



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 21, 2019

Date: November 14, 2019
Record No.: 2019-015128CUA
Project Address: 333 Dolores Street
Zoning: RM-1 (Residential- Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 3567/057
Project Sponsor: Valerie Veronin
Children's Day School
333 Dolores Street
San Francisco, CA 94110
Property Owner: Children's Day School Inc.
San Francisco, CA 94110
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for the amendment of Motion Nos. 16683 and 19041 to retain three existing temporary classroom structures for an additional seven years beyond the previously approved date at the subject property. The temporary classroom structures will remain at the subject property until June of 2031. No interior or exterior alterations are proposed to the existing temporary classroom structures.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Sections 303 to amend Motion Nos. 16683 and 19041 for a request to retain three existing temporary classroom structures for an additional seven years beyond the previously approved date at the subject property.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Dolores Street, between 16th and 17th Streets; Lot 057 of Assessor's Block 3567. The property is developed with three temporary one-story structures, measuring each approximately 24 feet in width and 40 feet in length, and a three-story, 22,500 square foot building identified as St. Joseph's Hall, measuring approximately 166 feet 8 inches in length and 57 feet 3 inches in width. The existing St. Joseph's Hall, three temporary structures, and the subject property are currently utilized by the Children's Day School (CDS), which serves students between the grade levels of preschool through eighth grade. The existing St. Joseph's Hall developed circa 1924 and the subject property are identified as part of Landmark No. 137 (The Notre Dame School). However, St. Joseph's Hall and the

subject property are not described in detail in the adopted ordinance for Landmark No. 137. The subject property and St. Joseph's Hall are identified as part of Landmark No. 137 as a result of being located on the same property as the adjacent property, 347 Dolores St., at the time of adaptation of the landmark designation.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment.** To date, the Department has not received any correspondence with relation to the Project.
- **Project Background.** In 2003, a Conditional Use Authorization was submitted and granted as Motion No. 16683 to the Children's Day School for the installation three temporary structures at the subject property. The three temporary structures, measuring approximately 960 square feet in size, were authorized to be installed at the subject property with the condition, Condition of Approval #19 in Motion No. 16683, that said structures secure a second Conditional Use Authorization if they are to remain at the subject property beyond a period of 10 years from the date of issuance of the associated Building Permit for construction of the structures (03/24/2004).

In 2003, the temporary structures were requested with the intent that said structures would permit the Children's Day School to expand their services to additional children while simultaneously gathering enough funds to permanently expand the School's building footprint. Prior to 2003, the School was granted authorization to construct a permanent structure at the subject property, but it failed to allocate enough funds for the construction of the structure prior to the expiration of the granted Conditional Use Authorization. In the ten years after the granting of Conditional Use Authorization for the establishment of the temporary structures, the Children's Day School contemplated ways in achieving their goal of expanding the School's services and its permanent building footprint. In 2011, the School purchased the property at 601 Dolores Street and converted the property's existing church building into the School's satellite campus. As early as 2013, the School was still in the midst of renovating the newly acquired property at 601 Dolores Street and its existing church building. Therefore, in 2013 a second Conditional Use Authorization was submitted and granted under Motion No. 19041 for the retention of the three existing temporary structures for an additional 10.5 years beyond the initial expiration date with the condition, Condition of Approval #7 in Motion No. 19041.

Since 2013, the Children's Day School has completed all renovation work to the acquired property and building at 601 Dolores Street for the opening and operation of the School's satellite campus and middle school. The property has served as the School's middle school since 2015. Additionally, the School has accomplished a portion of the required renovation work at its existing building at 333 Dolores Street, with additional work still pending. However, required alterations to the existing building at 333 Dolores Street to accommodate appropriate egress and ingress at said building has resulted in a disruption in the School's initially proposed classroom distribution and a decrease in the available classroom area to the School. The School previously forecasted the ability to relocate the students currently occupying the existing temporary structures back into the existing permanent structure at 333 Dolores Street, but this is no longer feasible. Therefore, a second new permanent structure will be required for the School to accommodate all students within a permanent structure and eliminate the School's need for the existing temporary structures at the site.

At the moment, the Children's Day School is in the midst of gathering funding for the completion of all renovation work at the existing subject building, St. Joseph's Hall, and for the eventual

permitting and construction of a second permanent building at the subject property. The requested Conditional Use Authorization will permit the School to continue to operate as is while the School completes all required renovation work at the subject property and gathers funding for the eventual construction of a new second building.

- **Certificate of Appropriateness.** As stated above, the subject property is identified as part of Landmark No. 137 (The Notre Dame School). Therefore, the Project requires the issuance of a Certificate of Appropriateness which was granted by the Historic Preservation Commission on November 6, 2019.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will retain three existing temporary structures utilized by the existing school (d.b.a. “Children’s Day School”) within a close proximity to public transportation, families, and other schools. Additionally, the Project will permit the existing school, “Children’s Day School,” to continue serving and providing educational services to the City’s families and children which is critical to the City’s character. The retention of the existing temporary structures is part of a larger long-term goal of “Children’s Day School” to expand their services to additional residents and children of the City.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A– Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Maps and Context Photos
- Exhibit E– Motion No. 16683
- Exhibit F– Motion No. 19041
- Exhibit G – Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 21, 2019

Record No.: 2019-015128CUA
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 FOR THE AMENDMENT OF MOTION NOS. 16683 AND 19041 TO RETAIN THREE EXISTING TEMPORARY CLASSROOM STRUCTURES FOR AN ADDITIONAL SEVEN YEARS BEYOND THE PREVIOUSLY APPROVED DATE AT THE SUBJECT PROPERTY LOCATED WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT. THE TEMPORARY CLASSROOM STRUCTURES WILL REMAIN AT THE SUBJECT PROPERTY UNTIL JUNE OF 2031.

PREAMBLE

On August 14, 2019, Valerie Veronin on behalf of Children's Day School (hereinafter "Project Sponsor") filed Application No. 2019-015128CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to amend Motion Nos. 16683 and 19041 for a request to retain three existing temporary classroom structures for an additional seven years beyond the previously approved date at the subject property (hereinafter "Project") at 333 Dolores Street, Block 3567 Lot 057 (hereinafter "Project Site").

On November 21, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-015128CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-015128CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. 2019-015128CUA, 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 proposal is for the amendment of Motion Nos. 16683 and 19041 for a request to retain three existing temporary classroom structures for an additional seven years beyond the previously approved date at the subject property. The temporary classroom structures will remain at the subject property until June of 2031. No interior or exterior alterations are proposed to the existing temporary classroom structures.
3. **Site Description and Present Use.** The subject property is located on the east side of Dolores Street, between 16th and 17th Streets; Lot 057 of Assessor's Block 3567. The property is developed with three temporary one-story structures, measuring each approximately 24 feet in width and 40 feet in length, and a three-story, 22,500 square foot building identified as St. Joseph's Hall, measuring approximately 166 feet 8 inches in length and 57 feet 3 inches in width. The existing St. Joseph's Hall, three temporary structures, and the subject property are currently utilized by the "Children's Day School" (CDS), which serves students between the grade levels of preschool through eighth grade. The existing St. Joseph's Hall developed circa 1924 and the subject property are identified as part of Landmark No. 137 (The Notre Dame School). However, St. Joseph's Hall and the subject property are not described in detail in the adopted ordinance for Landmark No. 137. The subject property and St. Joseph's Hall are identified as part of Landmark No. 137 as a result of being located on the same property as the adjacent property, 347 Dolores St., at the time of adaptation of the landmark designation.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RM-1 (Residential-Mixed, Low Density) Zoning District, the 40-X Height and Bulk District, and the Mission neighborhood, adjacent to the Castro/Upper Market and Western Addition neighborhoods. The RM-1 (Residential-Mixed, Low Density) Zoning District is located immediately to the north and south of the subject property. The RH-3 (Residential-House, Three Family) is located to the west and the RM-2 (Residential-Mixed, Moderate Density) is located to the east of the subject property. The immediate neighborhood includes two-to-four story residential and mixed-use buildings. Directly to the north, south, and west of the subject property are multi-unit buildings, and directly to the east of the subject property is a senior housing facility.

5. **Public Outreach and Comments.** To date, the Department has not received any correspondence in opposition or in support of the Project.
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. **Land-Use.** Planning Code Section 209.2 states that within the RM-1 Zoning District a School Use requires the issuance of a Conditional Use Authorization pursuant to Planning Code Section 303.

The Project will continue an existing school use (d.b.a. "Children's Day School"), and therefore complies with this requirement.

- B. **Modification of Conditions.** Pursuant to Planning Code Section 303(e), authorization of a change in any condition previously imposed in the authorization of a Conditional Use shall be subject to the same procedures as a new Conditional Use. Such procedures shall also apply to applications for modification or waiver of conditions set forth in prior stipulations and covenants relative thereto continued in effect by the provisions of Section 174 of this Code.

The Project will modify existing conditions of approval listed in Motion Nos. 16683 and 19041, and therefore requires the issuance of Conditional Use Authorization.

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 Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will retain three existing temporary structures at the subject property for the utilization by an existing school (d.b.a. "Children's Day School"). The three temporary structures will allow the Children's Day School to continue better serving and providing educational services to the City's children and families.

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

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

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposal will not alter the existing configuration or location of the subject three temporary structures. The existing temporary structures will remain in their current configuration and location at the southeast corner of the subject property. Additionally, the Project will not increase the permitted student enrollment of the existing operating school (d.b.a. "Children's Day School") at the subject property.

- (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 Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will not alter the existing student enrollment of the institutional land-use (i.e. school).

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

The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.

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

The Project will not alter the subject property's existing landscaping, screening, open space, parking, loading area, lighting, and signage conditions.

- 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 RM-1 (Residential-Mixed, Low Density) Zoning District.

The Project is consistent with the stated purpose of the RM-1 (Residential-Mixed, Low Density) Zoning District in that the intended use will be a compatible institutional use and retain three existing temporary structures that will continue to be consistent with the characteristics of the listed Zoning District.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.3

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

GOVERNMENT, HEALTH, AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2

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

Policy 7.3

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 11:

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

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark building and ensuring consistency with historic districts.

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 retain three existing temporary structures utilized by the existing school (d.b.a. "Children's Day School") within a close proximity to public transportation, families, and other schools. Additionally, the Project will permit the existing school, "Children's Day School," to continue serving and providing educational services to the City's families and children which is critical to the City's character. The retention of the existing temporary structures is part of a larger long-term goal of "Children's Day School" to expand their services to additional residents and children of the City.

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 proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is currently occupied by an Institutional Use (i.e. school).

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The proposal will preserve an existing land-use and all permanent and temporary structures at the subject property.

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

The Project will not affect the City's supply of affordable housing; the subject property is currently occupied by the "Children's Day School."

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located approximately three blocks from the 16th Street BART station and quarter of a block from 16th Street which is served by the 22- bus line.

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

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.

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

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

- G. That landmarks and historic buildings be preserved.

The subject property is located within Landmark No. 137 (Notre Dame School). Therefore, the Project requires a Certificate of Appropriateness which was granted by the Historic Preservation Commission on November 6, 2019.

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

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. 2019-015128CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January of 2003 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 November 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 21, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to amend Motion Nos. 16683 and 19041 to retain three existing temporary classroom structures for an additional seven years beyond the previously approved date, not to exceed June 12, 2031, located at 333 Dolores Street, Block 3567, and Lot 057 pursuant to Planning Code Section 303 within the RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated January of 2003 and stamped "EXHIBIT B" included in the docket for Record No. 2019-015128CUA and subject to conditions of approval reviewed and approved by the Commission on November 21, 2019 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 November 21, 2019 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. **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

MONITORING - AFTER ENTITLEMENT

3. **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

4. **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

5. **Expiration.** The Project Sponsor will remove the three temporary classroom structures from the subject property within seven years from the previously approved date listed in Motion No. 19041, not to exceed June 12, 2031.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

7. **Maintenance.** That the project sponsor shall maintain the three temporary classroom structures in safe, sanitary, and good physical condition. Any evidence suggesting that the structures are not being properly maintained will be corrected by the project sponsor in a timely manner. Furthermore, the project sponsor shall remove the blight (open storage area) from behind the temporary classroom structures and maintain the area free and clear.

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

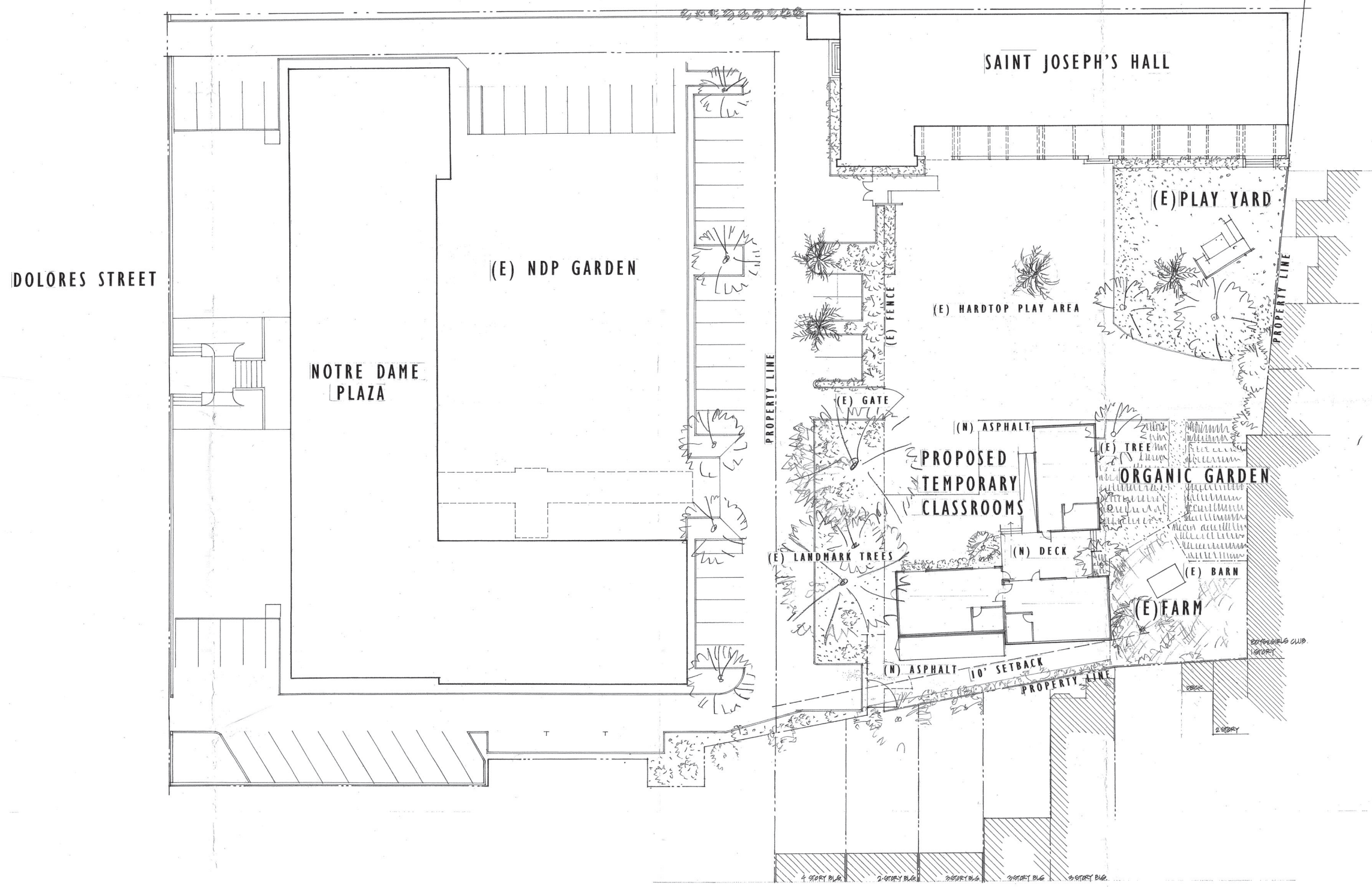
8. **Landscape.** The site (including landscaping) shall be maintained in a manner so as to keep the temporary structures screened from view.

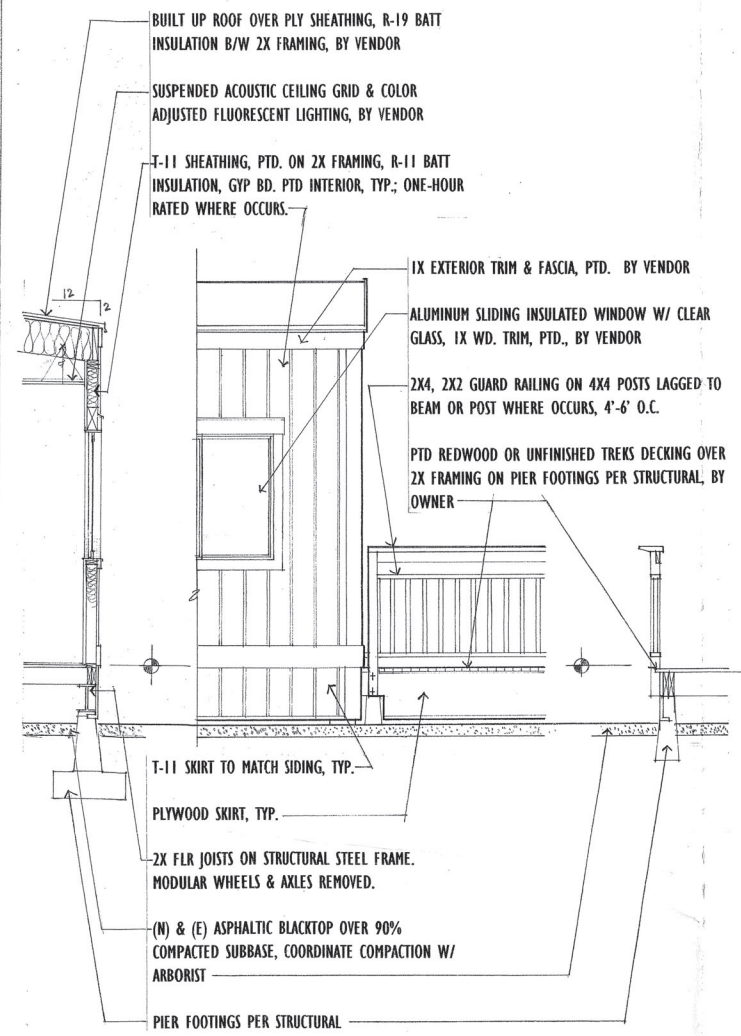
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

9. **Report Back.** Within five years from the date of this approval, the Project Sponsor will provide an update to the Commission in the form of an informational hearing on the progress of CDS fund raising and general capital improvements that would result in the removal of the temporary classroom structures from the subject site.

