



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: MARCH 11, 2021

Consent Calendar

Record No.: 2020-005471CUA
Project Address: 3741 Buchanan Street
Zoning: NC-2(Neighborhood Commercial, Small Scale) Zoning District
40-X Height and Bulk District
Block/Lot: 0445A/047-048
Project Sponsor: Justin A. Zucker, Reuben, Junius & Rose, LLP
1 Bush street, Ste. 600
San Francisco, CA 94104
Property Owner: 3741 Buchanan Street, Associates LLC
790 W 26th Ave
San Mateo, CA 94403
Staff Contact: Kurt Botn – (628) 652-7311
Kurt.Botn@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposed project would authorize a 6,966 square-foot Instructional Service Formula Retail Use (d.b.a. Guidepost Montessori School) in a three-story mixed-use building. The tenant space is located at the first and second floors and was previously occupied by the Alt School, a Personal Service use, until approximately 2019. There will be no expansion of the existing building envelope or storefront modifications proposed.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish a Formula Retail Use (Instructional Service) in the NC-2 Zoning District pursuant to Planning Code Sections 303, 303.1 and 711.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received no letters in support and no letters in opposition to the Project.
- **Outreach:** The Sponsor hosted one meeting within the community, on April 13, 2020. There was one attendee at the pre-application meeting and the project sponsor addressed the questions in the summary of notes.

- **Formula Retail Concentration:** The NC-2 district in this area provides limited convenience goods for the residents of sections of the Marina, Cow Hollow and Pacific Heights neighborhoods. Within a 300-foot radius of 3741 Buchanan Street, there are approximately 14 commercial retail storefronts on the ground floor. Three of these businesses are Formula Retail, which results with a concentration of 21%. Of approximately 1,776 linear feet of commercial retail storefronts within a 300-foot radius, 670 linear feet is Formula Retail which is a concentration of 37.7%. 602 linear feet of this Formula Retail frontage is occupied by the adjacent site (dba. Safeway). If approved, the Project would increase the concentration of the number of Formula Retail uses in the vicinity to 28%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 39%.

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 NC-2 Zoning District and the Objectives and Policies of the General Plan. The Project will not significantly change the amount of linear frontage dedicated to Formula Retail and will not be replacing another type of Retail Sales and Services Use which vacated the project site. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: March 11, 2021

Record No.: 2020-005471CUA
Project Address: 3741 Buchanan Street
Zoning: NC-2 (Neighborhood Commercial, Small Scale) Zoning District
40-X Height and Bulk District

Block/Lot: 0445A/047-048
Project Sponsor: Justin Zucker
One Bush Street, Suite 600
San Francisco, CA 94104

Property Owner: 3741 Buchanan Street Associates LLC
San Francisco, CA 94403

Staff Contact: Planner's Name – (628) 652-7311
Kurt.Botn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, AND 711 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. GUIDEPOST MONTESSORI SCHOOL) AT 3741 BUCHANAN STREET, LOT 047-048 IN ASSESSOR'S BLOCK 0445A, WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 6, 2020, Justin A. Zucker of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2020-005471CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Instructional Service Formula Retail Use (hereinafter "Project") at 3741 Buchanan Street, Block 0445A Lot 047-048 (hereinafter "Project Site").

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

On March 11, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-005471CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-005471CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2020-005471CUA, 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 Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 711 to establish a Formula Retail Use within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District. The proposal is to convert an existing ground and second floor Personal Service use (previously occupied by “The Alt School”), measuring approximately 6,966 square feet in floor area, to a Formula Retail Instructional Service use (d.b.a. Guidepost Montessori School). Guidepost Montessori School currently has approximately 54 worldwide locations. The use will provide instructional educational services for pre-K and K through 8th grade students and will allow for continuity of service to the families previously enrolled at the AltSchool. The proposal will involve no interior tenant improvements. There will be no expansion of the existing building envelope. New business signage will be filed under a separate permit.
- 3. Site Description and Present Use.** The Project Site, Lot 047-048 in Assessor’s Block 0455A, is located on the west side of Buchanan Street, between Beach and North Point Streets in the NC-2 Zoning District in the Marina neighborhood. The site is developed with a three-story mixed-use building containing residential and commercial uses. The property was constructed in 1987 and measures approximately 9,756 square feet in size with a street frontage on Buchanan Street. The subject site was previously occupied by the Alt School as a Personal Service use. Alt School vacated the space in 2019.
- 4. Surrounding Properties and Neighborhood.** The neighborhood is characterized by one- to four-story commercial and mixed-use buildings with residential uses at upper floors. There are numerous double-height commercial and mixed uses in the area. The East side of Buchanan Street, opposite the Project Site, includes a one-story commercial building (dba. Safeway) and is located in the NC-S zoning District. All lots surrounding the Project Site on the west side of Buchanan Street are located within the NC-2 Zoning District.
- 5. Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application meeting on April 13,

2020. There was one attendee at the pre-application meeting and the project sponsor addressed the questions in the summary of notes. To date, the Department has received no comments or feedback.

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. **Formula Retail Use.** A Formula Retail Use is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a service mark.

Within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 303.1 and 711. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. Guidepost Montessori School, an Instructional Service) in an approximately 6,966 square foot ground and 2nd floor commercial space on the project site. A Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 711.

- B. **Instructional Service Use and Use Size.** Planning Code Section 711 states that Instructional Service uses are principally permitted on the first and second stories within the NC-2 Zoning District. The Code also establishes size limits for non-residential uses in the District. Within the District, Conditional Use Authorization is required for any new space that exceeds 3,999 square feet.

The proposed Instructional Service use is defined in Planning Code section 102 and is a principally permitted use within the NC-2 Zoning District. The proposal will occupy a 6,966 square foot ground floor and second story space and does not require a Conditional Use Authorization for use size because it will continue to occupy an existing complying space that was previously permitted.

- C. **Hours of Operation.** Planning Code Section 711 states that that the permitted hours of operation are from 6 a.m. to 2 a.m.

The proposed hours of operation fall within the permitted hours of operation as defined by Planning Code Section 102.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to

these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building façade.

The subject lot has approximately 50-feet of frontage on Buchanan Street with approximately 30 feet devoted to either the commercial space entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- E. **Signage.** Section 607.1 of the Planning Code permits business signs to be located within NC-2 Use Districts with limitations based on the type of signage. In addition to the Planning Code, the Commission Guide for Formula Retail provides additional limitations for signs located on formula retail storefronts.

Guidepost Montessori is proposing one 26.9 square foot non-illuminated wall sign which complies with Article 6 of the Planning Code and the Commission Guidelines for Formula Retail. No additional signs are proposed.

- 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 size of the proposed use is in keeping with other storefronts on the block face. The proposed formula retail use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The Property was previously occupied by a Personal Service use, AltSchool. No exterior modifications to the existing building are being proposed.

- (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;

Existing traffic patterns will not be significantly affected by the Project. Public transit (Muni Line 22 and 43) is located within walking distance of the project site; a bus stop is located at the corner of Marina Blvd and Laguna Street. There is on-street parking space in front of the subject property and in the surrounding neighborhood. The Property has a white curb loading zone for pick-up and drop-off of children that has been in place for several years and will be continued.

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

The proposed Project will not entail renovation that will generate noxious or offensive emissions, nor will the proposed use.

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

The proposed formula retail use does not require any additional tenant improvements. Signs and lighting and will comply with all applicable rules and regulations

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

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

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

The proposed project is consistent with the stated purposed of NC-2 District in that the primary intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

- 8. Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering and Conditional Use pursuant to Planning Code Section 303.1, Formula Retail Uses:

[Note: This formula retail survey is hereinafter referred to as “the District” is a study area of ground floor commercial businesses within a 300-foot radius of the project site]

- A. The existing concentrations of formula retail uses within the District.

