus (the Jesuits), founded St. Ignatius Academy in 1855 in a one-room schoolhouse on Market Street. In 1862 the second campus rose right next door (the site of the current Westfield Mall and the old Emporium). In 1880, SI moved to Hayes and Van Ness and became the largest Jesuit school in the U.S. That all came to a crashing halt in 1906 when the Great Earthquake and Fire destroyed “the Jewel in the Crown.”

Five months later, SI built its fourth campus at Hayes and Shrader (across from what is now St. Mary’s Hospital near Golden Gate Park). That “temporary” campus lasted until 1929 when SI moved to Stanyan Street, the home of Ignatians for 40 years.

In 1969, students left their old high school behind and moved into a new 11.4-acre college preparatory campus in the Sunset District. The school became coeducational in 1989 and now stands as one of the region’s leading schools.

In its long history, the school has drawn outstanding men and women to its faculty and has inspired and educated students to make the world a better place. In an effort to create and maintain facilities to support the long standing SICP tradition of excellence, on April 22, 2015, the Board of Regents Building and Grounds Committee approved the following direction.

## **MCGUCKEN HALL AND THE COMMONS**

Located at the northern most portion of campus, McGucken Hall, which houses the Jesuits in residence and the Advancement offices, has been determined to be seismically deficient. The cost to retrofit the building is prohibitive. Therefore, SICP intends to replace McGucken Hall. The Commons is SICP’s cafeteria. These two spaces will be redefined, and new structures will be built in their places.

Because our academic building is at full capacity with an inadequate number of classrooms to support our current enrollment and faculty needs, razing McGucken Hall and the Commons will allow for new structures to be built in their existing places, and these new structures will be used for additional classroom space, academic support, subject-specific resource rooms, counseling, and multimedia rooms. Per an agreement made with the Jesuit Province in 2011, the Jesuit housing will be transferred to the governing province of the Society of Jesus and the Jesuits will live off campus. The Jesuit population at SICP has declined over the years and the number displaced will be below ten and they will move to existing residential facilities.

## **PERFORMING ARTS CENTER**

Bannan Theater, located at the southern end of our campus, is insufficient, antiquated, and can be repurposed. Wiegand Theater, also located at the southern end of campus, can continue to be used for dance classes. SICP is in need of a theater facility that will accommodate at least one grade level, or approximately 400 to 450 people. The proposed Performing Arts Center will be an approximately 25,000 square foot facility and will be used for drama, dance, orchestra, jazz band, choral concerts, speakers, class assemblies, dance and drill, the student arts showcase, and parent meetings.

The proposed location of the Performing Arts Center necessitates the relocation of our practice field to the tennis courts and relocation of our tennis program to an off-campus location. A practice field is integral to our athletic program as several sports teams and a large number of students use the space throughout the year. The tennis program, by contrast, serves smaller teams of boys and girls.

## SWIMMING POOL

Recent attempts to retrofit and improve a poorly designed indoor swimming facility that does not fulfill the needs of our swimming and water polo programs have proved insufficient. SICP is proposing to significantly enhance the existing pool facility. An outdoor pool will eliminate the air and water quality problems that have plagued the facility since it was built. The existing pool structure is too small to permit adequate dispersion of air, and the angled ceilings exacerbate the noise levels on the pool deck. We propose to extend the pool from its present length of 25 yards to 40 meters which would support the currently unmet size and depth requirements of our water polo program and permit a larger capacity use of the pool during practices and summer programs. Design of an outdoor pool will be done with consideration of blocking the westerly wind and noise from early morning practices. A new pool foot print will also allow us to improve the deficient pool locker rooms.

The new performing arts and swim center complexes will be designed in unison given the conjoining space of the two facilities at the southern end of campus.

## OTHER ITEMS

The implementation of the plan will create several ancillary projects including temporary office space needed during construction, the relocation of the tennis program mentioned above, and repurposing the vacated academic spaces such as expansion of the learning center when programs are moved to the new McGucken Hall and Commons.

Additionally, SICP would like to add sports field lighting to the existing all weather field (Murphy Field). Adding lighting to the field will improve scheduling of the 66 teams using the facility throughout the school year during daylight hours. None of the proposed changes will effect traffic or parking as the school does not intend to increase high school enrollment. SICP will request an increase to the number of students permitted by its current conditional use permit. SICP recently started The Fr. Sauer Academy, a tuition-free middle school serving students of all faiths from low-income families. The additional middle school enrollment of 60 to 90 students will not affect parking or traffic as the students are transported to school in buses and vans.







# 02

## Nature of the Institution

# Nature of Institution

## **ST. IGNATIUS COLLEGE PREPARATORY'S MISSION AND GOALS**

St. Ignatius College Preparatory (SICP) is a Catholic, Jesuit school serving the San Francisco Bay Area since 1855. Through a rigorous and integrated program of academic, spiritual, and co-curricular activities, St. Ignatius challenges its students to lead lives of faith, integrity, and compassion. Students are enriched by a diverse and loving Christian community and are called to become life-long learners who develop their individual talents for the greater glory of God.

With a commitment to intellectual excellence, leadership, service, and justice, SICP strives to develop men and women for and with others, responding courageously to the opportunities and challenges of the time. Since 1855, SICP has worked to uphold the ideals of St. Ignatius of Loyola and turn boys and girls into men and women who live out the idea of Ad Majorem Dei Gloriam , A.M.D.G. – for the greater glory of God.

## **ST. IGNATIUS COLLEGE PREPARATORY'S GOALS**

SICP's commitment to protect and preserve the environment is embedded into its educational curriculum and in its everyday activities with staff and students. An environmental sensibility is encouraged within the institution's daily habits through a number of maintenance and daily practices, presentations, the website, and other student-driven activities.

The projects identified in this document will occur over the next five to ten years and will integrate the highest standards of sustainable design practices as part of a seamless project design process. Specific efforts towards sustainable measures will go beyond compliance with the requirements of the local jurisdiction and will establish appropriate criteria to support SICP's environmental stewardship.

## **ST. IGNATIUS COLLEGE PREPARATORY'S HISTORY OF GROWTH**

The current campus was originally designed for 1500 San Franciscan boys and 50 Jesuits on 11.4 acres in the sand dunes of San Francisco's Sunset District. Designed for factory style, teacher-centered education, the academic center of the school—the H-shaped building—held 50 classrooms suited for 30 students each, and McGucken Hall was built to house 50 Jesuit instructors. The Commons was constructed as a cafeteria.

In 1988, SICP transformed from single-sex education to co-education. Structural improvements were also instituted in order to create flow along the main spine through the heart of campus, adapt to co-education, and add the necessary sports and performing arts facilities while tying together the north and south sides of campus with a Student Center. SICP also modernized the living quarters for the Jesuit residences while transforming the second floor living space in McGucken Hall into administrative offices.

Between 1989 and 2007, the school remodeled every classroom, all athletic facilities, the outdoor plazas, and corridors. A gymnasium was added along with a theater, natatorium, music building, chapel, and other supporting spaces. SICP also expanded the campus beyond its borders, leasing new playing fields in Pacifica with the 8.5-acre Fairmont Field.

In 2009, SICP set out to review and evaluate the existing facility in terms of delivering Ignatian Education for the 21st Century.

SICP felt the need to prepare more than just a new campus plan. It needed to determine how it would use its space in relation to its programs, to plan for growth in a strategic way, and to consider how the campus plan would relate to its communication and work.

## **LONG RANGE STRATEGIC PLAN 2008 – 2014**

As part of the 2009 facility review, SICP conducted a facilities assessment, and determined there was a need to perform a more detailed seismic review of the campus. The review presented findings concerning a variety of the existing facilities which substantially altered the future vision of the campus. SICP engaged in a voluntary seismic upgrade to the main classroom building and other facilities, completing the effort in 2014 at a cost of \$6.3 million.

## **PROGRAMS OFFERED**

The curriculum at St. Ignatius represents a combination of courses fundamental to the Ignatian spirit of education, and includes every aspect of the St. Ignatius experience: religious, social, and academic. St. Ignatius College Preparatory strives to form students who are open to growth, intellectual, religious, loving, committed to justice, and capable of leadership. The goal of the curriculum, therefore, is to help its students begin to meet this profile of the Grad at Grad: Profile 2020 outlined in the Student/Parent Handbook.

Students are required to enroll in six classes each semester at St. Ignatius. All courses at St. Ignatius are equally valued. It should not be assumed that one type of course will prove less demanding or require less of a commitment than an offering in one of the other academic disciplines.

## **ENROLLMENT/POPULATION STATISTICS**

Campus Size: The main Sunset District campus sits on 11.4 acres. SICP leases Fairmont Field, an 8.5 acre facility in Pacifica for our baseball, softball, soccer and field hockey teams to practice and compete.