Every two years, beginning at the date of this approval, the Project Sponsor will provide the Department's Preservation Coordinator and Zoning Administrator with a written update on the progress of CDS fund raising efforts and general capital improvements in accordance with the Facilities Master Plan Timeline that was provided to the Department for review and consideration.

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



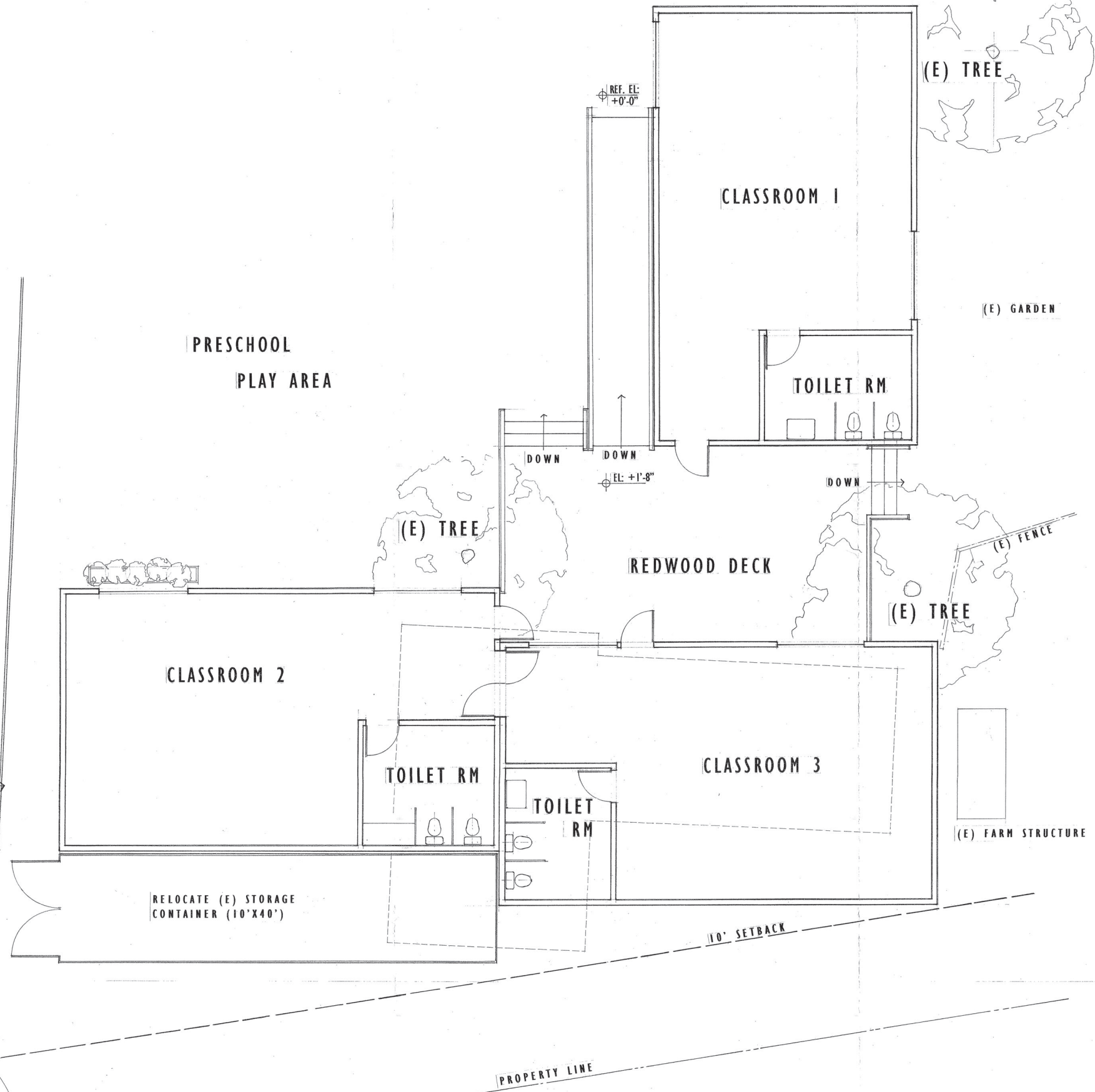


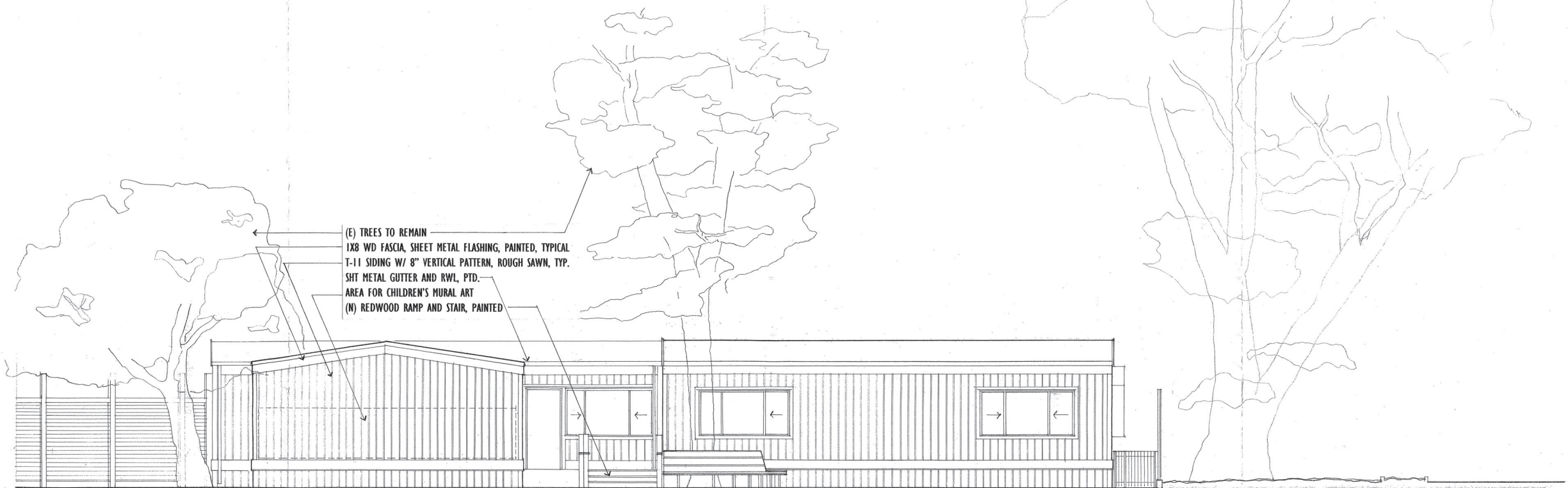
SECTION DETAIL
(through typical wall and rail)

EXTEND (N) ASPHALT TOP TO (E) FENCE CURB

RELOCATE PORTION OF (E) IRON FENCE AND GATE

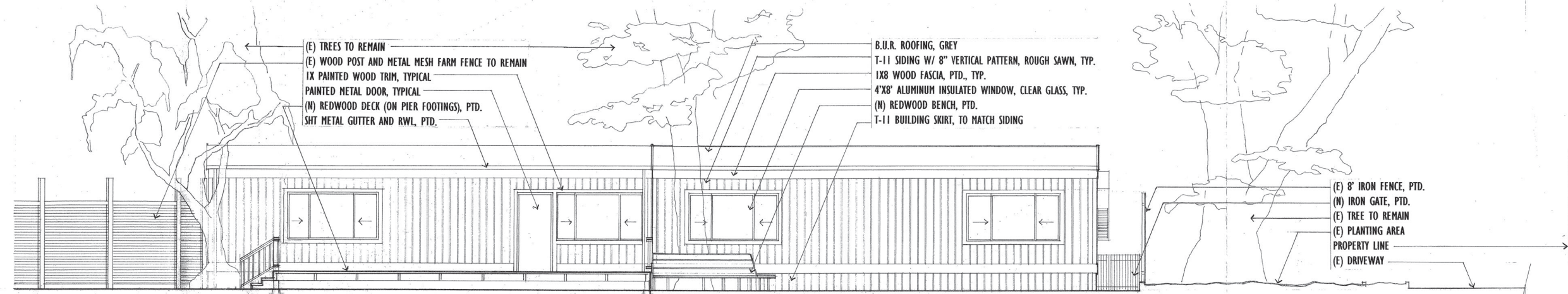
PRESCHOOL
PLAY AREA





(E) TREES TO REMAIN
 1X8 WD FASCIA, SHEET METAL FLASHING, PAINTED, TYPICAL
 T-11 SIDING W/ 8" VERTICAL PATTERN, ROUGH SAWN, TYP.
 SHT METAL GUTTER AND RWL, PTD.
 AREA FOR CHILDREN'S MURAL ART
 (N) REDWOOD RAMP AND STAIR, PAINTED

NORTH ELEVATION (view from St. Joseph's Hall)



(E) TREES TO REMAIN
 (E) WOOD POST AND METAL MESH FARM FENCE TO REMAIN
 1X PAINTED WOOD TRIM, TYPICAL
 PAINTED METAL DOOR, TYPICAL
 (N) REDWOOD DECK (ON PIER FOOTINGS), PTD.
 SHT METAL GUTTER AND RWL, PTD.

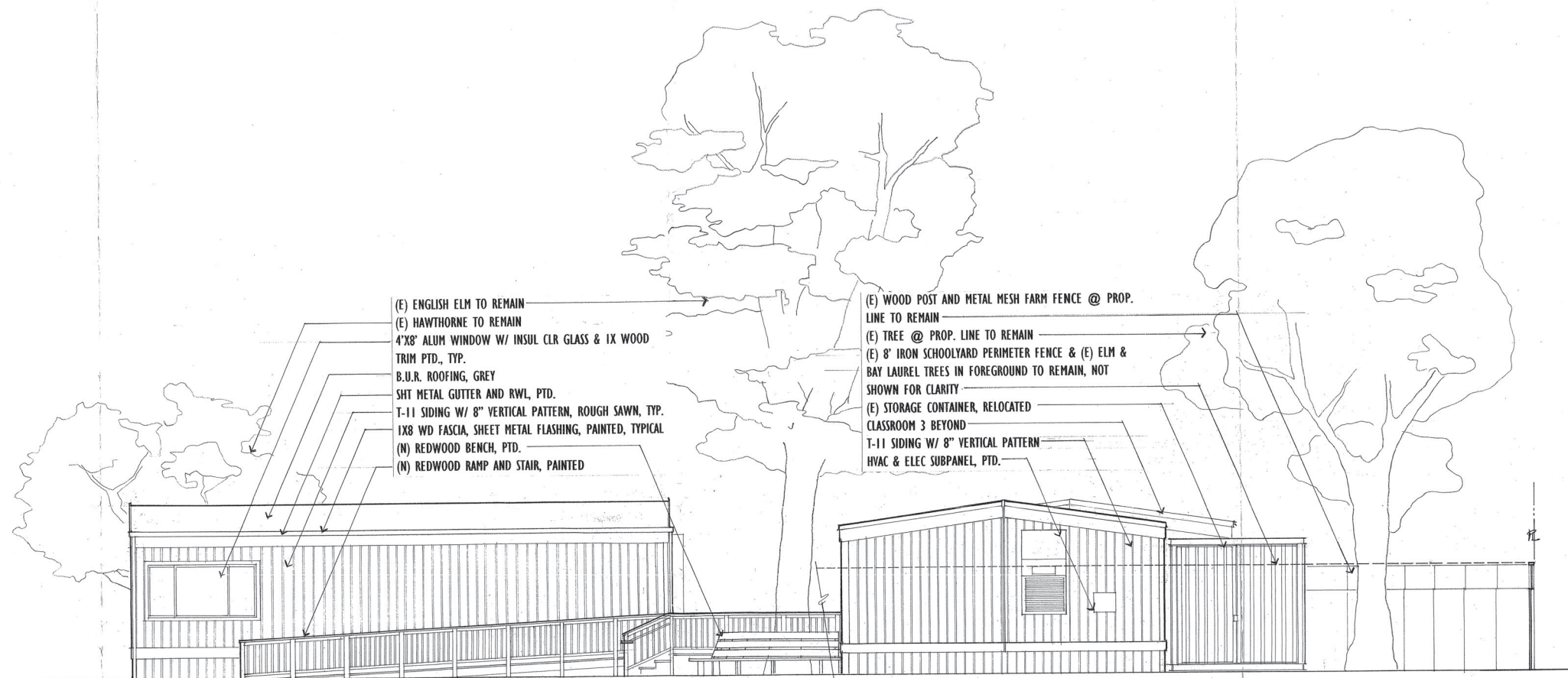
B.U.R. ROOFING, GREY
 T-11 SIDING W/ 8" VERTICAL PATTERN, ROUGH SAWN, TYP.
 1X8 WOOD FASCIA, PTD., TYP.
 4'X8' ALUMINUM INSULATED WINDOW, CLEAR GLASS, TYP.
 (N) REDWOOD BENCH, PTD.
 T-11 BUILDING SKIRT, TO MATCH SIDING

(E) 8' IRON FENCE, PTD.
 (N) IRON GATE, PTD.
 (E) TREE TO REMAIN
 (E) PLANTING AREA
 PROPERTY LINE
 (E) DRIVEWAY

SECTION (through deck)

CHILDREN'S DAY SCHOOL
 TEMPORARY CLASSROOMS
 333 DOLORES STREET, SAN FRANCISCO, CA

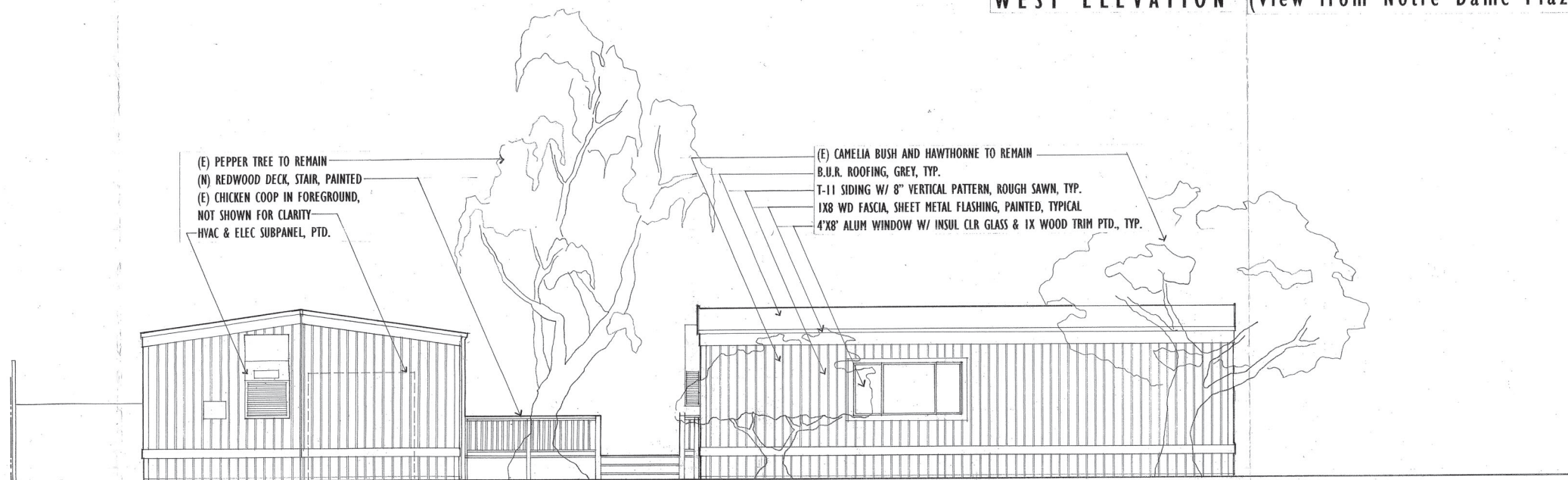
ELEVATION AND SECTION
 SCALE: 1/4" = 1'-0"
 JANUARY 2003
 SHEET 4



- (E) ENGLISH ELM TO REMAIN
- (E) HAWTHORNE TO REMAIN
- 4'X8' ALUM WINDOW W/ INSUL CLR GLASS & 1X WOOD TRIM PTD., TYP.
- B.U.R. ROOFING, GREY
- SHT METAL GUTTER AND RWL, PTD.
- T-11 SIDING W/ 8" VERTICAL PATTERN, ROUGH SAWN, TYP.
- 1X8 WD FASCIA, SHEET METAL FLASHING, PAINTED, TYPICAL
- (N) REDWOOD BENCH, PTD.
- (N) REDWOOD RAMP AND STAIR, PAINTED

- (E) WOOD POST AND METAL MESH FARM FENCE @ PROP. LINE TO REMAIN
- (E) TREE @ PROP. LINE TO REMAIN
- (E) 8' IRON SCHOOLYARD PERIMETER FENCE & (E) ELM & BAY LAUREL TREES IN FOREGROUND TO REMAIN, NOT SHOWN FOR CLARITY
- (E) STORAGE CONTAINER, RELOCATED CLASSROOM 3 BEYOND
- T-11 SIDING W/ 8" VERTICAL PATTERN
- HVAC & ELEC SUBPANEL, PTD.