According to the project sponsor’s survey, there are approximately 3 existing ground-story Formula Retail establishments out of 14 ground floor retail establishments within a 300-foot radius of the project site. This comprises approximately 21.4% of the businesses. The length of the total linear

frontage of buildings with formula retail uses is approximately 37.7% (670 feet of 1,776 feet) of the commercial frontage at the ground floor. Some of these formula retail businesses include Safeway, Chase Bank, and Starbucks. With the addition of the proposed new Formula Retail use, the concentration of Formula Retail uses within the vicinity would increase by approximately 1.3 percent from 21.4 percent to 28.5 percent (as measured by number of storefronts subject to the Formula Retail controls) or by 3.8 percent from 37.7 percent to 39 percent (as measured in linear feet of the total frontage). Safeway currently occupies a large retail frontage across the street from the Project Site. There is no excessive concentration of Formula Retail uses in the district and vicinity of the project, and the addition of one Formula Retail use will not lead to an excessive contribution.

- B. The availability of other similar retail uses within the District.

According to the project sponsor's formula retail survey within a 300-foot radius, there are no other businesses similar to Instructional Service uses nearby. The nearby businesses include Safeway, Starbucks, Chase bank, Love Street Vintage, Pure barre, and Marina Cleaners.)

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The proposed project is a formula retail use which will occupy an existing location previously occupied by a Personal Service use (d.b.a. Alt School). The proposed project will not include any interior tenant improvements or expansions of the existing building envelope. The project includes one new business sign for the commercial space.

- D. The existing retail vacancy within the district.

According to the project sponsor's survey, there are 3 vacant storefronts within 300 feet of the subject property. This represents approximately 192 linear feet of 1,776 linear feet of buildings with commercial frontage, or approximately 10.81% of the total street commercial frontage that is vacant within a 300-foot radius of the project site

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

The proposed formula retail use will be a neighborhood-servicing and City-wide serving use which will complement the mix of goods and services currently available within this portion of the NC-2 Zoning District, which primarily includes a mixture of retail service establishments. According to the project sponsor, approximately 28.5% (4 locations) of the ground floor commercial uses in the district are "Daily-Needs" or neighborhood serving. The proposed formula retail use will complement the mix of goods and services currently available within this portion of the NC-2 Zoning District and 300-foot mile radius of the project site.

- F. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

The proposed use is consistent with the existing character of the district, which is comprised of a

wide variety of goods and services. The subject project would provide a negligible change to the number of existing formula retail establishments and formula retail commercial frontage within the district.

- G. For formula retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for the proposed project.

- 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 1:

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

Policy 1.1

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

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

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

Policy 2.1

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

OBJECTIVE 3:

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

Policy 3.1

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

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

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 is, on balance, consistent with the policies of the General Plan, including the goals and objectives of the Commerce and Industry Element, as it will add a Instructional Services Formula Retail use in a location that was previously occupied by a Personal Service use . The Project will add desirable goods and services to the neighborhood and will provide new resident employment opportunities for people in the community. The Project will affirmatively support these policies by creating numerous new jobs across various skill levels in the retail sector and promoting educational services. The Project will not displace any existing commercial tenants.

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 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 proposed project will be complementary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City and promote needed educational services.

- 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 project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establish an active commercial use in the area. Existing housing will not be affected by the proposed project

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

The proposed project will not displace any affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located in proximity to the 22 and 43 Muni bus lines and is well served by transit. The Project provides no off-street parking, but metered parking is available, and the Project has a white curb loading zone for pick-up and drop-off of children that has been in place for several years and will be continued to be used.

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The proposed project will not affect any city-owned park or open space.

- 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 Authorization Application No. 2020-005471CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 18, 2020, 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 March 11, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 11, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Formula Retail (d.b.a. Guidepost Montessori School) located at 3741 Buchanan Street, 0445A, and 047-048 pursuant to Planning Code Section(s) 303, 303.1 and 711 within the NC-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated 11/18/2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-005471CUA and subject to conditions of approval reviewed and approved by the Commission on XXXXXX 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 **March 11, 2021** 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 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

- 6. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 8. 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 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

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

For information about compliance, contact the Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 10. Transparency and Fenestration.** Pursuant to Planning Code Section 145.1, the site shall be maintained with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Signage.** One 26.9 square foot wall sign is permitted, as shown in Exhibit B, plans. No additional signs are permitted pursuant to Formula Retail sign standards.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7365, www.sfplanning.org

Monitoring - After Entitlement

- 12. 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 628.652.7463, www.sfplanning.org

- 13. 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 628.652.7463, www.sfplanning.org

Operation

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpplanning.org

- 15. 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 628.652.7463, www.sfplanning.org

16. Hours of Operation. The subject establishment is limited to the following hours of operation: From 6:00 a.m. to 2:00 a.m.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

