



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: October 14, 2021**

## Consent

Record No.: 2021-006602CUA  
**Project Address:** 2104 Hayes Street  
**Zoning:** NC-1 (Neighborhood Commercial, Cluster) Zoning District  
40-X Height and Bulk District  
Block/Lot: 1193/009  
Project Sponsor: David Penn  
GBA Inc.  
201 Noe Street  
San Francisco, CA 94114  
**Property Owner:** 123 Corbett LP  
P.O. Box 117309  
Burlingame, CA 94010  
**Staff Contact:** Laura Ajello – (628) 652-7353  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

Pursuant to NC-1 district requirements, Conditional Use authorization is required for any non-residential use that meets or exceeds 3,000 square feet. The Project proposes to change the use of a 2,036 square foot ground-level corner commercial space to expand an existing 2,709 square foot Child Care Facility (Community Institutional Use) located in the adjacent storefront. The subject tenant space, formerly a laundry and dry-cleaning service use, has been vacant since 2018. The project includes interior tenant improvements but will not internally connect the two storefronts. No exterior modifications are proposed. An existing 60-foot-long white curb passenger loading zone on Hayes Street currently serves the existing 36 child pre-school (d.b.a. NoPA Montessori at 2114 Hayes Street). The expanded use size will allow the number of students to increase from 36 children to 60 and will serve as an indoor play area and additional classroom.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 710 and 303 to establish a non-residential Use Size greater than 3,000 square feet within an NC-1 Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received 35 letters in support and 0 letters in opposition to the Project, including support from three neighboring businesses within this small NC-1 district (Sacred Grounds Café, Hayes Pizza and Cindy's Market).
  - **Outreach:** A Pre-Application meeting was not required for the Project. However, the school conducted in person and email outreach to neighbors and members of the community, see Exhibit F.
- **Child Care Facility Use.** The proposed Institutional Use is principally permitted in NC-1 Districts. The existing pre-school has been in operation in the adjacent tenant space since November 2020. The expanded floor area will allow the number of students to increase from 36 children to 60 and will serve as an indoor play area and additional classroom. The indoor play area will be beneficial on rainy and poor air quality days.
- No commercial tenants will be displaced.

## 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. The project will activate a long vacant storefront and provide a desirable service that will help to keep San Francisco family-friendly by allowing an existing 36 student Child Care Facility to expand its facilities to a maximum of 60 students. 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: OCTOBER 14, 2021**

Record No.: 2021-006602CUA  
Project Address: 2104 HAYES STREET  
**Zoning:** NC-1 (Neighborhood Commercial, Cluster) Zoning District  
40-X Height and Bulk District  
Block/Lot: 1193/009  
Project Sponsor: David Penn  
GBA Inc.  
201 Noe Street  
San Francisco, CA 94114  
**Property Owner:** 123 Corbett LP  
P.O. Box 117309  
Burlingame, CA 94010  
**Staff Contact:** Laura Ajello – (628) 652-7353  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 710 TO ALLOW A NON-RESIDENTIAL USE SIZE GREATER THAN 3,000 SQUARE FEET BY COMBINING ALL GROUND FLOOR LEVEL COMMERCIAL SPACES (APPROXIMATELY 4,745 SQUARE FEET) TO EXPAND AN EXISTING CHILD CARE FACILITY (D.B.A. NOPA MONTRESSORI, LOCATED AT 2114 HAYES) TO 2104 HAYES STREET, LOT 009 IN ASSESSOR'S BLOCK 1193, WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On July 6, 2021, David Penn of GBA Inc. (hereinafter "Project Sponsor") filed Application No. 2021-006602CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to allow a non-residential Use Size greater than 3,000 square feet without internally merging an approximately 2,709 square foot commercial space (d.b.a. NoPA Montessori) at 2114 Hayes Street with an approximately 2,036 square foot commercial space at 2104 Hayes Street (hereinafter "Project") at 2104 Hayes Street, Block 1139 Lot 009 (hereinafter "Project Site").

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

On October 14, 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. 2021-006602CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-006602CUA 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. 2021-006602CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:



## FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project proposes to change the use of a 2,036 square foot ground-level corner commercial space to expand an existing 2,709 square foot non-residential use located in the adjacent storefront. The subject tenant space, formerly a laundry and dry-cleaning service use, has been vacant since 2018. The Project includes interior tenant improvements but will not internally connect the two storefronts. No exterior modifications are proposed. An existing 60-foot-long white curb passenger loading zone on Hayes Street currently serves the existing 36 child pre-school (d.b.a. NoPA Montessori at 2114 Hayes Street). The expanded use size will allow the number of students to increase from 36 children to 60 and will serve as an indoor play area and additional classroom.
3. **Site Description and Present Use.** The Project is located on a large 6,050 square foot corner parcel which has approximately 110 feet of frontage along Hayes Street and 55 feet of frontage along Cole Street. The Project Site contains a three-story mixed-use building with residences above (155 Cole Street and 2108 Hayes Street). The ground floor commercial spaces consist of five former storefronts with five addresses on Hayes Street but only two tenant spaces currently remain. The applicant, NoPA Montessori, opened in November 2020 during the height of a COVID-19 surge and is the only commercial occupant. A soft story retrofit permit was completed on the building in June 2020.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Haight Ashbury neighborhood. The small NC-1 Zoning District consists of four parcels at the intersection of Hayes and Cole Streets. The immediate context surrounding the four mixed-use NC-1 zoned parcels is residential in use. The surrounding properties include three-to-four-story residential development and New Traditions Elementary School one block to the east. Other zoning districts in the vicinity of the project site include: P (Public), RH-2 and RH-3 Zoning Districts.
5. **Public Outreach and Comments.** The Department has received 35 letters in support and 0 letters in opposition to the Project, including support from three neighboring businesses within this small NC-1 district (Sacred Grounds Café, Hayes Pizza and Cindy's Market). A Pre-Application meeting was not required for the Project. However, the school conducted in person and email outreach to neighbors and members of the community.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Section 710 of the Planning Code states that a Child Care Facility (Community Institutional Use) is permitted on all floor levels.

*The proposed use is principally permitted within the NC-1 Zoning District. Environmental Planning staff has completed a review of the related School and Child Care Drop-off and Pick-up Management Plan supplemental application.*

- B. Use Size (non-residential).** Section 121.2 establishes size limits on non-residential use sizes in the NC-1 (Neighborhood Commercial Cluster) Zoning District. Under Section 710, Conditional Use Authorization is required for any non-residential use that meets or exceeds 3,000 square feet.

*The proposal requires Conditional Use authorization under Planning Code Sections 303 and 710 to allow a Use Size that exceeds 3,000 square feet of floor area. The proposed project will utilize two separate commercial tenant spaces located at 2114 Hayes Street (d.b.a. NoPA Montessori with approximately 2,709 square feet of floor area) and 2104 Hayes Street (approximately 2,036 square feet of floor area). The combined commercial spaces will total approximately 4,745 square feet of floor area. The project will not create an internal connection between the commercial spaces. The existing pre-school proposes to utilize the adjacent storefront as an additional classroom and shared indoor play area.*

*Use of the entire ground floor is not restricted to Institutional Uses. However, because no internal connection is proposed between the two tenant spaces future uses have the flexibility to provide two separate uses instead one larger use.*

- C. 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 facade.