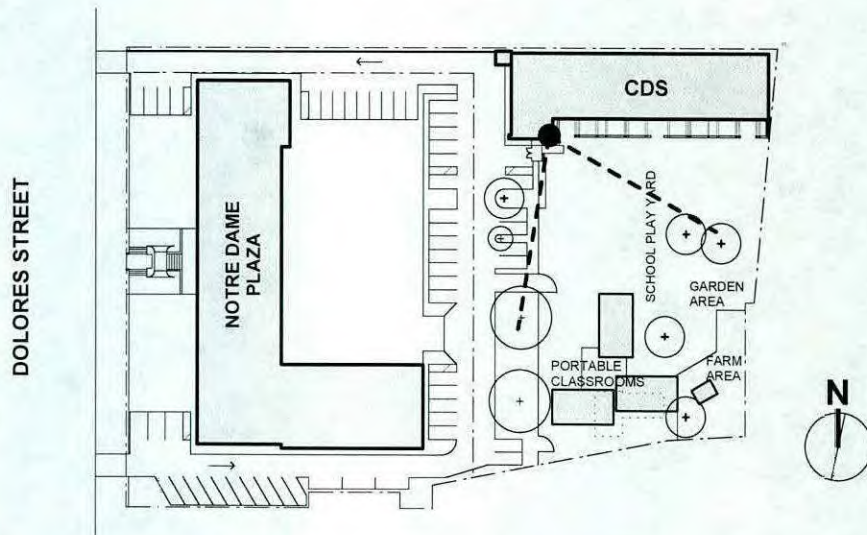
WEST ELEVATION (view from Notre Dame Plaza)



- (E) PEPPER TREE TO REMAIN
- (N) REDWOOD DECK, STAIR, PAINTED
- (E) CHICKEN COOP IN FOREGROUND, NOT SHOWN FOR CLARITY
- HVAC & ELEC SUBPANEL, PTD.

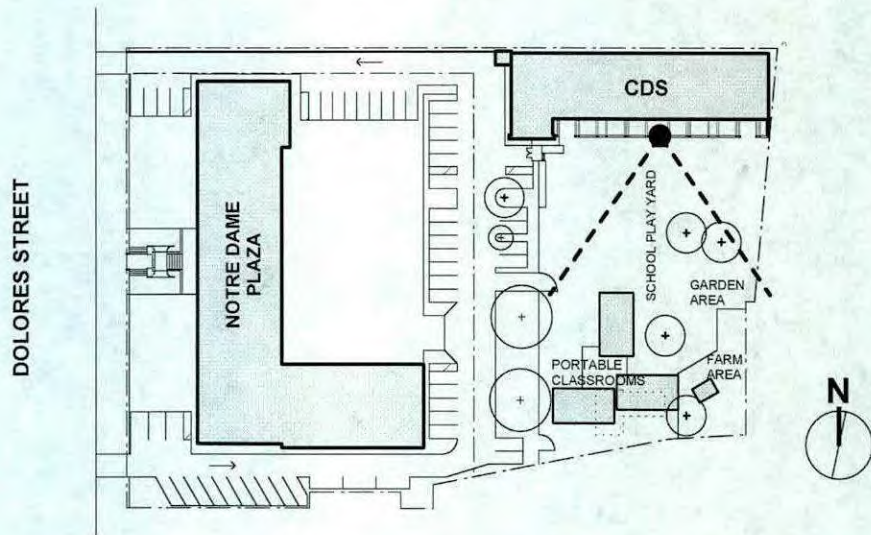
- (E) CAMELIA BUSH AND HAWTHORNE TO REMAIN
- B.U.R. ROOFING, GREY, TYP.
- T-11 SIDING W/ 8" VERTICAL PATTERN, ROUGH SAWN, TYP.
- 1X8 WD FASCIA, SHEET METAL FLASHING, PAINTED, TYPICAL
- 4'X8' ALUM WINDOW W/ INSUL CLR GLASS & 1X WOOD TRIM PTD., TYP.

EAST ELEVATION (view from Farm & Garden)



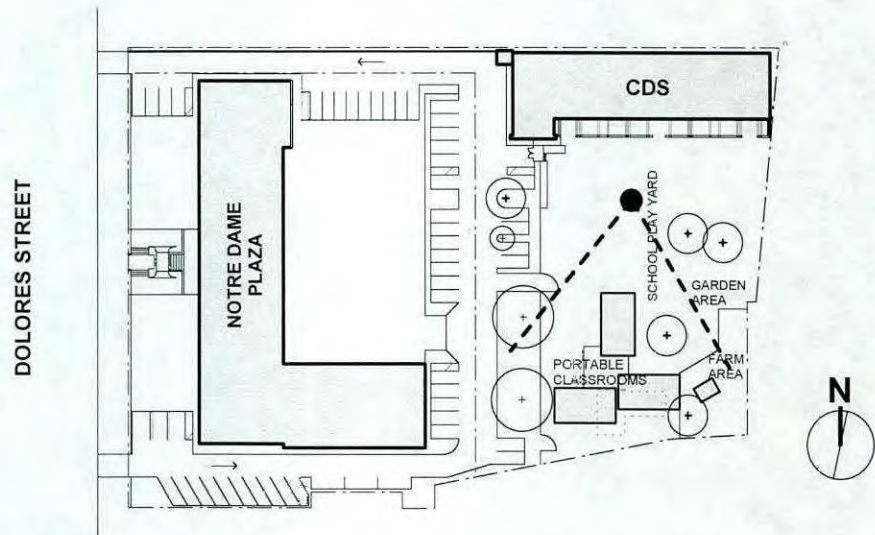
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



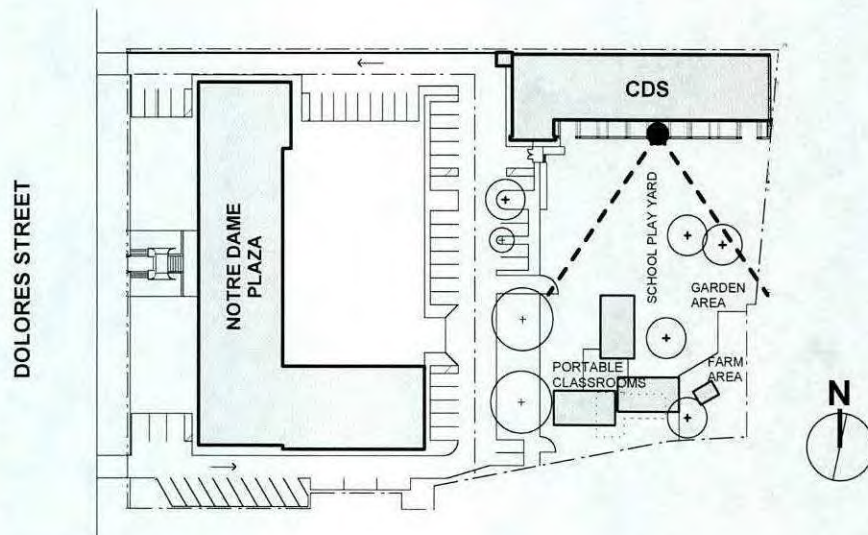
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



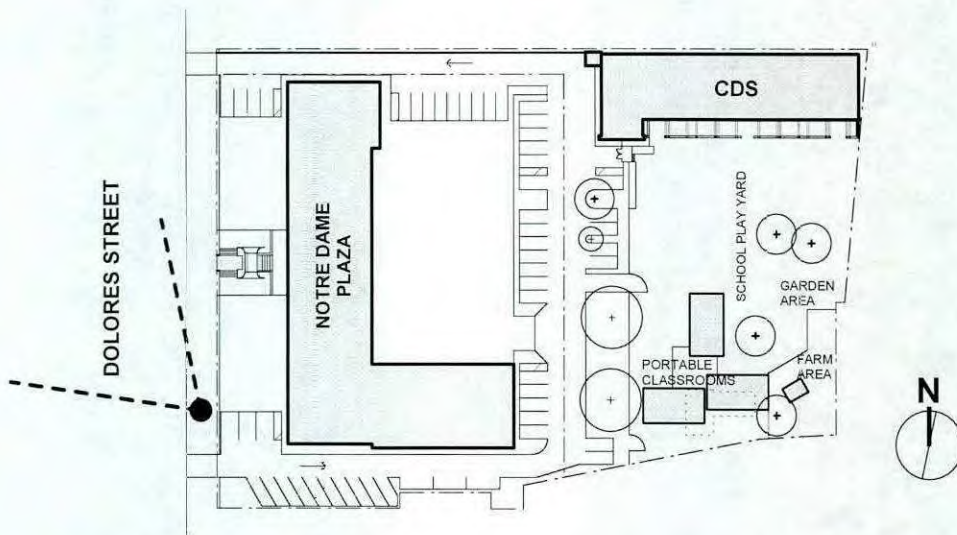
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



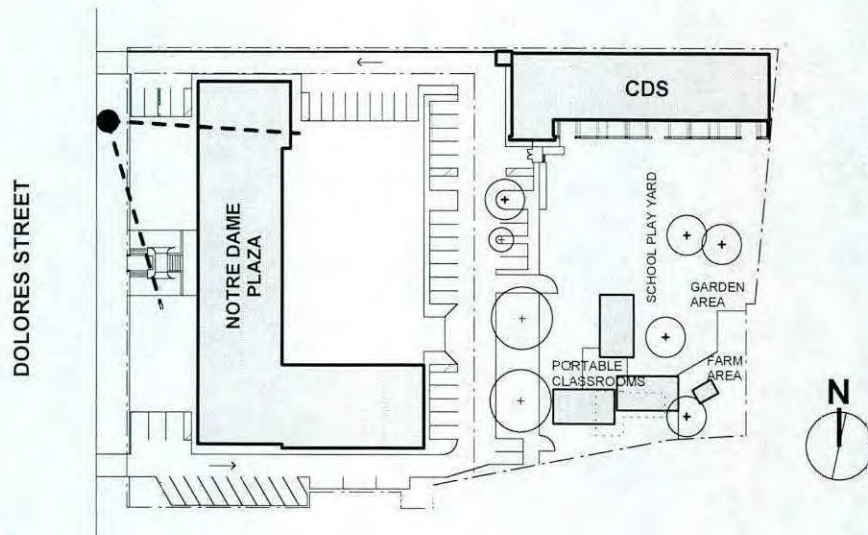
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



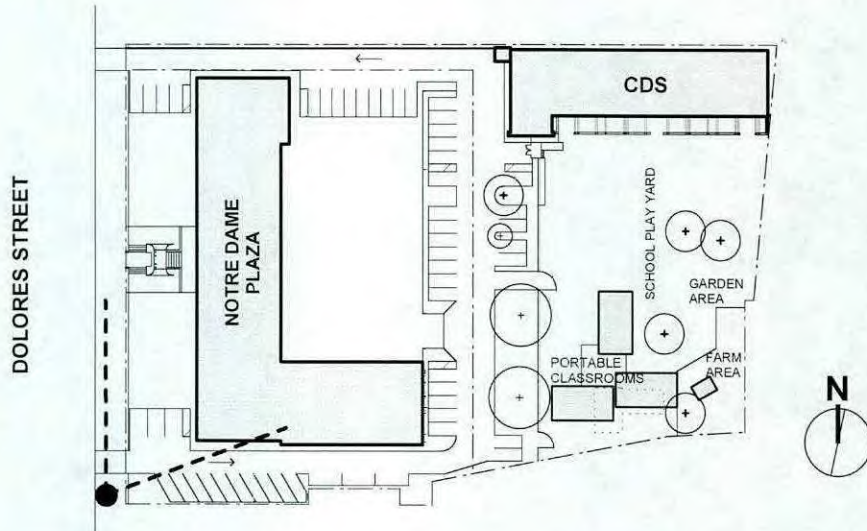
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



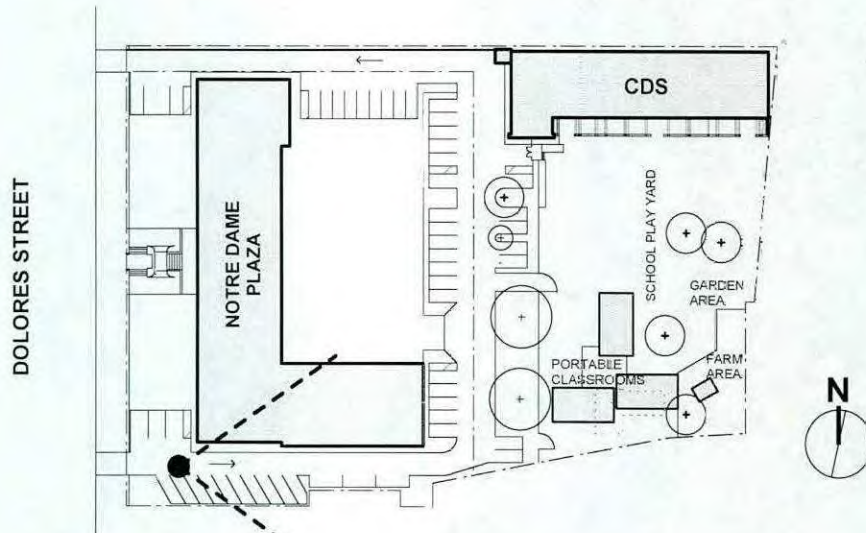
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



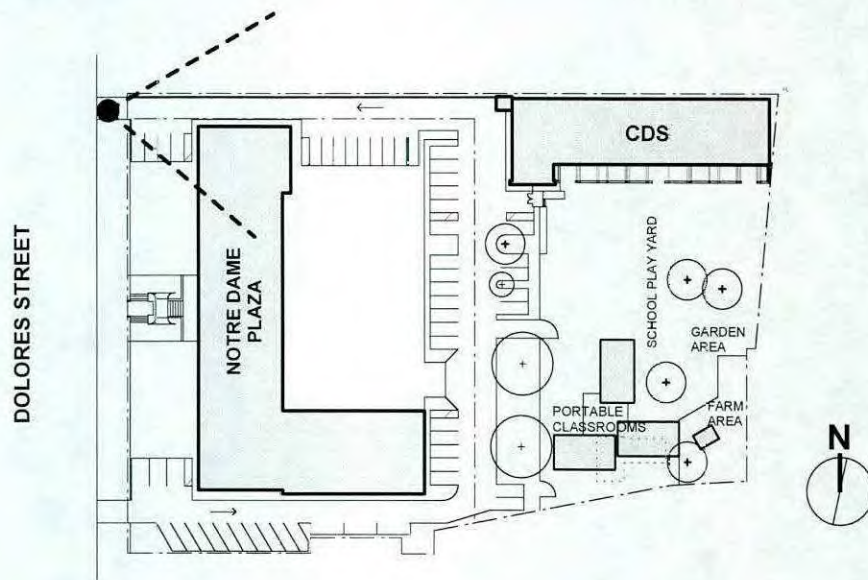
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



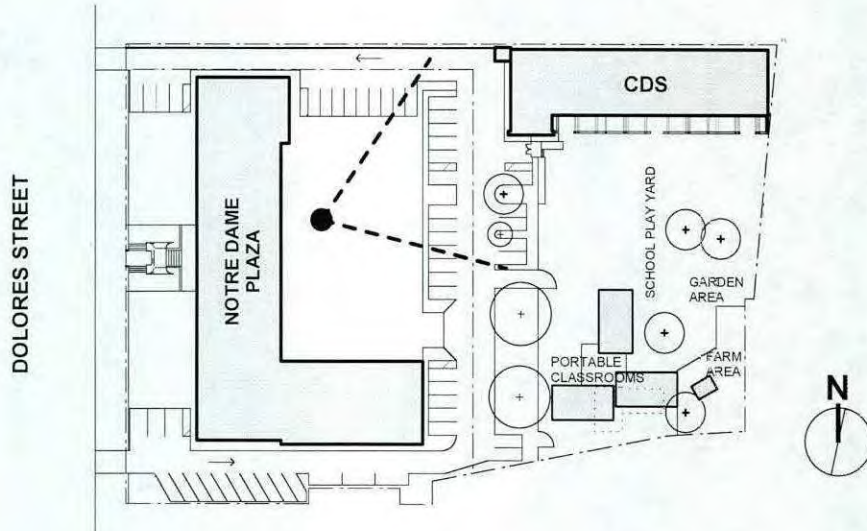
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



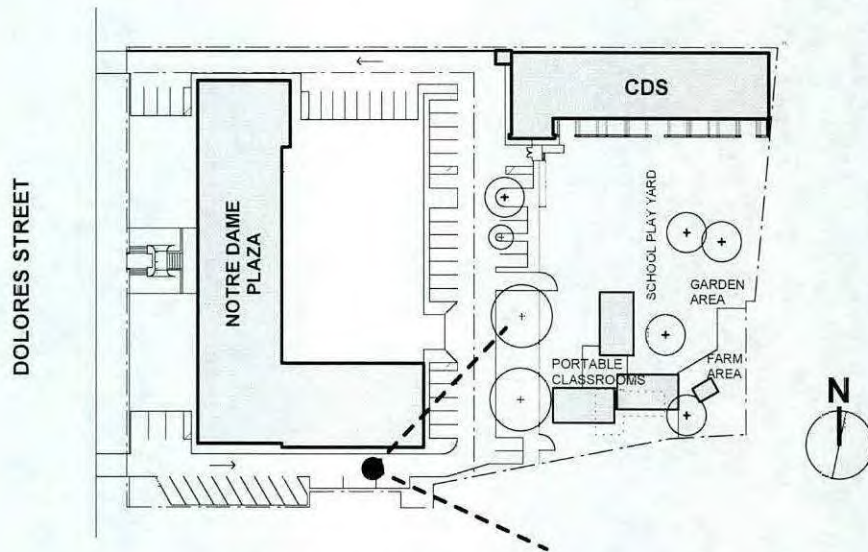
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



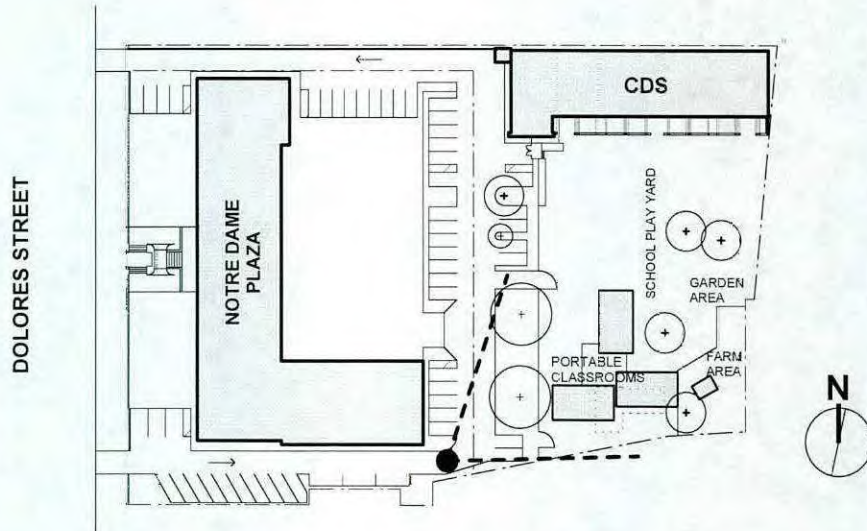
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