ABV.	ABOVE	LAD.	LADDER
AC	AIR CONDITIONING	LAM.	LAMINATE
ACoust	ACOUSTICAL	LAV.	LAVATORY
ACT	ACOUSTICAL TILE	LKR.	LOCKER
A.D.	AREA DRAIN	LT.	LIGHT
ADA	AMERICANS WITH DISABILITIES ACT	LTG.	LIGHTING
ADDL.	ADDITIONAL	MATL.	MATERIAL
ADJUSTABLE	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.B.	MACHINE BOLT
AIA	AMERICAN INSTITUTE OF ARCHITECTS	M.C.	MEDICINE CABINET
ALUM.	ALUMINUM	MCH.	MECHANICAL
ALT.	ALTERNATE	MEMB.	MEMBRANE
ANOD.	ANODIZED	MEZZ.	MEZZANINE
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MN.	MINIMUM
ASSM.	ASSEMBLY	MIR.	MIRROR
		MIR.S	MIRROR & SHELF
BD.	BOARD	MISC.	MISCELLANEOUS
BT	BETWEEN	MTD.	MOUNTED
BEV.	BEVEL	MTL.	METAL
BLDG.	BUILDING	MUL.	MULLION
BLK.	BLOCK		
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	N.	NORTH
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
BRKT.	BRACKET	NO. / #	NUMBER
B.U.R.	BUILT UP ROOF	NOM.	NOMINAL
B.W.	BOTTOM OF WALL	NTS	NOT TO SCALE
		O	OVER / ON
CB.	CABINET	O.C.	ON CENTER
CB.	CIRCUIT BREAKER	O.D.	OUTSIDE DIAMETER (DIMENSION)
C.B.	CATCH BASIN	O.L.F.	OCCUPANT LOAD FACTOR
CBC	CALIFORNIA BUILDING CODE	OPNG	OPENING
CEM.	CEMENT	OPP.	OPPOSITE
CER.	CERAMIC	OH	OPPOSITE HAND
C.I.	CAST IRON	OVHD.	OVERHEAD
CJ	CONTROL JOINT	P. LAM.	PLASTIC LAMINATE
C.L.	CENTERLINE	PAR.	PARALLEL
CLG.	CEILING	P.D.	PERFORATED DRAIN
CLKG.	CAULKING	PERF.	PERFORATED
CLO.	CLOSET	P.G.	PAINT GRADE
CLR.	CLEAR	P.H.	PHILLIPS HEAD
CO	CLEANOUT	PL.	PLATE
COL.	COLUMN	PLUMB.	PLUMBING
COMB.	COMBINATION	PLYWD.	PLYWOOD
CONC.	CONCRETE	PLNTD.	PAINTED
CONN.	CONNECTION	FR.	PAIR
CONSTR.	CONSTRUCTION	PREFAB.	PREFABRICATED
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE INCH
CONTR.	CONTRACTOR	PT.	POINT
CORR.	CORRIDOR	P.T.D.	PAPER TOWEL DISPENSER
CS	COUNTERSINK	PTN.	PARTITION
CT	CERAMIC TILE	PTR	PAPER TOWEL RECEPTACLE
CTSx	COUNTERSUNK	PVC	POLYVINYL CHLORIDE
CW	COLD WATER	PVMT.	PAVEMENT
		QTY.	QUANTITY
D.	DRAIN	R.	RISER
DBL.	DOUBLE	R.A.	RETURN AIR
DEMO.	DEMOLISH	R.A.D.	RADIUS
DEPT.	DEPARTMENT	R.B.	RESILIENT BASE
DET.	DETAIL(S)	R.C.	ROUGH CONCRETE
D.F.	DOUGLAS FIR	RCP	REFLECTED CEILING PLAN
DA	DIAMETER	REBAR	REINFORCING BAR
DIAG.	DIAGONAL	REC	RECESSED
DM	DIMENSION	REF.	REFERENCE
DISP.	DISPENSER	REINF.	REINFORCED
DN	DOWN	REQD.	REQUIRED
D.O.	DOOR OPENING	REV.	REVISION
DR.	DOOR	RCTR.	REGISTER
DS	DOWNSPOUT	RM	ROOM
DWG.	DRAWING	RND.	ROUND
DWR	DRAWER	R.O.	ROUGH OPENING
		R.O.W.	RIGHT OF WAY
		R.W.L.	RAIN WATER LEADER
(E)	EXISTING	S.	SOUTH
E.	EAST	SAN.	SANITARY
EA.	EACH	SASM	SELF-ADHERING SHEET MEMB.
E.B.	EXPANSION BOLT	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
EL.	ELEVATION	SECT	SECTION
ELEC.	ELECTRICAL	SEL.	SELECT
EMER.	EMERGENCY	SF	SQUARE FOOT
ENCL.	ENCLOSURE	S.G.	STAIN GRADE
E.P.	ELECTRICAL PANELBOARD	SHT.	SHEET
EQ	EQUIP.	SHTG.	SHEATHING
EQUIP.	EQUIPMENT	SIM	SIMILAR
EXH.	EXHAUST	SL.	SLIDING
EXPO.	EXPOSED	SLNT.	SLANT
EXST.	EXISTING	S.M.S.	SHEET METAL SCREW
EXT.	EXTERIOR	SPC.	SPECIFICATION(S)
		SQ.	SQUARE
F.A.	FIRE ALARM	SSD	SEE STRUCTURAL DRAWINGS
FAB.	FABRICATE	SST.	STAINLESS STEEL
FAR.	FLOOR AREA RATIO	S.SK.	SERVICE SINK
F.B.	FLAT BAR	STA.	STATION
F.D.	FLOOR DRAIN	STC.	STANDARD TRANSMISSION CLASS
FDN.	FOUNDATION	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.F.	FINISHED FLOOR	STR.	STRUCTURAL
F.G.	FIXED GLAZING	SUSP.	SUSPENDED, SUSPEND
F.H.C.	FIRE HOSE CABINET	T&B	TOP AND BOTTOM
FIN.	FINISH	T&G.	TONGUE & GROOVE
FIN.GR.	FINISH GRADE	T.B.	TOWEL BAR
FXKT.	FIXTURE	T.C.	TOP OF CURB
FL.	FLOORING	T.D.	TIE DOWN
FLASH.	FLASHING	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TEMP.	TEMPORARY, TEMPERED
F.O.C.	FACE OF CONCRETE	THK.	THICK
F.O.F.	FACE OF FINISH	THRES.	THRESHOLD
F.O.S.	FACE OF STUDS	T.O.P.	TOP OF PLATE
F.O.T.	FACE OF TREADS	T.O.S.	TOP OF SLAB
FT.	FOOT, FEET	T.O.W.	TOP OF WALL
FTG.	FOOTING	TPD.	TOILET PAPER DISPENSER
FURR.	FURRING	TRANSF.	TRANSFORMER
FUT.	FUTURE	TRD.	TREAD
G.	GAS	TRP.	TYPICAL
GA.	GALVE	U.B.C.	UNIFORM BUILDING CODE
GALV.	GALVANIZED	UL	UNDERWRITERS LABORATORIES
G.B.	GRAB BAR	U.O.N.	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	UTIL.	UTILITY
G.D.	GUTTER DRAIN	V.C.T.	VINYL COMPOSITION TILE
G.I.	GALVANIZED IRON (STEEL)	VERT.	VERTICAL
GL.	GLASS	V.I.F.	VERIFY IN THE FIELD
GLB.	GLUE LAM BEAM	W.	WEST, WIDE
GND.	GROUND	WI	WITH
GR.	GRADE	WO	WITHOUT
GSM.	GALVANIZED SHEET METAL	W.C.	WATER CLOSET
GYP.	GYPSUM	WD.	WOOD
GWB.	GYPSUM WALL BOARD	WDW.	WINDOW
H.	HOSE, HIGH	WH.	WATER HEATER
H.B.	HOSE BIB	W.M.	WATER METER
H.C.	HOLLOW CORE	WP.	WATERPROOF
HD.	HEAD	W.P.T.	WATER RESISTANT BARRIER
HER.	HEADER	WSCT.	WAINSCOT
HDWD.	HARDWOOD	WT.	WEIGHT
HDWE.	HARDWARE	WTR.	WATER
H.M.	HOLLOW METAL	&	AND
HNDRL.	HANDRAIL	L	ANGLE
HORIZ.	HORIZONTAL	@	AT
HR.	HOUR	#	FOUND OR NUMBER
HT.	HEIGHT	d	PENNY
HVAC	HEATING, VENTILATING & A/C		
HW	HOT WATER		
		I.D.	INSIDE DIAMETER (DIMENSION)
		I.F.	INSIDE FACE
		IN	INCH
		INFO.	INFORMATION
		INSUL.	INSULATION
		INT.	INTERIOR
		J.	JOIST
		J.H.	JOIST HANGER
		JT.	JOINT
		KT.	KITCHEN
		K.O.	KNOCKOUT
		KPL.	KICKPLATE

ABBREVIATIONS

- ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
- ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
- UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS. SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
- MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOPPING AS REQUIRED.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
- ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE HOUR, U.O.N.
- DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

GENERAL NOTES

SHEET LIST	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A000	TITLE SHEET
A100	SITE PLAN
A110	FLOOR PLANS
A200	ELEVATIONS
SHEET COUNT: 4	

OWNER
HIGHER GROUND EDUCATION
25 ORCHARD SUITE 200
LAKE FOREST, CA, 92630

REPRESENTATIVE OF THE OWNER
ATTN: ELAN WALSH
EMAIL: EWALSH@TOHIGHERGROUND.COM
PHONE: (949)413-3326

ARCHITECT
OPENSCOPE STUDIO, INC.
1776 18TH STREET,
SAN FRANCISCO, CA 94107
CONTACT:
PHONE: 415-891-0954
ADMIN@OPENSOCPESTUDIO.COM

PROJECT DIRECTORY

BUILDING DEPARTMENT STAMPING

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE W/ SF AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
SAN FRANCISCO COUNTY HEALTH & SAFETY CODE

