



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 26, 2018;
CONTINUED FROM: APRIL 19, 2018

CONSENT

Date: April 19, 2018
Case No.: 2018-002387CUA
Project Address: 901 Bayshore Boulevard #101
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 5402/072
Project Sponsor: Franco and Gabriella Cirelli
Centro Primeos Pasos Childcare Center
18 Fairmount Street
San Francisco, CA 94131
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6377

PROJECT DESCRIPTION

The project involves merging three ground floor neighborhood commercial spaces that are each 2,999 square feet or less into one 7,860 square foot space to accommodate a childcare facility (d.b.a. Centro Primeros Paso Childcare Center). The child care facility, which is a principally permitted use in the NC-1 District, will hold State licenses for infants, toddlers and pre-schoolers and will adhere to the child-care center general licensing requirements of the State of California. The childcare facility estimates opening with 35 students and increasing enrollment over time to accommodate up to 70 children at full enrollment. The Facility will operate Monday through Friday with the infant program operating from 8:30 a.m. to 5:30 p.m. and the toddler/pre-school program from 8:00 a.m. to 6:00 p.m. The facility will have staggered drop-off and pick-up times to accommodate the schedules of the parents of the students. The Sponsor has submitted an application for a white curb with MTA and anticipates approval of a three vehicle white zone in front of the Facility. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a non-residential use greater than 3,000 square feet to accommodate a childcare facility in the Neighborhood Commercial Cluster (NC-1) District, pursuant to Planning Code Sections 121.2 and 303.

ISSUES AND OTHER CONSIDERATIONS

- The project requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Section 303 to authorize a non-residential use greater than 3,000 square feet. The proposed use is not a Formula Retail use and will not displace any retail tenants in that the tenant spaces are currently vacant.
- The Project Sponsor currently operates Primeros Pasos as a family home childcare in Glen Park. Centro Primeros Pasos will be an expansion of the existing childcare facility by providing a second location that can accommodate a larger number of students. The merging of the tenant spaces creates an area that can accommodate a larger number of children to help meet the high demand for much needed child care services in the community.

BASIS FOR RECOMMENDATION

- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The Project is desirable as it will provide a vital service for the residents of the neighborhood.
- The Project promotes small, locally-owned business and will provide much needed child care services with the expansion of the existing family home childcare in a second location that is easily accesible from the highway and transit.
- The Project would not displace any existing tenants in that the spaces have been vacant for many years.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence
Exhibit G - Project Sponsor Brief

Attachment Checklist

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

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

LAH
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 26, 2018

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Case No.: **2018-002387CUA**
Project Address: **901 BAYSHORE BOULEVARD**
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 5402/072
Project Sponsor: Franco and Gabriella Cirelli
Centro Primeos Pasos Childcare Center
18 Fairmount Street
San Francisco, CA 94103
Property Owner: Guy Ussario
c/o Touchstone Commercial Partners
San Francisco, CA 94124
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 121.2, 303 AND 710, TO ALLOW A NON-RESIDENTIAL USE GREATER THAN 3,000 SQUARE FEET, LOCATED AT 901 BAYSHORE BOULEVARD #101, LOT 072 IN ASSESSOR'S BLOCK 5402, WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 14, 2018, Franco and Gabriella Cirelli (hereinafter "Project Sponsor") filed Application No. 2018-002387CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to merge three ground floor neighborhood commercial spaces that are each 2,999 square feet or less into one 7,860 square foot space to accommodate a childcare facility (hereinafter "Project") at 901 Bayshore Boulevard #101, Block 5402, Lot 072 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-0012387CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 19, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-002387. The Commission continued this item to the public hearing on April 26, 2018.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-002387CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project involves merging three ground floor neighborhood commercial spaces that are each 2,999 square feet or less into one 7,860 square foot space to accommodate a childcare facility (d.b.a. Centro Primeros Paso Childcare Center). The child care facility, which is a principally permitted use in the NC-1 District, will hold State licenses for infants, toddlers and pre-schoolers and will adhere to the child-care center general licensing requirements of the State of California. The childcare facility estimates opening with 35 students and increasing enrollment over time to accommodate up to 70 children at full enrollment. The Facility will operate Monday through Friday with the infant program operating from 8:30 a.m. to 5:30 p.m. and the toddler/pre-school program from 8:00 a.m. to 6:00 p.m. The facility will have staggered drop-off and pick-up times to accommodate the schedules of the parents of the students. The Sponsor has submitted an application for a white curb with MTA and anticipates approval of a three vehicle white zone in front of the Facility. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.
3. **Site Description and Present Use.** The site ("Project Site"), Lot 072 in the Assessor's Block 5402, is located on the south eastern side of Bayshore Boulevard, on the southeast corner of the intersection with Silver Avenue in the Neighborhood Commercial Cluster (NC-1) Zoning District and a 40-X Height and Bulk District. The property is developed with a four-story building with three ground floor commercial storefronts and 40 units of senior housing. The ground floor tenant spaces were approved as three spaces, each less than 2,999 square feet each, although never demised as three spaces. The space is currently demised into two spaces and appear to have been last occupied by a building supply retailer (Unit A) and a religious facility (Unit B). Both spaces were vacant when the building was purchased by the current owner in 2015 and have remained vacant to date. The subject property is a corner lot, with approximately 209 feet of frontage on Bayshore Boulevard and approximately 33 feet of frontage on Silver Avenue. The subject commercial space is approximately 7,860 square feet in size and occupies approximately 135 feet of frontage on Bayshore Boulevard and approximately 15 feet on Silver Avenue. In total, the site is approximately 16,900 square feet.