*The subject corner commercial space has approximately 41-feet of frontage on Cole Street and 42-feet of frontage on Hayes Street with approximately 35-feet on Cole Street and 41-feet on Hayes Street devoted to either the entrance or storefront window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.*

- D. Off-Street Freight Loading.** Planning Section 152 of the Planning Code requires off-street freight loading for uses above a certain size. No off-street freight loading spaces for Retail Sales and Services or Industrial uses up to 10,000 square feet. No off-street loading is required for all other uses up to 100,000 square feet.

*The Project does not possess or require any off-street freight loading. The Project includes approximately 4,745 square feet of commercial ground floor use; and has an existing 60-foot-long off-street white curb passenger loading space.*

**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 larger than other storefronts on subject and opposite block faces. The original ground floor layout contained five commercial storefronts. Currently, only two commercial spaces remain but four commercial entries remain, which gives the appearance of smaller tenant spaces. The proposed Use Size over 3,000 square feet to allow expansion of an existing use into the vacant adjacent tenant space will not impact traffic or parking in the District because the combined storefronts will not significantly increase the intensity of use. Approval of the project promotes the continued operation of an established Institutional Use that contributes to the viability of the NC-1 District and removes 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 proposed work will not affect the building envelope or exterior.*

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

*The Planning Code does not require parking or loading for a 4,475 square-foot Institutional Use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The project site is well-served by public transit, existing street parking and an existing 3-car length white curb passenger loading zone.*

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

*The Project to expand an existing pre-school will not produce noxious or offensive emissions related to noise, glare, and dust.*

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

*The Project would not alter the site's landscaping, open spaces, parking and loading areas, service areas or lighting. There are no plans to alter the existing signage.*

- 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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

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

**8. Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The Project is an expansion of an existing Institutional Use with no exterior alterations or building expansion proposed. Proposed use of the buildings two commercial tennat spaces will not change the intensity of activity in the district or cause the foreclosure of other neighborhood-serving uses in the area. The commercial space on the opposite Hayes Street block face is vacant. Otherwise, the small commercial cluster consisting of five storefronts each (opposite side of Cole Street) are occupied by a variety of neighborhood serving uses, with all businesses except the gym open during the time of a staff site visit. The gym was likely closed due to COVID restrictions in place at the time.*

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The Project is an existing pre-school that currently serves the neighborhood from an adjacent separate commercial space. The proposed expansion to the adjacent commercial space will help facilitate school operations and add one additional classroom and a shared indoor play area. The indoor play area will be beneficial on rainy and poor air quality days.*

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The Project proposes no exterior façade modifications nor expansion of the existing building envelope. Multiple building storefront entiries remain intact at the project site giving the appearance of more than use from the street. The existing building matches the scale of the immediate neighborhood of the NC-1 zoned corner lots developed with mixed-use 3-story buildings.*

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

**NEIGHBORHOOD COMMERCE**

**Objectives and Policies**

**OBJECTIVE 1**

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

**Policy 1.1:**

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

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

**Policy 1.3:**

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

*The development would continue to provide a desirable family-friendly institutional service to the neighborhood and provides resident employment opportunities to those in the community. Enlargement of the use size will not result in undesirable consequences. Further, the project site is located within a Neighborhood Commercial District surrounded by residential and commercial uses and is thus consistent with activities in the commercial 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.

*The Project will retain and expand an existing commercial activity and will enhance the diverse economic base of the City.*

**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.

*No commercial tenant would be displaced, and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**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 Project will not affect the balance of businesses in the neighborhood and will provide employment both with the Child Care Facility operations and the construction of the interior improvements. The Project would enhance the neighborhood by expanding an existing Institutional Use in a long vacant commercial space.*

- 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 would not negatively impact the unique and distinguishing characteristics of the NC-1 district. Existing housing would not be affected by the Project since no changes are proposed. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The 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 multiple nearby public transportation options. The Project is located along the 21-Hayes Muni bus line (temporarily suspended due to COVID-19) and is within walking distance of the 5-Fulton, 5R-Fulton Rapid, 7X- Noriega Express (temporarily suspended due to COVID-19), and 33-Ashbury/18<sup>th</sup> Street bus routes. The proposed Project will not impede MUNI service or overburden streets or neighborhood parking since another Formula Retail use is proposed to replace the former Formula Retail use at the project site.*

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

*The Project does not include commercial office development. The Project will not displace or*

*adversely affect any service sector or industrial business, or any related employment opportunities.*

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

*No structural changes are proposed. A Residential Soft Story Retrofit permit (number 201809059209) was completed in 2019. Additionally, a Commercial Soft Story Retrofit permit (number 201809079375) was completed in 2020. As such, the Project conforms to the structural and seismic safety requirements of the Building Code, which improves the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The existing building is a contributing resource located in the Panhandle Historic District. The proposed project will not affect the exterior of the building.*

- 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. 2021-006602CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 16, 2021, 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 October 14, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED:        October 14, 2021



## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a non-residential Use Size greater than 3,000 square feet (d.b.a. NoPA Montessori) located at 2104 Hayes Street in Assessor's Block 1193, Lot 029 pursuant to Planning Code 710 and 303 within the NC-1 (Neighborhood Commercial, Cluster) District and a 40-X Height and Bulk District; in general conformance with plans, dated **September 16, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2021-006602CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 14, 2021** 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 **October 14, 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)

## Monitoring - After Entitlement

- 6. 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](http://www.sfplanning.org)*

- 7. 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](http://www.sfplanning.org)*

## Operation

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

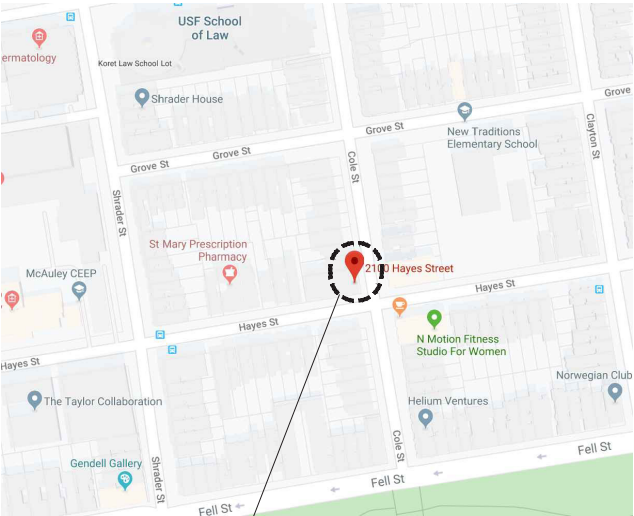
- 9. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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](http://www.sfplanning.org)*

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# Exhibit B

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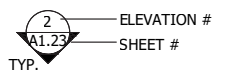
PROJECT LOCATION