2019 CALIFORNIA GREEN BUILDING CODE
SEE SHEET GS-5 SF-GREEN BUILDING SUBMITTAL.

2019 CALIFORNIA BUILDING CODE

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATIONS

E, R-3
E, R-3 (NO CHANGE)

CHAPTER 5 - GENERAL BUILDING HEIGHT & AREA

V-B
E, R-3

BUILDING AREA (GROSS SQUARE FOOTAGE)

GROUND FLOOR	4,155 SF
LEVEL 2	3,703 SF
LEVEL 3	1,898 SF
TOTAL	9,756 SF

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 - FIRE-RESISTANCE REQ. FOR BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME =	0 HR
BEARING WALL - EXTERIOR =	0 HR
BEARING WALL - INTERIOR =	0 HR
NON-BEARING WALLS - EXTERIOR =	PER TABLE 602
NON-BEARING WALLS - INTERIOR =	0 HR
FLOOR CONSTRUCTION =	0 HR
ROOF CONSTRUCTION =	0 HR

TABLE 602 - FIRE-RESISTANCE REQ. FOR EXT. WALL PER FIRE SEPERATION DIST.:

FIRE SEPARATION DISTANCE (X < 5') =	1 HR
FIRE SEPARATION DISTANCE (5 ≤ X < 10') =	1 HR
FIRE SEPARATION DISTANCE (10' ≤ X < 30') =	0 HR
FIRE SEPARATION DISTANCE (X ≥ 30') =	0 HR

CHAPTER 8 - INTERIOR FINISHES

CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450
CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450
CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

TABLE 803.13 - INT. WALL AND CEILING FINISH REQ. BY OCCUPANCY:
MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER

PROJECT DESCRIPTION
FORMULA RETAIL USE FOR GUIDEPOST MONTESSORI SCHOOL REPLACING (E) SCHOOL. NO CHANGE IN USE. NO WORK PROPOSED.

PROJECT ADDRESS: 3741 BUCHANAN STREET, SAN FRANCISCO, CA, 94123

PARCELS (BLOCK / LOT): 0445A / 047, 048, AND 049

PARCEL AREA: 4,375 SF

BUILDING AREA: 9,756 SF

STORIES & BUILDING HEIGHT: 3 STORIES, 39' - 2" HEIGHT

YEAR BUILT: 1987

BUILDING USE / OCCUPANCY GROUP: EXISTING: E OCCUPANCY W/ R-3 OCCUPANCY

NUMBER OF UNITS (EXISTING): (2) COMMERCIAL UNITS
(1) RESIDENTIAL UNIT

ZONING DISTRICT: NC-2 - NEIGHBORHOOD COMMERCIAL, SMALL SCALE

HEIGHT & BULK DISTRICT: 40-X

SPECIAL USE DISTRICTS: NONE

PLANNING DEPT. HISTORIC STATUS CODE: A - HISTORIC RESOURCE PRESENT

CONSULTANTS

NOT FOR CONSTRUCTION

PROJECT

2022

3741

BUCHANAN

PROJECT ADDRESS

ISSUE DATE

2020-11-18

CUP

REVISIONS

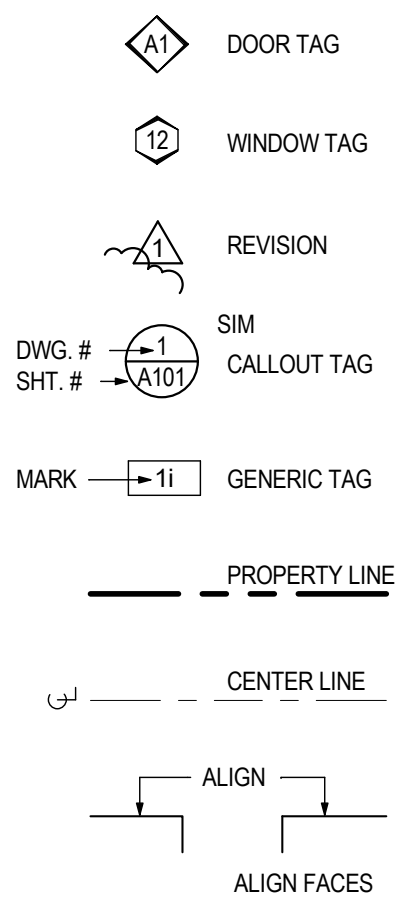
NO. DATE.