4. **Surrounding Properties and Neighborhood.** The area surrounding the project site is predominantly residential in character with pockets of neighborhood commercial uses along Bayshore. US-101 runs along the western side of Bayshore Boulevard for the length of the subject block, precluding any other development. Low-density commercial development is typical along Bayshore Boulevard south of Egbert Street and north of Augusta Street. In the immediate project area, two-and three-story residential structures predominate, interspersed with a several small-scale commercial uses including an automotive gas station at the corner of Bayshore Boulevard and Thornton Avenue. The Silver Terrace playground and field is adjacent to the subject property to the east, while one, two, and three-story dwellings exist along Bayshore Boulevard immediately south of the subject property and north of Silver Avenue. The three adjacent parcels to the south are also zoned NC-3, however the majority of lots on both sides of US-101 are zoned RH-1, with M-1 (Light Industrial) and NC-1 (Neighborhood Commercial Cluster) Districts scattered infrequently throughout the area and and NC-2 (Small-Scale Neighborhood Commercial) along San Bruno Avenue. A significant amount of land in the general area is zoned P (Public) and is used for recreational open space or infrastructural purposes.
5. **Public Outreach and Comments.** The Department has received correspondence from three people in support of the project. Additionally, a general letter of support for early care and educational facilities was received from Supervisor Norman Yee.
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 Size.** Planning Code Section 710 states that a Conditional Use Authorization is required for a Non-Residential Uses 3,000 square feet or greater.

The Project will merge existing non-residential tenant spaces to create a 7,860 square foot space to accommodate a child care facility, which is a principally permitted use in the NC-1 Zoning District. The existing non-residential space is located on the ground floor of a mixed-use building that contains senior housing. The non-residential space has been vacant for many years, therefore no existing tenants will be displaced. The merging of the non-retail spaces will allow a much needed childcare facility to open in the City.
 - B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. This Section requires certain treatment of facades of buildings on block frontages that are entirely within an NC District. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. It is noted that the provisions of this Section apply to any building facing such street even though the building may also have frontage on another street that is not entirely within an NC District, however the provisions apply only to that facade of the building fronting the street which is entirely within an NC District.

The proposed childcare facility is a permitted Active Use per Section 145.4. The subject commercial space has approximately 135 feet of frontage on Bayshore Boulevard and approximately 33 feet of frontage on Silver Avenue with all of subject frontage devoted to either window or entrance space to the childcare facility. The existing street-facing frontage on Bayshore Boulevard Street is more than 60 percent fenestrated with transparent windows, and the windows are clear and unobstructed. There are no changes proposed to the commercial frontage on Bayshore Boulevard or Silver Avenue.

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

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

The merging of the non-residential space to create a space greater than 3,000 square feet will allow a child care facility, which is a much needed service in the City, to operate in this location. The proposed child care facility will be provide a neighborhood serving use consistent with the surrounding neighborhood. The Project site is located in close proximity to transit and US-101 and will include a white curb on Bayshore Boulevard for student drop-off and pick-up, therefore it will not impact traffic or parking in the District. Allowing a non-residential space greater than 3,000 square feet in this location will allow a necessary and desirable use to operate in the district and contribute to the vitality of the neighborhood by removing long vacant storefronts.

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

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

The merging of existing non-residential spaces will require interior tenant improvements only and will not impact the height and bulk of the existing building nor will it alter the existing building façade.

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

The Planning Code does not require parking or loading for a 7,860 square-foot non-residential use. The proposed site is located near transit and the Project Sponsor has applied for a loading zone curb on Bayshore Boulevard that will be used as a designated drop-off and pick-up area. Therefore, the Project should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

No noxious or offensive emissions such as noise, glare, dust and odor are expected to be emitted during normal operation. The proposed Project is exempt from environmental review.

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

The Project does not propose any exterior changes to the building.

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

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

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

The Project is consistent with the stated purposes of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

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

Policy 3:

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

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

OBJECTIVE 3:

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

Policy 3.1:

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

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

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child-care center will provide educational services for the children of San Francisco residents. No physical expansion is proposed to the existing building and a majority of the proposed child-care facility's activities will take place indoors and thus, the facility will not disrupt the adjacent neighboring uses.

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 complies with said policies in that:

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

The project proposes to merge existing vacant non-residential space to create a space greater than 3,000 square feet. The project site has been vacant for many years and, therefore does not possess any neighborhood-serving retail uses. The merging of the non-retail spaces will allow a child care facility to operate in this location, which will provide future employment opportunities in the neighborhood and provide a much needed service in the neighborhood.

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

The existing senior housing units in the building would not be adversely affected. The proposal proposes to utilize an existing ground floor commercial space which has existed at the subject location since the building was constructed in 2001. No residential units will be lost and no exterior modifications to the building will be made.

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

The Project will not involve any modifications to the existing residential units in the building, thus preserving the supply of housing.

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

The Project is at the corner of Bayshore Boulevard and Silver Avenue, surrounded by residential neighborhoods and is well-served by transit. It is highly likely that employees of the proposed project will either walk or use Muni to arrive at the subject location as several bus lines operate within a few blocks of the site and the proximity to the surrounding residential neighborhoods. The Project will also provide a white curb for a designated student drop-off and pick-up zone in front of the building. Additionally, the Project is within one block of 9, 90, 292, 397 and 44 bus routes and within 200 feet from the 8, 8AX and 9R bus routes.

- 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 the creation of commercial office development, and will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by

this project. The Project will provide a space that is adequately sized to accomodate a child care facility, which is a top priority for the City.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will not involve any exterior modifications to the existing building and will not impact any landmarks or historic buildings.