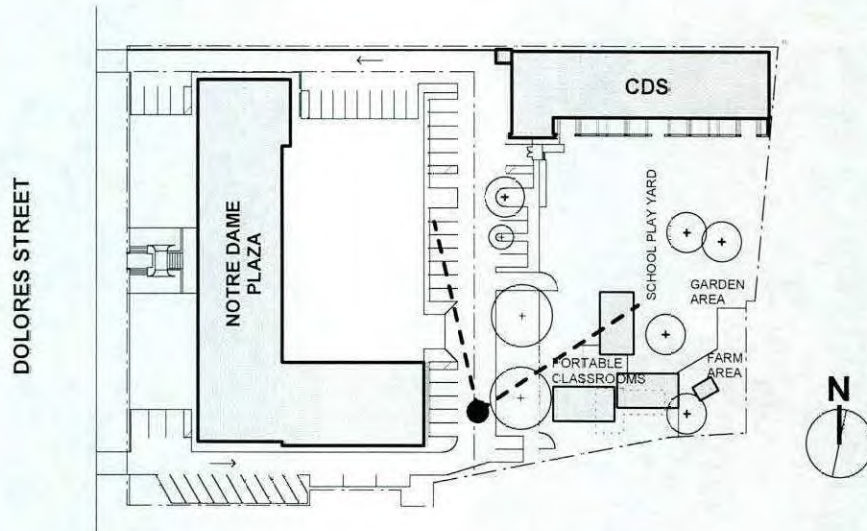
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



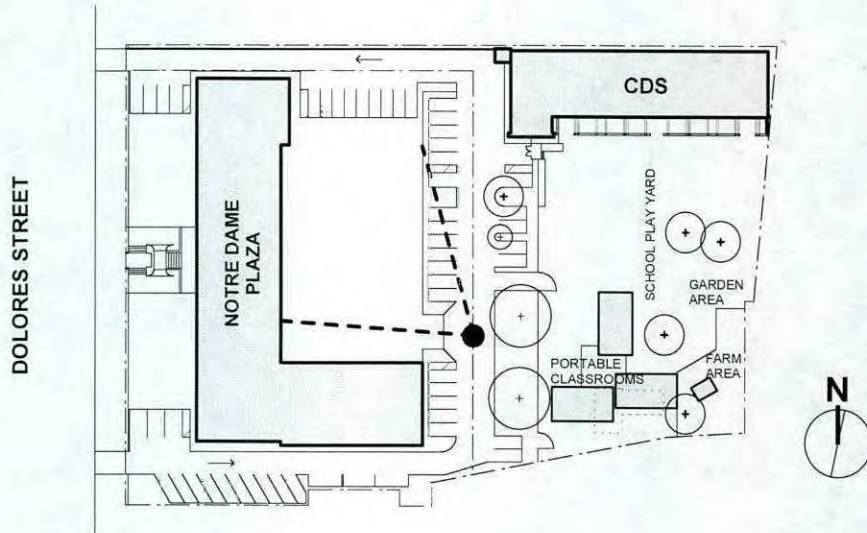
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



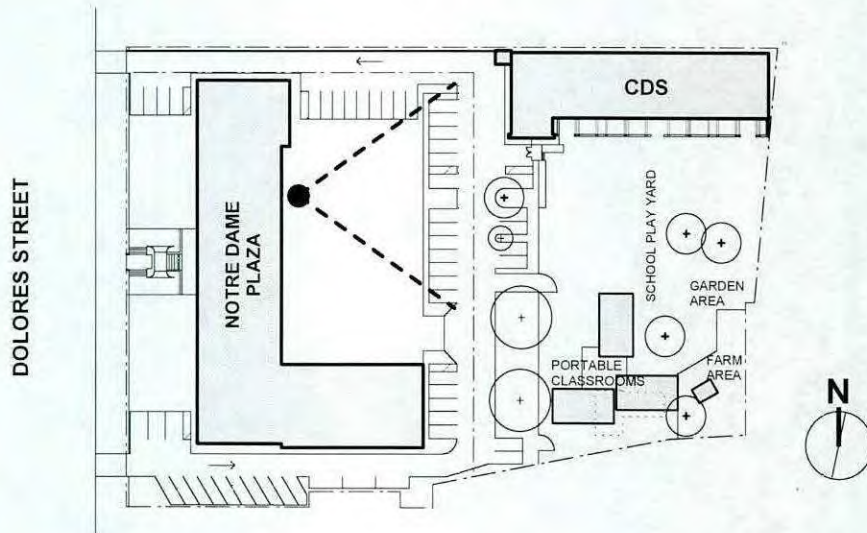
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



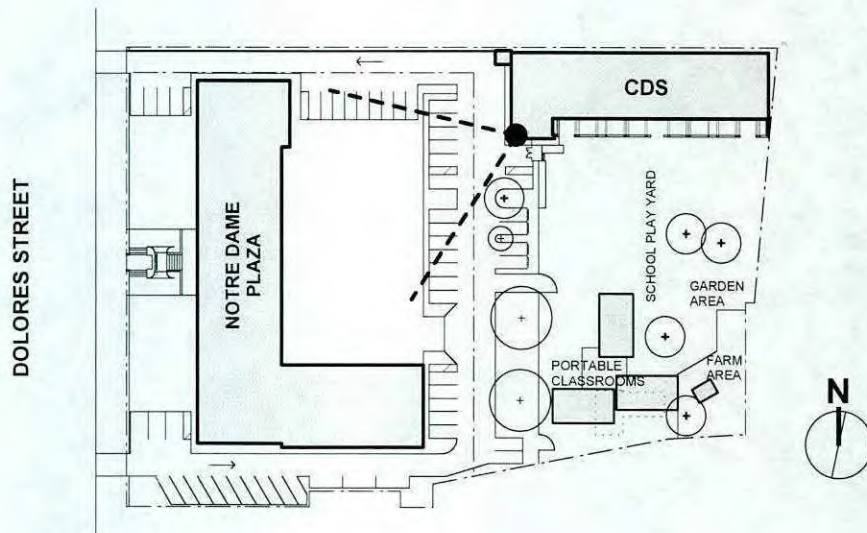
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



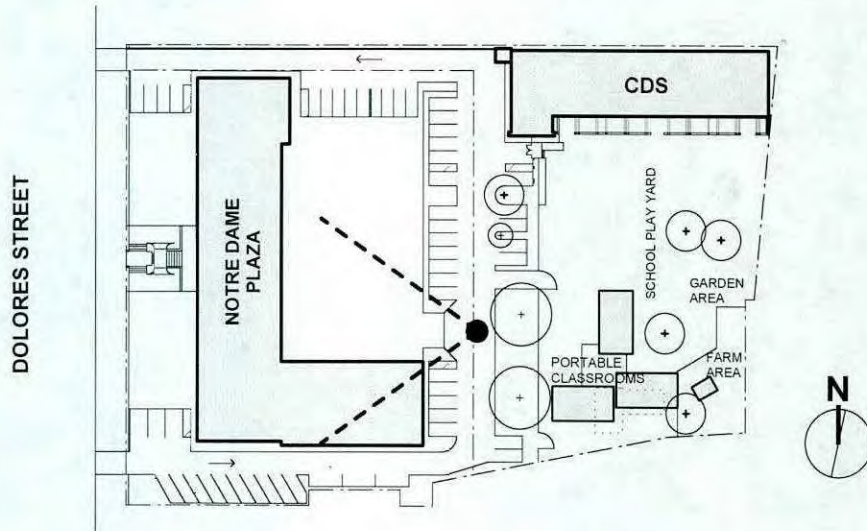
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



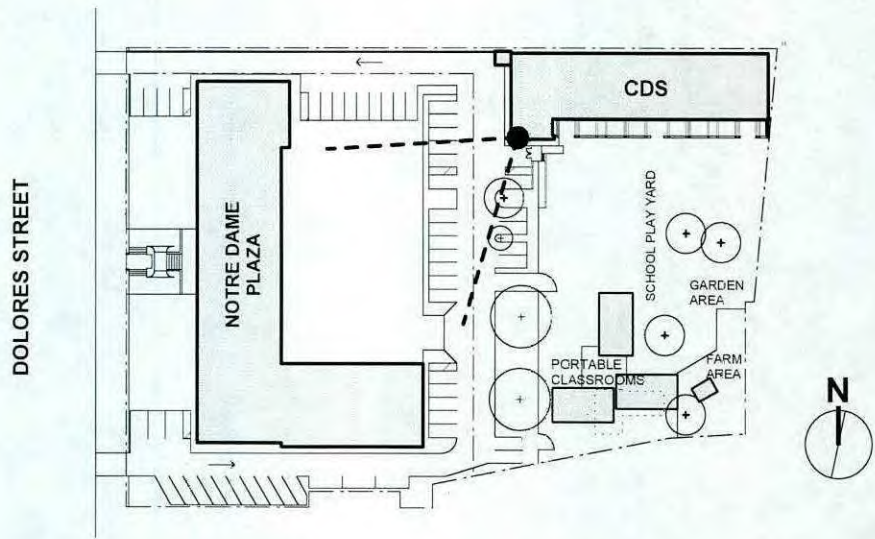
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
333 DOLORES ST		3567057
Case No.		Permit No.
2019-015128PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization for using three temporary classroom buildings to be used as pre-school classrooms for an additional period of up to 7 years or through 2031.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>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></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Stephanie Cisneros</p>	

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

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

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

Check all that apply to the project.	
<input 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 checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): The proposal includes extending the use of existing temporary classroom structures. No physical alterations are proposed.				
<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 <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)				
b. Other (specify):					
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.					
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.				
Comments (optional):					
Preservation Planner Signature: Stephanie Cisneros					

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/22/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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)
333 DOLORES ST		3567/057
Case No.	Previous Building Permit No.	New Building Permit No.
2019-015128PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

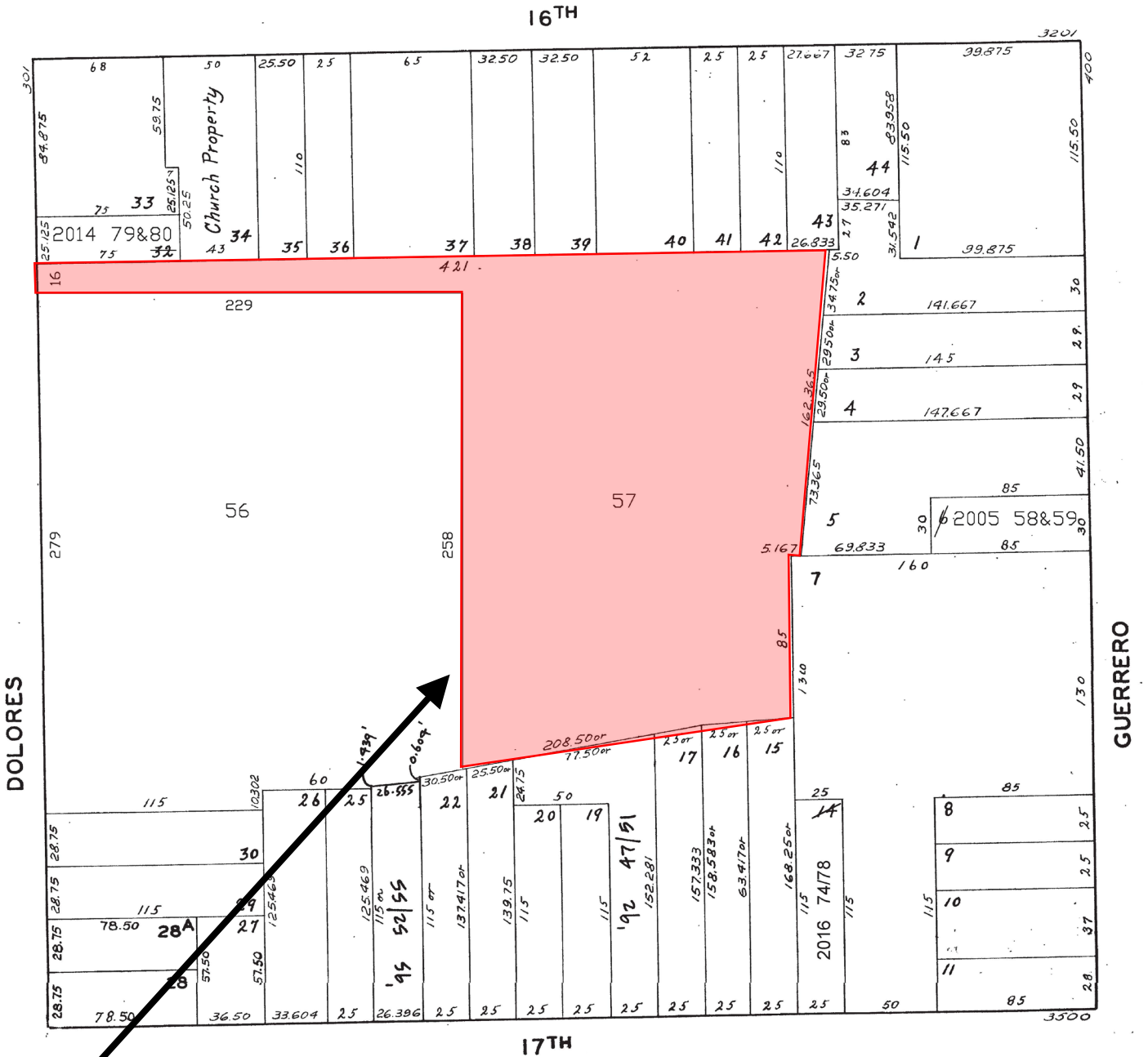
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Parcel Map