SCALE

As indicated

TITLE SHEET

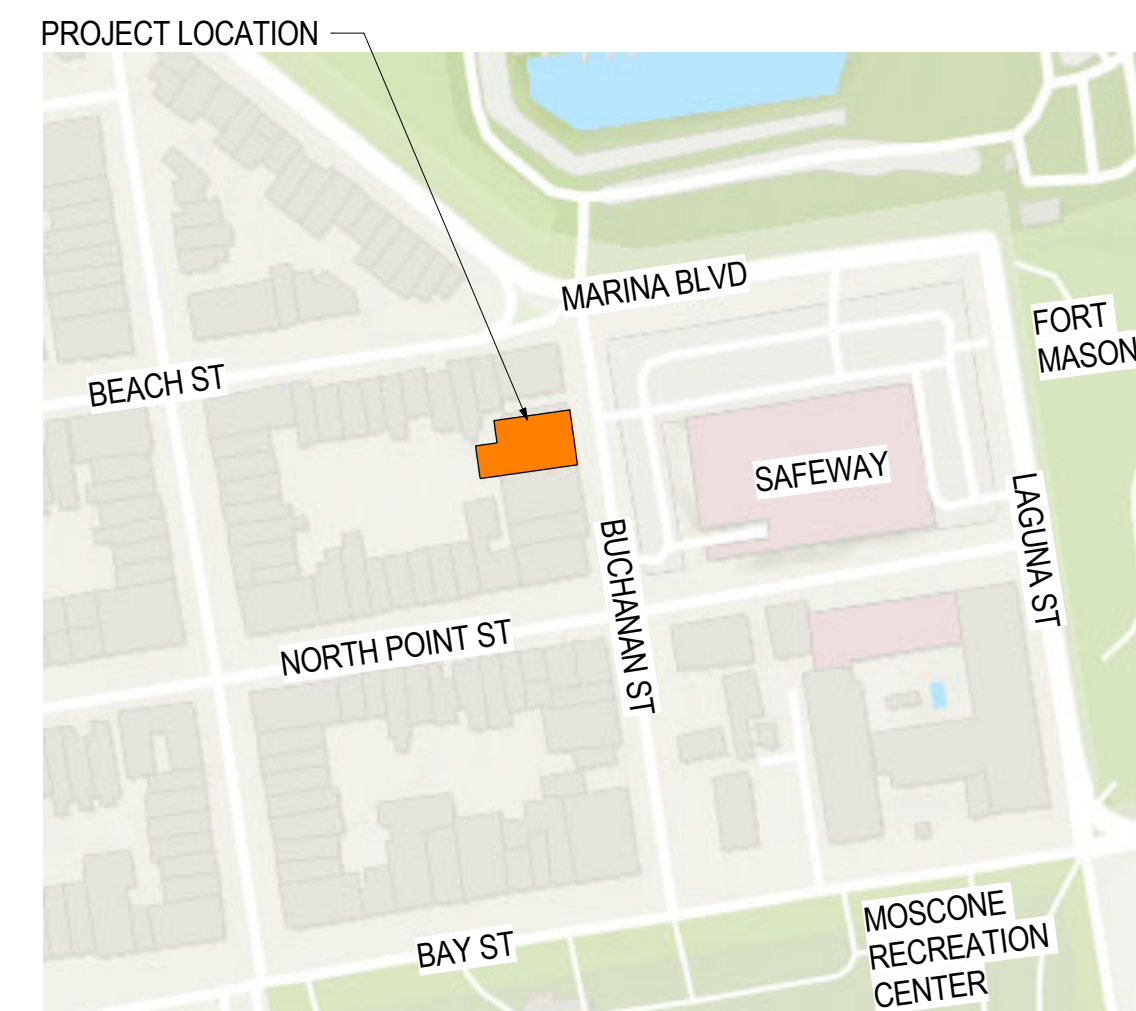
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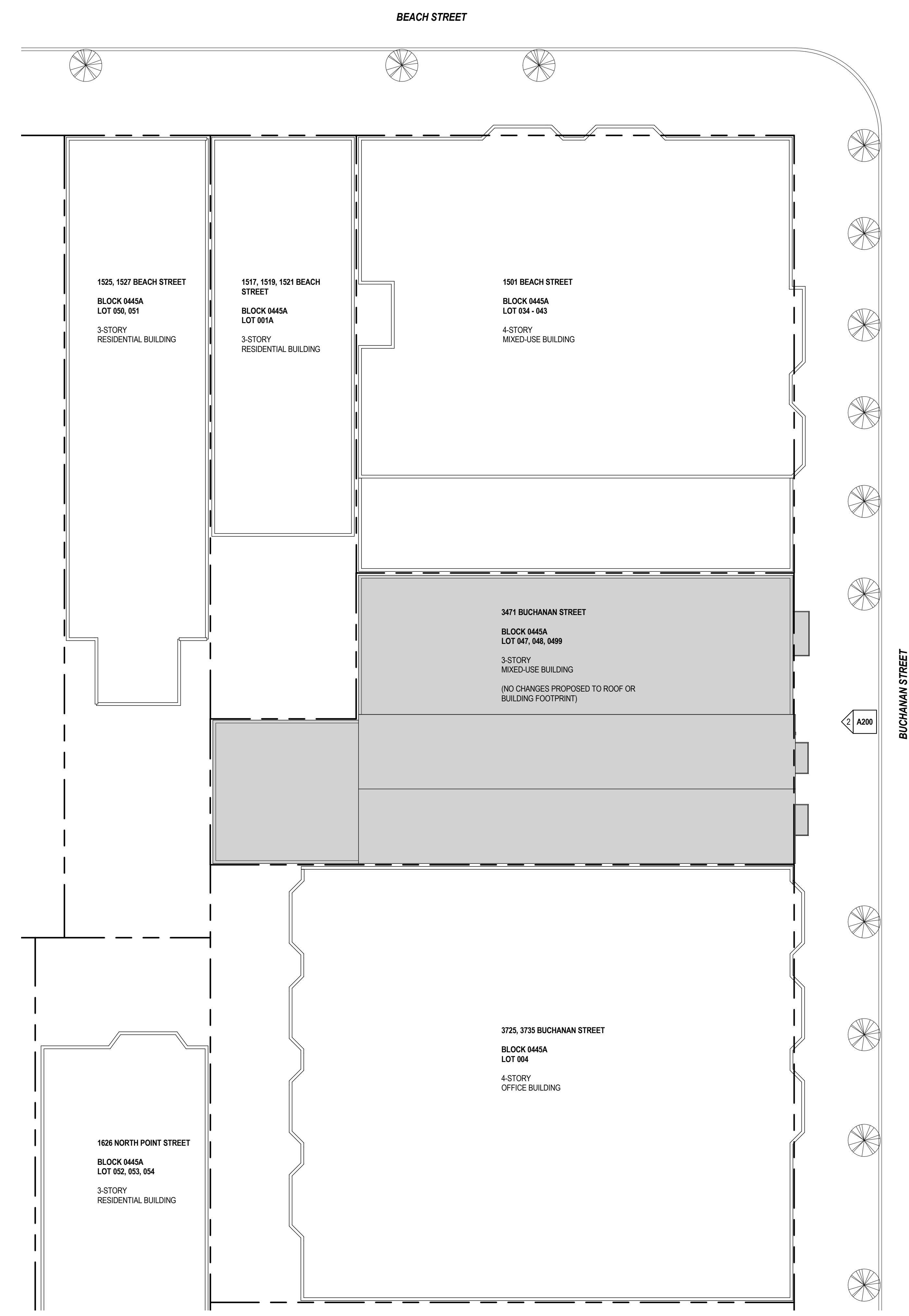