SCALE: NTS

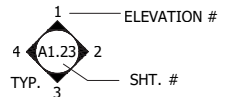
NORTH

## SYMBOLS:

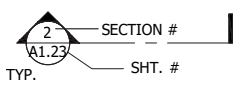
### EXTERIOR ELEVATION TAG



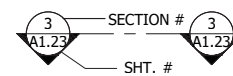
### INTERIOR ELEVATION TAG



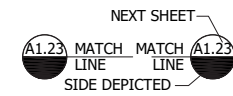
### WALL SECTION TAG



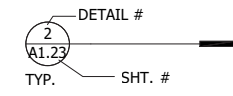
### BUILDING SECTION TAG



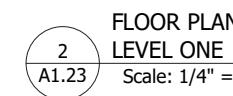
### MATCH LINE TAG



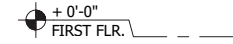
### DETAIL SECTION TAG



### DRAWING TITLE



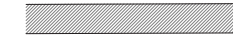
### ELEVATION MARKER



### GRID LINE



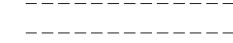
### NEW WALLS



### EXISTING WALLS



### WALLS TO BE REMOVED



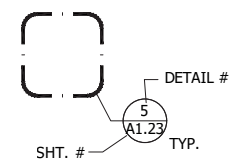
### 1 HOUR FIRE RATED WALL



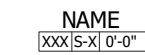
### 2 HOUR FIRE RATED WALL



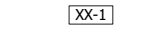
### DETAIL CALL OUT TAG



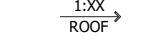
### ROOM TAG



### FINISH TAG



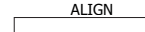
### SLOPE TAG



### FINISH TRANSITION TAG



### ALIGN TAG



### SLIDING DOOR / WINDOW DIRECTION



### KEY NOTE TAG



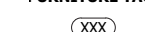
### REVISION TAG



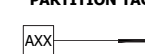
### WINDOW TAG



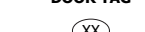
### FURNITURE TAG



### PARTITION TAG



### DOOR TAG



### HOSE BIB



### FLOOR DRAIN



### NORTH ARROW



### PROPERTY LINE



### CENTER LINE



## PROJECT DATA

<b>BLOCK AND LOT:</b>	1193/009
<b>CONSTRUCTION TYPE:</b>	V-A (SPRINKLERED)
<b>HEIGHT &amp; BULK DISTRICT:</b>	40-X
<b>ZONING:</b>	NC-1
<b>OCCUPANCY:</b>	E
<b>PARCEL:</b>	6050 SQ FT
<b>BUILT:</b>	HISTORIC A
<b>STORIES:</b>	3
<b>SPRINKLERS:</b>	YES (GROUND FLOOR ONLY)

## (P) & (E) PRESCHOOL SQ.FT.

### PROPOSED PRESCHOOL SQ.FT.

PRESCHOOL 1	867
INDOOR PLAYGROUND	646
RESTROOMS	190
<b>TOTAL</b>	<b>1703</b>
<b>TOTAL GROSS</b>	<b>2036</b>

### EXISTING PRESCHOOL SQ.FT.

TODDLER SPACE	631
PRESCHOOL 2	1091
DIRECTOR'S OFFICE	62
ENTRY	207
STAFF LOUNGE	133
RESTROOMS	240
<b>TOTAL</b>	<b>2364</b>
<b>TOTAL GROSS</b>	<b>2709</b>

**TOTAL (E) & (P) PRESCHOOL GROSS SQ.FT. 4745**

## CUA REQUEST

## CODES:

2019 CALIFORNIA CODES  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 GREEN BUILDING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 SAN FRANCISCO CODE AMENDMENTS

## SCOPE OF WORK

- CHANGE OF USE M OCCUPANCY INTO E OCCUPANCY
- INTERIOR TENANT IMPROVEMENT FOR PRE-SCHOOL
- MECHANICAL, ELECTRICAL AND PLUMBING UNDER SEPARATE PERMIT
- ALL WALLS TO BE REMOVED ARE PARTITION WALLS

REFERENCE PA# 2018.0223.2088

## GENERAL NOTES:

- VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- DO NOT SCALE DRAWINGS. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT ARCHITECT FOR DIRECTION BEFORE PROCEEDING.
- DIMENSIONS ARE TO:
  - FACE OF INTERIOR FINISHED WALL
  - FACE OF EXTERIOR FINISHED WALL
  - CENTER LINE OF COLUMN GRID
  - FACE OF DOOR
- HEIGHTS SHOWN OR NOTED AFF ARE TO BE MEASURED FROM TOP OF FINISH FLOOR MATERIAL.
- IF DRAWING IS LESS THAN 24" X 36" IT HAS BEEN SCALED FROM THE ORIGINAL SIZE.
- DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY REFERENCED AT EACH LOCATION OR NOT.
- INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS. ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES WITH NO VISIBLE MARKINGS OF REDO/REPAIR WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SUPPORTS, ANCHORS, CLIPS, FASTENERS, BRACES, AND REINFORCEMENTS FOR ALL ASSEMBLIES, SYSTEMS, FIXED EQUIPMENT, ACCESSORIES, AND SO FORTH, THAT ARE A PART OF THE STRUCTURAL SYSTEM, HAVE BEEN SHOWN, SPECIFIED, OR SIZED OR ARE REASONABLY REQUIRED TO COMPLETE THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO PROVIDE CALCULATIONS FOR ALL SUCH ITEMS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- IF A DISCREPANCY EXISTS BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN THE SPECIFICATIONS, SUCH DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ANY WORK WHERE THEY HAVE REASONABLE KNOWLEDGE THAT THE CONTRACT DOCUMENTS MAY BE IN CONFLICT WITH APPLICABLE CODES OR INTERPRETATION OF THE AUTHORITY HAVING JURISDICTION. ANY SUCH INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT WHO SHALL ISSUE A RESOLUTION OF THE CONFLICT.
- ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION TO ALL APPLICABLE STATE AND LOCAL CODES.
- RELOCATE PLUMBING VENTS, HOSE BIBS AND ELECTRICAL CONDUIT AS REQUIRED FOR NEW CONSTRUCTION.
- PROVIDE SMOKE/CO2 ALARMS AS REQUIRED BY CODE.
- COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE 27-05.
- PEST PROTECTION AT EXTERIOR WALLS AS PER DBI GUIDELINES.
- MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH CALGREEN 4.505.3.
- HVAC QUALIFIED INSTALLER PER CALGREEN 702.1
- COVER DUCT OPENINGS & PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION.
- COMPOSITE WOOD PRODUCTS PER CALGREEN TABLE 4.504.5.
- LOW-VOC INTERIOR PAINTS AND COATINGS PER CALGREEN TABLE 4.504.3
- LOW-VOC AEROSOL PAINTS AND COATINGS AT HABITABLE SPACE.
- LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS AT NEW HABITABLE SPACE AS PER CALGREEN 4.504.2.1.

## DRAWING INDEX:

### ARCHITECTURAL

A0.00	COVER SHEET
A1.01	EXISTING SITE PLAN WITH ADJACENT PROPERTIES
A2.01	EXISTING FIRST FLOOR PLAN
A2.02	PROPOSED FIRST FLOOR PLAN
A4.01	EXISTING SOUTH ELEVATION
A4.02	EXISTING EAST ELEVATION
A4.03	EXISTING NORTH ELEVATION
A4.04	EXISTING WEST ELEVATION
A9.01	EXISTING FACADE PICTURES