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 Authorization Application No. 2018-002387CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 6, 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. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 26, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 26, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a non-residential use greater than 3,000 square feet (d.b.a. Centro Primeros Pasos Childcare Center) located at 901 Bayshore Boulevard #101, Block 072, and Lot 5402 pursuant to Planning Code Sections 121.1, 303 and 710 within the NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated February 6, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2018-002387CUA and subject to conditions of approval reviewed and approved by the Commission on April 26, 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 April 26, 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

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

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

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

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

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

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

DESIGN

5. **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 architectural addenda. 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.

OPERATION

6. **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

7. **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>*

8. **Traffic Plan.** The Project Sponsor shall provide a traffic plan that includes providing a passenger loading and unloading “white” zone along a street curb that fronts the subject property and shall monitor the passenger loading and unloading “white” zone during pick-up and drop-off hours.

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

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

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

MONITORING - AFTER ENTITLEMENT

10. **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

11. **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

FOR LEASE

901 BAYSHORE BOULEVARD

BAYVIEW

EXHIBIT
B

NOW SELLING
415-317-2073

Corp. Lic. 01112906
www.tcpre.com
www.zm-tcpre.com

TCP
TOUCHSTONE
Commercial Partners

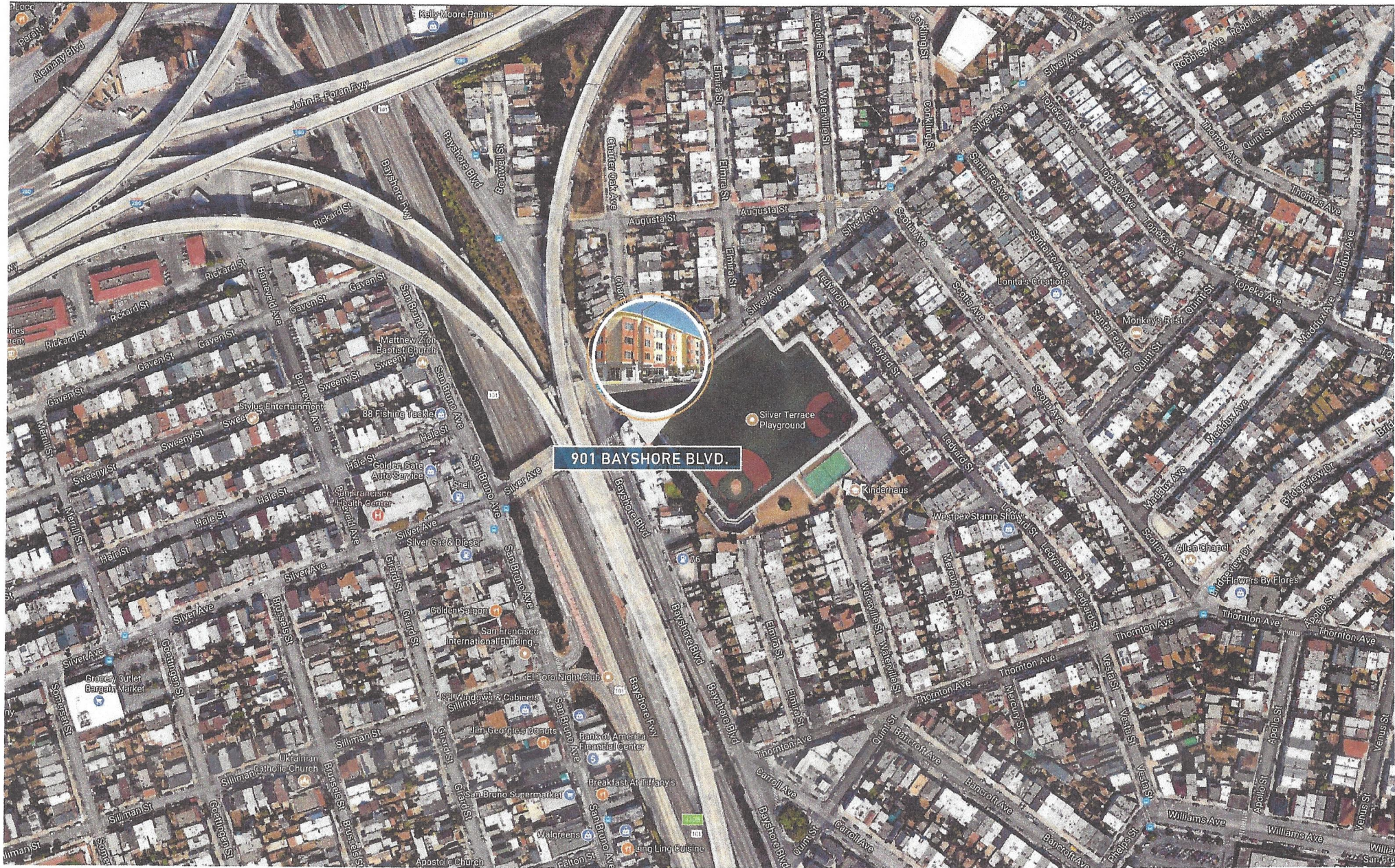
LOCATION OVERVIEW



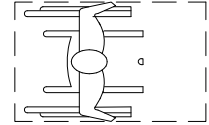



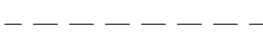

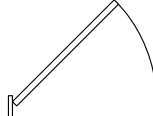
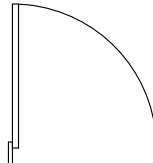
BAYVIEW
SAN FRANCISCO, CA

EXHIBIT

B



LEGEND

	30 x 48 ACCESSIBLE CLEAR SPACE
	(E) FULL-HEIGHT WALL
	FULL-HEIGHT WALL
	LOW WALL
	(E) FULL-HEIGHT WALL TO BE DEMOLISHED
	LEASE LINE
	(E) DOOR TO REMAIN
	NEW DOOR