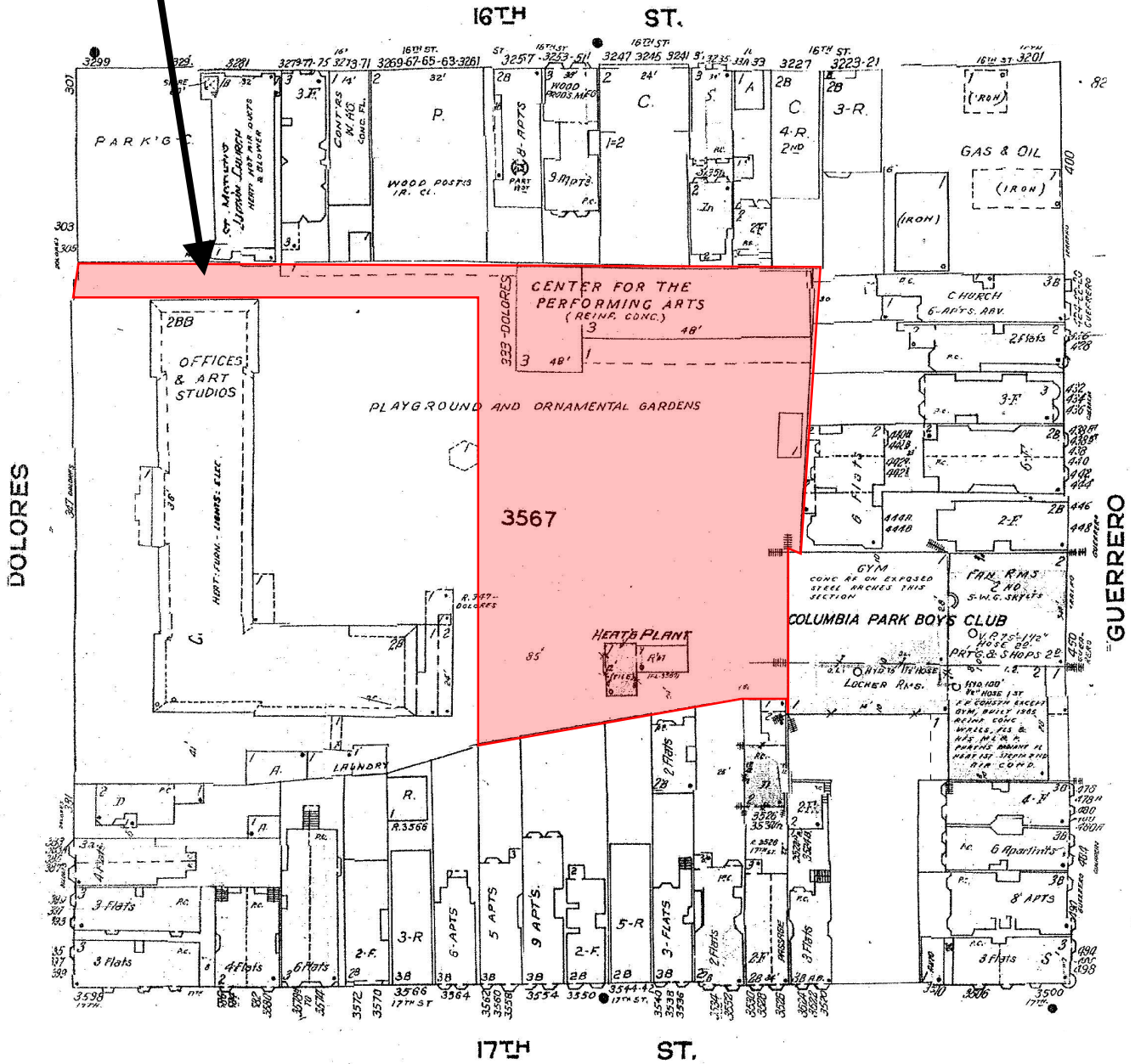
SUBJECT PROPERTY

Conditional Use Authorization
 Case No. 2019-015128CUA
 333 Dolores Street



Sanborn Map*

SUBJECT PROPERTY

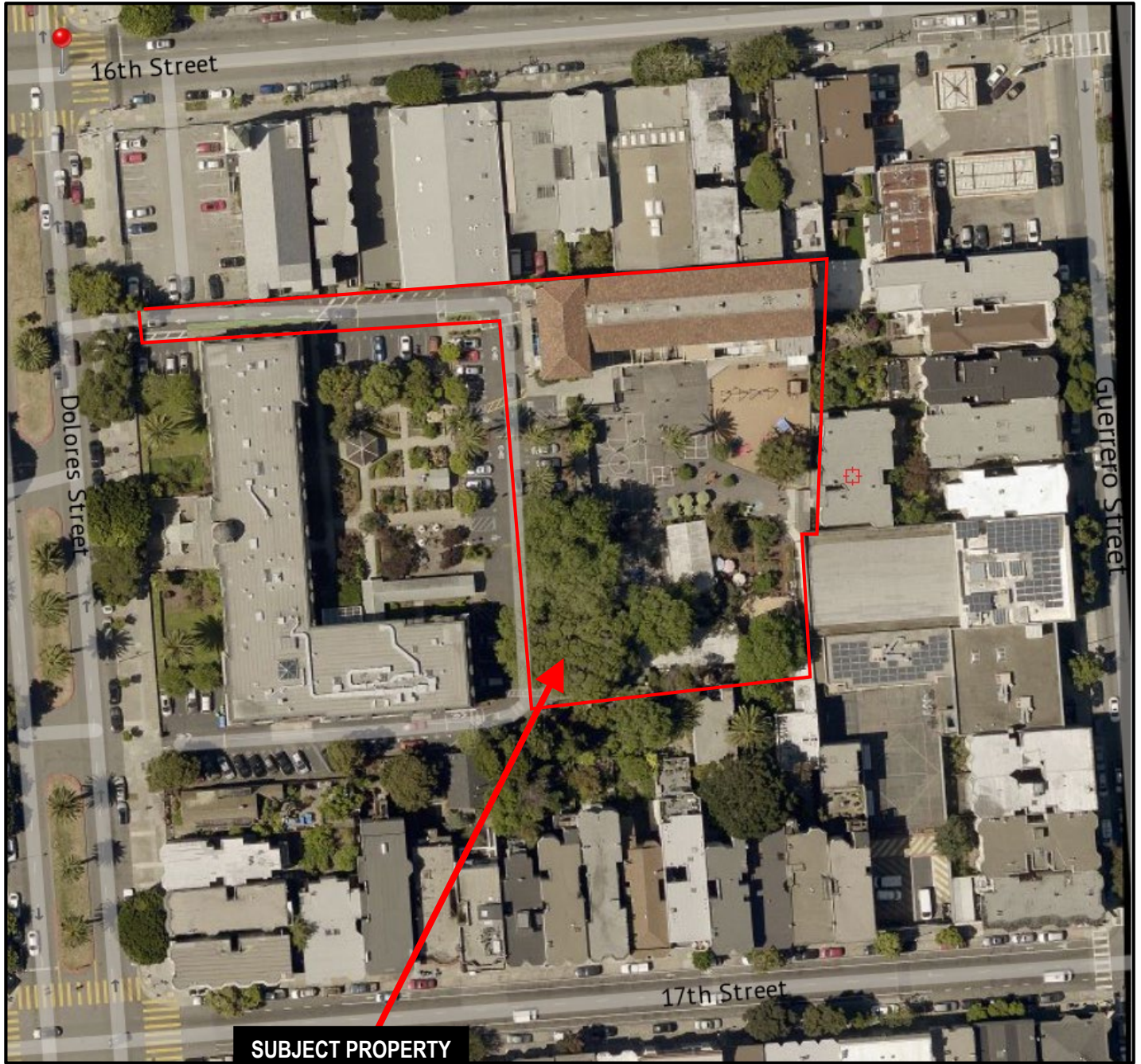


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case No. 2019-015128CUA
333 Dolores Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2019-015128CUA
333 Dolores Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2019-015128CUA
333 Dolores Street

Site Photo



Conditional Use Authorization
Case No. 2019-015128CUA
333 Dolores Street

Site Photo- View 2



Image of subject temporary structures located at the subject property.

Conditional Use Authorization
Case No. 2019-015128CUA
333 Dolores Street

PLANNING COMMISSION

Case No. 2003.0091AC
333 Dolores Street
Block 3567, Lot 57
Motion No. 16683
Page 1

SAN FRANCISCO

PLANNING COMMISSION

MOTION NO. 16683

ADOPTING FINDINGS FOR APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO APPLICATION NO. 2003.091AC BY THE PLANNING COMMISSION TO EXPAND CHILDREN'S DAY SCHOOL AND ALLOW CONSTRUCTION OF THREE TEMPORARY CLASSROOM BUILDINGS AT 333 DOLORES STREET, LOCATED ON A PORTION OF DESIGNATED LANDMARK NO. 137 IN AN RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT WITH A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On January 30, 2003, Matthew Schwartz of California Housing Partnership Corporation (hereinafter "project sponsor"), representing the Children's Day School, property owner, filed an application for a Certificate of Appropriateness (CofA) and Conditional Use (CU) authorization, Case No. 2003.0091AC, for the property at 333 Dolores Street, Lot 57 in Block 3567 (hereinafter "subject property"), to allow construction of three new temporary classroom structures or "trailers" on the school property (hereinafter "project"), requiring conditional use authorization to expand of an existing large institutional use within an RM-1 (Residential, Mixed, Low-Density) and an 40-X Height and Bulk District.

On October 1, 2003, the Planning Department, after realizing there was an error in posting the hearing notice on the site, continued the public hearing from the original date of October 2, 2003 to November 6, 2003. New notices were sent out while another newspaper advertisement and a new poster were posted for the new hearing date.

On November 13, 2003, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing on Conditional Use Application No. 2003.0091AC for the above described project, at which time the Commission reviewed and discussed the findings prepared for its review by the staff of the Planning Department of the City and County of San Francisco (hereinafter "Department").

It was determined by the Department in accordance with the provisions of the California Environmental Quality Act (CEQA), the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project would not cause significant impacts such that an environmental impact report would be required. A Negative Declaration was adopted on October 28, by the Planning Commission allowing a two-story over basement permanent school building on the subject property. While the current proposed project (three temporary classroom buildings) is smaller in size and scale than the previously approved project, an addendum to the Negative Declaration was still done. The addendum was completed and finalized on August 18, 2003

The project site is identified as 333 Dolores Street, lot 57 in Assessor's Block 3567, located on the east side between 16th and 17th Streets on a portion of City Landmark No. 137. The entire 2.6 site, formerly identified as Lot 31 in Assessor's Block 3567 was designated a landmark site in 1981. In 1995, the Sisters of the Notre Dame subdivided the property into two irregular lots to allow for the sale of the

former Notre Dame School Building to Mercy Charities Housing and the Saint Joseph's Hall Building and playground to Children's Day School. The subdivision of the property did not affect the landmark status of the site. The Children's Day School is located in the Saint Joseph's Hall Building, a three-story reinforced concrete building with stucco exterior and associated playground/open space. The stucco structure is situated behind the Notre Dame Senior Housing Complex that fronts on Dolores Street. The property is in a RM-1 (Mixed, Residential, Low Density) District and a 40-X Height and Bulk District.

This Commission has reviewed and considered reports, studies, plans and other documents pertaining to this proposed project. This Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony on behalf of the applicant, Department staff, and other interested parties.

MOVED, That the Commission hereby authorizes the Conditional Use requested in Application No. 2003.0091AC subject to the conditions contained in EXHIBIT A, attached hereto and incorporated herein by reference thereto, based on the following findings.

Findings

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

1. The proposed Conditional Use authorization application complies with the provisions set forth in Sections 316 through 316.8 of the Planning Code with respects to the Conditional Use application, filing fees, reviews, public noticing, hearings, and the appeals process for this project as required by Section 209.3, 303, and 311 of the Planning Code for the expansion of an existing large institutional use within an RM-1 District.
2. The proposal meets Planning Code Section 151 requiring one (1) independently accessible off-street parking space for every six classrooms. The existing school has an existing off-street parking requirement of two spaces. The proposed construction of three new classrooms would result in a cumulative total off-street parking requirement of 1/2 space for the Children's Day School. A total of 40 off-street parking spaces would be maintained for the exclusive use of the school in the 54-space joint use parking lot that is shared by Notre Dame Senior Housing Complex and the Children's Day School. These 40 parking spaces although far in excess of the Planning Code requirement for such uses were required by the Planning Commission as a condition of authorization of the Conditional Use for a day care operation in 1995.
3. The project meets Planning Code Section 303 requiring facts be established and findings be made that the proposed use would provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use would 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, or injurious to property, improvements or potential development in the vicinity and that such use would comply with the applicable provisions of the Code, and would not adversely affect the General Plan.
4. The proposed project complies with this section in that the project is necessary and desirable for, and compatible with, the neighborhood and community and would not be detrimental to the health, safety, convenience or general welfare of those living or working in the vicinity, and would

not injure property, improvements or potential development in the vicinity. The project's design, size, and density would be compatible with those existing in the neighborhood. While the property is zoned residential, the subject property was originally developed and has continuously been used for institutional and not residential use. The project would allow an important institutional use to expand its existing facility in a manner that would respect the architectural and historic character of the Landmark property while minimizing disruption to the surrounding residential neighborhood. The new classrooms would allow the school to make more efficient use of the subject property and would enhance their ability to carry out their educational mission that serves San Francisco residents.

- 5. The project meets Planning Code Section 1005 permitting the demolition, exterior alteration and new construction on a designated landmark property only with authorization of a Certificate of Appropriateness by the Planning Department. On June 18, 2003, the Architectural Review Committee (ARC) held a public hearing and commented on the proposal to allow three temporary classrooms on the school property. The recommendations expressed by the Committee are as follows: (1) explore the use of landscaping and vegetation to screen the new construction, and (2) assess the time period of the temporary classroom trailers on the property.
- 6. On September 17, 2003, the Landmark Advisory Preservation Board held a public hearing and found the proposal to be in conformance with Article 10, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties, and unanimously recommended approval with the condition that the Project Sponsor return after five years of the issuance of the building permit for the trailers and provide an update to the Landmarks Advisory Preservation Board on the progress of replacing the temporary classroom trailers with a permanent school building on the subject property.
- 7. The project is consistent with the objectives and policies of the City's General Plan in that:

RESIDENCE ELEMENT

Certain non-residential uses are desirable and appropriate in residential and neighborhood commercial areas. However, the establishment and expansion needs of institutions often conflict with efforts to preserve and protect the scale and character of residential neighborhoods. Institutions may attract people from outside a neighborhood, aggravating traffic and parking problems. The needs of adjacent residential areas for on-street parking and safe, quiet streets should be considered, in addition to the needs of the institution.

OBJECTIVE 12: TO PROVIDE A QUALITY LIVING ENVIRONMENT.

POLICY 2: Allow appropriate neighborhood-serving commercial (non-residential) activities in residential areas.

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

COMMERCE AND INDUSTRY ELEMENT

Institutional buildings tend to be larger in scale and more intensely used than residential buildings that often surround them. The city should continue its policy of reviewing expansion plans by examining the needs of both the neighborhood and the institution.

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

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

URBAN DESIGN ELEMENT

Measurement must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live.

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4. Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

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

POLICY 4. Design walkways and parking facilities to minimize danger to pedestrians.

POLICY 12. Install, promote, and maintain landscaping in public and private areas.

POLICY 15. Protect the livability and character of residential properties.

8. The project proposed construction of three classrooms on the landmark property in a manner that would respect its historic and architectural character. Since nonresidential uses, including several nonconforming commercial and permitted conditional uses have co-existed with the primarily residential neighborhood, the proposed school expansion will not negatively impact the neighborhood's character. In fact, the construction of the three classrooms would be beneficial since it will allow the school to continue to expand to meet the needs of the existing and growing student population while raising funding for construction of a permanent building on the property in the near future.

9. Other than one letter from a neighbor who is concern about traffic circulation and safety, the Planning Department is not aware of any opposition.
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,
 - a. This proposal will have no impact on existing neighborhood-serving retail uses;
 - b. The school expansion will not change the existing housing and neighborhood character, nor will it alter the established cultural and economic diversity of the neighborhood;
 - c. The supply of existing affordable housing will not be reduced by this project;
 - d. Automobile traffic and parking congestion would not be significantly increased by the project because the proposal is only going to increase school enrollment by 40 students;
 - e. This project does not displace industrial or service sector businesses;
 - f. Earthquake safety requirements would be considered during review of any building permit applications;
 - g. The project would construct three temporary classroom buildings on the landmark site in a manner that would respect its historic and architectural characteristics; and
 - h. This project will have no adverse impact on parks or open space areas, or their access to sunlight or views.

The Commission, after carefully balancing the competing public and private interests, hereby finds that authorization of the requested Conditional Use does promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Planning Department and other interested parties, the oral testimony presented to this Commission at the public hearing, and

all other written materials submitted by all parties, the Planning Commission hereby **approves** Conditional Use Application No. 2003.0091AC.

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. 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 94012.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on November 13, 2003.

Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Boyd, Hughes, and S. Lee

NOES: Commissioners Bradford-Bell and Feldstein

ABSENT: Commission B. Lee

ADOPTED: November 13, 2003

EXHIBIT A

CONDITIONS OF APPROVAL

This authorization is to expand Children’s Day School and construct three new temporary classroom structures or “trailers” on the school property, in general conformity with plans labeled Exhibit B on file in the docket for Case No. 2003.0091AC.

4. The project sponsor shall require the construction contractor(s) to spray the project site with water during demolition, excavation, grading, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other such material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during these periods at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor shall require the construction contractor(s) to obtain reclaimed water from the Clean Water Program for this purpose.

The project sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

5. A health and safety plan would be submitted to DPH staff two weeks prior to commencement of construction. Health and safety plans typically contain direction regarding specific work practices: including training of personnel, emergency procedures, site security, notification requirements and soil handling procedures.
6. Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of *construction* can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effect on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

The archeological monitoring program (AMP) shall minimally include the following provisions:

4. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO

in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;

5. The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
6. The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
7. The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
8. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

9. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
10. An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That

is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

1. *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
 2. *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
 3. *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
 4. *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
 5. *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
 6. *Final Report.* Description of proposed report format and distribution of results.
 7. *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.
11. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.
12. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.

13. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.
14. While the current proposal is to increase the total number of children from 200 to 266, the maximum enrollment of the school, including the day care operation, shall not exceed 350 children. This number reflects the maximum number of children previously assessed in the Environmental Review and approved in Conditional Use Authorization (Case No. 1998.496EAC).
15. Non-accessory events, those not directly related to the operation of the school such as weddings, parties or events hosted by non-school entities, shall not be permitted. Accessory school events that occur outside of the schools standard hours of operation, such as fundraisers and open houses, shall be limited to no more than 24 per year.
16. Drop-off and pick-up of children for the school/day care facility shall be limited to the parking lot located at the interior of the site. However, the project sponsor may request that the Department of Parking and Traffic (DPT) designate a portion of the curb space in front of Notre Dame Senior Housing Complex, the east side of Dolores Street, as a passenger white zone to accommodate the drop-off and pick-up of school children. A minimum of 40 independently accessible code complying off-street parking spaces shall be maintained on the site in the joint use parking lot for the use of the school.
17. The final plans shall meet the standards of the Planning Code and shall be in general conformity with the Certificate of Appropriateness approved by the Planning Director and filed with the Planning Department as Case No. 2003.0091A.
18. The Project Sponsor will provide an update to the Landmarks Advisory Preservation Board on the progress of replacing the temporary classroom trailers with a permanent school building on the project site after five years of the issuance of the building permit for the trailers.
19. The project sponsor shall be required to secure a new Conditional Use authorization if the temporary classroom "trailers" extend beyond the period of 10 years from the date of issuance of the building permit for construction.
20. Lighting from the temporary classroom "trailers" shall be contained within the premises (property) so as not to be a nuisance to nearby residents or neighbors. Lighting shall be directed onto the property so as not to directly illuminate adjacent residences. Only non-reflective glass shall be used on the building exterior.
21. The classroom trailers and site (including landscaping) shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood.

22. Except as otherwise stated herein, all conditions set forth in Exhibit A, of Planning Commission Motion 13847 and mitigation measures contained in the October 28, 1999 Final Negative Declaration and August 18, 2003 Addendum to Negative Declaration shall remain in effect and without modification.
23. The Project Sponsor shall obtain a building permit for this Project within three (3) years from the date of this Conditional Use authorization, and construction shall thereafter be pursued diligently to completion or the said authorization shall be deemed null and void.
24. Should the monitoring of Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor (or successor) shall pay fees established in Planning Code Section 351(f)(2).
25. Failure to comply with any of the conditions of approval shall constitute a violation of the Planning Code, enforceable by the Zoning Administrator.
26. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference.
27. Should the operation of this facility result in complaints from neighborhood residents, which are not resolved by the Project Sponsor or the Community Liaison Officer, and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of the Motion, the Zoning Administrator shall report such complaints to the Planning Commission, after which the Commission may hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the Code, to consider revocation of this Conditional Use Authorization.
28. The applicant shall record a copy of these conditions with the Office of the Recorder for the City and County of San Francisco as part of the property records.



**SAN FRANCISCO
PLANNING DEPARTMENT**

DOCKET COPY

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Information:
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Planning Commission Motion No. 19041

HEARING DATE: DECEMBER 12, 2013

Date: December 5, 2013
Case No.: **2013.0663C**
Project Address: **333 DOLORES STREET**
Zoning: RM-1 (Residential, Mixed, Low-Density) District
 40-X Height and Bulk District
Block/Lot: 3567/057
Project Sponsor: Molly Huffman
 Children's Day School
 333 Dolores Street
 San Francisco, CA 94110
Staff Contact: Michael Smith – (415) 558-6322
michael.e.smith@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303 OF THE PLANNING CODE TO AMEND MOTION NO. 16683 FOR A REQUEST TO RETAIN THE THREE EXISTING TEMPORARY CLASSROOM STRUCTURES ON THE SCHOOL SITE FOR AN ADDITIONAL 10.5 YEARS. THE SUBJECT PROPERTY IS LOCATED IN A RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 24, 2013, Valerie Veronin, on behalf of Children's Day School (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 to amend motion No. 16683 to retain the three existing temporary classroom structures on the site for an additional 10.5 years, for the property at 333 Dolores Street (subject property), located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

On December 12, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0259C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0663C, 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 subject property is located on the east side of Dolores Street between 16th and 17th Streets, Lot 057 in Assessor's Block 3567. The subject property is a mid-block lot that is occupied by the Children's Day School (CDS), a pre-kindergarten through eighth grade day school. The school is housed in three (3) temporary classrooms that measure 24' X 40' each and a three-story, 22,500 square foot structure historical known as St. Joseph's Hall, located on a mid-block, 1.2-acre site. The subject building, St. Joseph's Hall, constructed in 1924, is part of Landmark site #137 "The Notre Dame School". Although St. Joseph's Hall is not described in the designating ordinance for the site it was located on the same Assessor's Block and Lot as the Landmark when the designation was adopted. The subject property has since been subdivided and St. Joseph's Hall is now located on a separate lot. The subject lot is located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X height and bulk district.