SHEET COUNT: 9

## A

ADJ.	ADJUSTABLE, ADJACENT
AFC	ARC FAULT INTERRUPTER
AFF	ABOVE FINISHED FLOOR

## D

D	DRYER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
CH	CEILING HEIGHT

## E

(E)	EXISTING
EA	EACH
EQ.	EQUAL
EX.	EXISTING

## F

FAU	FORCED AIR UNIT
FL.	FLUORESCENT

## G

GFI	GROUND FAULT CIRCUIT INTERRUPTER
GLS.	GLASS

GYP.	GYPSUM WALL BOARD
------	-------------------

## H

HB	HOSE BIB
----	----------

## G

GQ.	HEIGHT
-----	--------

## M

MAX.	MAXIMUM
MIN.	MINIMUM
MFR	MANUFACTURER

## N

N	NORTH
(N)	NEW
NTS	NOT TO SCALE

## O

OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED

OP. OPERABLE

OPP. OPPOSITE  
OS OCCUPANCY SENSOR

## P

PTD. PAINTED

## Q

QTY. QUANTITY

## R

R RISER

REQ. REQUIRED

RWL RAIN WATER LEADER

## S

S SOUTH

SF SQUARE FEET

SIM. SIMILAR

SQ. SQUARE

SS STAINLESS STEEL

SSD SEE STRUCTURAL DRAWINGS

## T

T TREAD

THK. THICK

TYP. TYPICAL

## U

UON UNLESS OTHERWISE NOTED

## V

VIF VERIFY IN FIELD

## W

W WEST OR WIDTH OR WASHER

W/ WITH

W/O WITHOUT

WD. WOOD

WO WHERE OCCURS

## &

AND

## @

AT

## #

NUMBER, POUND

## £

CENTER LINE

## PROJECT TEAM:

### ARCHITECT

RED DOT STUDIO  
1045 17th STREET, SUITE 202  
SAN FRANCISCO, CA 94107  
CONTACT: KAREN CURTISS  
T:415-513-0629 ext 700

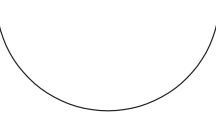
### OWNER

123 CORBETT LP  
P.O. BOX 117309  
BURLINGAME, CA 94010  
CONTACT: RIYAD SALMA  
T:650-292-5000

### TENANT

NOPA MONTESSORI  
MASHA LEPORT  
2112-2118 HAYES STREET  
SAN FRANCISCO, CA 94117  
T:415-690-3483

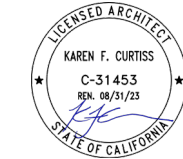
**CONTRACTOR**  
TBD



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SUITE 202  
SAN FRANCISCO, CA 94107  
415.515.0614

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STAMP

## NOPA PRESCHOOL

2104 HAYES STREET,  
SAN FRANCISCO, CA 94117

BLOCK 1193 / LOT 009

REVISIONS	DATE
CUA SET	06.28.21
PRE APP SET	08.18.21
CUA REVISION	08.30.21

SCALE

AS NOTED

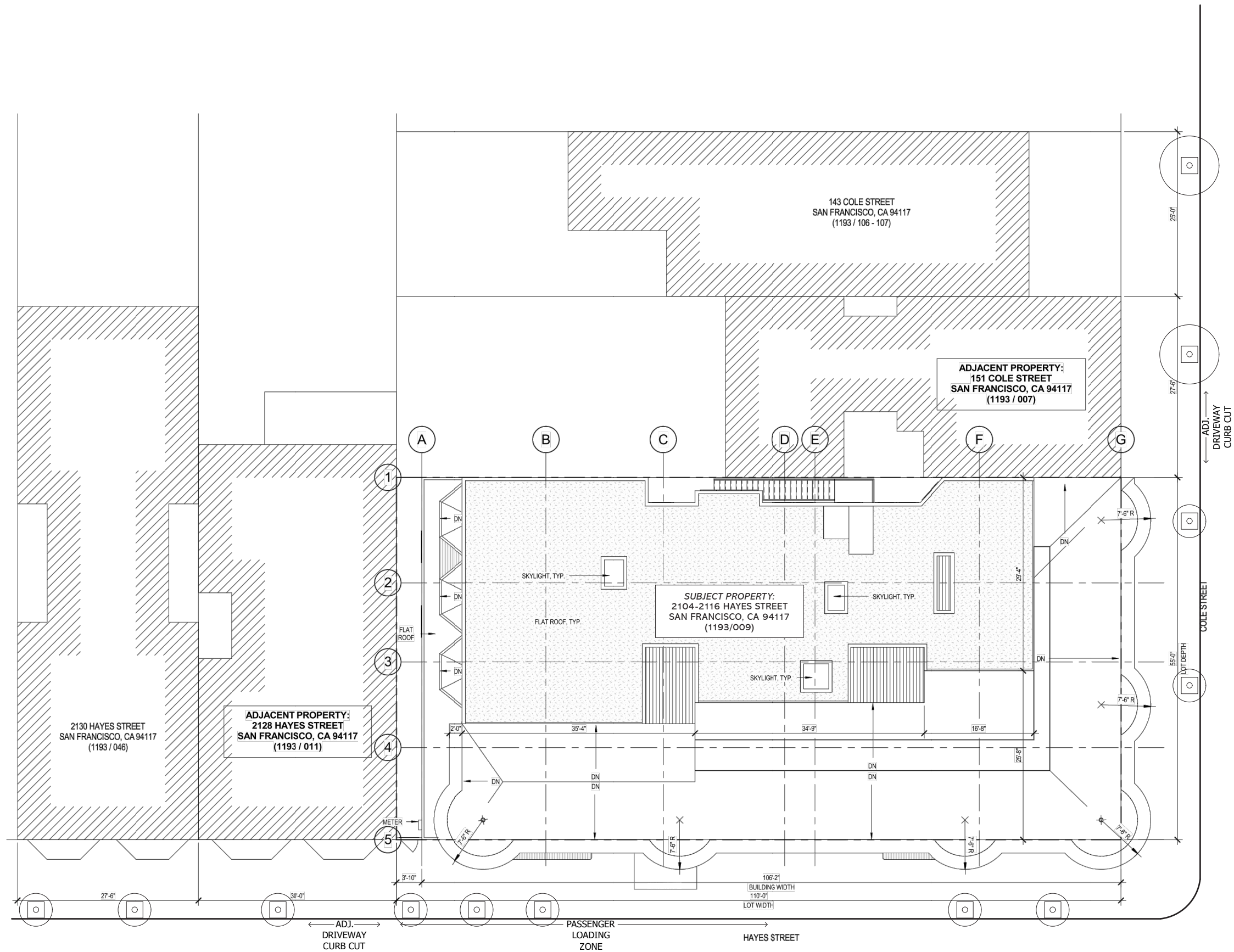
SHEET TITLE

## COVER SHEET

SHEET NUMBER

A0.00

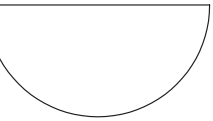
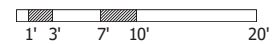




1  
A1.01

EXISTING SITE PLAN (NO CHANGE)

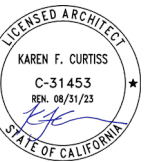
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BLOCK 1193 / LOT 009

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CUA REVISION	08.30.21

SCALE

1/16" = 1'-0"