**EXHIBIT
B**

44 MCLEA COURT
SAN FRANCISCO
CALIFORNIA 94103
tel 415 864 2800
fax 415 864 2850
www.ccs-architecture.com

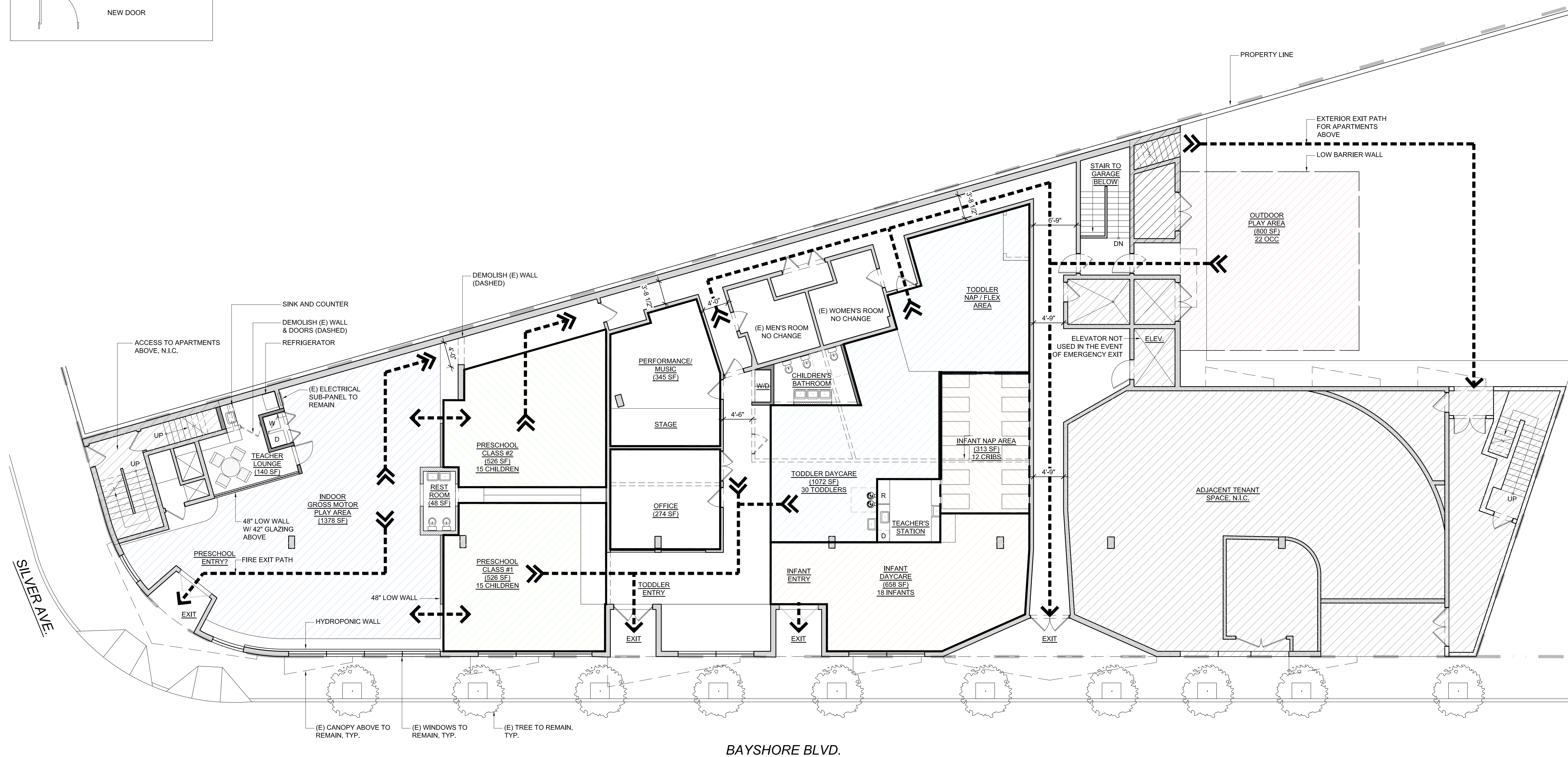
PROJECT NAME
901 BAYSHORE BLVD. SAN FRANCISCO CA 94124

[illegible]

SHEET TITLE
PROPOSED FLOOR PLAN

FILE	0000-XXXX.dwg
BY	CCS
SCALE	1/8" = 1'
SHEET	

A2.00



BAYSHORE BLVD.

1 PROPOSED FLOOR PLAN
A2.00 1/8" = 1'

$$\frac{1}{8}'' = 1'$$



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT
C

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
901 BAYSHORE BLVD		5402/072
Case No.		Permit No.
2018-002387PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request for change of use from vacant commercial space to Centro Primeros Pasos Childcare Center.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

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"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve 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) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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) If box is checked, a geotechnical report will likely be required.