**Academic Departments**

Counseling  
 English  
 Fine Arts & Performing Arts  
 Language  
 Mathematics  
 Physical Education  
 Religious Studies  
 Science  
 Social Science  
 Technology Education  
 Wellness

**Graduation Requirements**

English: Eight Semesters  
 Fine Arts: Two Semesters  
 Language: Four Semesters of same language  
 Mathematics: Six Semesters  
 Physical Education: Two Semesters  
 Religious Studies: Seven Semesters  
 Science: Four Semesters  
 Social Science: Six Semesters  
 College Preparatory Electives: Nine Semesters  
 Community Service Program: 100 hours, supervised

**2016-2017 Enrollment**

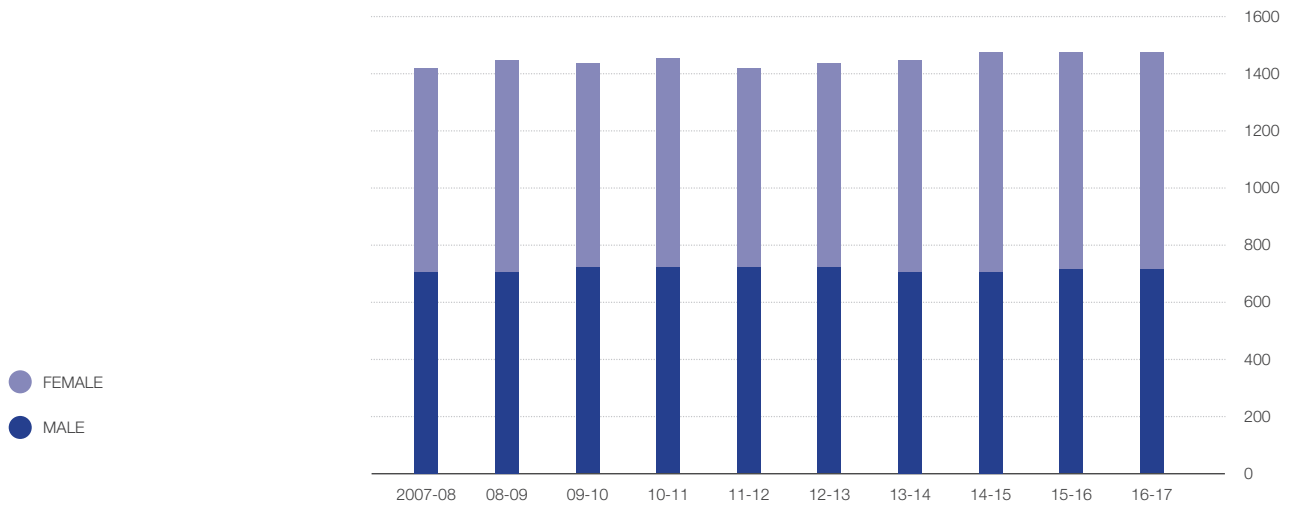
	<b>Male</b>	<b>Female</b>	<b>Total</b>
Ninth Grade	188	187	375
Tenth Grade	182	190	372
Eleventh Grade	187	174	361
Twelfth Grade	169	192	361
<b>TOTAL</b>	<b>726</b>	<b>744</b>	<b>1470</b>

**2015-2016 Graduating Class College Type**

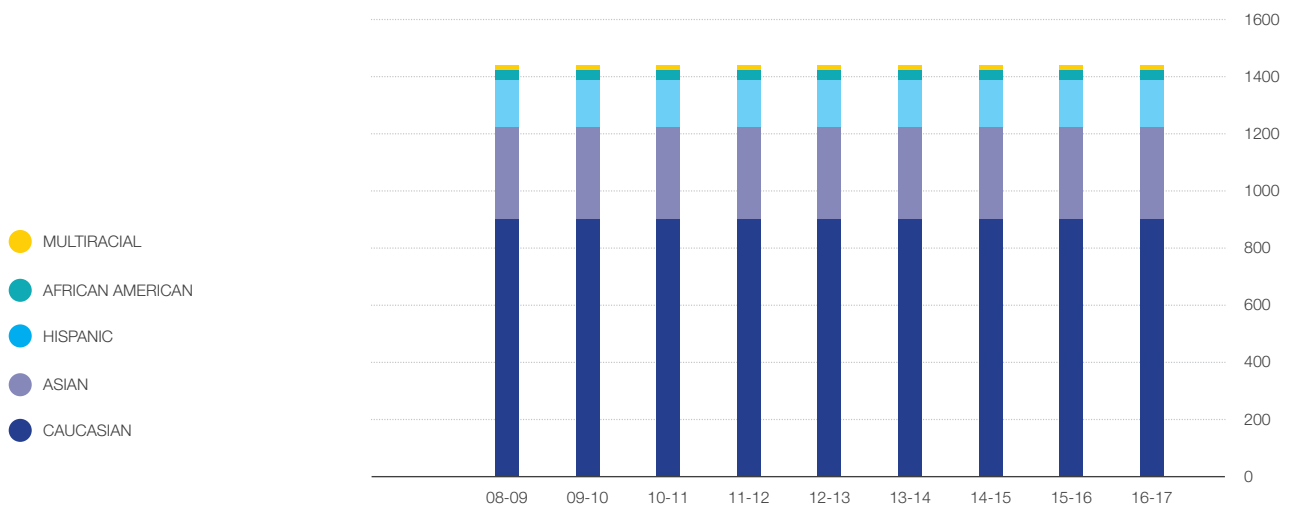
	<b>Attendance</b>
Community Colleges	7
Cal State Universities	29
International Universities	6
Jesuit Universities	73
Military Academics	6
Most Selective Universities / Ivy League	20
Out of State Public Universities	53
University of California	68
California Private Universities	43
Out of State Private Universities	64
<b>TOTAL</b>	<b>369</b>

## STUDENT DEMOGRAPHICS 2007-17

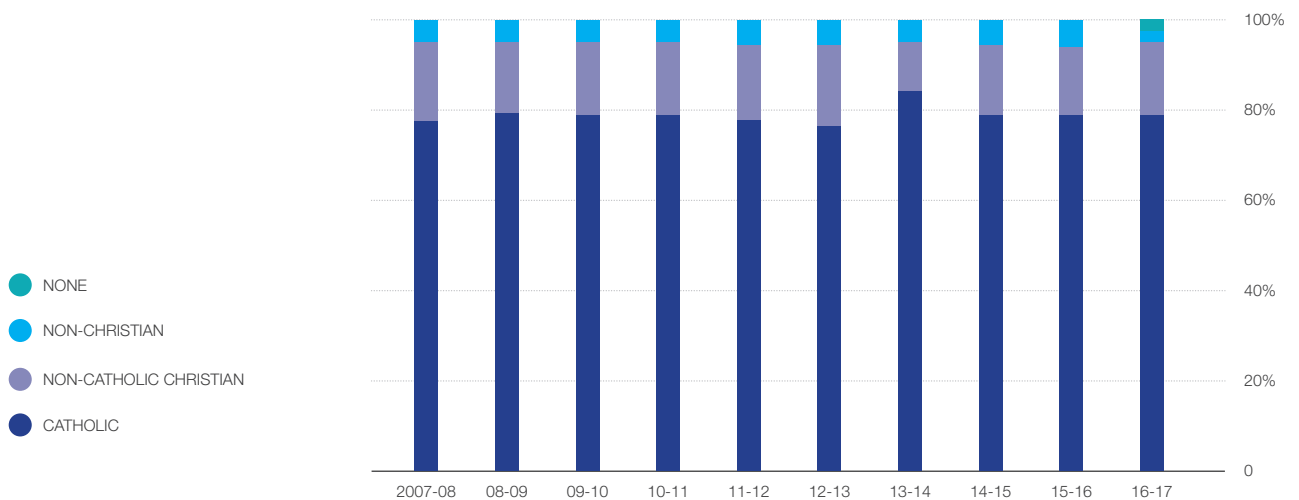
### Gender



### Ethnicity



### Religious Traditions



## EMPLOYEE DEMOGRAPHICS 2016-17

### GENDER

Male	113
Female	104
<b>Total</b>	<b>217</b>

### AGE

Under 30	22
30-39	61
40-49	59
50-60	46
Over 60	29
<b>Total</b>	<b>217</b>

### ETHNICITY

Caucasian	150
African American	6
Asian	25
Hispanic	26
Multiracial	9
Native American	1
<b>Total</b>	<b>217</b>

### RELIGION

Catholic	149
Christian Non-Catholic	45
Non-Christian	7
None	16
<b>Total</b>	<b>217</b>

### DEGREE

Bachelors	67
Bachelors & Credential	
Masters	107
Masters & Credential	
Doctorates	9
<b>Total</b>	<b>183</b>

### YEARS OF SERVICE AT SI

40+	3
30-39	13
20-29	28
10-19	49
5-9	48
Fewer Than 5	76
<b>Total</b>	<b>217</b>



# 03

## Facilities

# Facilities

St. Ignatius' campus is located in the heart of San Francisco's Sunset District. The main office is just off 37th avenue and in the center of the campus. Orradre Chapel, McGucken Hall, Wilsey Library, Cowell Gym and Practice Fields are just off the street as well.