The three temporary classroom structures measure 960-square-foot each and are prefabricated wood-frame classroom structures with T-11 clad siding interconnected by a 760-square-foot, wood deck. The 24-foot by 40-foot portable classroom structures are on pier footings and are accessed via a ramp and steps to and from the proposed deck. The structures are located in the southern half of the parcel to the west of the area called the "Farm." There is a storage area located behind the structures to the south. The structures are partially screened from view by plants and trees.

3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is primarily residential to the north, south, and west. Located to the east are a variety of commercial establishments located within ground floor storefronts in the Valencia Street NCT, including

restaurants, bars, apparel stores, convenience stores, and other types of retailers. Specifically, the Boys and Girls Club abuts the subject property to the east. The rear of the Notre Dame Senior Housing Center at 347 Dolores Street abuts the subject property to the west. Buildings in the vicinity typically range from one to four stories in height.

4. **Project Description.** The proposal is a request from Children's Day School (CDS) to amend motion No. 16683 for a request to retain the three existing temporary classroom structures on the site for an additional 10.5 years. The structures in question were granted conditional use authorization in 2003 with a conditional of approval that was recommended by the Landmark's Preservation Advisory Board that they be removed within 10 years from the date of occupancy (March 2004). No physical work is proposed for the structures.
5. **Project Background.** The subject property is part of Landmark site #137, the Notre Dame School. On November 20, 2013, the Historic Preservation Commission held a public hearing and found the proposal to be in conformance with Article 10, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties, and unanimously recommended approval with the conditions attached in Exhibit A.

In 2003, CDS was granted conditional use authorization pursuant to Motion No. 16683 to install three temporary classroom structures on the subject site. The authorized structures were to be removed within ten years from the date of occupancy pursuant to the conditions of approval for motion No. 16683. Therefore, the structures must be removed by March 2014.

During the ten years that the temporary structures were in place, CDS contemplated ways to construct a permanent structure on the site to replace the temporary structures. In August 2011, CDS purchased 601 Dolores Street intending to convert the former church into a satellite campus for the school and received conditional use authorization in April 2012 for the conversion. Construction of Phase 1 of the 601 Dolores Street conversion is expected to commence Spring 2014.

6. **Public Comment.** The Department has received one communication in opposition to the proposal from a neighbor on 18th Street who is concerned about the noise from the existing school. The Department has also received numerous communications in favor of the project, including 90+ emails from CDS parents.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Land Use.** Section 209.3(g) of the Planning Code allows elementary schools (an institutional use) in a RH-3 District only upon the approval of a conditional use authorization by the Commission.

Conditional Use authorization is not being sought because the project would not increase student enrollment.

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

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

The Project would retain the existing buildings on the site and their present configuration. The proposed use is necessary and desirable for the neighborhood because the presence of quality schools in San Francisco helps to retain families in the city. The inability to find quality schools in San Francisco discourages some families from attempting to raise their children within the city. Every year CDS must reject dozens of requests for placement from families due to lack of capacity. The strengthening of CDS would allow the school to better serve the neighborhoods of Noe Valley, Bernal Heights, Glen Park, Castro/Eureka Valley and the Mission.

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 be detrimental to the health, safety or convenience of those residing or working in the area, in that:

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

The Project would not increase student enrollment nor alter the existing site configuration of the buildings on the site. The existing site configuration places the temporary classroom towards the southern edge of the site oriented towards the center of the site. This configuration helps to contain the sounds from the play yard located at the center of the site.

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;

Parking and traffic would not be impacted by the project because it would not increase student enrollment.

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

The project would not emit noxious or offensive emissions such noise, glare, dust or odor.

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

No additional landscaping or lighting is proposed for the site as part of this project.

- 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.

9. **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 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 education services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

POLICY 7.3:

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

The Project will allow for additional choices in educational options to neighborhood and city residents. The Project would enhance the educational services available to residents of the local area neighborhoods as well as the city at large. The retention of the temporary structures is part of a larger long term goal to seismically upgrade a St. Joseph's Hall, the historic building on the subject property.

**HOUSING ELEMENT
Objectives and Policies**

OBJECTIVE 11:

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

POLICY 11.7:

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

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 would respect the City's historic fabric by indirectly providing for the continued use and rehabilitation of a historic property. The Project help retain an existing school located within a residential District in a property that is suitable for an institutional use. As a result, an educational service will continue to be provided for the local neighborhood and community at large.

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.

CDS offers educational services for pre-school through middle school aged children of San Francisco residents. No exterior alteration will be proposed to the existing buildings. The proposed child-care facility's activities will take place either indoors or within the rear yard. The proposed conditions of approval would help ensure that the structures are properly maintained and screened from view from nearby properties.

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

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

The proposal would strengthen an existing neighborhood-serving school that has served the neighborhood since 2001.

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

The proposed use will retain the existing buildings on the site and the temporary structures in question could be easily be removed and the area of the lot converted back to open space.

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

The Project would not affect the City's existing supply of affordable housing.

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

The proposed use is well served by public transit but it is located a few blocks away. The proposal would not increase student enrollment and therefore is not expected to increase the burden on neighborhood parking or Muni transit service.

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

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

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

The Project will not affect the Subject Property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject property is part of Landmark site #137, the Notre Dame School. Therefore, the project requires a Certificate of Appropriateness which was granted by the Historic Preservation Commission on November 20, 2013.

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

The project will have no negative affect on existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0663C pursuant to Section 303 of the Planning Code** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file 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. 19041. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2013.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Hillis, Sugaya, Borden, Antonini, Moore, and Wu

NAYES: None

ABSENT: Commissioner Fong

ADOPTED: December 12, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use authorization to amend Motion No. 16683 to allow three portable classrooms structures to remain on the Project Site, Block 3567, Lot 057, pursuant to Planning Code Section 303, for a property located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District; in general conformance with plans stamped "EXHIBIT B" included in the docket for Case No. 2013.0663C and subject to conditions of approval reviewed and approved by the Commission on December 12, 2013 under Motion No. 19041. 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 December 12, 2013 under Motion No. 19041.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19041 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

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

MONITORING

2. **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.

3. **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

4. **Expiration.** That the project sponsor will remove the three temporary classroom structures from the subject site within 10.5 years from the date of Planning Commission approval for the conditional use authorization.

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

5. **Maintenance.** That the project sponsor shall maintain the three temporary classroom structures in safe, sanitary, and good physical condition. Any evidence suggesting that the structures are not being properly maintained will be corrected by the project sponsor in a timely manner. Furthermore, the project sponsor shall remove the blight (open storage area) from behind the temporary classroom structures and maintain the area free and clear.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Landscape.** The site (including landscaping) shall be maintained in a manner so as to keep the temporary structures screened from view.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Report Back.** Within five years from the date of this approval, the Project Sponsor will provide an update to the Commission in the form of an informational hearing on the progress of CDS fund raising and general capital improvements that would result in the removal of the temporary classroom structures from the subject site.

Every two years, beginning at the date of this approval, the Project Sponsor will provide the Department's Preservation Coordinator and Zoning Administrator with a written update on the progress of CDS fund raising efforts and general capital improvements in accordance with the Facilities Master Plan Timeline that was provided to the Department for review and consideration.

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



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the [Planning Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application and any required supplemental applications online at sfplanning.org, or to submit in person, you may schedule an intake appointment by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed PRJ application, or complete online submittal, including the following:
- An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
- Current or historic photograph(s) of the property.
- All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: Children's Day School, 333 Dolores Street, San Francisco, CA 94110

Block/Lot(s): 3567/57

Property Owner's Information

Name: Children's Day School

Address: 333 Dolores Street
San Francisco, CA 94110

Email Address: vveronin@sbcglobal.net

Telephone: (650) 704-4396

Applicant Information

Same as above

Name: Shelly Luke Wille, Head of School/Cheryl Ewers, DFO

Company/Organization: Children's Day School

Address: 333 Dolores Street
San Francisco, CA 4110

Email Address: cheryl@cds-sf.org

Telephone: 415-416-6314

Please Select Billing Contact:

Owner Applicant Other (see below for details)

Name: Cheryl Ewers Email: cheryl@cds-sf.org Phone: 415-416-6314

Please Select Primary Project Contact:

Owner Applicant Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Application No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

See Attached.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other Extension of

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: PreK-8

Estimated Construction Cost: N/A

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF	N/A	N/A
	Residential GSF	NA	NA
	Retail/Commercial GSF	NA	NA
	Office GSF	NA	NA
	Industrial-PDR	NA	NA
	Medical GSF	NA	NA
	Visitor GSF	NA	NA
	CIE (Cultural, Institutional, Educational)	2,880	No Change
	Useable Open Space GSF	760 Wooden Deck	No Change
	Public Open Space GSF	NA	NA

Project Features	Dwelling Units - Affordable	NA	NA
	Dwelling Units - Market Rate	NA	NA
	Dwelling Units - Total	NA	NA
	Hotel Rooms	NA	NA
	Number of Building(s)	3 Portables (2,880 gsf)	No Change
	Number of Stories	1	No Change
	Parking Spaces	40	No Change
	Loading Spaces	N/A	N/A
	Bicycle Spaces	N/A	N/A
	Car Share Spaces	N/A	N/A
Other: _____			


Land Use - Residential	Studio Units	NA	NA
	One Bedroom Units	NA	NA
	Two Bedroom Units	NA	NA
	Three Bedroom (or +) Units	NA	NA
	Group Housing - Rooms	NA	NA
	Group Housing - Beds	NA	NA
	SRO Units	NA	NA
	Micro Units	NA	NA
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	NA	NA

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	<u>Time Extension Request - No C</u>
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off & Pick-Up Management Plan.</u>
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Children's Day School

Application for Conditional Use Authorization

1. Owner/Applicant Information

Property Owner's Name: Children's Day School
Property Owner's Address: 333 Dolores Street
San Francisco, CA 94110
E-Mail: vveronin@sbcglobal.net
Telephone: (650) 704-4396

Applicant's Name: Shelly Luke Wille, Head of School
Address: Same as Above

Contact For Project Info: Valerie Veronin, Project Manager
vveronin@sbcglobal.net

Cheryl Ewers, DFO
cheryle@cds-sf.org

2. Location and Classification

Street Address of Project: 333 Dolores Street
San Francisco, CA 94110

Cross Streets: Between 16th and 17th Streets

Assessors Block/Lot: 3567/57

Lot Dimensions: 274' by 208'

Lot Area (Sq Ft): 53,394 square feet

Zoning District: RM-1 (mixed residential-low density)

Height/Bulk District: 40-X

3. Project Description

Check all that apply

Change of Use Change of Hours New Construction

Alterations Demolition

Other: Extension of Time Limitations established under Case No 2003.0091AC, Motion No 16683; Case No 2013.0663C, Motion 19041

Additions to Building: Rear Front Height Side Yard N/A

Present or Previous Use:

The project site is identified as 333 Dolores Street, lot 57 in Assessor's Block 3567, located on the east side between 16th and 17th Streets on a portion of City Landmark No. 137. The entire 2.6 acre site, formerly identified as Lot 31 in Assessor's Block 3567 was designated a landmark site in 1981. In 1995, the Sisters of Notre Dame subdivided the property into two irregular lots to allow for the sale of the former Notre Dame School Building to Mercy Charities Housing and the Saint Joseph's Hall Building and playground to Children's Day School. The subdivision of the property did not affect the landmark status of the site. The Children's Day School is located in the Saint Joseph's Hall building, a three-story reinforced concrete building with stucco exterior, as well as three previously approved temporary classroom buildings, and associated playground/open space. St. Joseph's Hall is situated behind the Notre Dame Senior Housing Complex that fronts on Dolores Street. The temporary structures are also located behind the Notre Dame Senior Housing Complex, to the south of St. Joseph's Hall across the school playground. The property is in a RM-1 (Mixed, Residential, Low Density) District and a 40-X Height and Bulk District.

Previous Planning Commission Actions:

The Planning Commission previously approved a conditional use authorization to allow installation of the three temporary classroom buildings (portables) at 333 Dolores Street (Motion 16683, dated November 13, 2003). Under Motion 16683, the portables were authorized for a period of 10-years from the date of issuance of the Building Permit. The permit was issued on March 24, 2004. Under Case 2013.0663C, Motion 19041, the Planning Commission approved a time extension allowing Children's Day School to continue use of the temporary classrooms through June 2024.

Children's Day School

2

Previous Department Actions:

On November 13, 2003, the Planning Department recommended Conditional Use approval for construction of three temporary classroom buildings at 333 Dolores Street, which was approved as discussed above.

On April 11, 2003, the Planning Department approved a permit (2003/01/30/6376) to allow demolition of an existing accessory storage shed and incinerator. These structures were not identified as contributing to the historic and architectural significance of the landmark site or to its eligibility for the National Register of Historic Places.

On December 5, 2013, the Planning Commission approved a time extension of 10.5 years allowing Children’s Day School to occupy the portable through June 2024.

Proposed Use:

The three temporary classroom buildings would continue to be used as pre-school classrooms for an additional period of up to 7 years, or through 2031.

Building Permit Application Number:

No new building permit is required.

Date Filed:

N/A

Narrative Project Description:

The project proposes only to extend the time period of a previously authorized conditional use (Case No. 2003.0091AC and Case No. 2013.0663C) for use of three temporary, 960-square foot prefabricated wood-frame classroom structures, interconnected by a 760-square-foot, wood deck. The 24-foot by 40-foot portable classroom structures are located in the southern half of the parcel to the west of the area called the “Farm” and have been in use since September 2004. The project does not propose to alter the current configuration of the temporary buildings or change their use in any way; it seeks only to extend their approved use through 2031. This extension is necessary and will allow Children’s Day School the time it needs to raise the funding required to complete a series of facilities improvements at 333 Dolores. Since, 2013, Children’s Day School has completed three large facilities renovations including the major renovation of 601 Dolores Street and structural and accessibility improvements to St. Joseph’s Hall. Before the portable classrooms can be emptied, additional structural improvements (including a full roof replacement) must be made to St. Joseph’s Hall and a new preschool building must be constructed. The Applicant CDS proposes to continue

to operate the temporary classrooms under the Conditions of Approval of Case No 2003.0091AC and Case No 2013.0663C while funds are raised and approval secured to complete these efforts.

CDS is an accredited independent, co-educational, non-sectarian, non-profit school serving children ranging in age from 3 to 15 years. It is located at the intersection of three of San Francisco's most vibrant neighborhoods: the Mission, the Castro and Noe Valley. The school's culture and curriculum emphasize personal responsibility and social justice, providing an excellent, child-centered education and building strong ties to the communities surrounding it. CDS serves a diverse population of families, including many single parent and dual working parent families. Students of color make up 47% of the student body (54% in the preschool) and 7% of the students come from gay and lesbian households. Tuition is charged on a need-based sliding scale and approximately 27% of the students pay less than full tuition. CDS dedicates 19.4% of its annual budget (more than any other PS-G8 independent school in San Francisco) to providing this tuition assistance.

CDS began in the Excelsior District as a pre-school in 1983, and moved to St. Joseph's Hall in 1987. At that time the school expanded to add a primary school for children Kindergarten through Second Grade. Thereafter other grades were added until the school reached its present configuration. The school incorporated as a non-profit public benefit corporation in 1996 and purchased the site at 333 Dolores Street from the Sisters of Notre Dame de Namur in September 2001. The School also purchased a contiguous parcel at 3275-3279 16th Street in 2008 and was granted Conditional Use to convert the three-unit building to general educational purposes, including but not limited to administrative offices, libraries, conference rooms and classrooms.

The CDS main campus at 333 Dolores Street sits on land that was originally part of Mission Dolores. The site, located directly across from Mission Dolores, is a portion of Landmark #137 and is believed to be the longest continuously operating school site in California. The CDS programs operate from four structures totaling 53,000 square feet: the pre-school is in three temporary bungalow classrooms, adjacent to the school's farm and garden, the K-4 classrooms are located in St. Joseph's Hall along with music and some administrative offices. TK and all-school administrative offices are located in 3275-3279 16th Street. Classrooms and offices serving G5-8 are located at 601 Dolores.

In January 6, 2000, CDS was granted Conditional Use approval (Motion No. 14948) to construct a new 17,000 square foot classroom building to meet the space needs of its expanding student population sited adjacent to the 22,000 square foot St. Joseph's Hall. Financial constraints forced the school to put this project on hold beyond the timetable included in the Conditional Use, and that authorization has now lapsed.

Conditional use authorization was given in November 2003, when the school sought and received authorization to install three 24'x40' portable classrooms together with a redwood deck, ramp and stair structure for access. These portable classrooms were authorized for a period not to exceed 10 years from the date of issuance of the building permit for the construction of the portable classrooms, which occurred in March 2004. Consequently, this authorization was extended to 2024 (Case No. 2013.0663C).

In 2011, the School was presented with the opportunity to purchase 601 Dolores Street for use as an addition to the School. The building provided space adequate to meet the programmatic needs of the middle school at a location proximate to the School without the historic resource challenges of building adjacent to the St. Joseph's Hall as planned under the January 2000 Conditional Use. The School used the following 4 years to purchase and complete the entitlement process for renovating the 601 building.

In May, 2012 CDS received Conditional Use approval to house its middle school at 601 Dolores Street. This authorization supersedes now-void Conditional Use authorization for the construction of a second permanent building adjacent to St. Joseph's Hall.

Completion of 601 Dolores Street in April 2015 was the first step in a series of moves that will allow CDS to vacate and remove the portables. The actual cost was \$18.6 million (\$2.6 million more than originally planned).