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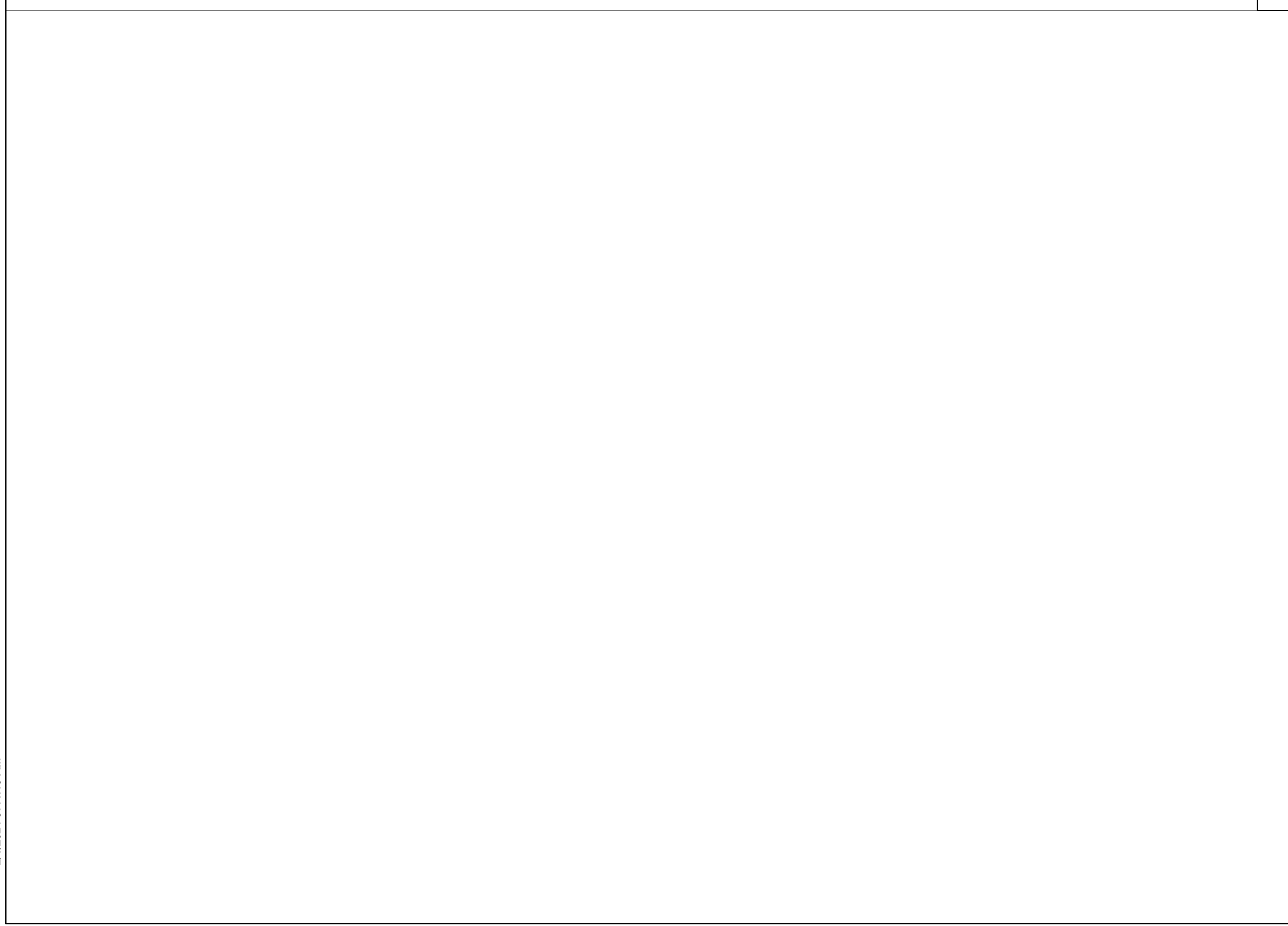
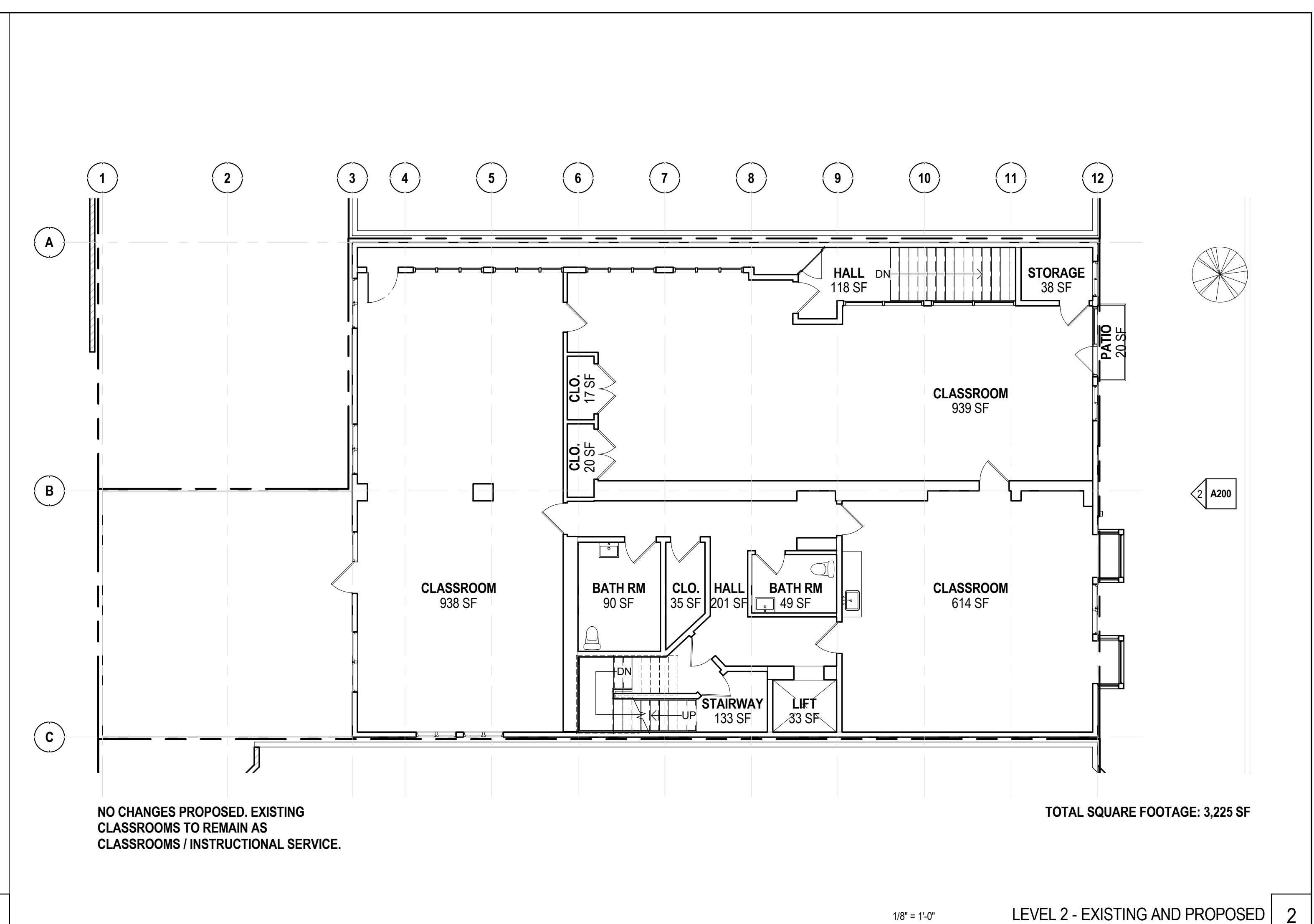
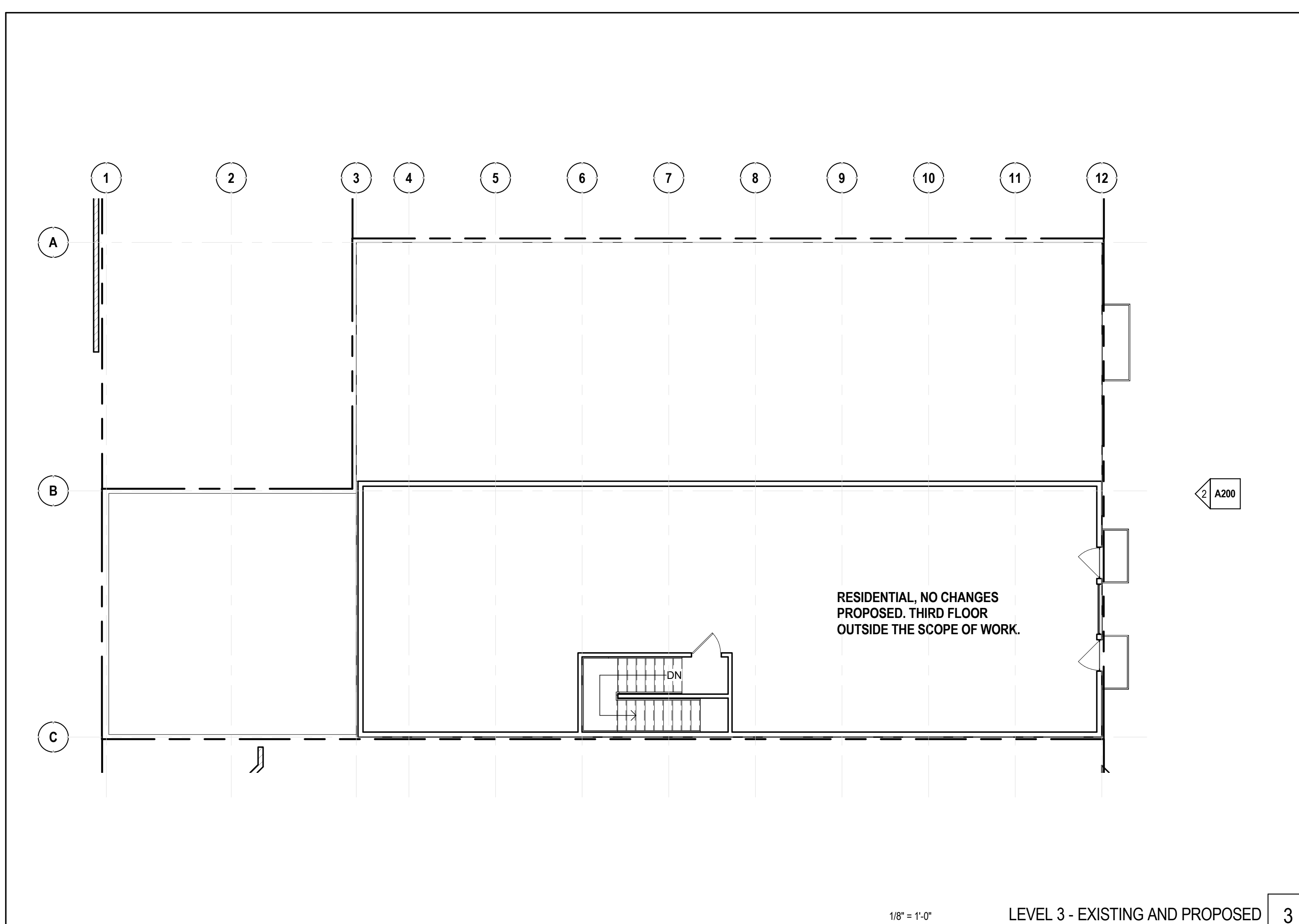
CODE NOTES