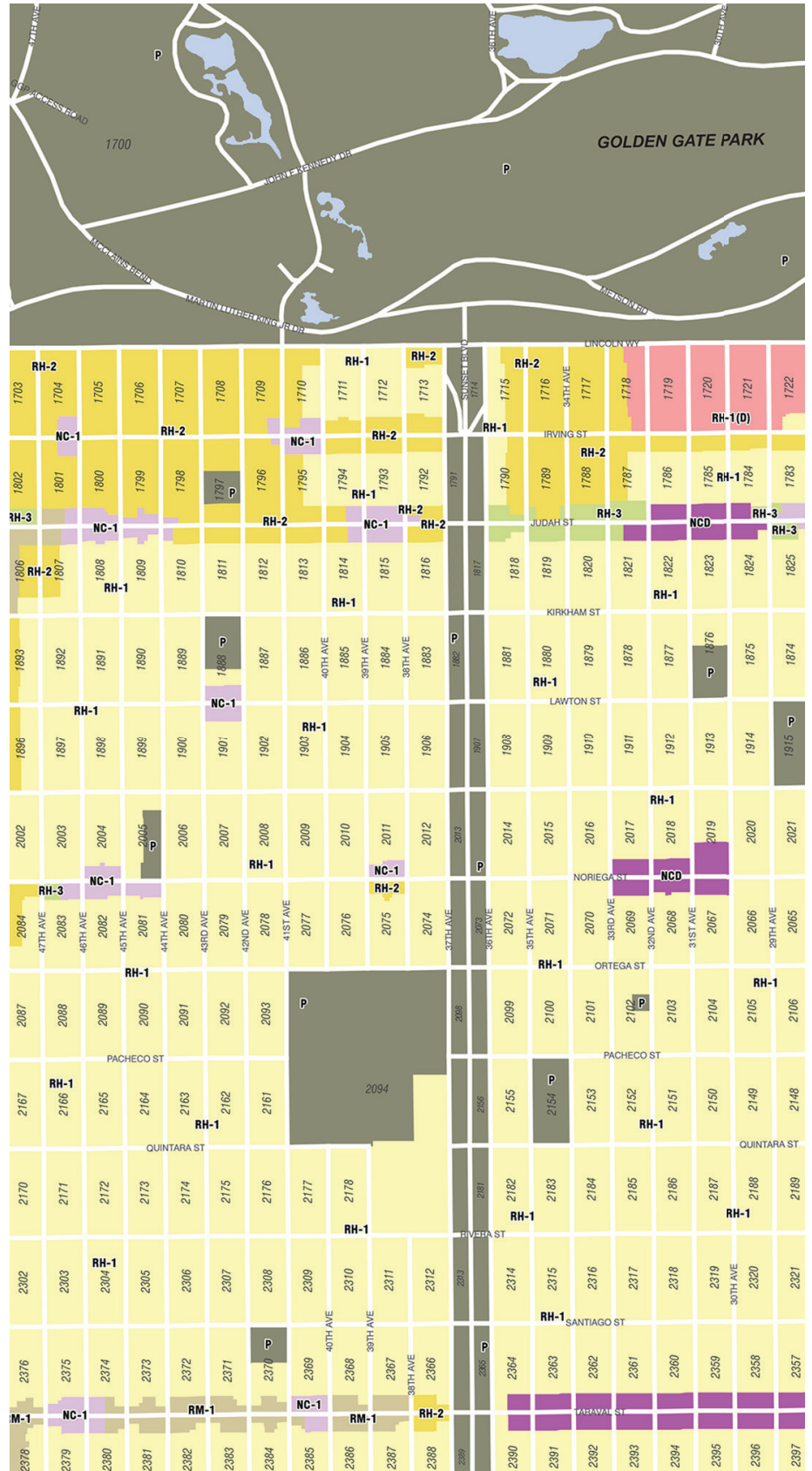
# LAND USE

## ZONING USE DISTRICTS

<b>Public</b>	<b>South of Market Mixed Use Districts</b>
P Public	SPD South Park
<b>Residential, House Character Districts</b>	RBD Residential Enclave
RH-1(D) One Unit Per Lot, Detached	RED-MX Residential Enclave Mixed Use
RH-1 One Unit Per Lot	RSD Residential/Service
RH-1(S) One Unit Per Lot, Minor Secondary Unit	SLR Service/Light Industrial/Residential
RH-2 Two Units Per Lot	SLI Service/Light Industrial
RH-3 Three Units Per Lot	SAU Service/Arts/Light Industrial
<b>Residential, Mixed (Houses &amp; Apartments) Districts</b>	SSO Service/Secondary Office
RM-1 Low Density (1 Unit per 800 sf)	<b>Eastern Neighborhoods Mixed Use Districts</b>
RM-2 Moderate Density (1 Unit per 600 sf)	MUG Mixed Use, General
RM-3 Medium Density (1 Unit per 400 sf)	WMUG Western SoMa, Mixed Use, General
RM-4 High Density (1 Unit per 200 sf)	MUO Mixed Use, Office
<b>Residential-Commercial Combined Districts</b>	WMUO Western SoMa, Mixed Use, Office
RC-1 Medium Density (1 Unit per 400 sf)	MUR Mixed Use, Residential
RC-4 High Density (1 Unit per 200 sf)	UMU Urban Mixed Use
<b>Residential Transit Oriented Districts</b>	<b>Commercial Districts</b>
RTD Residential Transit Oriented	RCD Regional Commercial
RTD-M Residential Transit Oriented, Mission	C-2 Community Business
<b>Downtown Residential Districts</b>	C-3-S Downtown Support
RH-DTR Rincon Hill	C-3-R Downtown Retail
SB-DTR South Beach	C-3-G Downtown General
TB-DTR Transbay	C-3-O Downtown Office
<b>Neighborhood Commercial Districts</b>	C-3-ODS Downtown Office (Special Development)
NC-1 Cluster (1 Commercial Story)	<b>Redevelopment Agency Districts</b>
NC-2 Small-Scale (2 Commercial Stories)	MB-OS Mission Bay, Open Space
NC-3 Moderate-Scale (3+ Commercial Stories)	MB-O Mission Bay, Office
NC-5 Shopping Center (2 Commercial Stories)	MB-RA See Mission Bay Redevelopment Plans
NCD Individual (Named, Central Vary)	HP-RA See Hunters Point Redevelopment Plans
<b>Neighborhood Commercial Transit Districts</b>	<b>Industrial Districts</b>
NC-T1 Cluster	M-1 Light Industrial
NC-T2 Small Scale	M-2 Heavy Industrial
NC-T3 Moderate Scale	<b>Production, Distribution &amp; Repair Districts</b>
NCT Individual (Named, Central Vary)	PDR-1-B Buffer
<b>Chinatown Mixed Use Districts</b>	PDR-1-D Design
CRNC Residential/Neighborhood Commercial	PDR-1-G General
CVR Visitor Retail	PDR-2 Core
CCB Community Business	
<b>Parkway Use Districts</b>	
PM-MU1 Mixed Use - Social Heart	
PM-MU2 Mixed Use - Neighborhood Commons	
PM-5 School	
PM-CF Community/Fitness	
PM-OS Open Space	
PM-R Residential	

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Please report all corrections to: michael.webster@sfgov.org





## ST. IGNATIUS COLLEGE PREPARATORY'S HISTORY OF GROWTH

### PUBLIC TRANSPORTATION

SI is located in one of the most densely populated cities in the world. Despite this, they are blessed with abundant parking, both in the on-campus garage and along Sunset Boulevard.

SI offers bus service to and from SI from San Mateo and Marin counties.

SI is also close to MUNI bus and streetcar routes. The L Muni Rail runs east to west near the school on Taraval St. Route 29 runs north and south and right in front of the school on 37th Ave. This route runs every 10-20 minutes. Route 48 is also nearby running east to west along Quintara St. This route runs every 20-30 minutes

### PEDESTRIAN CONDITIONS

SI is surrounded by large sidewalks on all sides. This area in San Francisco is pedestrian friendly and within a residential area, making it less congested than other areas of the city.

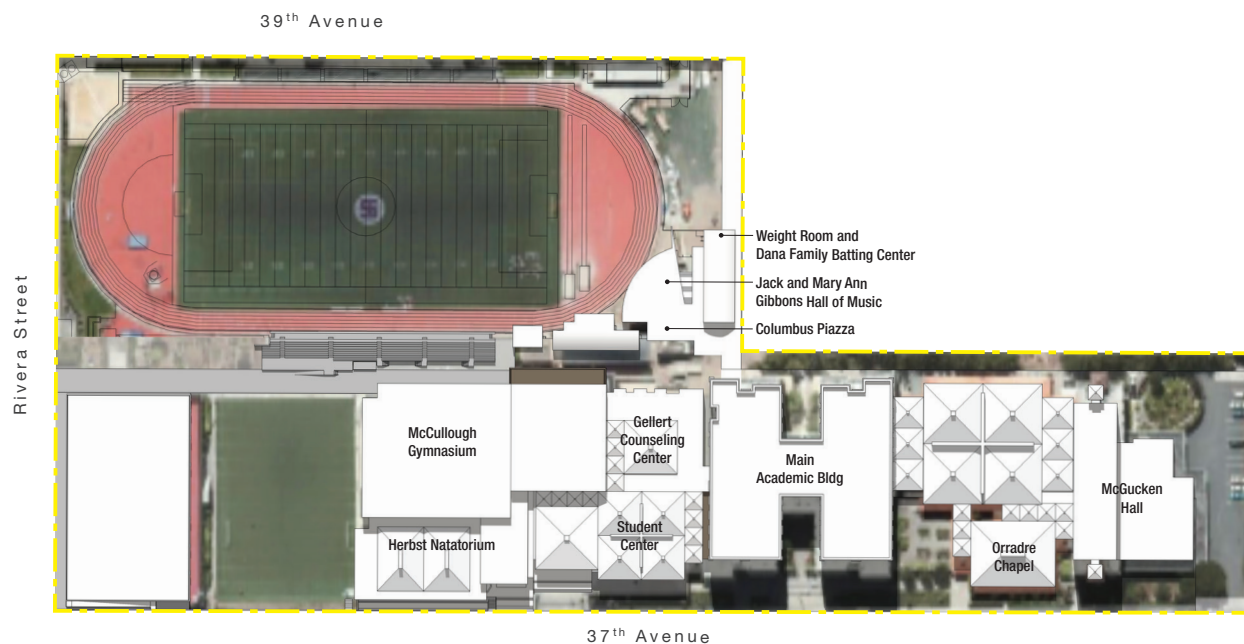
### BICYCLE ACCESS

Bicycle parking is located just below the Student Activities Center. Since SI is in such a dense area, bike routes are available throughout and encouraged for students within close proximity. The school's central location in San Francisco lends itself to numerous bike routes that are all part of the Official San Francisco City Bike Route System. The most accessible routes nearby are route #85 running north and south off of 34th street. #95 is also near running north and south along the Great Highway. Routes #40 & #60 both run east and west along Kirkham and Vicente.



## BUILDING OVERVIEW

Building	Parcel	Lot Size	Year Built	Floor Area
Main Academic Building	2094006	11.374 ac	1969	80,700 ft <sup>2</sup>
The McCullough Gymnasium	2094006		1994	15,700 ft <sup>2</sup>
The E.L. Wiegand Theatre	2094006		1994	5,400 ft <sup>2</sup>
The Herbst Natatorium	2094006		1994	17,000 ft <sup>2</sup>
The Columbus Piazza	2094006		2007	Inc. in Choral Rm.
The Gellert Counseling Center	2094006		2001	16,200 ft <sup>2</sup>
The Br. Douglas Draper, S.J., Student Center	2094006		1994	20,900 ft <sup>2</sup>
The Doris Duke Wall Choral Room	2094006		2007	12,739 ft <sup>2</sup>
The Jane & James Ryan Family Weight Room	2094006		2007	4,015 ft <sup>2</sup>
The Dana Family Batting Center	2094006		2007	Inc. in Choral Rm.
The Orradre Chapel / Orradre Courtyard	2094006		1969/2010	7,000 ft <sup>2</sup>
Bannan Theatre	2094006		1969	4,800 ft <sup>2</sup>





## BUILDING DETAILS

### MAIN ACADEMIC BUILDING

SI first opened its doors in 1855 on Market Street and since then has moved five times. At its sixth and current campus, the school offers a top-notch educational experience for each of its students regarding academics, co-curriculars, and campus ministry. The current campus has grown to accommodate the changing needs of its student body, starting with the move to coeducation in 1989. SI is now faced with a new challenge, since there is no new land upon which to build: creating its seventh campus inside the existing facilities. That need is especially vital in that SI has been at this current location longer than any of its other sites. The longest previous stay was a 40-year residency on Stanyan Street between 1929 and 1969.