SHEET TITLE

EXISTING SITE  
PLAN WITH  
ADJACENT  
PROPERTIES

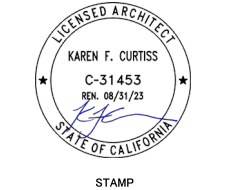
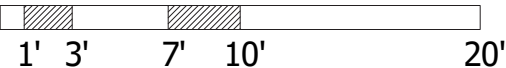
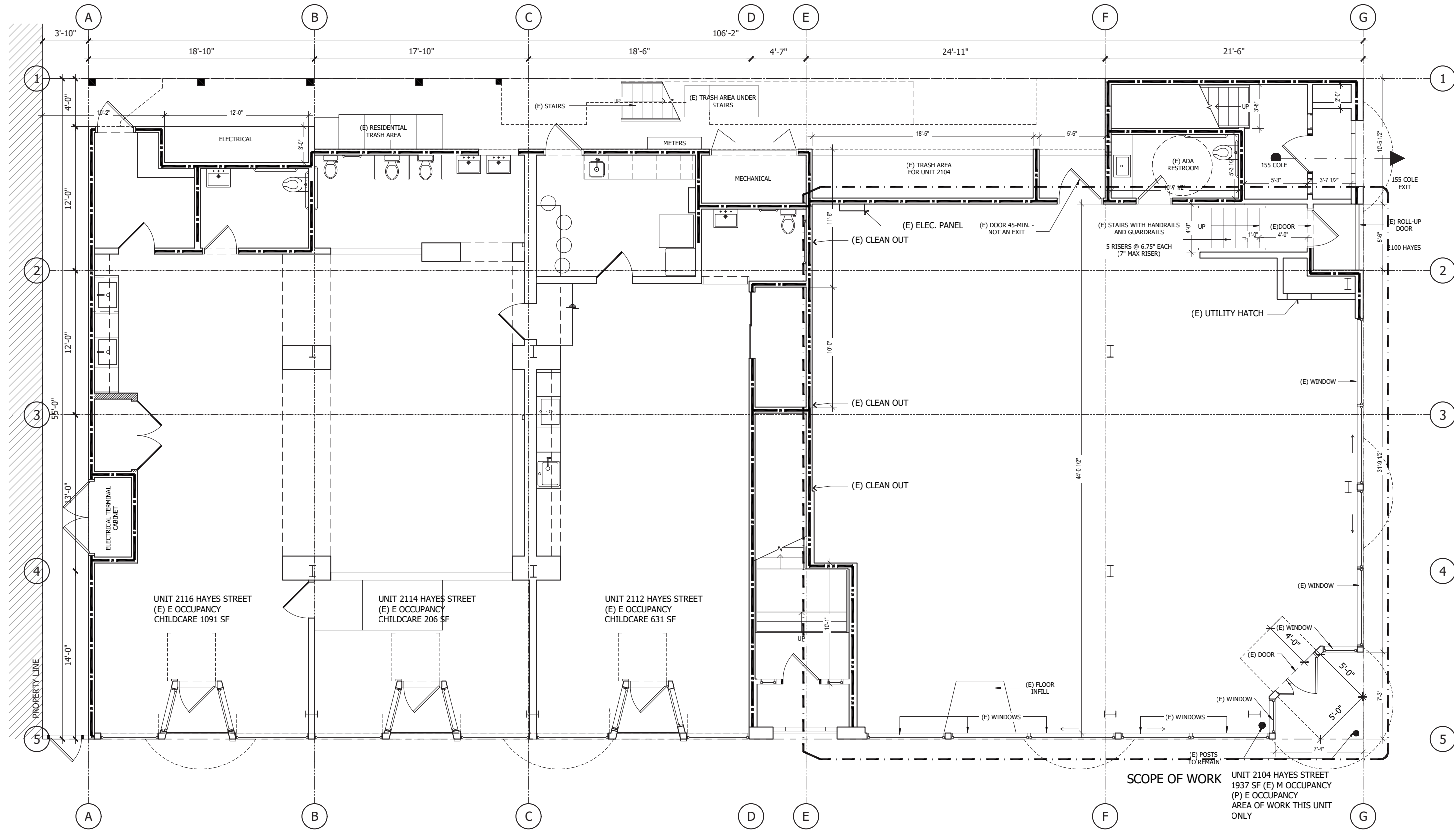
SHEET NUMBER

A1.01



WALL LEGEND

EXISTING WALLS TO REMAIN		NEW WALL CONSTRUCTION	
EXISTING WALLS TO REMOVE		ONE HOUR FIRE RATED WALL	
EXISTING APPLIANCES TO REMOVE		TWO HOUR FIRE RATED WALL	



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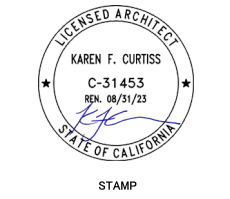
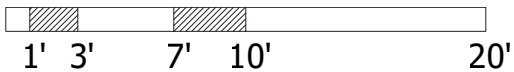
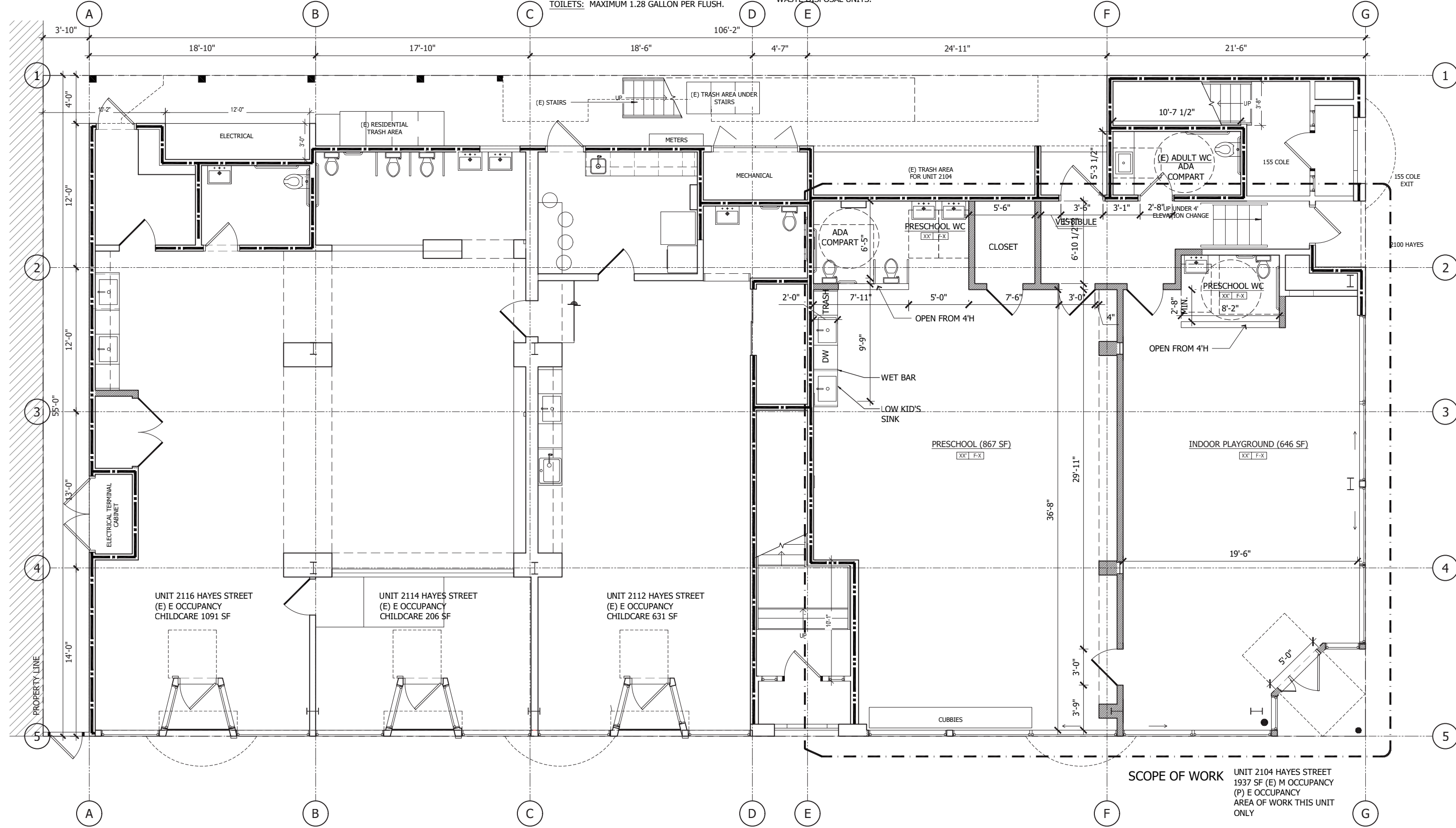
EXISTING FIRST  
FLOOR PLAN