PROJECT INFORMATION



VICINITY MAP







1/4" = 1'-0" ELEVATION - FRONT - EXISTING 2



1/4" = 1'-0" ELEVATION - FRONT - PROPOSED 1



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3741 BUCHANAN ST		0445A047
Case No.		Permit No.
2020-005471PRJ		
<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.</p> <p>Guidepost A LLC ("Project Sponsor") seeks Conditional Use Authorization for a Guidepost Montessori school, which is considered a Formula Retail Use. This is the former AltSchool transitioning to the Guidepost Montessori program (the "Project"). Pursuant to Planning Code Section 102, Guidepost Montessori is an Instructional Service use, which is a Retail Sales and Service Use. No change of use is proposed.</p> <p>See Attachment "A" to Conditional Use Authorization Supplemental Application submitted contemporaneously herewith.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<input type="checkbox"/>	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?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional):	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Kurt Botn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/18/2021
Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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.

MODIFIED PROJECT DESCRIPTION

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 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 to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



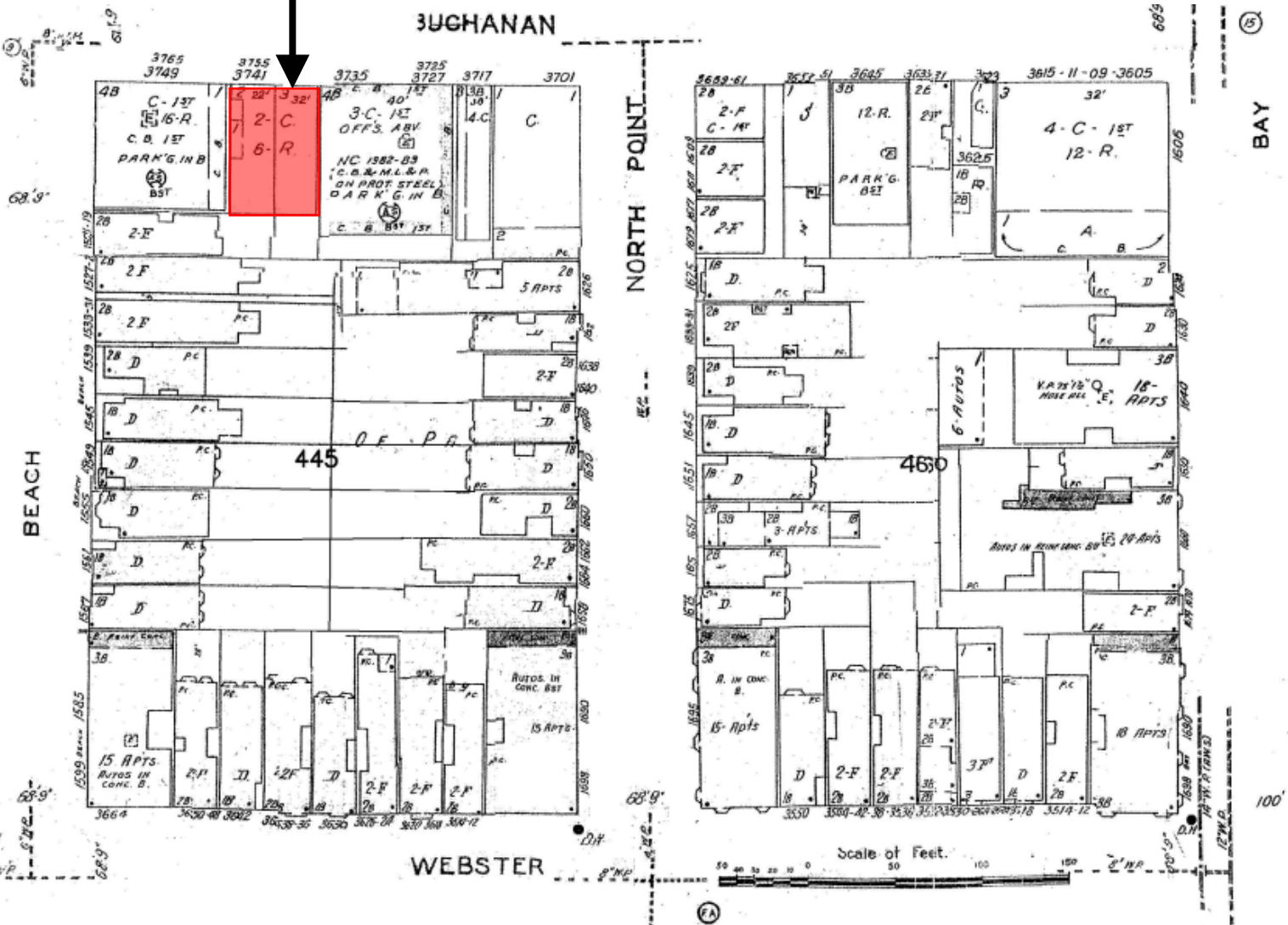
LAND USE INFORMATION

PROJECT ADDRESS: 3741 BUCHANAN ST
RECORD NO.: 2020-005471CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	6,966	6,966	0
Office GSF	N/A	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	0	0
Medical GSF	N/A	0	0
Visitor GSF	N/A	0	0
CIE GSF	N/A	0	0
Usable Open Space	N/A	0	0
Public Open Space	N/A	0	0
Other ()			
TOTAL GSF	6,966	6,966	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	3	3	3
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	0	0	0

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 Number 2020-005471CUA
 Formula Retail – Guidepost Montessori School
 3741 Buchanan Street