The school needs to change for several purposes, including the need to ready students for the challenges of the 21st century – which include building facilities to support STEAM courses and robotics. In addition, the school knows it can create a more efficient flow for students, using the entire footprint of 2001 37th Avenue. The school needs to bring together administrative offices under one roof and make better use of underutilized spaces to allow for an increase in the permitted student body from 1,500 to 1,600 – a change necessitated by the addition of a free middle school for low-income students (the Fr. Sauer Academy). Consolidation of these administrative spaces will allow for more classrooms.

The current library was designed for students to do solitary research using print material. Computers were added to the library in the late 1980s, and this year, SI began experimenting with shared work areas. This has met with some success, but given the evolution of libraries into learning commons and maker spaces, students now need dedicated spaces for collaboration, from rooms where they can meet and discuss projects to places where they can build prototypes for a variety of classes. The new centers will also have room for quiet study and research using both print and electronic sources. The new space must also allow for expansiveness in design — from more natural light to a space that allows students to work on major projects for extended periods of time. Finally, it needs to be separate from the academic classroom complex while still granting easy access in an integrated and seamless manner.

Currently faculty collaboration happens in a variety of places, but the addition of central collaborative spaces will help individual departments thrive and offer the opportunity for cross-curricular, interdisciplinary opportunities.

The school has made effective use of its eleven acres, but, at times, the halls feel crowded during passing periods. A redesign will alleviate this issue and open the campus up within its boundaries to allow students to make use of the entire footprint of the school throughout the day, easing strain on the current H-Block facility.

A model for this success was the 1991 remodel of the Student Activities Center, which used to be a wind-swept and little-used part of the campus. It is now well lit with wide circulation and located directly outside the library.



## **MCGUCKEN HALL**

McGucken Hall was first built in 1970 to house up to 50 Jesuit priests, scholastics, brothers and novices who worked at the school. As the number of men entering the Society of Jesus has diminished and as the ministries of Jesuits have shifted, those numbers have steadily declined. Currently, only a handful of Jesuits live in McGucken Hall and work at the school — its president, Jesuit superior, two faculty members and a semi-retired brother who serves as a proctor when faculty are sick. An additional number of Jesuits live in McGucken Hall - men who typically work elsewhere.

As the number of Jesuits living at McGucken Hall has declined, the space has been used by several administrative offices, including the office of the President, Development, Alumni, Events, Communication, Adult Spirituality and Parent Clubs. The current facility cannot handle the addition of the Business Office, Admissions and Human Resources—the other business-side offices that currently exist in the classroom complex.

The school has purchased a nearby house which may be used to house the Jesuits or members of the school's Alumni Volunteer Corps. In its 47-year history, McGucken Hall has undergone only minor remodeling, mainly to the residence areas. Current administrative offices on the second floor of the building now function as spaces once dedicated as dorm rooms for the Jesuits. Several offices and support functions have been shoehorned into open spaces throughout the bottom two floors. Spaces dedicated to the Fathers' Club and Ignatian Guild (Women's Club) do not meet the needs of these volunteer groups. In addition, every department is in need of storage space.



## **GELLERT COUNSELING CENTER**

The Carl and Celia Berta Gellert Counseling Center, named in honor of Peter and Alberta Brusati, provides a home for SI's personal counselors, college counselors, and the Wellness Program.

## **MCCULLOUGH GYMNASIUM**

SI has two gymnasiums, with the Barbara and Bob McCullough Gymnasium constructed in 1994 by Webcor Builders as part of the Genesis III campaign. The gym can seat 2,650 and is used for basketball and volleyball games, practices, intramurals, rallies, award ceremonies and school liturgies. It is spacious enough to allow for two full- court practice sessions.

## **HERBST NATATORIUM**

The Herbst Natatorium, with its eight-lane pool built in 1994, has offered students the opportunity to swim for PE classes or just for recreation. They can also compete on the swimming and diving teams, on the water polo teams, or serve as instructors and lifeguards for swim classes offered to the public in the summers and on weekends. Neighbors may also use the pool for swimming lessons, recreational, and competitive swimming. The pool is also used as an emergency water supply for the San Francisco Fire Department.

## **WEIGHT ROOM AND DANA FAMILY BATTING CENTER**

SI offers two separate weight rooms, one with free weights and platforms and the second with weight machines as well as free weights, platforms, and exercise bikes. Students can sign up for the weight training classes or for the Wildcat Readiness Program while off-season or train with the weights when their sports are in season. Students can also come after school to get in shape on their own.

## **STUDENT CENTER**

The Student Activities Center is home to the offices of Magis, Athletics, Community Service, the vice principal for student affairs and the director of equity and inclusion as well as the bookstore, the SI Prep Shop and Jensen Chapel. This is a central hub of the school where students congregate whenever they do not have class. It also provides easy access to the library, the main school building, the gym complex, and the Columbus Piazza.



## **ORRADRE CHAPEL**

The Orradre Chapel, located in the Nejasnich Campus Ministry Center, is the spiritual heart of the school where students and staff come to pray, mourn, and celebrate all in the presence of God. The chapel features 12 faceted glass windows that were installed in 1970 by Carl Huneke, who created windows for more than 70 California churches after moving to San Francisco from Achim bei Bremen in Germany. The chapel is named for Stephen Orradre, who died in a car accident in 1964.

## **COLUMBUS PIAZZA**

Thanks to a gift from SI parents Monica Devereux and filmmaker Christopher Columbus, SI now offers students a wonderful place to relax during recess, at lunch, and after school. The piazza, located above the Jack and Mary Ann Gibbons Hall of Music, offers a great vantage point to watch games played on J. B. Murphy Field as well as a view of the Pacific Ocean. Students can both relax on the Columbus Piazza and do a little work, as the school's wireless network extends to this outdoor space.

## **JACK AND MARY ANN GIBBONS HALL OF MUSIC**

The Jack and Mary Ann Gibbons Hall of Music and the Doris Duke Wall Choral Room, which opened in September 2007, offers SI's Chamber Singers, Concert Choir, Symphonic Orchestra, and Chamber Orchestra a place to practice and perform. The room, with its state-of-the-art sound and video system, makes it an ideal venue for large meetings and for guest speakers. The space also hosts the annual Piano Recital.

## **WIEGAND THEATER**

Built in 1994, the Wiegand Theater is a flexible black box space that can be used for plays, dance performances, and rehearsals. It can also host guest speakers. Its state-of-the-art soundproof tech room is a great place for students to learn about the production side of the theater world.

## **BANNAN THEATER**

The Bannan Theatre, named for the Bannan brothers who graduated from SI and who started the Western Gear Corporation, is the first theater built at the 2001 37th Avenue campus. It was updated in 2006 with new seats that can transform the room into a large lecture hall.





# 04

## Master Plan

# Master Plan

St. Ignatius College Preparatory has gone through a number of upgrades and additions to their current facilities through their history on this site. With their strategic mission as their guide and their commitment to their students' intellectual excellence, leadership, service and justice, we embark into the next ten years of facilities development.

The educational environment continues to evolve adjusting to the needs of the newer generations of students. We must ensure that our organization advances to embrace our student's needs and that our facilities grow and adapt to provide the best appropriate teaching and learning environments. Saint Ignatius College preparatory enrollment has been increased through its history; as the served population in San Francisco continues to grow, the school is planning on increasing permitted enrollment to 1,600 students during the term of this 10 year plan to accomodate the addition of the Fr. Sauer Academy. SICP does not intend to increase high school level enrollment beyond current levels.



The Fr. Sauer Academy is a tuition-free middle school serving students of all faiths from low-income families. The Fr. Sauer Academy seeks to prepare young women and men to be successful at St. Ignatius College Preparatory, in higher education, and beyond. In partnership with families, the Fr. Sauer Academy will provide access to a Catholic, Jesuit education that helps students grow in love of learning and promotes an abiding sense of service and scholarship. The Fr. Sauer Academy's academically challenging and supportive environment will help scholars develop their intellectual, spiritual, social and physical gifts and talents to ensure a vibrant future for the communities we serve.

As depicted in this Master Plan, our facilities are in great need of updates and expansion. As we manage to find the perfect balance between open outdoor spaces for the use of athletics and social gatherings, we must increase the density of our buildings to accommodate our needs. The proposed conceptual projects depicted in this section assumes an increase in floor area that can only be accommodated by increasing the number of building stories and therefore going beyond the current height limit established by the City's Planning and other regulations. It is our intent to revise our current Conditional Use permit to increase such height limit to 60 feet.

### **ATHLETIC FIELD LIGHTS ON JB MURPHY FIELD**

SICP is proposing to add sports field lighting to the existing all weather field to balance the 66 teams using the facility throughout the school year. Field use during daylight hours is challenging, particularly with the recent change of boys' soccer to a winter sport. The addition of lighting will not impact traffic and parking. Evening practices are limited to students and coaches. More importantly, rescheduling a limited number of football games from the current Saturday schedule to Friday nights will reduce the traffic and parking impact from public soccer games held at West Sunset playground. SICP plans to install LED lighting which has very limited light "bleed", reducing any impact on the environment. Note that other lighted fields in the Sunset District such as South Sunset and Beach Chalet use old technology lighting with significant light bleed and have considerably greater use than SI's Murphy Field. SICP will work with the San Francisco Police Department and other City Departments to incorporate emergency communications equipment and security cameras on the light standards. Verizon Cellular has requested that SICP install cell antennas on one of the light standards. The decision to include cellular antennas will be left to Verizon and the City.