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

Comments and Planner Signature (optional): Linda Ajello Hoagland

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (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>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Linda Ajello Hoagland 03/29/2018
	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)
901 BAYSHORE BLVD		5402/072
Case No.	Previous Building Permit No.	New Building Permit No.
2018-002387PRJ		
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:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 901 BAYSHORE AVENUE
RECORD NO.: 2018-002387CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	16,090	No Change	0
Residential	~23,655	No Change	0
Commercial/Retail	~7,860	0	0
Office	0	No Change	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	No Change	0
Parking	~7,860	No Change	0
Usable Open Space	~6,100	No Change	0
Public Open Space	0	No Change	0
Other (Institutional)	0	~7,860	~7,860
TOTAL GSF	~61,565	~61,565	~7,860
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	36	No Change	
Dwelling Units - Affordable	4	No Change	
Hotel Rooms	0	No Change	
Parking Spaces	28	No Change	
Loading Spaces	0	No Change	
Car Share Spaces	0	No Change	
Bicycle Spaces	0	No Change	
Number of Buildings	1	No Change	
Number of Stories	4	No Change	
Height of Building(s)	40 feet	No Change	
Other ()			

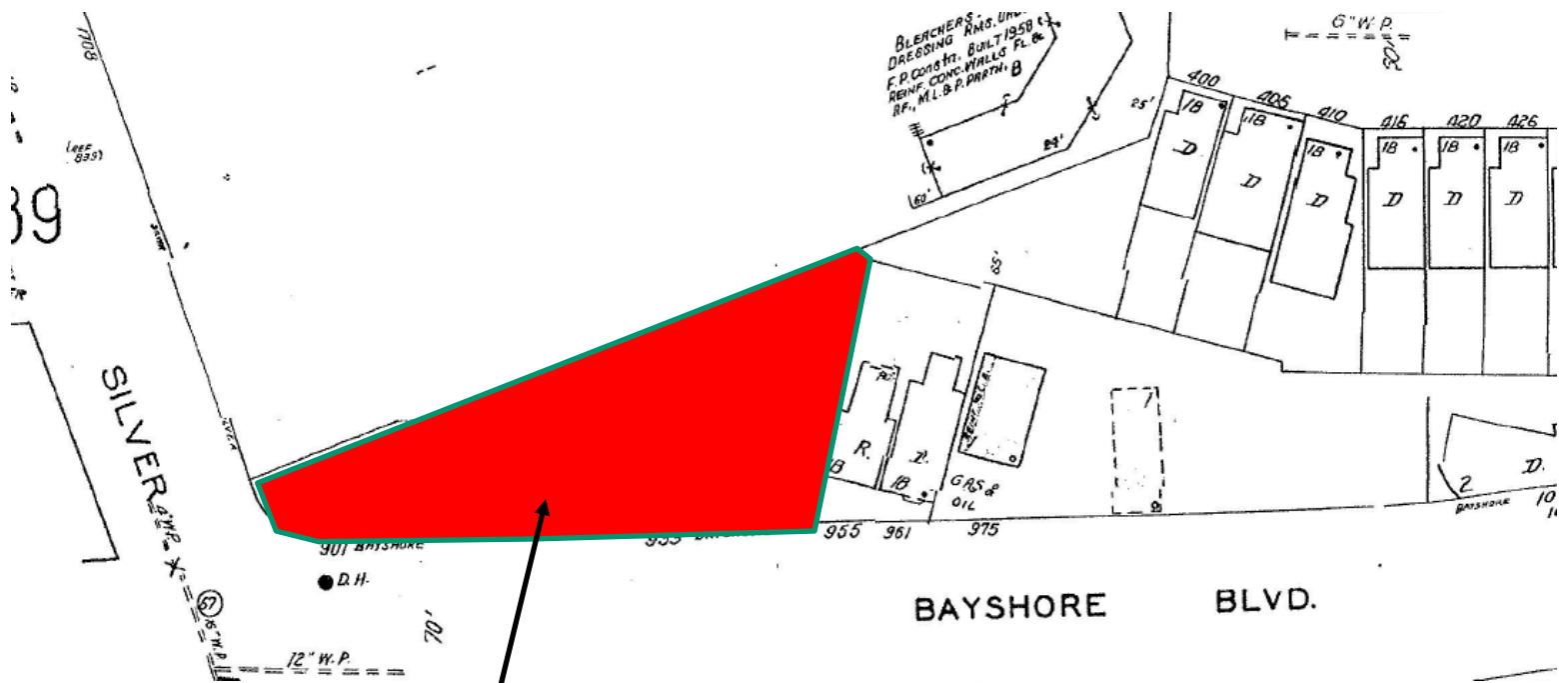


**SAN FRANCISCO
PLANNING DEPARTMENT**

**EXHIBIT
E**

Sanborn Map*

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



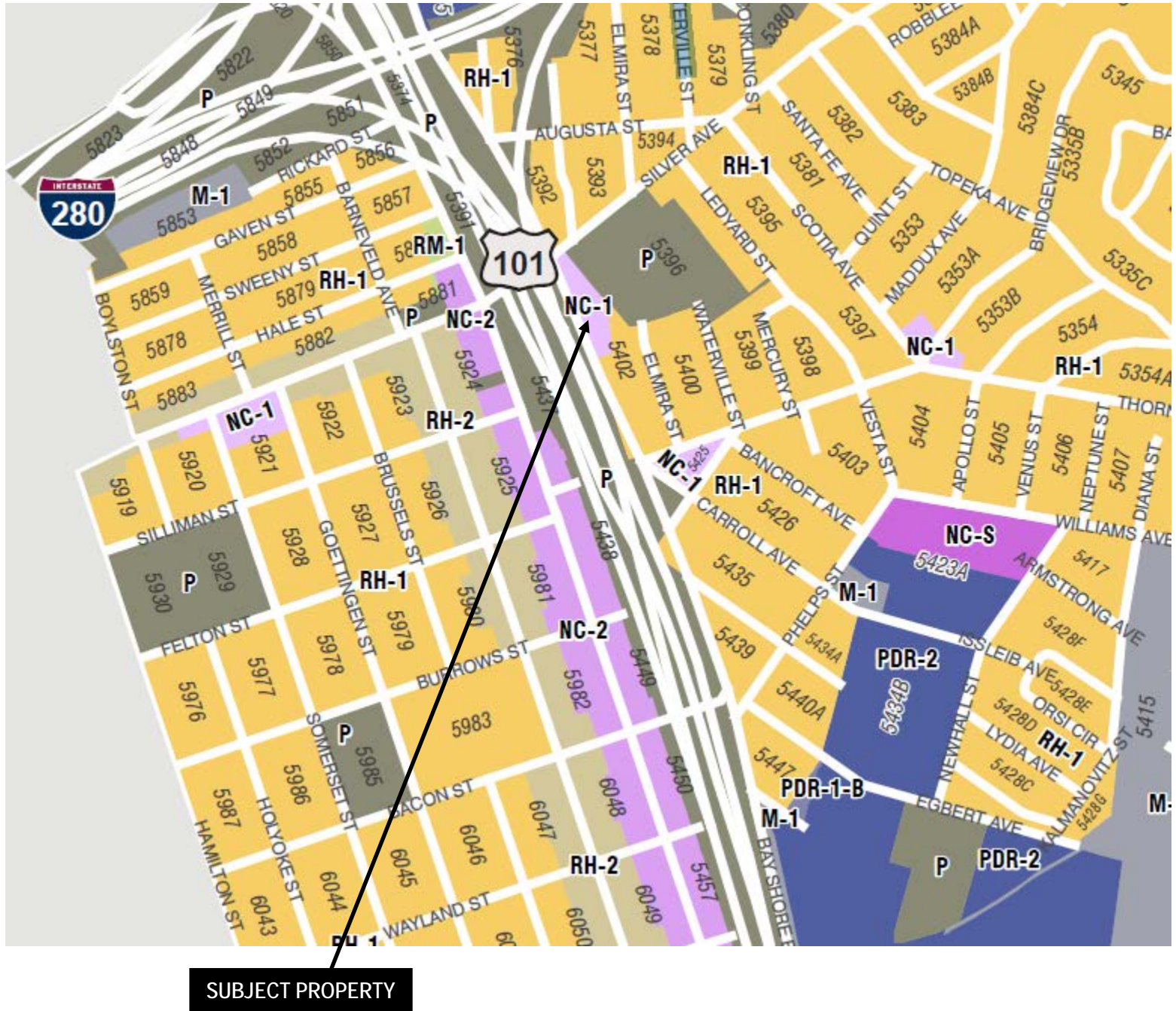
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-002387CUA
901 Bayshore Boulevard
5402 / 072

Zoning Map

EXHIBIT
E



Conditional Use Hearing
Case Number 2018-002387CUA
901 Bayshore Boulevard
5402 / 072

Height & Bulk Map

EXHIBIT
E



Conditional Use Hearing
Case Number 2018-002387CUA
901 Bayshore Boulevard
5402 / 072

Aerial Photograph

EXHIBIT
E



SUBJECT PROPERTY



Aerial Photograph

EXHIBIT
E



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-002387CUA
901 Bayshore Boulevard
5402 / 072

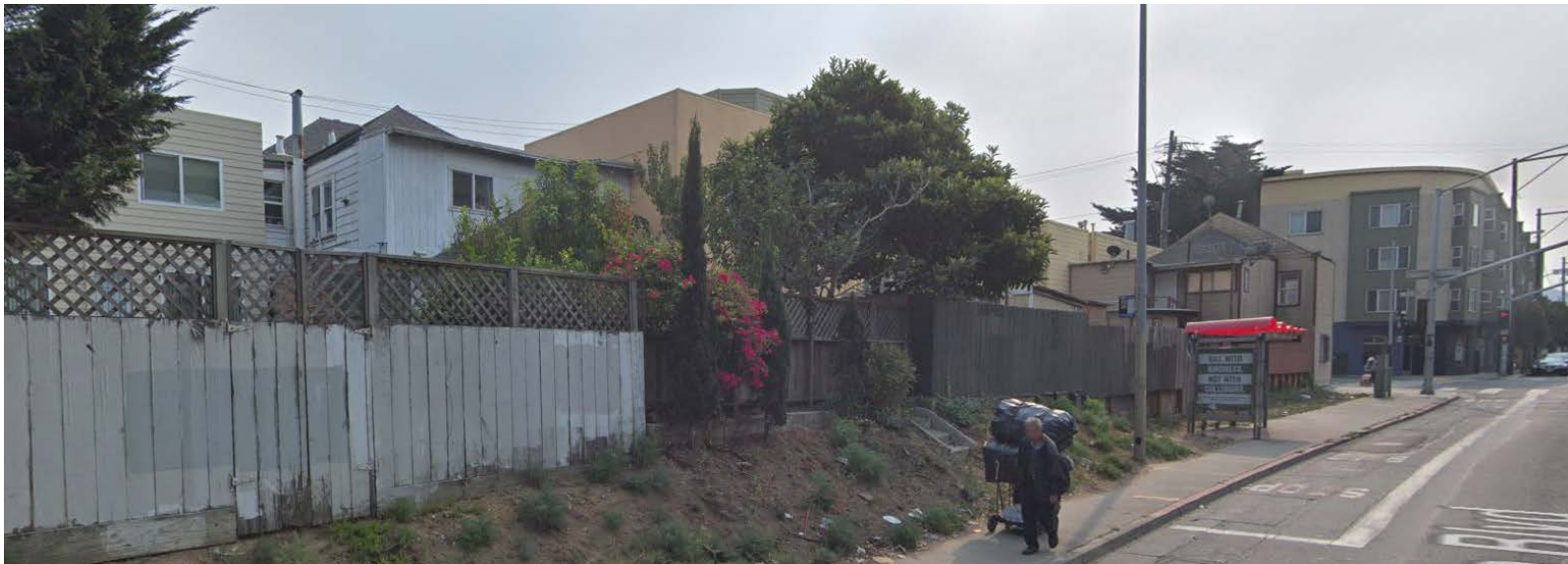
Context Photographs

Subject Property on Bayshore Blvd. and Silver Ave.