Aerial Photo – View 1

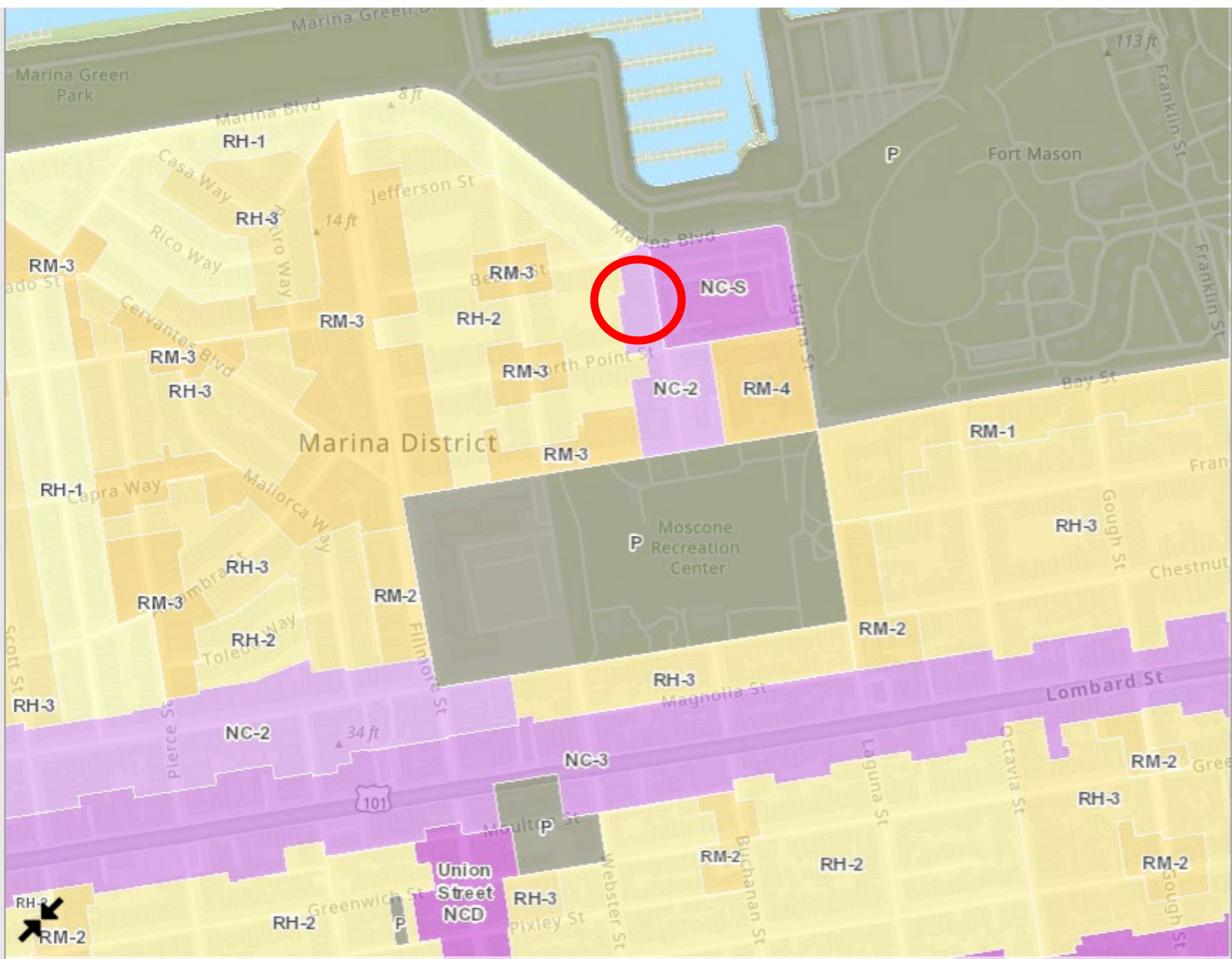


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-005471CUA
Formula Retail – Guidepost Montessori School
3741 Buchanan Street

Zoning Map



Conditional Use Authorization
Case Number 2020-005471CUA
Formula Retail – Guidepost Montessori School
3741 Buchanan Street



Site Photo



Conditional Use Authorization
Case Number 2020-005471CUA
Formula Retail – Guidepost Montessori School
3741 Buchanan Street

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
juzcker@reubenlaw.com

March 3, 2021

Delivered Via Email (Kurt.Botn@sfgov.org)

Joel Koppel, Commission President
San Francisco Planning Commission
c/o Kurt Botn
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3741 Buchanan Street | Project Sponsor Submittal
Planning Case Number: 2020-005471CUA
Hearing Date: March 11, 2021
Our File No.: 10729.04

Dear President Koppel and Commissioners:

Our office is working with Guidepost A LLC, the “Project Sponsor” of the proposed project at 3741 Buchanan Street (the “Property”). Project Sponsor proposes a Guidepost Montessori School to take over and transition the former AltSchool at the Property to the Guidepost Montessori program (the “Project”). The Project will provide Montessori education services for pre-K and K through eighth grade students and allow for continuity of service to the families previously enrolled at the site. No expansion of the existing envelope or construction is proposed by the Project except swapping out of signage in compliance with the Planning Code’s requirements. Because the Guidepost Montessori school qualifies as a formula retail instructional service use, the Project requires Conditional Use Authorization.

A. PROJECT BENEFITS

Guidepost Montessori is an international network of Montessori schools where joyful, self-directed exploration leads children to love to learn. Approval of a Conditional Use Authorization is appropriate in this instance based on the Project’s benefits to the neighborhood:

- **School Caters to Nearby Families.** The Project proposes a use that complements the surrounding residential areas, providing a Montessori school option for families in the area.
- **Continuity of Educational Services.** The Project will allow for continuation of services for students previously enrolled at the AltSchool. The vast majority of the existing families will continue with Guidepost Montessori.

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- **Continuing Job Opportunities.** Employees at the prior AltSchool are proposed to be retained with nearly all staff members continuing with Guidepost Montessori.
- **Maintain Foot Traffic to the Neighborhood, Supporting other Neighborhood Serving Businesses.** A Guidepost Montessori School at this location will maintain foot traffic to the neighborhood, retaining the existing customer base for surrounding businesses. A large portion of families attending the school are local; the school encourages local families to walk or bike to school.
- **Maintain Active Site.** Occupying a former school site, the Project will keep the property active with a community-minded use rather than it becoming a vacant retail space in an area with vacant storefronts in a challenging economic climate.

B. THE PROJECT MEETS ALL RELEVANT CONDITIONAL USE CRITERIA

The Project Sponsor requests Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 711, to allow a formula retail instructional service use in the NC-2 Zoning District. The Project meets the requirements necessary to grant a Conditional Use for a formula retail use at the Property. The addition of a Guidepost Montessori School in the space previously occupied by a school is necessary and desirable because it will provide continuity in educational instructional services to families in the neighborhood. An instructional service school has been operating successfully at the Property since 2014. While there is another instructional service use nearby, though not within 300' of the Property, it is a reading and math tutoring facility that does not provide primary education focusing on a Montessori program.

The Project is consistent with the neighborhood character. No expansion of the existing tenant space is proposed, and there will be no changes to the size or shape of the building. There will be a similar number of students and employees as the prior school. The Property is located adjacent to the intersection of Marina Boulevard and Buchanan Street, and of a mix of neighborhood-serving retail uses, including formula retail uses. There is a sizeable vacancy rate in the area. Within 300 feet of the property, there are three vacancies out of the fourteen commercial storefronts within the area, approximately 21.43%. The proposed Guidepost Montessori will help maintain the current vacancy rate in this neighborhood by maintaining an active site rather than letting it otherwise go vacant.

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically the Commerce and Industry and Transportation elements, as follows:

Commerce and Industry Element:

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1: *Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.*

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.*

By continuing a former school use that operated at the Property, the Project maintains a beneficial and community-minded use and minimizes undesirable consequences while enhancing the City's position as a center of education services.

Transportation Element:

Policy 1.3: *Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.*

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

Policy 2.5: *Provide incentives for the use of transit, carpools, vanpools, walking and cycling and reduce the need for new or expanded automobile and automobile parking facilities.*

The Project provides local residents with a nearby school option with the opportunity to walk or bike to the site rather than by private automobile. For those families that commute to the Project site by automobile, there is a rolling

drop off between 8:00 and 9:00 a.m. and rolling pick up between 3:30 and 6:00 p.m., mitigating traffic congestion.

C. CONCLUSION

Guidepost Montessori proposes an instructional services school in an appropriate location that has been occupied and used successfully as a school since 2014. The Project will serve the community and provide continuity of education for students and employment for staff. For these reasons, we respectfully request that the Planning Commission approve the Project as proposed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Justin A. Zucker

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner
Jonas P. Ionin, Commission Secretary
Guidepost A LLC