### **NEW PERFORMING ARTS THEATRE BUILDING**

St. Ignatius College Prep has long embraced a comprehensive performing arts program and has a great tradition of performers, inspired on the Bannan Theater stage, continuing their craft well beyond high school. Currently, the Drama department is using the small theater located in the basement level to its ultimate capacity and capabilities. Its seating capacity is limited to 200 seats and the restricted height challenges the overall acoustics and the sight lines of most of the upper row seats. The stage is too small for drama productions, there is no wing space and no fly loft for operable rigging. The height of the space limits the opportunities for production lighting and there is no room for live orchestra. In addition to the space challenges within the theatre, there are technology limitations due to the lack of a proper control room and other support spaces.

A new Performing Arts Theatre will provide students with an environment that captures the professional performing experience. This entails designing spaces that will be able to accommodate teaching in the performing arts and allow flexible performing opportunities in front of larger audiences.

The proposed Performing Arts Center will be located on the existing practice field between the parking structure and the Pool and Gymnasium buildings (See Figure \*\*) The building will be designed to accommodate 450 seats. The larger stage with adequate wing space and a full fly loft will allow students and staff to flexibly accommodate a variety of music, dance and drama performances needed to support the school's multi-faceted programs.

Public access will be provided at street level from 37th Avenue, while students will be able to access directly from the adjacent school buildings. The building will be a single-story volume, but large enough to provide appropriate acoustics and to allow for the technical elements typical of a this building typology such as equipment catwalks, theatrical rigging, etc.

The existing Bannan Theater and its support spaces will be renovated to create access to the new Performing Arts Complex, and to create other spaces to support the Visual and Performing Arts. (see Figure \*\*)

## **SWIMMING POOL**

SI has attempted to retrofit and improve a poorly designed indoor swimming facility for over 20 years. Additionally, the existing facility does not fulfill the needs of the swimming and water polo programs. An indoor / outdoor pool will eliminate the air and water quality problems that have plagued the facility since it was built. By extending the pool from its present length of 25 yards to 30 or 40 meters, the pool complex will support size and depth requirements of a water polo program and permit a larger capacity use of the pool during meets, practices and summer programs. (See Campus Site Plan) A new pool foot print will also allow for improved locker room and restroom facilities.

The new performing arts and swim center complexes will be designed in unison given the conjoining space of the two facilities.

## **REPLACEMENT FOR MCGUCKEN HALL — NEW ACADEMIC BUILDING**

The need to house Jesuit residents in McGucken Hall has been steadily decreasing– leading the local Jesuit and SI Community to seek off-site housing for its current residents. In addition, the layout and structural configuration of the 4-story McGucken Hall are not well suited to house other academic needs in higher demand. The proposed design solution is to demolish the existing structure and use the new vacant space to build a new three story structure with academic spaces.

The new structure will accommodate a basement level of student and staff parking and three stories above ground that would accommodate a mix of administration and academic uses including Science labs, Information commons, President's Office, Faculty dining, Adult spirituality, Advancement offices, Business office, Meeting space for parent groups, clubs and alumni, Admissions Office and a Bookstore.

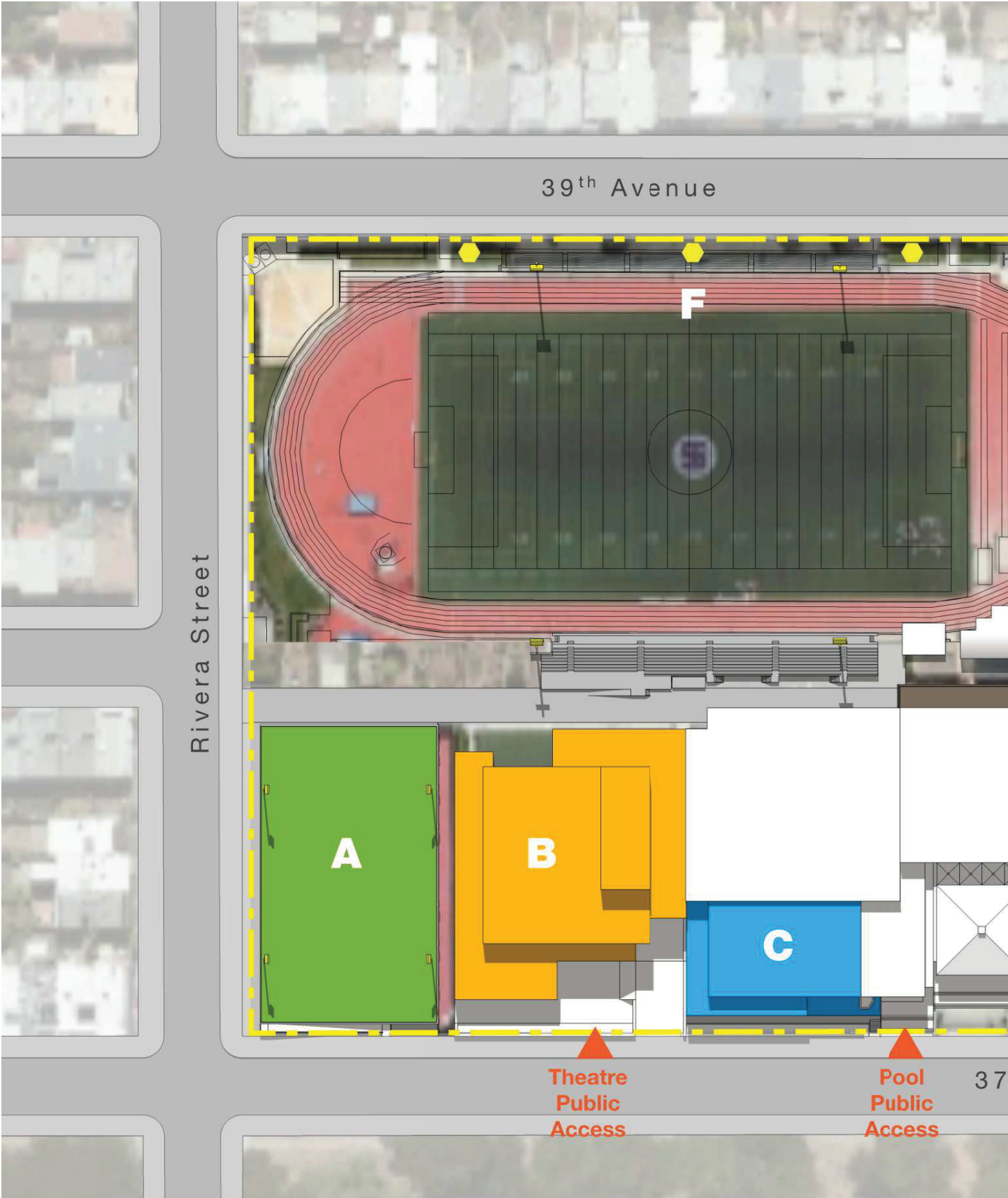
## **STUDENT UNION & ACADEMICS BUILDING**

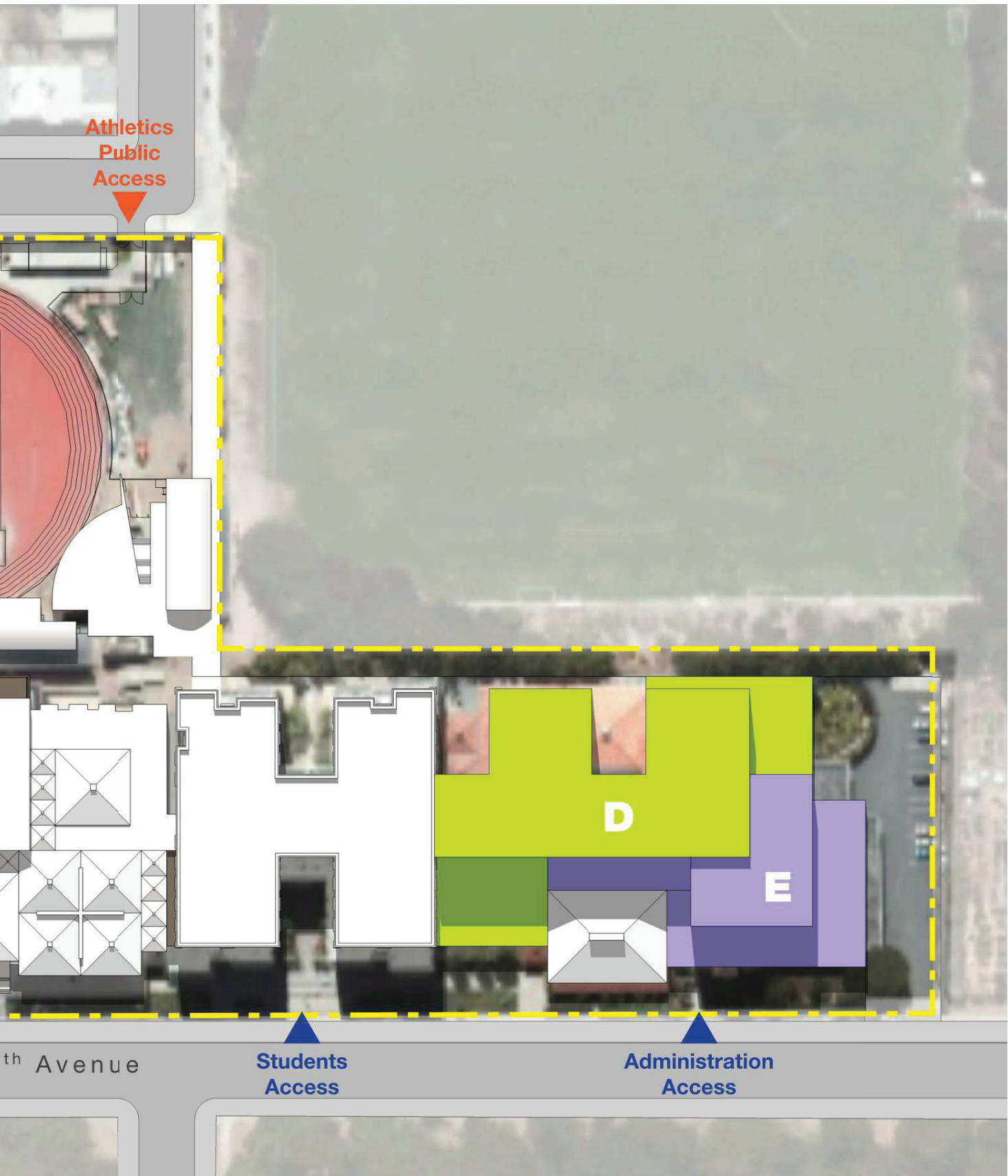
The existing dining commons / multipurpose room is dated and in need of a new identity. A new Student Union will respond to the sophisticated demands of the next generation of students and be accessible to its users in a variety of ways, including socialization, collaboration, personalization, nutrition services, and access to ever changing technologies.