WALL LEGEND

EXISTING WALLS TO REMAIN		NEW WALL CONSTRUCTION	
EXISTING WALLS TO REMOVE		ONE HOUR FIRE RATED WALL	
EXISTING CABINET TO REMOVE		TWO HOUR FIRE RATED WALL	

GENERAL NOTES

1. PLUMBING FIXTURES SHALL BE CEC CERTIFIED AND HAVE THE FOLLOWING MAXIMUM FLOW, GPM (PER CAL GREEN TABLE 4.303.2)  
SHOWER HEADS: 2 GPM @ 80 PSI.  
KITCHEN FAUCETS: 1.8 GPM @ 60 PSI.  
LAVATORY FAUCETS: 1.2 GPM @ 60 PSI,  
NOT LESS THAN 0.8 GPM @ 20 PSI.  
TOILETS: MAXIMUM 1.28 GALLON PER FLUSH.
2. VERIFY SEISMIC STRAPPING FOR WATER HEATER. PROVIDE AS REQUIRED.
3. PROVIDE AIR GAP DEVICE FOR DISHWASHER DRAIN LINE.
4. PROVIDE BACK FLOW PREVENTER FOR FOOD WASTE DISPOSAL UNITS.
5. KITCHEN HOOD 100 CFM MINIMUM: VENT TO OUTSIDE. DUCT DIAMETER & MAXIMUM LENGTHS PER ASHRAE STANDARDS 62.2 TABLE 7.1
6. PROVIDE MINERAL BATT R-19 INSULATION FOR SOUND ABSORPTION TYPICAL BETWEEN FLOORS, BEDROOMS, BATHROOMS AND MECHANICAL ROOM.

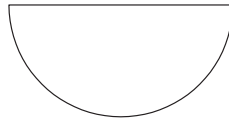


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BLOCK 1193 / LOT 009

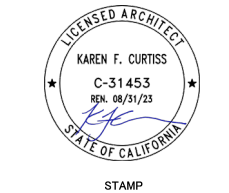
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BLOCK 1193 / LOT 009

REVISIONS	DATE
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CUA REVISION	08.30.21

SCALE  
1/8" = 1'-0"  
SHEET TITLE

EXISTING  
SOUTH  
ELEVATION

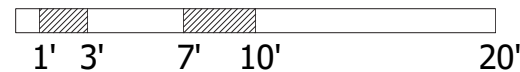
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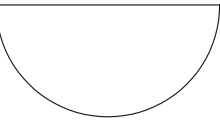
A4.01



1  
A4.01  
EXISTING SOUTH ELEVATION (NO CHANGE)

Scale: 1/8" = 1'-0"

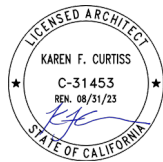




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SAN FRANCISCO, CA 94117

BLOCK 1193 / LOT 009

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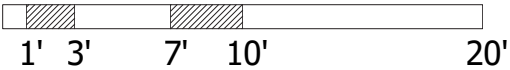
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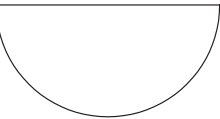
SHEET TITLE

EXISTING EAST  
ELEVATION

SHEET NUMBER

A4.02





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SAN FRANCISCO, CA 94117

BLOCK 1193 / LOT 009

REVISIONS	DATE
CUA SET	06.28.21
PRE APP SET	08.18.21
CUA REVISION	08.30.21

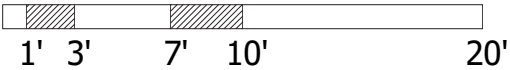
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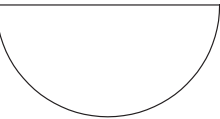
SHEET TITLE

EXISTING  
NORTH  
ELEVATION

SHEET NUMBER

A4.03

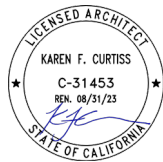




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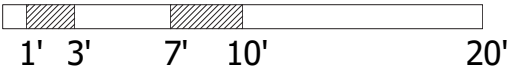
SCALE  
1/8" = 1'-0"

SHEET TITLE

EXISTING WEST  
ELEVATION

SHEET NUMBER

A4.04







3  
A9.02

BUILDING FRONTAGE - HAYES STREET

NOT TO SCALE



2  
A9.02

BUILDING FRONTAGE - HAYES STREET

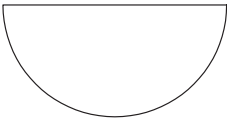
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1  
A9.02

BUILDING FRONTAGE - COLE STREET

NOT TO SCALE



red dot studio  
ARCHITECTURE AND DESIGN

1045 17TH STREET  
SUITE 202  
SAN FRANCISCO, CA 94107  
415.515.0614

REDDOTSTUDIO.COM



STAMP

NOPA PRESCHOOL

2104 HAYES STREET,  
SAN FRANCISCO, CA 94117

BLOCK 1193 / LOT 009

REVISIONS	DATE
CUA SET	06.28.21
PRE APP SET	08.18.21
CUA REVISION	08.30.21

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SHEET TITLE

EXISTING  
FACADE  
PICTURES

SHEET NUMBER

A9.01



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# Exhibit C



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2104 HAYES ST		1193009
<b>Case No.</b>		<b>Permit No.</b>
2021-006602ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposed project involves a change of use and an interior tenant improvement to expand an existing pre-school from 36 kids to 60 kids. The existing pre-school is served by an existing 60-foot-long loading zone.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	<b>Other</b> ____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT****TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> <input type="checkbox"/> <b>Mahe</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination 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? Is the project site located on a Cortese site or 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 current or former underground storage tanks? <i>if Maher 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.</i> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b>
<input checked="" type="checkbox"/>	<b>Transportation:</b> 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Don Lewis  The department's transportation staff reviewed the proposed project on 8/18/2021 and determined that additional transportation review is not required.	

**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"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

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

**Note: Project Planner must check box below before proceeding.**

<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach <i>HRER Part I</i> ) <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (No further historic review) </div> </div>
<input checked="" type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input checked="" type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> The project would expand an existing child care from 36 to 60 kids. Per application and plans, no exterior changes to the building.	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer	

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Planning Commission Hearing	Don Lewis
		08/19/2021
Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an 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 to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.		