Context Photographs

Portion of Subject Block on Bayshore Blvd.



Context Photographs

Portion of Opposite Block on Bayshore Blvd.



Member, Board of Supervisors
District 7



City and County of San Francisco

NORMAN YEE

March 6, 2018

RE: Early Care and Education Facilities

There is a tremendous need for centers and family child care facilities across the city. As of October 2017 there were more than 2,400 low income children on the waitlist for early care and education and more than 90% are under the age of 5. The need is particularly acute in Bayview/Hunters Point, Visitation Valley, and the OMI where the numbers of children on the waitlist for services is the highest. Furthermore, the top 3 reasons parents seek care is because they are working, actively seeking employment, or are in school or training. Three out of four families in San Francisco with children under the age of six have both parents working outside the home, making childcare a necessity, not a luxury.

I regularly speak with early education providers who have shared that they receive multiple calls a week inquiring about open slots for care. As a city we must do all that we can to encourage new quality early education facilities in order to help families stay in San Francisco. Businesses interested in opening early care and education facilities, those operators with proven experience and in good standing with State licensing, those rated as quality on San Francisco's Quality Rating and Improvement Scale (QRIS), and especially those who will be serving infants and toddlers should be carefully considered for approval. We must begin to address the need for early care and education for San Francisco families and youngest children and additional facilities is one of the most critical components.

Sincerely,



Norman Yee

March 2, 2018

Hi Linda,

My name is Maria 6254() I'm the founder and CEO of a San Francisco based startup that employs 100+ people. I'm also the mother of a 6254(c)
6254(c) . I'm writing to show my support for the Centro Primeros Pasos.

As a working mother and employer of several other working parents, I found it extremely hard to find full time high quality childcare when I became a parent 3 years ago. Centers in the city are crowded, have long wait lists with uncertain start dates which makes it very hard to plan the return to work. Full time nannies are unaffordable for most families and are not the best development environment, in my humble opinion, once the child needs to learn to socialize, share, manage feelings etc.

My kids have been "students" at the current Primeros Pasos center since they were 3 months old. Primeros Pasos does a wonderful transition between baby stage to toddler. They have a loving team and huge diversity of interesting activities and projects for the children. The kids spend time outside in parks and the backyard and have yoga, guitar, gymnastics and more. They learn Spanish as well as English and have healthy meals daily prepared by the staff.

Also, the center is one of the very few that is open 10 hours a day which for families with 2 working parents is the minimum amount of time you need to reasonably fit both the commute time and an 8 hour work day.

I'm thrilled Primeros Pasos is expanding and will be able to serve more families like mine. I write to show my full support to their request and to see if there is anything I can do to help approve and expedite their request. I'm happy to be available to you or anyone in your team as a reference as you consider their proposal. You can reach me at 6254(c)

Thanks for your consideration

m

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Maria 6254()
6254(c)

March 6, 2018

Hi Linda -

I'm unable to attend the Planning Commission meeting on April 19th; however I'd like to submit the following public comment in support of the permit application for Centro Primeros Pasos.

My daughter (2.5 years old) currently attends Primeros Pasos School in Glen Park and we are so happy with the quality of care she receives. We love that she is constantly stimulated with a diverse set of activities, learning through play as well as thoughtful projects / lessons and all the while exposed to Spanish.

Spanish immersion was a priority for my husband and I when we started our search for a daycare/school for our daughter. Not only we were surprised by the lack of true Spanish immersion programs, we were also frustrated by the general shortage of care in SF. Many facilities have daunting waiting lists or have stopped responding to inquiries as they are overwhelmed with applications.

We were so fortunate that things worked out for us with Primeros Pasos and we want to help ensure other families can also find great care. Therefore, we ask that you approve the application for Centro Primeros Pasos!

Thanks in advance,
Tina White

March 26, 2018

To Planner Linda Ajello Hoagland,

We are unable to attend the Planning Commission meeting for Centro Primeros Pasos on April 19, but wished to add some rambling thoughts as a public comment for the proceedings.

As the parents of a 3yo, the pain of searching for the "perfect" preschool is all too real.

Our child currently attends the original Primeros Pasos Spanish immersion school and we live down the block from a Spanish immersion elementary school (Fairmount Elementary) and so finding a Spanish immersion preschool is very important to us. Why is this? Both my husband and myself were born outside of the US. We are both multilingual and have found that this opens up opportunity everywhere we go. Not only is Spanish the most popular Latin language in the world, but Latino culture is a fundamental part of the culture of the US. We believe that Wyatt learning Spanish will deepen his connection to the US, to the people living in the US, and also to the rest of the world.

During our preschool search, we have visited Spanish immersion preschools and English-only preschools. Not only is there generally a shortage of preschools around us (we are on the waiting list for several!), but there is especially a lack of preschools with a focused/guided curriculum that also allows for plenty of play. Basically, what Wyatt is exposed to now via the Mother Goose curriculum at Primeros Pasos. All of the Spanish immersion preschools that we visited were either too restrictive (Montessori) or too freeform (several home preschools). We would still send Wyatt to any of these schools, but it would be with some regret. And also not possible because they are all currently full (those waitlists!)

The possibility of sending our child to Centro Primeros Pasos is very exciting and we hope that you will approve this project. And, since we're hoping to enroll Wyatt in preschool in the fall, we also encourage you to expedite it!

Thank you!