The proposed master plan solution is to construct a new wing to the North of the existing academic building (See Campus Site Plan) removing the existing one story dining commons. This four-story addition will add 105,000 square feet of new classroom spaces and create a new Student Union that provides flexible access from the first and the second floors. Modernization of the existing Classroom structure will be required to create access.



CAMPUS SITE PLAN—NEW PROPOSED FACILITIES





## CAMPUS SITE PLAN—NEW PROPOSED FACILITIES

### B-NEW PERFORMING ARTS THEATRE:

Building Footprint: 25,000 sf  
Total Floor Area: 40,000 sf  
Number of Stories: 2

### F-ATHLETIC CENTER:

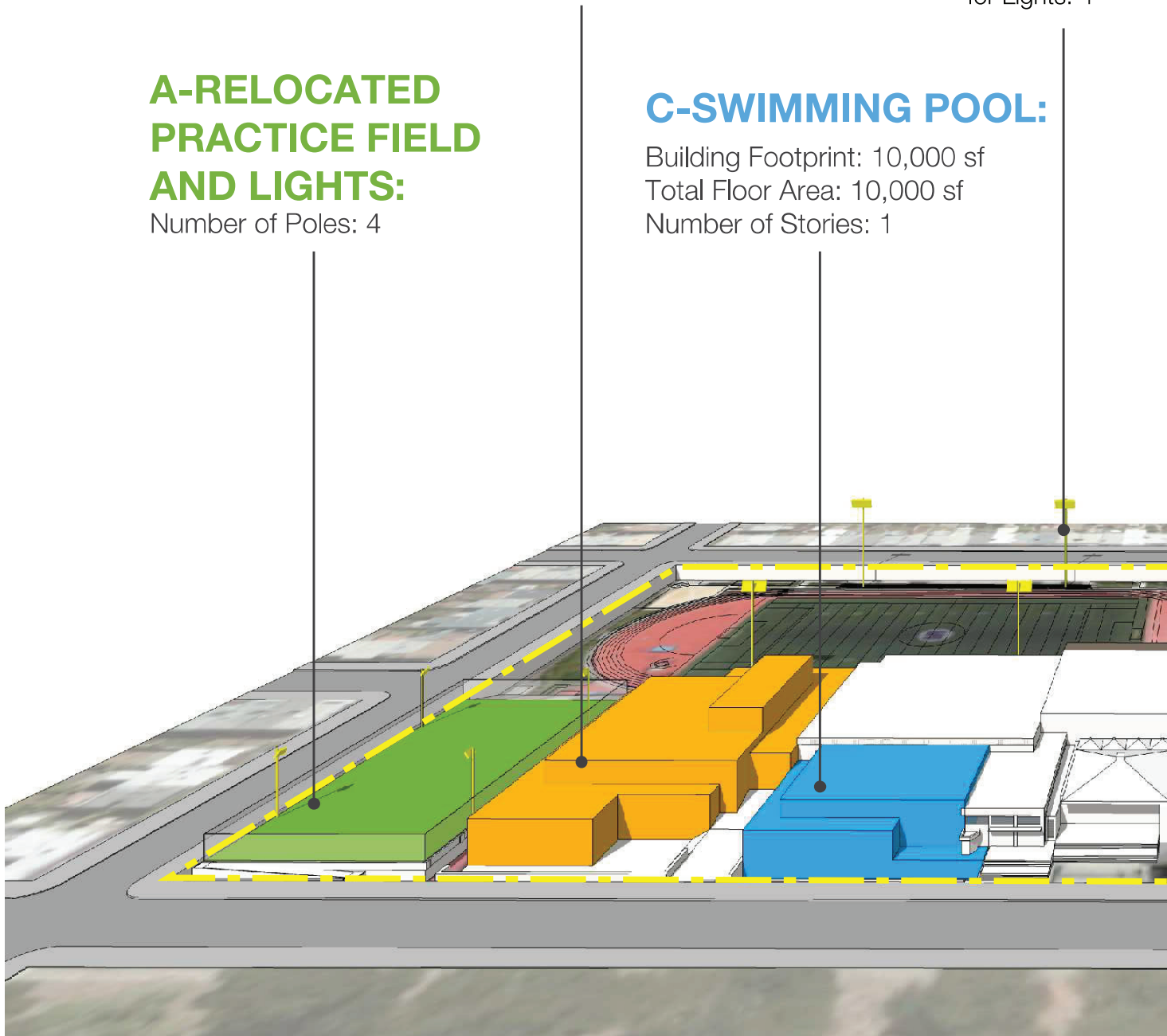
Number of Poles  
for Lights: 4

### A-RELOCATED PRACTICE FIELD AND LIGHTS:

Number of Poles: 4

### C-SWIMMING POOL:

Building Footprint: 10,000 sf  
Total Floor Area: 10,000 sf  
Number of Stories: 1



## IC FIELD LIGHTS:

## D-NEW ACADEMIC BUILDING:

Building Footprint: 30,000 sf  
Total Floor Area: 105,000 sf  
Number of Stories: 4

## F-ADMINISTRATION:

Building Footprint: 24,000 sf  
Total Floor Area: 45,000 sf  
Number of Stories: 3



HMC Architects



[www.hmcarchitects.com](http://www.hmcarchitects.com)



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2001 37TH AVE		2094/006
<b>Case No.</b>		<b>Permit No.</b>
2018-000971ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Increase of enrollment at St. Ignatius College Prep of 90 middle school students. No construction related to the increase in enrollment. Outside bus service would be used to transports students to and from camps. Loading zones would not increase.		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input checked="" type="checkbox"/>	<b>Class _____</b> Class 14 Minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 35%.



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 Maher 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Laura Lynch

Transportation drop off and pick-up plan reviewed by Transportation Team. No effects.

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" 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 checked="" 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 checked="" 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 PROJECT 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"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<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>
<input type="checkbox"/>	<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>
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Laura Lynch 04/11/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## 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)
2001 37TH AVE		2094/006
Case No.	Previous Building Permit No.	New Building Permit No.
2018-000971PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAINT IGNATIUS COLLEGE PREPARATORY  
2001 37th Avenue  
San Francisco, CA 94116-1165  
(415) 682-5070  
[www.siprep.org](http://www.siprep.org)

Ken Stupi, VP of Finance and Administration

November 15, 2017

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

Re: St. Ignatius College Preparatory Conditional Use Permit – Parking and Traffic Memo

This memo serves to document the parking and traffic implications of the proposed conditional use permit application to increase the permitted enrollment at St. Ignatius College Preparatory (SI) from the current maximum of 1,500 to a maximum of 1,600 students.

SI has been a college preparatory teaching grades 9 through 12 since the 1920's. Grammar school level students were taught between the school's founding in 1855 and 1920. SI recently opened a 6<sup>th</sup> to 8<sup>th</sup> grade middle school focusing on educating low income boys and girls at no cost to the families. The middle school will have a maximum enrollment of 90 students. The students will be bussed to SI from various parts of San Francisco using a private bus service paid for by SI. SI envisions adding 5 full time staff to operate the school. The opening of this new school is the sole reason SI is asking for an increase in maximum enrollment.

The traffic and parking impact of the new middle school will be insignificant. Bus service consists of two buses arriving at SI at approximately 8:00 a.m. and departing at 5 p.m. each school day. The buses will utilize existing white zones already used for high school student drop off and pickup. The white zone as it currently exists can accommodate these buses in addition to buses for high school students. Parking impact is limited to the additional 5 staff being hired to operate the school who park on public streets as the buses return to the bus service garage after drop off.

Traffic increases would be limited to 14 total trips per day – 4 bus trips and a maximum of ten car trips per day. The ten automobile trips may be reduced if the staff is able to utilize carpooling and/or other modes of transportation – bus, bicycle, ride-share service, and or walking were used.

The school is considering adding one additional 1,300 square foot classroom building in 2019 to accommodate the new middle school. Prior to the construction of the new classroom, the students will be housed in existing SI classrooms. If the new classroom is built, it will be located on an existing concrete pad that is immediately adjacent to an existing classroom building shown in Figure 1, attached. The new classroom will not be visible from the street as it is located in the center of campus and will therefore have no impact on parking or traffic.

Sincerely,

Ken Stupi  
VP of Finance and Administration



# APPLICATION PACKET FOR School Drop-Off & Pick-Up Management Plan

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

## WHAT IS A SCHOOL DROP-OFF & PICK-UP MANAGEMENT PLAN?

The School Drop-Off & Pick-Up Management Plan provides information regarding the circulation of proposed school or day care projects.

## WHEN IS A SCHOOL DROP-OFF & PICK-UP MANAGEMENT PLAN NECESSARY?

Projects subject to CEQA are those actions that require a discretionary decision by one or more public agencies, have the potential to result in a direct or reasonably foreseeable indirect physical change in the environment, and fall within the definition of a “project” as defined by the CEQA Guidelines Section 15378. If the project involves a new or expanded school or daycare facility, the project sponsor may be asked to submit a School Drop-Off & Pick-Up Management Plan with an Environmental Evaluation Application prior to project approval.

## HOW DOES THE PROCESS WORK?

The project sponsor should consult with their assigned Current Planner or Environmental Planning’s Intake Planner Jeanie Poling to determine if a School Drop-Off & Pick-Up Management Plan is required for environmental review. The School Drop-Off & Pick-Up Management Plan should be submitted with an Environmental Evaluation Application.

## WHAT TO INCLUDE ON THE PROJECT DRAWINGS

Project drawing submitted with the School Drop-Off & Pick-Up Management Plan must be in 11x17 format and include all information requested in the Environmental Evaluation Application, with additional information relevant to school circulation, such as driveways, off-street parking, bicycle parking, and loading; vehicular, bicycle, and pedestrian access to the site; bus stops near the site (within 150 feet); sidewalk widths; and curbside loading (white zones) where queuing would occur. Plans should highlight existing conditions and proposed project-related changes to or near the site.