The October 2013 concept for renovating St. Joseph's Hall and removing the portables was based on constructing an exterior stair and circulation path to establish a new, separate, dedicated emergency exit path for students occupying classrooms on the second floor (see attached Exhibit A). The new egress would allow lower grades (prekindergarten through second grade) to occupy the second floor classrooms. This approach proved to be infeasible for several reasons: a) students would be required to exit through intervening spaces, b) all openings within 10 feet of the proposed exterior stair and exit path had to be fire-rated, which proved cost-prohibitive, and c) the exterior changes would be subject to Planning Department review and approval which, given the historic significance of the site, was not guaranteed. Therefore, the exterior exiting system represented in the 2013 plans was abandoned and replaced by a new interior stair and circulation, between the first and second floors only (see attached Exhibit B). This change required a reallocation of space for use as circulation that had been planned for classrooms, reducing the number of classrooms in St. Joseph's Hall and making it impossible to empty the portables without constructing new space.

In addition, the cost to renovate St. Joseph's Hall proved to be nearly twice what was forecast in 2013. CDS expected the total cost to be approximately \$5 million. Contractor pricing based on construction drawings resulted in revised pricing of \$8.4 million. This \$3.4 million increase forced CDS to repackage the work at St. Joseph's Hall into smaller,

more affordable components. What had been envisioned as a 2-phase project has been further compartmentalized into 4 phases requiring additional time to raise the funds and to implement.

Revised Timeline Priority #2 – St. Joseph’s Hall

Together, the actual cost of the projects at 601 Dolores and St. Joseph’s Hall increased by approximately \$6M. This increase is equivalent to the cost of a small construction project, stretching the capacity of the school’s financial resources. To complete the changes required for removal of the portables, CDS has revised its approach and timeline, worked to reduce costs where possible and to add the time necessary to raise the additional funds. The revised phasing of work at St. Joseph’s Hall is as follows:

SJH - Phase 1 – Foundations

SJH - Phase 2 – West Side Seismic and Accessibility (new elevator)

SJH - Phase 3 – Roof Replacement and Associated Seismic Strengthening

SJH - Phase 4 – Central shear wall and new central stair, raise central porch

Phases 1 and 2 are complete. They cost a total of \$5.2M. Phase 3 is scheduled for the summer of 2020. It is expected to cost \$1.7M.

Updated Plan for Portables Removal

The CDS Facilities Master Plan has been updated to reflect the need for new space to serve the preschool and to address its long-standing need for gymnasium space. CDS commissioned a feasibility study to evaluate the development of these spaces at 333 Dolores Street. The result of that study is a recommended new facility located adjacent to the existing portables. The facility can be constructed in phases. The first phase would include permanent space for the preschool. This phase of the project is estimated to take approximately 7-10 years to design, fundraise and construct. That timeline is scheduled to begin immediately following the completion of SJH – Phase 3, with an estimated completion by approximately September 2031. Financial realities have prompted CDS to develop community partnerships to help service its need for gymnasium space and to work toward a long-term solution.

Updated Timeline:

COMPLETED PROJECTS:

1. 601 Dolores Street
2. SJH - Phase 1 – Foundations
3. SJH - Phase 2 – West Side Seismic and Accessibility (including a new elevator)

PLANNED PROJECTS:

1. SJH - Phase 3 – Roof Replacement and Associated Seismic Strengthening:

Summer 2020

2. New Preschool (including removal of the portables): Not earlier than September 2027.

3. SJH - Phase 4 – Central shear wall and new central stair, raise central porch: TBD

4. New Gymnasium Facility: TBD.

Request for 2nd Extension of Portables Conditional Use:

CDS will require use of the portables beyond the time limit set by the current CUP. In the best of circumstances, the portables removal would not occur until 2027. This is three years after the current Conditional Use expires. Realistically, however, a change in the local economy could slow the ability to raise funds. Therefore, CDS requests the Conditional Use for the three temporary classrooms be extended to June 2031.

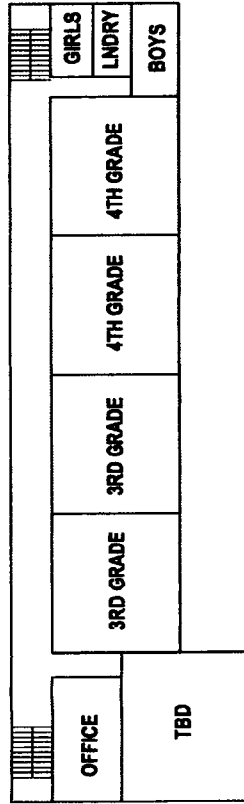
4. Project Summary Table

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

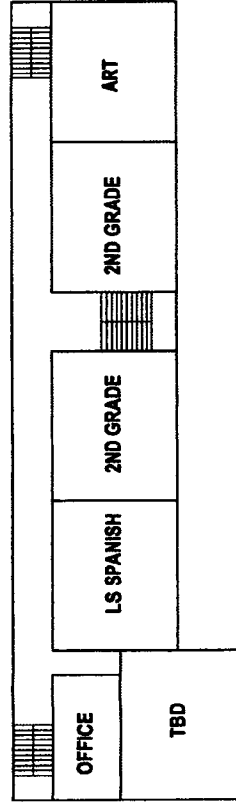
Gross Square Footage (GSF) Existing Uses: To be Retained: Net New/Added: Project Total:				
RESIDENTIAL	0	0	0	0
RETAIL	0	0	0	0
OFFICE	0	0	0	0
INDUSTRIAL	0	0	0	0
PRODUCTION DISTRIBUTION AND REPAIR (PDR)	0	0	0	0
	0	0	0	0
OTHER: Temp. Classrooms	2,880	2,880	0	2,880
TOTAL:	2,880	2,880	0	2,880
PROJECT FEATURES Existing Uses: To be Retained: Net New/Added: Project Total:				
DWELLING UNITS	0	0	0	0
HOTEL ROOMS	0	0	0	0
PARKING SPACES	40	40	0	40
LOADING SPACES	0	0	0	0
NUMBER OF BUILDINGS	3 (temps)	3	0	3
HEIGHT OF BUILDING(S)	15 feet	15 feet	0	15 feet
NUMBER OF STORIES	1	1	0	1

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

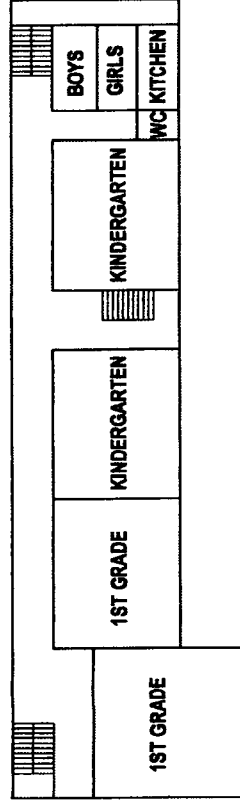
The Conditional Use authorization application complies with provisions set forth in Sections 316 through 316.8 of the Planning Code with respects to application, filing fees, reviews, public noticing, hearings and the appeals process for this project as required by Section 209.3, 303 and 311 of the Planning Code for the expansion of an existing large institutional use within in an RM-1 District.



FLOOR 3



FLOOR 2

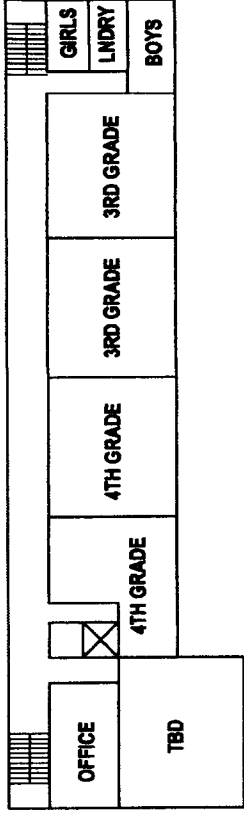


FLOOR 1

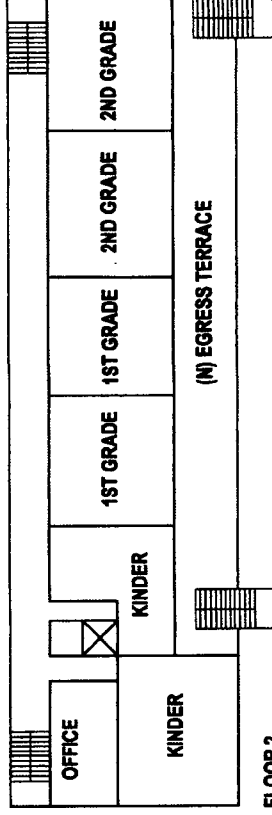
333 DOLORES - 2015/2016 PROGRAM DISTRIBUTION

(INTERIM OPERATING PLAN-NO WORK REQUIRED)

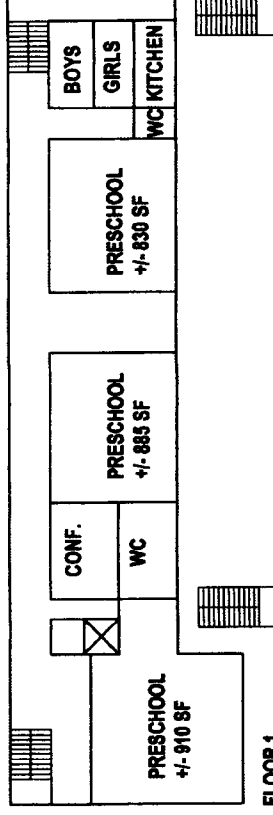
- NOTES:
1. MIDDLE SCHOOL MOVES TO 801 DOLORES
 2. PRESCHOOL REMAINS IN PORTABLES
 3. PORTABLES TO REMAIN IN PLACE TO FACILITATE RENOVATION OF 333 DOLORES



FLOOR 3



FLOOR 2

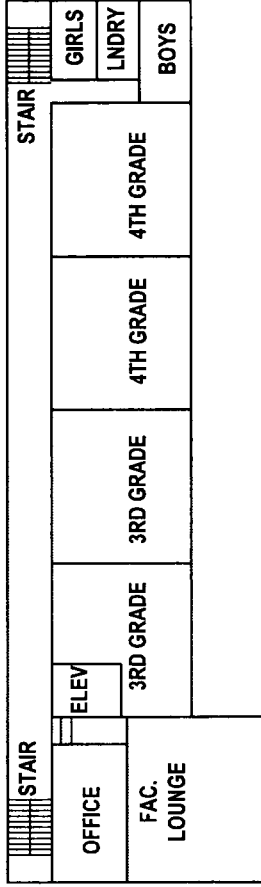


FLOOR 1

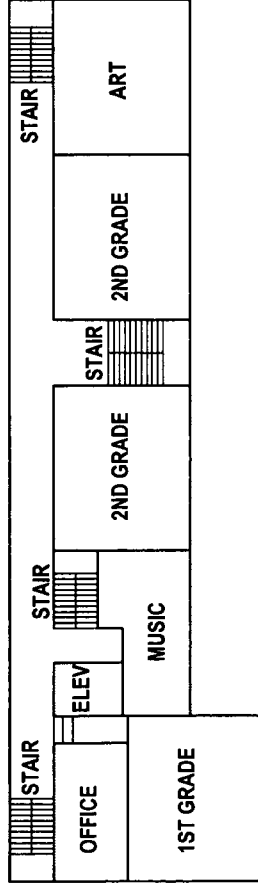
333 DOLORES - 2023/2024 PROGRAM DISTRIBUTION

NOTES:

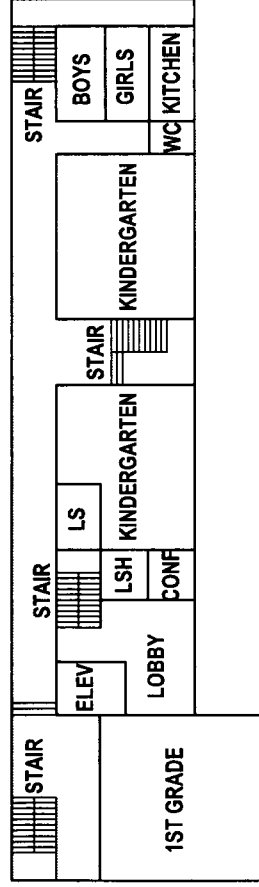
1. ART & SPANISH CLASSROOMS LOCATED @ B & G CLUB
2. PORTABLES REMOVED
3. 2ND FLOOR 2ND MEANS OF EGRESS BUILT
4. ELEVATOR INSTALLED
5. FIRST FLOOR REMODEL FOR PRESCHOOL
6. DESIGNATED PRESCHOOL RESTROOMS BUILT
7. CONFERENCE ROOM CREATED AT FIRST FLOOR (PARENT ROOM?)
8. 2ND FLOOR RECONFIGURED TO ADD CLASSROOM / INFILL STAIR



FLOOR 3



FLOOR 2

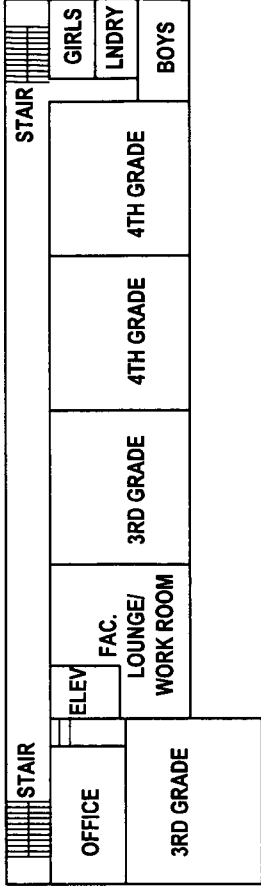


FLOOR 1

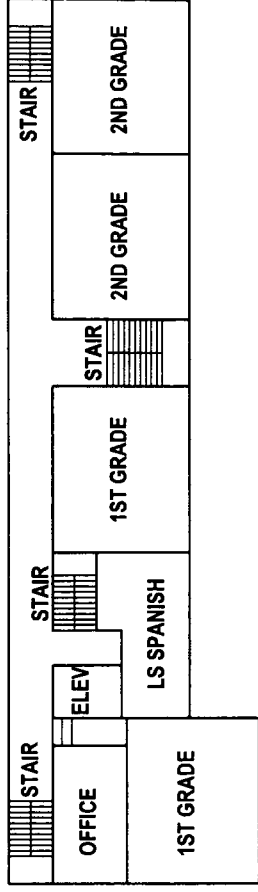
333 DOLORES - 2019-2023 PROGRAM DISTRIBUTION

NOTES:

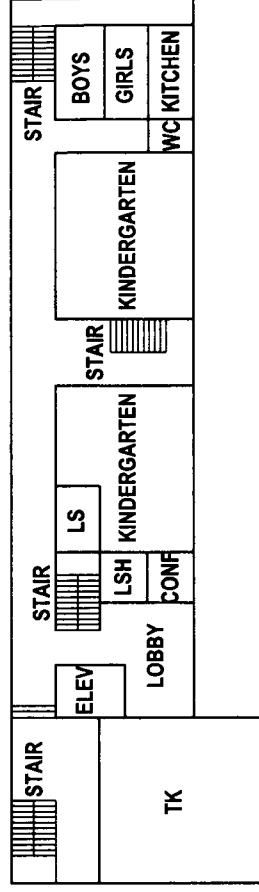
1. LS SPANISH IS PERIPATETIC
2. TRANSITIONAL KINDERGARTEN PROGRAM MOVES TO 16TH STREET GROUND LEVEL
3. LIBRARY ON MOBILE CARTS FOR 2018-19
4. 2019-20 THROUGH 2023-24 LIBRARY LOCATION TO BE DETERMINED



FLOOR 3



FLOOR 2



FLOOR 1

333 DOLORES - FINAL PROGRAM DISTRIBUTION

NOTES:

1. NEW PRESCHOOL BUILDING COMPLETE (3 PRESCHOOL CLASSROOMS)
2. ART/MAKER SPACE LOCATED IN NEW ARTS BUILDING (GYM ANNEX)
3. MUSIC CLASSROOM LOCATED IN NEW ARTS BUILDING (GYM ANNEX)
4. LS THEATER HAS PRESENCE IN NEW ARTS BUILDING (GYM ANNEX) (USE GYM AS THEATER CR?)
5. NEW GYM COMPLETE
6. LS LIBRARY RETURNS TO 16TH STREET OR INCORPORATED INTO NEW GYM ANNEX



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

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.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

Children's Day School

Application for Conditional Use Authorization

1. Owner/Applicant Information

Property Owner's Name: Children's Day School
Property Owner's Address: 333 Dolores Street
San Francisco, CA 94110
E-Mail: vveronin@sbcglobal.net
Telephone: (650) 704-4396

Applicant's Name: Shelly Luke Wille, Head of School
Address: Same as Above

Contact For Project Info: Valerie Veronin, Project Manager
vveronin@sbcglobal.net

Cheryl Ewers, DFO
cheryle@cds-sf.org

2. Location and Classification

Street Address of Project: 333 Dolores Street
San Francisco, CA 94110

Cross Streets: Between 16th and 17th Streets

Assessors Block/Lot: 3567/57

Lot Dimensions: 274' by 208'

Lot Area (Sq Ft): 53,394 square feet

Zoning District: RM-1 (mixed residential-low density)

Height/Bulk District: 40-X

3. Project Description

Check all that apply

Change of Use

Change of Hours

New Construction

Alterations

Demolition

Other: Extension of Time Limitations established under Case No 2003.0091AC, Motion No 16683; Case No 2013.0663C, Motion 19041

Additions to Building: Rear Front Height Side Yard N/A

Present or Previous Use:

The project site is identified as 333 Dolores Street, lot 57 in Assessor's Block 3567, located on the east side between 16th and 17th Streets on a portion of City Landmark No. 137. The entire 2.6 acre site, formerly identified as Lot 31 in Assessor's Block 3567 was designated a landmark site in 1981. In 1995, the Sisters of Notre Dame subdivided the property into two irregular lots to allow for the sale of the former Notre Dame School Building to Mercy Charities Housing and the Saint Joseph's Hall Building and playground to Children's Day School. The subdivision of the property did not affect the landmark status of the site. The Children's Day School is located in the Saint Joseph's Hall building, a three-story reinforced concrete building with stucco exterior, as well as three previously approved temporary classroom buildings, and associated playground/open space. St. Joseph's Hall is situated behind the Notre Dame Senior Housing Complex that fronts on Dolores Street. The temporary structures are also located behind the Notre Dame Senior Housing Complex, to the south of St. Joseph's Hall across the school playground. The property is in a RM-1 (Mixed, Residential, Low Density) District and a 40-X Height and Bulk District.