# Exhibit D



# Land Use Information

PROJECT ADDRESS: 2104 HAYES ST  
RECORD NO.: 2021-006602CUA

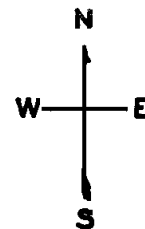
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	121125	121125	0
Retail/Commercial GSF	2036	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	2709	4745	2036
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ( )	0	0	0
TOTAL GSF	15990	15990	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	9	0	9
Dwelling Units - Total	9	0	9
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	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

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	6	0	6
Three Bedroom (or +) Units	3	0	3
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0



# Exhibit E

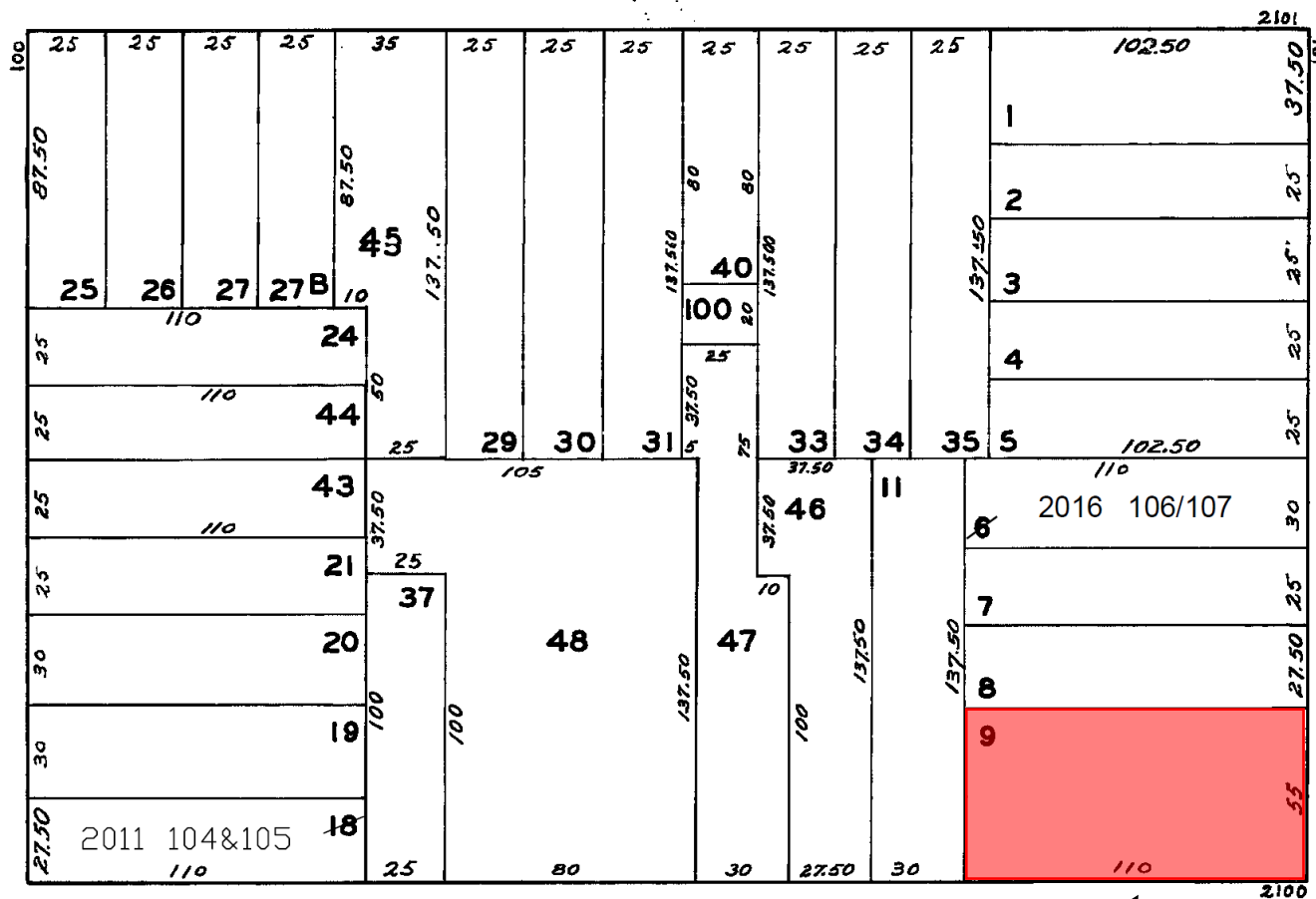
# Parcel Map



GROVE

SHRADER

COLE



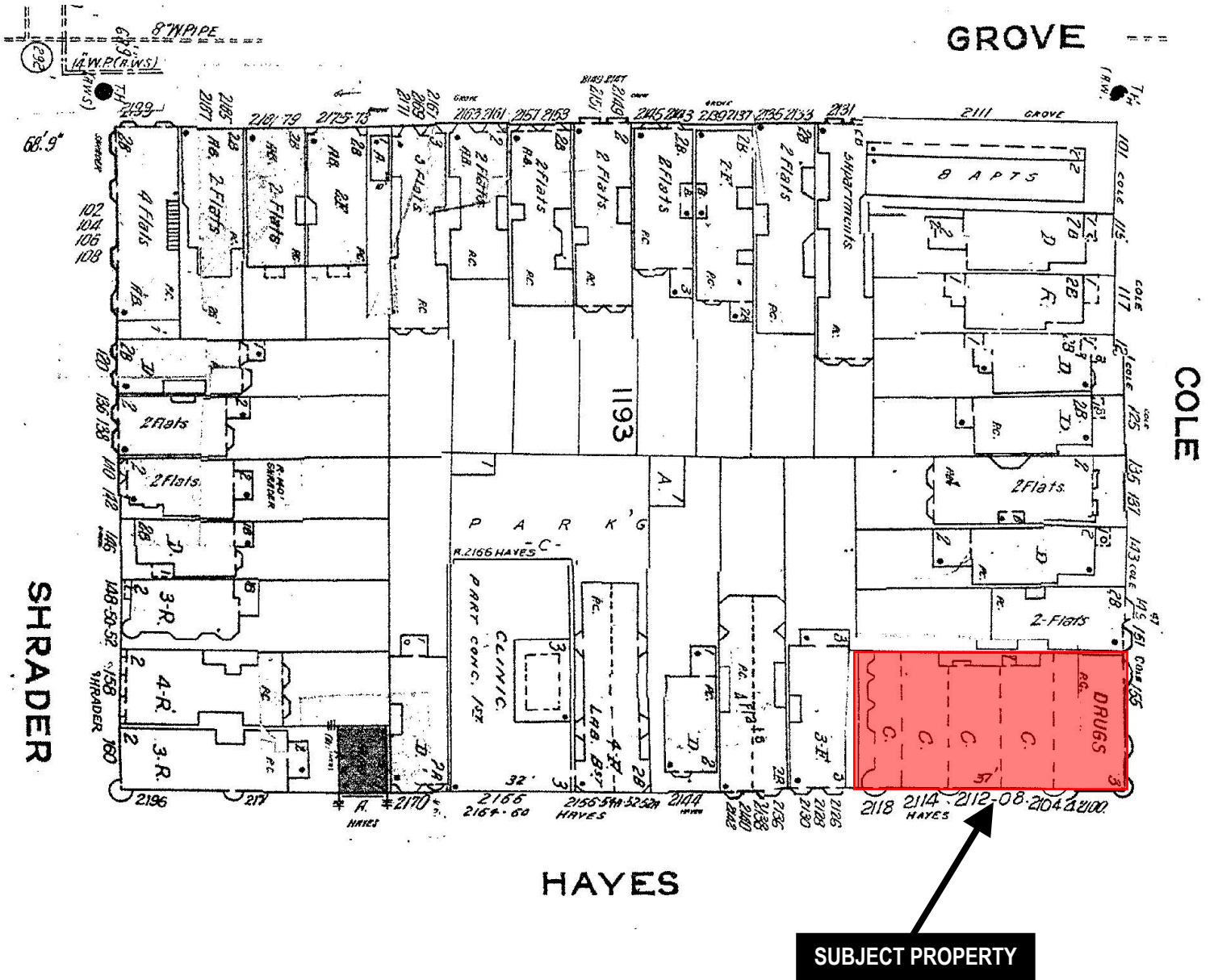
HAYES

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street

# Sanborn Map\*



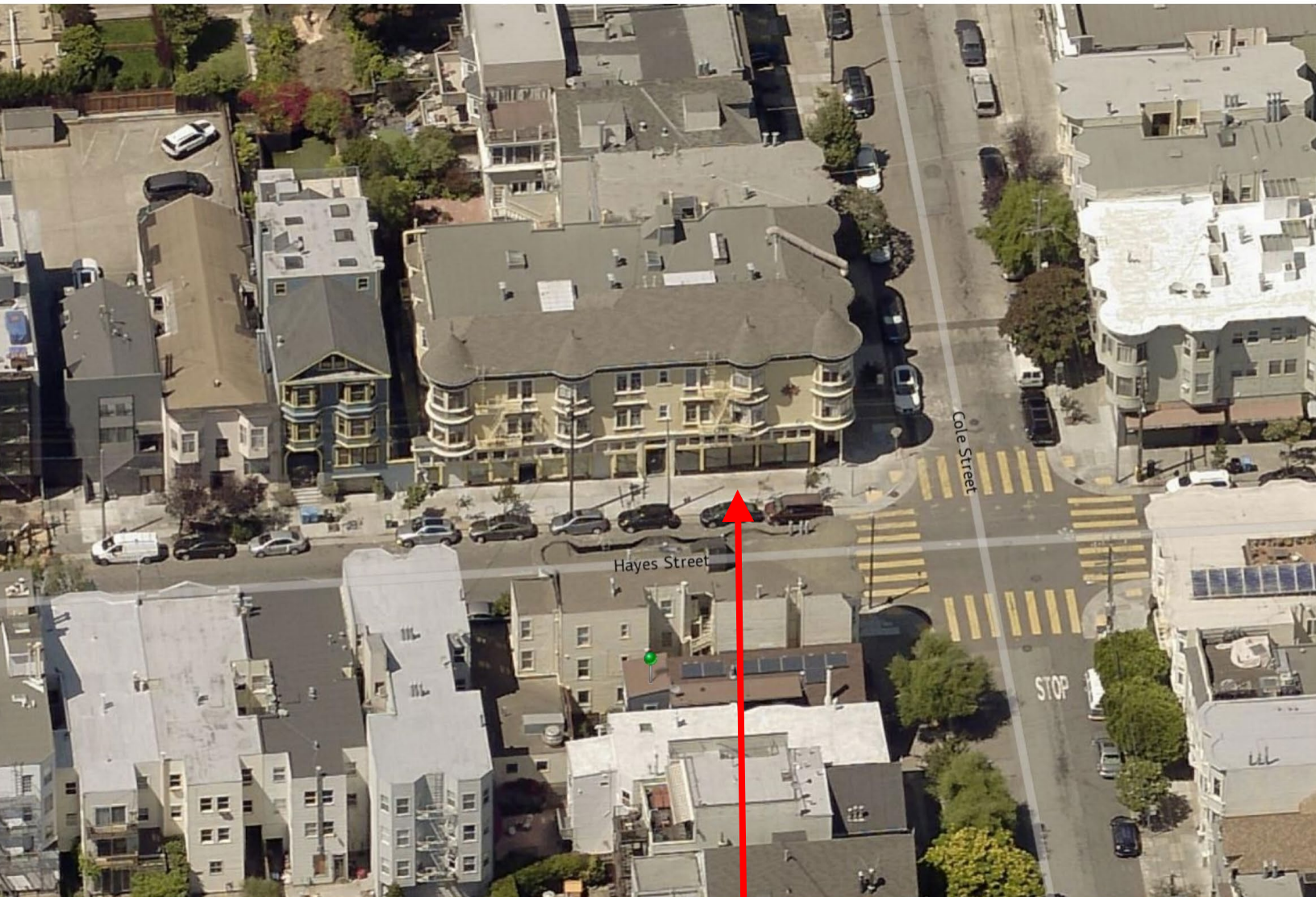
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street

# Aerial Photo – View 1

## Hayes Street Frontage



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street



# Aerial Photo – View 2

## Cole Street Frontage



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street

# Zoning Map



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street



# Site Photo 1



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street



# Site Photo 2

## Hayes Street Frontage



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street



# Site Photo 3

## Cole Street Frontage



Conditional Use Authorization  
Case Number 2021-006602CUA  
NoPA Montessori  
2104 Hayes Street

# Exhibit F



Dear Members of the San Francisco Planning Commission,

My name is Masha LePort and I'm the owner of NOPA Montessori. Opening a preschool has been a lifelong dream and I'm so grateful to be able to offer this option to our families. We are a small 2 classroom Montessori preschool, serving 36 children and their families.

My passion is in unlocking children's potential and I truly love what Montessori Education has to offer. I still remember the first Montessori classroom I observed; 24, 2-5 year old children were roaming a quiet orderly classroom. Two teachers were assisting children with individualized lessons, while the remaining 22 kids worked independently. One child finished her lesson, and carefully put the materials she was working with away. She then chose a new material from the shelf, found an empty table, and began working on it. I was amazed at how much the children were capable of.