## ADDITIONAL STUDIES THAT MAY BE NEEDED

The project sponsor may be required by Planning Department staff to provide supplemental data or studies to determine if there are any potential transportation-related impacts resulting from the proposed project.

## HOW TO SUBMIT THE APPLICATION

A completed School Drop-Off & Pick-Up Management Plan should be submitted with the Environmental Evaluation Application to the attention of Laura Lynch.

Laura Lynch  
(415) 575-9045  
laura.lynch@sfgov.org

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# APPLICATION FOR School Drop-Off & Pick-Up Management Plan

## 1. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

PROJECT FEATURES	EXISTING	PROPOSED MAXIMUM AT BUILD OUT	PROJECT TOTALS:
Number of Students	1,456	1,600	1,600
Number of Staff	215	215	205
Number of Off-Street Parking Spaces on the Project Site	50 38th garage; 14 North Lot	50 38th garage; 14 North Lot	
Number/Length of Off-Street Loading Spaces on the Project Site	1	1	1
Number of Bicycle Parking Spaces on the Project Site	22	22	22
Number/Length of On-Street Passenger Loading Zones Adjacent to the Project Site	306' White curb zone	306' white curb zone	306' white curb zone

## 2. School Drop-Off & Pick-Up Management Project Information

### 1. Would the project be implemented in phases?

☐ YES ☒ NO

If yes, please describe the number of phases and duration of each implementation phase.  
Would the school be in operation during any proposed construction phase?

### 2. Number of students to be dropped off in the a.m.

30 FSA, 60 second year, 90 third year; 600 High School students

### 3. When would students get dropped off in the a.m.?

7:30am to 8:30 am

### 4. Would there be a staggered a.m. drop-off?

☒ YES ☐ NO

If yes, please describe how this would work. Would there be windows, for example:  
8:00-8:15 a.m.? What grades or age groups would be served during each window? How  
many cars or children during each window?

Middle School 8:00 am drop off 2 buses, High School 600 students 6:30 am to 8:30 am



**5. Number of students to be picked up in the p.m.**

Middle School 60-90 students 2 buses. High School 600 students, 4 buses, cars.

**6. When would the students get picked up in the p.m.?**

Middle School 5:00pm. SI High School pick up from 2:30-6:30pm

**7. Would there be a staggered p.m. pick-up?**

☒ YES ☐ NO

If yes, please describe how this would work. Are there windows, for example:  
3:00 - 3:15 p.m.? What grades or age groups would be served during each window? How  
many cars or children during each window?

SI High School 400 students between 2:30-3:15pm; 200 students between 6:00-6:30

**8. Would there be after school activities and programs?**

☒ YES ☐ NO

If yes, please describe these activities and programs and the pick-up times.

Sports games & practices, Fine Arts rehearsals, various clubs. See above for pick up



**9. Would there be assigned staff, parents, or others (e.g. students) to help with drop-off and pick-up?**

☒ YES ☐ NO

If yes, please describe how many assigned staff, parents, or others and how this would work.

Security guards manage AM drop off and PM pick up traffic in white curb zone.

**10. Describe any existing and proposed new curb white zones (including lengths) where queueing would occur. Include documentation of coordination with SFMTA and show white zones on plans.**

SFMTA No. 14-2293. Existing white curb zone is located at "2101" 37th Avenue, Part-



**11. When would freight/delivery activities occur? Please describe.**

All freight/delivery activities are restricted to north campus loading dock accessed through



**12. Would there be staff and/or visitor parking?**

☒ YES ☐ NO

If yes, please describe how many spaces for staff and visitors and where the parking would be located. (Show parking on plans).

Off street parking garage located at Rivera and 38th Avenue has 50 spaces; McGuck



**13. What other transportation-related measures would the school take to ensure the safety of children, families, and staff to the site? For example, a crossing-guard at adjacent crosswalks, or distribution of a pedestrian and bicycle safety fact sheet to parents and children? Please describe.**

School traffic and parking plan can be found on school's website; written guidelines are



**14. What transportation-related measures would the school take?  
Please check ALL boxes that apply.**

- ☒ Notification to Parents of School Drop-Off & Pick-Up Management
- ☒ Enforcement Program by School Staff of School Drop-Off & Pick-Up Management
- ☒ Inventory Log of Transportation-Related Complaints
- ☐ Distribution of Monitoring Reports of the School Drop-Off & Pick-Up Management
- ☐ Distribution of Multimodal Access Guide to the School
- ☒ Bike Racks and Bike Storage
- ☐ Coordinated Walking or Biking Program (Example: Walking School Bus Program)
- ☐ Volunteer Carpooling Program
- ☐ Shared Parking Agreements with Nearby Parking Facilities
- ☐ Commuter Benefit Program for Staff
- ☐ Other.

Please describe below additional transportation-related measures that the school would take to encourage the use of transportation modes other than the automobile that are not included above.



# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: Ken Stapi

Date: 4-3-18

Print name, and indicate whether owner, or authorized agent:

Ken Stapi, Owner  
☒ Owner ☐ Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department



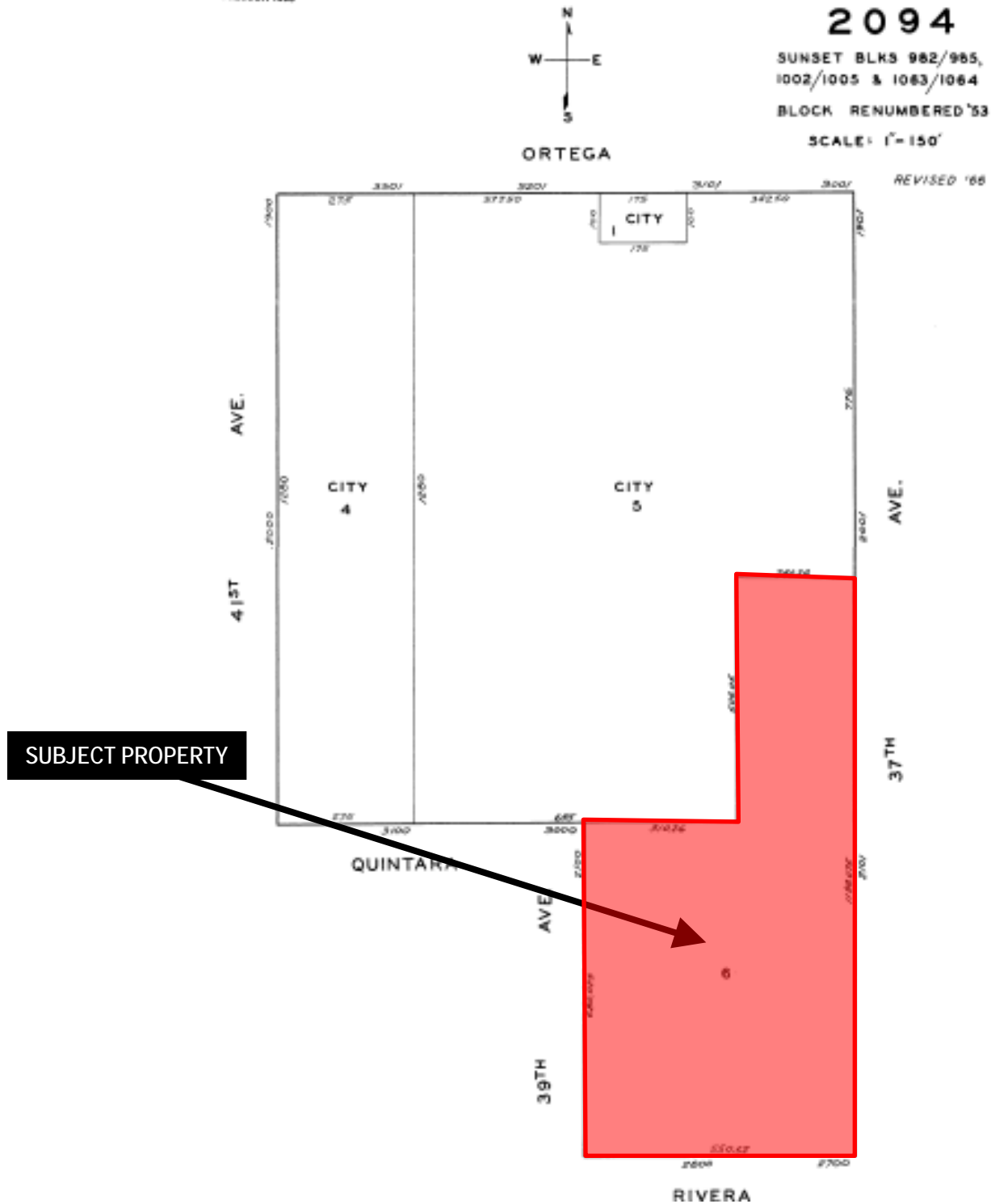
**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