Jennifer Wang and Lionel Litty

EXHIBIT G – Sponsor Brief

- Our school does not require that parents drop off at a certain time. Parents may drop off at any time convenient. That results in organic staggering of drop off and pick up.
- Using our current 12 child program as an informal case study, parents drop off and pick up organically according to their personal schedules. Some begin and end work early; some begin and end work later. Therefore we see parents dropping off right after we open at 8 am and we see other parents dropping off later ~9. Again using yesterday when we spoke as an example, one student was dropped off later than usual ~10:30 for family reasons, and a second student was picked up ~11 a.m. for a doctor appointment.
- We are planning to have our infant program open from 8:30 - 5:30, and the Toddler / Preschooler program open from 8 - 6. This will result in scheduled staggering of drop off and pick up.
- We have already applied for the MTA white zone, and per the results of the preliminary survey by manager Mr. Ron Leo, it appears there is no hindrance to approval for a 3 car white zone in front of the school.
- Our goal is to open with 35 students, and scale up to the anticipated full enrollment of 70.

As I mentioned, our goal is to open with an initial class of 35 (which is a stretch goal; the initial enrollment may well be less.) As you can see from the plan drawing submitted, we are planning to request state licensing for 70, which breaks down as follows: 16 infants; 24 toddlers; 30 preschoolers. We will not know what state licensing will approve until after the space is built and they measure on site to confirm enrollment. We would aim to scale up to the ultimate enrollment over time (approximately 2 years.)

The infant program will be open from 8:30 - 5:30. The toddler and preschool programs will be open from 8 - 6. So there is some scheduled staggering of drop offs / pick-ups, to be complimented with the organic staggering that naturally occurs in any child care center. For example, in our current 12 student family child care operation, roughly half the parents drop off very close to our opening time of 8 a.m. and pick up early (between 4:30 - 5.) Other parents don't have to report to work until later and drop off close to 9 and pick up close to 6. I think this is as good case study / test case as any of organic drop off and pick up patterns at any child care.

As you know, we've submitted to the MTA color curb program (copy submitted with our CU application.) I've already heard back from the surveying supervisor, Ron Leo, who advised that he has surveyed the site. Although he cannot give me a formal answer until permits are awarded and until state licensing confirms our total enrollment, but I understood he saw no obstacle to ultimately approving the requested white zone length if all goes well with permits and state licensing.

One last note: state licensing will require 2 licenses: infant (for children 3 months - 2 years) and preschool (2 years to 5 years.) We will divide the classroom groups so that under our preschool license, we will have the toddler classrooms (for children 2 - 3 years.) So technically this address at 901 Bayshore #101 will have 2 state licenses.

**COLOR CURB APPLICATION FORM**

NOTE: Please Allow 30 days to Process New Requests

To begin processing, please fill out this application form completely, sign, date and submit it to
1 South Van Ness Avenue, 7th Floor San Francisco, CA 94103-5417

Please include the **non-refundable** processing fee for all white, green and driveway red zone requests.
Please make the check payable to **SFMTA Color Curb Program**, and do not include the paint fee;
you will be invoiced for the paint fee when and if the zone is approved.

For general questions regarding the Color Curb Program or regarding the required processing fees,
visit www.sfmta.com and type in "new color curb" in the search box.

SECTION 1: APPLICANT INFORMATION

Name of Applicant: <u>Gabriella & Franco Cirelli</u>	Title: <u>Business owners</u>
Business Name (if applicable): <u>Primeros Pasos LLC</u>	Phone: <u>cell 650 369-7867</u>
Address of Requested Zone: <u>901 Bayshore Blvd.</u>	Email: <u>director@primerospasosf.com</u>
Billing Address (if different from above): <u>18 Fairmount St.</u>	Fax: _____
San Francisco, CA 94131	Prefer to be contacted via: <u>email</u>

SECTION 2: ZONE REQUEST INFORMATION

1. Type of Zone, check all that apply: ☐ Yellow ☐ Blue ☒ White* ☐ Green*
☐ Driveway Red Zone (skip to Section 4)*
 * - application and installation fees required

2. Location of the Zone: Within your frontage? ☒ Yes/ ☐ No, explain: _____
☒ Front ☐ Side ☐ Rear of Building @ Silver Ave.

SECTION 3: ADDITIONAL INFORMATION ONLY FOR YELLOW, GREEN WHITE OR BLUE ZONES

3. Length of Zone Requested (or number of parking spaces): 62' (distance from curb; property is located on the corner of Silver Ave.)
4. Type of Business (check one): ☐ Wholesale/Warehouse ☐ Hotel ☐ Residential ☐ Restaurant
☐ Retail ☐ Medical Office ☐ Office ☒ Other: Preschool
5. Size of Business (provide as applicable): Number of: 7,197 (sq. ft) _____ seats _____ rooms/units
6. Business Hours and Days: Monday - Friday 8:00 am - 6:00 pm
7. FOR YELLOW ZONES:
- Number of pick-ups/deliveries daily: _____ Number of trucks simultaneously: _____
 - Typical size and type of truck: _____
 - Estimated times of highest usage: _____
- FOR WHITE OR GREEN ZONES:
- Estimated Number of customers/visitors daily 49
 - Estimated times of highest usage 8-10 am, 4-6 pm
- FOR BLUE ZONES:
- Estimated Number of disabled persons visiting premises daily: _____
 - Estimated times of highest usage: _____

SECTION 4: PURPOSE AND SIGNATURE

Please describe the purpose and intended use of this zone:

For safe & secure pick-up of infants, toddlers, and preschoolers at Centro Primeros Pasos, scheduled to open late August 2018 (licensed in July)

Signature: Gabriella & Franco Cirelli Date: 1/31/18 Payment submitted on: _____