In addition, I'm a parent of young ones myself. As a school we support families in bringing this educational philosophy into the home, teaching parents how to cultivate the same curiosity, independence, and love of learning and life while their children are outside the classroom.

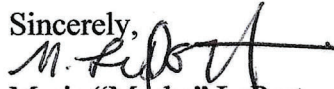
We have been incredibly well received by the community. Most of our enrolled families live less than a mile from the school and walk from home to drop their kids off. We haven't heard any complaints, and neighbors say hi and wave at the children as we go out on our outdoor excursions. In planning this expansion I did outreach in the community by chatting to neighbors and other small business owners in the community. The outreach included directly reaching out to the school community and the families on our waitlist. Additionally, I approached neighbors and the small businesses in person to share about our expansion and request support. I've appreciated getting to know our neighbors over the last year, and the outreach was a very positive experience in terms of encouragement and support for our expansion. I'm attaching letters of support from the neighborhood for your review.

We have been at capacity since we opened and have a long waitlist. Current families are sharing about our program with their neighborhood friends, but unfortunately we are only able to accommodate a limited number families. We would love to better serve our community by adding an additional classroom.

With the expansion, NOPA Montessori will also add an indoor play space option for all the children. This is extremely beneficial because it will provide more opportunities for movement and exercise, especially on poor air quality or rainy days.

This is a neighborhood school and giving more neighborhood families an opportunity to join will enable the children to feel even closer to the neighborhood community.

I am writing with a respectful request to please support the expansion of NOPA Montessori and allow us to create an additional classroom and indoor playground at 2104 Hayes St. I very much appreciate your time and consideration. Thank you!

Sincerely,  
  
Maria "Masha" LePort