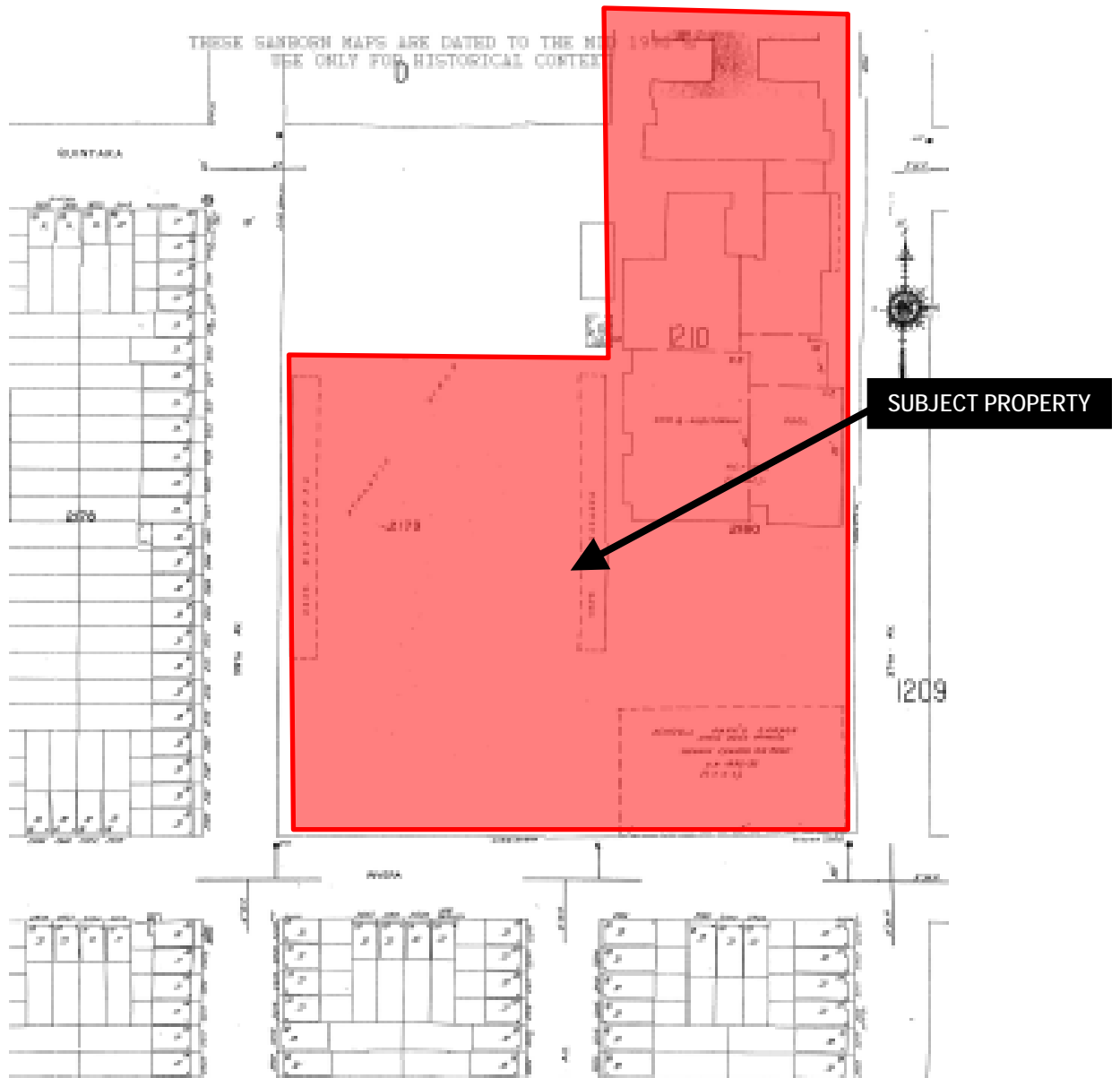
TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

# Parcel Map



Conditional Use Authorization  
Case Number 2018-000971CUA  
2001 37<sup>th</sup> Avenue

# Sanborn Map\*



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



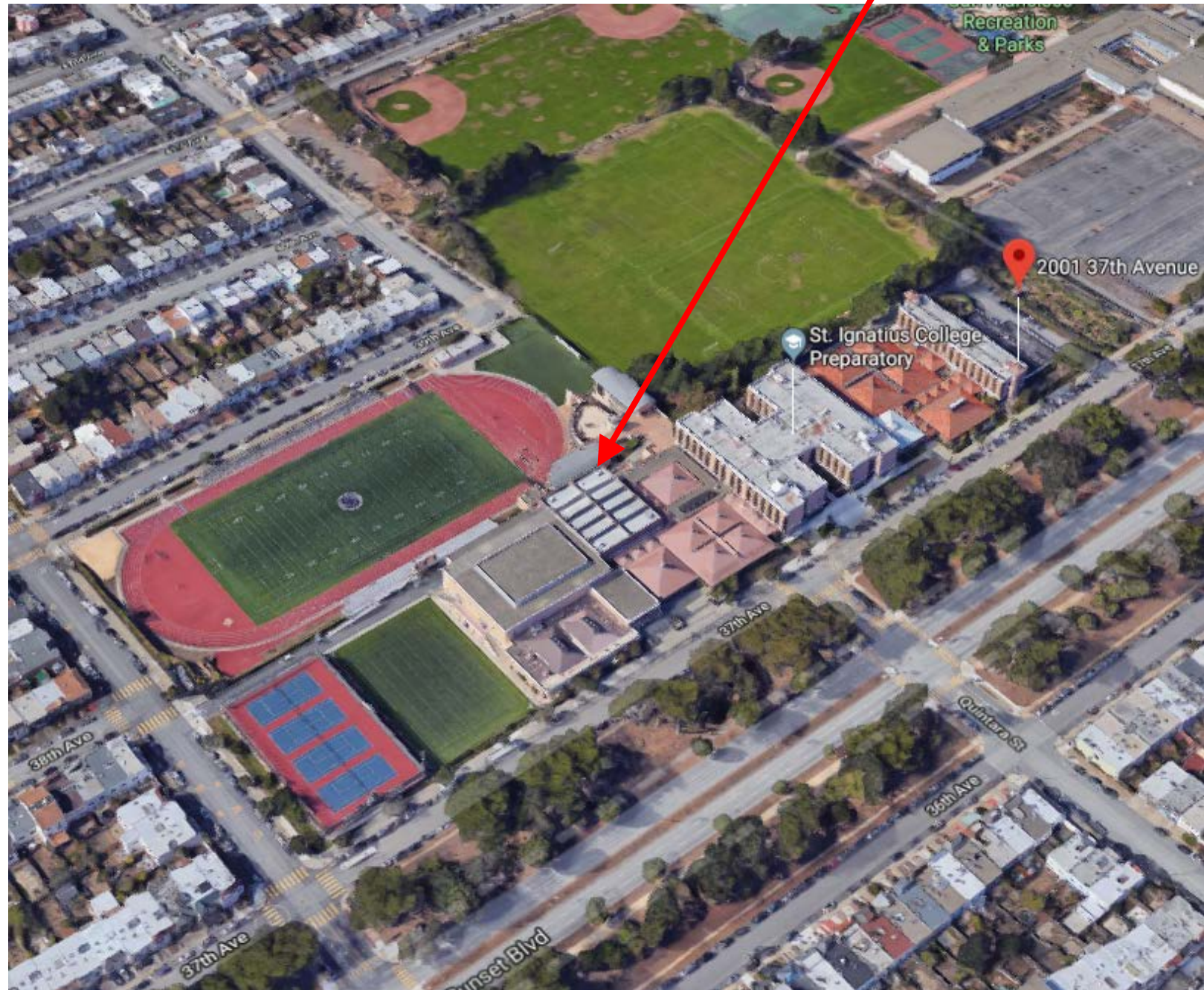
# Zoning Map





# Aerial Photo

SUBJECT PROPERTY



SAN FRANCISCO  
PLANNING DEPARTMENT

Conditional Use Authorization  
Case Number 2018-000971CUA  
2001 37<sup>th</sup> Avenue



# Existing Site Photo



Conditional Use Authorization  
Case Number 2018-000971CUA  
2001 37<sup>th</sup> Avenue

# Existing Site Photo



Conditional Use Authorization  
Case Number 2018-000971CUA  
2001 37<sup>th</sup> Avenue



# Existing Site Photo



Conditional Use Authorization  
Case Number 2018-000971CUA  
2001 37<sup>th</sup> Avenue

## Horn, Jeffrey (CPC)

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**Subject:** Saint Ignatius Conditional Use Permit: 2018-000971

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**From:** sisunset neighbors [<mailto:sisunsetneighbors@hotmail.com>]  
**Sent:** Saturday, May 12, 2018 2:49 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** Brendan Kenneally  
**Subject:** Re: Saint Ignatius Conditional Use Permit: 2018-000971

Thanks to you and your team

In order for the SI Neighborhood Association to approve and agree with the Fr. Sauer Academy we would ask that the CUP language clearly defines and restricts the additional students proposed, namely:

- 1) include only middle school age students traveling in buses (no parental drop off, no student cars, no parking)
- 2) ensure that SI's high school student enrollment numbers will not increase to include these additional middle school students as they matriculate.
- 3) the 'Academy' will never exceed the maximum of 100 middle school students students proposed.
- 4) Any future/additional increases to SI student body/enrollment must go through this same CUP process.

The wording will, of course, have to comply with SF Planning guidelines and be crafted by your team, but as long as it ensures these restrictions -- we believe Fr. Sauer Academy has the potential to be a good program for SI to provide a better education to low income students.

When you have finalized the revised CUP, please let me know and provide the link to your website, Thanks.

Best, Deborah Fischer-Brown

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**From:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Sent:** Thursday, May 3, 2018 4:52 PM  
**To:** sisunset neighbors  
**Subject:** RE: Saint Ignatius Conditional Use Permit: 2018-000971

Hi Deborah,

Very good question. Planning are going to look into this and I will get back to you shortly.

Thanks!

Jeff Horn, Senior Planner  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-6925 | Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org) | [San Francisco Property Information Map](#)

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**From:** sisunset neighbors [<mailto:sisunsetneighbors@hotmail.com>]  
**Sent:** Thursday, May 03, 2018 4:43 PM  
**To:** Horn, Jeffrey (CPC)  
**Subject:** Saint Ignatius Conditional Use Permit: 2018-000971

Hello Mr. Horn

I represent the Saint Ignatius Neighborhood Association registered with your planning department.

We have a question about the recent S.I. CUA:

Specifically in reference to S.I.'s Conditional Use Permit:

**2018-000971CUA: 2001 37TH AVE**

**Conditional Use Authorization to permit the increase of enrollment at a College Prep school d.b.a St. Ignatius College.**

Does this permit specifically limit the additional 100 students to only the Middle School? Would S.I. have the ability to switch this newly allocated student enrollment to their High School student body which would mean 100 more students driving, and subsequently additional cars, traffic and congested parking?

While the permit says the intended use will be for additional Middle School students, it doesn't appear specifically limited to that. Is it possible to ask for that provision?

Thank you for any clarification you can provide.

Deborah Fischer-Brown  
Association Secretary  
Saint Ignatius Neighborhood Association