Previous Planning Commission Actions:

The Planning Commission previously approved a conditional use authorization to allow installation of the three temporary classroom buildings (portables) at 333 Dolores Street (Motion 16683, dated November 13, 2003). Under Motion 16683, the portables were authorized for a period of 10-years from the date of issuance of the Building Permit. The permit was issued on March 24, 2004. Under Case 2013.0663C, Motion 19041, the Planning Commission approved a time extension allowing Children's Day School to continue use of the temporary classrooms through June 2024.

Children's Day School

2

Previous Department Actions:

On November 13, 2003, the Planning Department recommended Conditional Use approval for construction of three temporary classroom buildings at 333 Dolores Street, which was approved as discussed above.

On April 11, 2003, the Planning Department approved a permit (2003/01/30/6376) to allow demolition of an existing accessory storage shed and incinerator. These structures were not identified as contributing to the historic and architectural significance of the landmark site or to its eligibility for the National Register of Historic Places.

On December 5, 2013, the Planning Commission approved a time extension of 10.5 years allowing Children's Day School to occupy the portable through June 2024.

Proposed Use:

The three temporary classroom buildings would continue to be used as pre-school classrooms for an additional period of up to 7 years, or through 2031.

Building Permit Application Number:

No new building permit is required.

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

The project proposes only to extend the time period of a previously authorized conditional use (Case No. 2003.0091AC and Case No. 2013.0663C) for use of three temporary, 960-square foot prefabricated wood-frame classroom structures, interconnected by a 760-square-foot, wood deck. The 24-foot by 40-foot portable classroom structures are located in the southern half of the parcel to the west of the area called the "Farm" and have been in use since September 2004. The project does not propose to alter the current configuration of the temporary buildings or change their use in any way; it seeks only to extend their approved use through 2031. This extension is necessary and will allow Children's Day School the time it needs to raise the funding required to complete a series of facilities improvements at 333 Dolores. Since, 2013, Children's Day School has completed three large facilities renovations including the major renovation of 601 Dolores Street and structural and accessibility improvements to St. Joseph's Hall. Before the portable classrooms can be emptied, additional structural improvements (including a full roof replacement) must be made to St. Joseph's Hall and a new preschool building must be constructed. The Applicant CDS proposes to continue to operate the temporary classrooms under the Conditions of Approval of Case No 2003.0091AC and Case No 2013.0663C while funds are raised and approval secured to complete these efforts.

The Conditional Use authorization application complies with provisions set forth in Sections 316 through 316.8 of the Planning Code with respects to application, filing fees, reviews, public noticing, hearings and the appeals process for this project as required by Section 209.3, 303 and 311 of the Planning Code for the expansion of an existing large institutional use within in an RM-1 District.

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

The project does not propose to construct new or alter existing facilities. Instead, it seeks approval to extend the time period of a previously authorized conditional use (Case No. 2003.0091AC and Case No 2013.0663C) by an additional 7 years. The previously authorized temporary classrooms have been constructed in a manner that respects the historic and architectural character of the site, as attested by the existing Certificate of Appropriateness. They have been and will continue to be beneficial by allowing the school to continue to meet the needs of the student population while fundraising continues for the renovation of St. Joseph's Hall and the new preschool facility. When completed, these projects will allow the two buildings to absorb the classroom space currently provided in the temporary buildings, allowing for their removal.

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;*

The current configuration has not been detrimental to health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to

Children's Day School

property, improvements or potential development in the vicinity. No changes are proposed to the current configuration.

Yearly we evaluate the structures and make enhancements to ensure the quality is maintained.

- (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;*

The project would not alter current traffic patterns for persons and vehicles. No additional parking for staff will be required. All staff parking would occur in existing spaces at 333 Dolores Street. The site currently accommodates 40 cars in a 54-car lot shared by the Notre Dame Senior Housing Complex.

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

No noxious or offensive emissions will be associated with the project.

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

There will be no changes to existing landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signage associated with the project, which are appropriate and consistent with the general appearance of the neighborhood.

- 3. *That such a use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan:*

The project will not adversely affect the Master Plan. It will not alter the existing facilities at 333 Dolores.

- 4. *The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et. seq.*

The project will not impact the tourism industry.

Supplemental Information:

Priority General Plan Policies Findings

Proposition M was adopted by votes 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 APPLY.

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

The project will not affect neighborhood-serving retail uses and will have no direct effect on resident employment or business ownership in San Francisco.

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

The project will not have effect on existing housing and neighborhood character, nor will it alter the established cultural and economic diversity of the neighborhood.

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

The supply of existing affordable housing will not be reduced by this project.

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

Student drop-off and pick-up will continue to be managed through the driveway loop road and the White Zone located on Dolores Street and CDS staff will continue to oversee the flow of traffic so that it does not overburden Dolores Street. The Project will not produce commuter traffic that impedes any nearby MUNI services on 16th Street. Staff and visitor parking is available on site for up to 40 cars.

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;

The Project is not a commercial project and does not displace any existing industrial or service businesses in the area.

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

The Project will enable CDS to continue to house a portion of its program in temporary space while working to complete the seismic upgrade of St. Joseph's Hall.

7. That landmarks and historic buildings be preserved;

The temporary classrooms have been constructed in a manner that respects the historic and architectural character of the site and would not be altered as conditioned under the previously issued Certificate of Appropriateness.

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

The Project will have no adverse impact on parks or open space areas, or their access to sunlight or views.

Estimated Construction Cost

Occupancy Classification: E

Building Type: Elementary School Facility

Total Gross Square Feet of Construction: N/A – Existing Portables

By Proposed Uses: 2,880 SF School Use

Estimated Construction Cost: N/A – No New Construction

Estimate Prepared By: N/A

Fee Established: \$0, per "Basic Commission Hearing Fee Schedule"
There is no construction cost associated with this project.

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

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

Shelly Luke Wille, Head of School, Children's Day School (owner)

Owner/Authorized Agent (Circle one)

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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

[Handwritten Signature]
Signature

Shelly Luke Wille
Name (Printed)

7/24/2019
Date

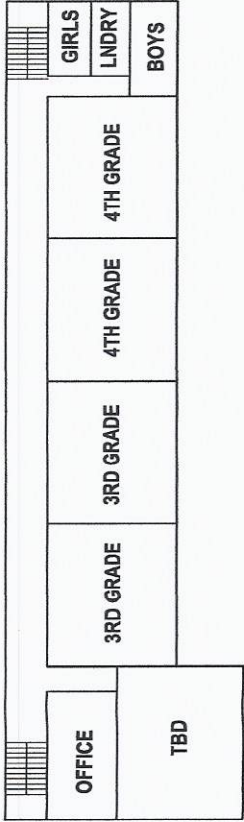
Head of School 415-509-6556
Relationship to Project Phone
(i.e. Owner, Architect, etc.)

shelly@eds-sf.org
Email

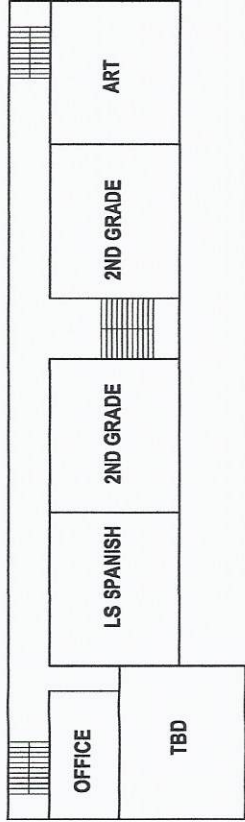
For Department Use Only
Application received by Planning Department:

By: _____

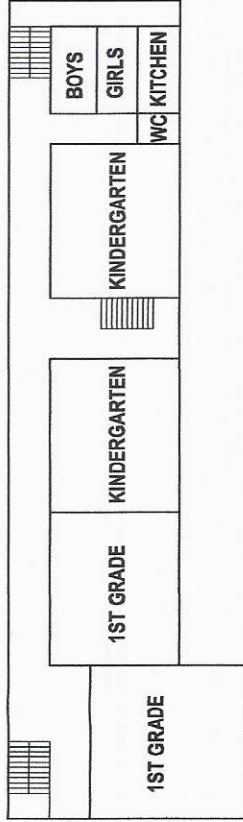
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FLOOR 3



FLOOR 2

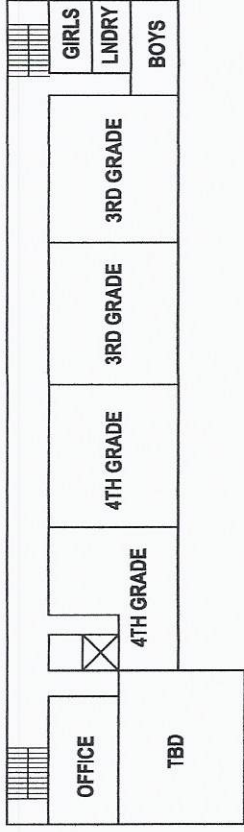


FLOOR 1

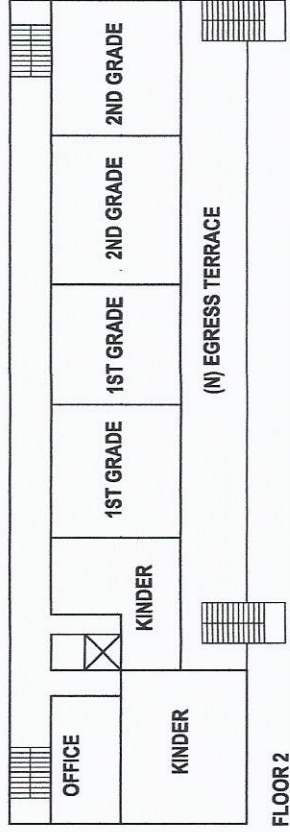
333 DOLORES - 2015/2016 PROGRAM DISTRIBUTION

(INTERIM OPERATING PLAN-NO WORK REQUIRED)

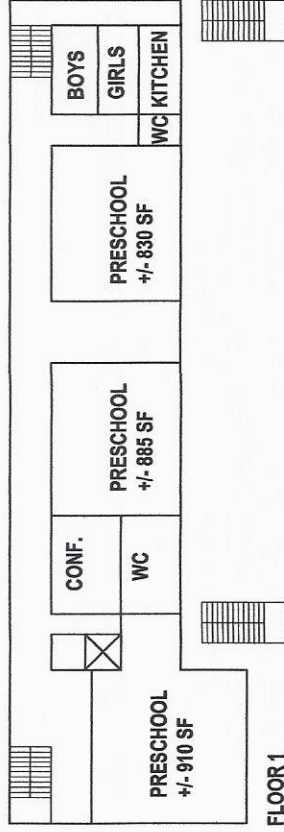
- NOTES:
1. MIDDLE SCHOOL MOVES TO 601 DOLORES
 2. PRESCHOOL REMAINS IN PORTABLES
 3. PORTABLES TO REMAIN IN PLACE TO FACILITATE RENOVATION OF 333 DOLORES



FLOOR 3



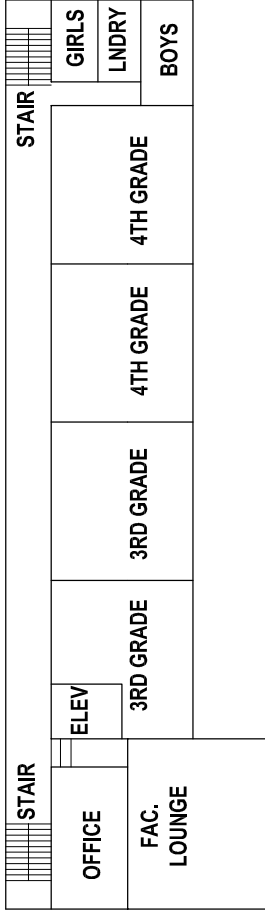
FLOOR 2



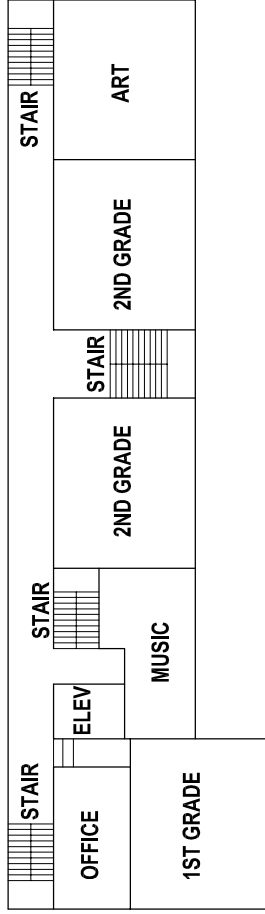
FLOOR 1

333 DOLORES - 2023/2024 PROGRAM DISTRIBUTION

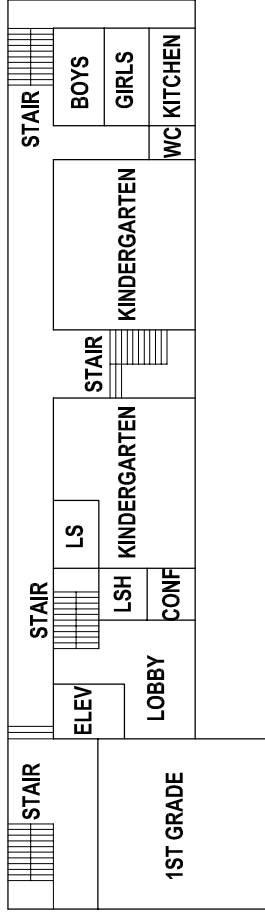
- NOTES:
1. ART & SPANISH CLASSROOMS LOCATED @ B & G CLUB
 2. PORTABLES REMOVED
 3. 2ND FLOOR 2ND MEANS OF EGRESS BUILT
 4. ELEVATOR INSTALLED
 5. FIRST FLOOR REMODEL FOR PRESCHOOL
 6. DESIGNATED PRESCHOOL RESTROOMS BUILT
 7. CONFERENCE ROOM CREATED AT FIRST FLOOR (PARENT ROOM?)
 8. 2ND FLOOR RECONFIGURED TO ADD CLASSROOM / INFILL STAIR



FLOOR 3



FLOOR 2

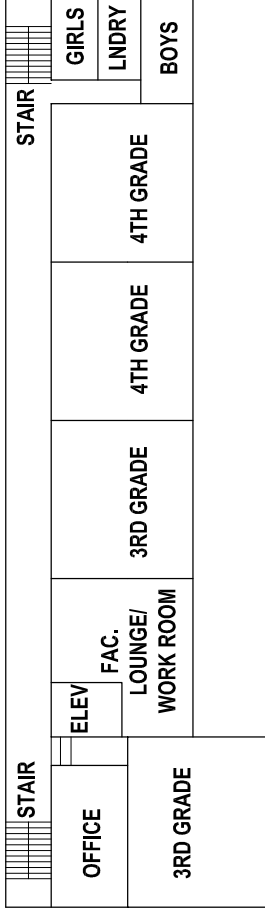


FLOOR 1

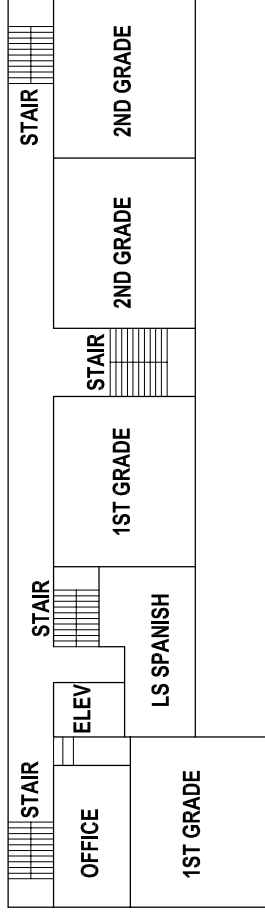
333 DOLORES - 2019-2023 PROGRAM DISTRIBUTION

NOTES:

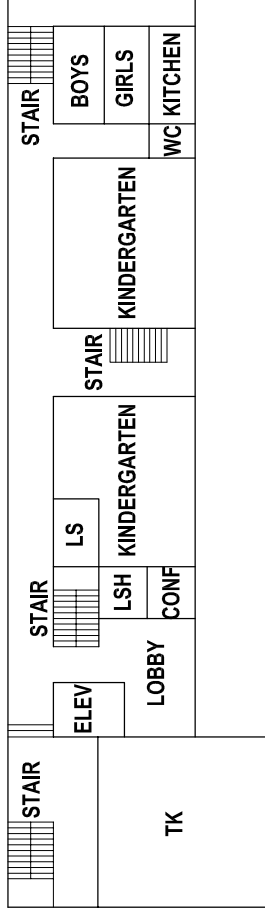
1. LS SPANISH IS PERIPATETIC
2. TRANSITIONAL KINDERGARTEN PROGRAM MOVES TO 16TH STREET GROUND LEVEL
3. LIBRARY ON MOBILE CARTS FOR 2018-19
4. 2019-20 THROUGH 2023-24 LIBRARY LOCATION TO BE DETERMINED



FLOOR 3



FLOOR 2



FLOOR 1

333 DOLORES - FINAL PROGRAM DISTRIBUTION

NOTES:

1. NEW PRESCHOOL BUILDING COMPLETE (3 PRESCHOOL CLASSROOMS)
2. ART/MAKER SPACE LOCATED IN NEW ARTS BUILDING (GYM ANNEX)
3. MUSIC CLASSROOM LOCATED IN NEW ARTS BUILDING (GYM ANNEX)
4. LS THEATER HAS PRESENCE IN NEW ARTS BUILDING (GYM ANNEX) (USE GYM AS THEATER CR?)
5. NEW GYM COMPLETE
6. LS LIBRARY RETURNS TO 16TH STREET OR INCORPORATED INTO NEW GYM ANNEX

CDS PRESCHOOL SCHEDULE (PLANNING DEPT. EXHIBIT) - DRAFT

UPDATED: 6/24/2019

