



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: NOVEMBER 6, 2019

Record No.: 2019-015128COA
Project Address: 333 DOLORES ST
Landmark: No. 137 – The Notre Dame School
Zoning: RM-1 Residential-Mixed, Low Density Zoning District
40-X Height and Bulk District
Block/Lot: 3567/057
Project Sponsor: Valerie Veronin, Children’s Day School
333 Dolores Street
San Francisco, CA 94110
Staff Contact: Stephanie Cisneros - 415-575-9186
Stephanie.Cisneros@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

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

The Notre Dame School is a key component to one of San Francisco’s most historic areas. 347 Dolores Street, the original building on the property which can be seen from Dolores Street, was designed by Theodore W. Lenzer in the Second French Empire style. Historically, the property was used as a convent and day school for girls that was operated by the Sisters of Notre Dame. The Sisters of Notre Dame is the oldest school for girls in San Francisco, and this order of Sisters was the first educational order on the Pacific Coast. With its setbacks and gardens, the school is one of a few that recalls San Francisco’s earlier era.

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

PROJECT DESCRIPTION

The proposed project is a request to extend the use of the three existing temporary classroom structures on the site for an additional seven (7) years through 2031. The structures in question were granted a conditional use authorization in 2003 with a condition of approval that was recommended by the Landmark's Preservation Advisory Board that they be removed within 10 years from the date of occupancy (March 2004); through 2014. The Project Sponsor requested a Conditional Use Authorization and Certificate of Appropriateness in 2013 for an extension to the previous entitlements to continue using the temporary structures for an additional 10.5 years (through 2024). No physical work is proposed for the structures.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.

The proposed project also requires a Conditional Use Authorization. A Conditional Use Authorization application is on file with the Planning Department.

Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation, in that:*

- The proposal will not entail the removal, alteration or obstruction of any significant character-defining historic features;
- The temporary classroom structures are small in comparison to the size of the existing three-story St. Joseph's Hall building on the property and are only temporary;
- The proposed structures are located more than 100 feet away from St. Joseph's Hall and 80 feet away from the Notre Dame School (not the Notre Dame Senior Housing Complex);
- Since the location of the subject property is tucked behind the Notre Dame Senior Housing Complex on Dolores Street and cannot be seen from the public-right-of-way, there will be no significant visual impact from the public view;
- The proposed work would retain the historic school use of the historic property and would allow it to continue to grow and meet the future needs of the student population;
- The design of the temporary classroom structures is sufficiently differentiated from the historic St. Joseph's Hall and the Notre Dame Senior Housing Complex (contributory structures to the site);
- The temporary structures will not become permanent structures on the site. The Project Sponsor will work closely with Department Staff and the Commission to ensure that the structures are removed in a timely manner (by 2031). Once removed, the essential form and integrity of the site would remain intact.
- The temporary classroom structures will be maintained in a safe, sanitary, and good physical condition so not to detract from the Landmark site.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. The project does not propose any physical alterations that would damage or destroy distinguishing original qualities or character of the subject

building. The overall proposal is to extend the use of the existing temporary classroom structures. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received public comment about the proposed project.

CONDITIONS OF APPROVAL

Planning Department staff finds that the proposed project meets the *Secretary of the Interior's Standards for Rehabilitation* and recommends approval with the following Conditions:

- The Project Sponsor shall maintain the three temporary classroom structures in safe, sanitary, and good physical condition. Any evidence suggesting that the structures are not being properly maintained will be corrected by the project sponsor in a timely manner.
- The site (including landscaping) shall be maintained in a manner so as to keep the temporary structures screened from view.
- The Project Sponsor shall provide a written update every two (2) years on the progress of CDS fund raising and larger development of the project site for permanent classroom facilities.

ENVIRONMENTAL REVIEW STATUS

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

BASIS FOR RECOMMENDATION

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Certificate of Appropriateness (dated January 2003)
Exhibit F – Certificate of Appropriateness (dated November 2013)
Exhibit G – Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

HEARING DATE: NOVEMBER 6, 2019

Record No.: 2019-015128COA
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Zoning: RM-1 Residential-Mixed, Low Density Zoning District
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 057 IN ASSESSOR’S BLOCK 3567 IN A RM-1 RESIDENTIAL- MIXED, LOW DENSITY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 8, 2019, Valerie Veronin on behalf of the Children’s Day School (hereinafter “Project Sponsor”) filed Application No. 2019-015128COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness to extend the use of three existing temporary classroom structures for an additional seven (7) years through 2031 located on Lot 057 in Assessor’s Block 3567, formerly part of the same lot as Landmark No. 137 (The Notre Dame School), locally designated under Article 10, Appendix A of the Planning Code.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

On November 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-015128COA.

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

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

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2019-015128COA based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. **Project Description.** The proposed project is a request to extend the use of the three existing temporary classroom structures on the site for an additional seven (7) years through 2031. The structures in question were granted a conditional use authorization in 2003 with a condition of approval that was recommended by the Landmark's Preservation Advisory Board that they be removed within 10 years from the date of occupancy (March 2004); through 2014. The Project Sponsor requested a Conditional Use Authorization and Certificate of Appropriateness in 2013 for an extension to the previous entitlements to continue using the temporary structures for an additional 10.5 years (through 2024). No physical work is proposed for the structures.
3. **Property Description.** 333 Dolores Street is located on the east side of Dolores Street between 16th and 17th Streets. Assessor's Block 3567, Lot 057. The subject property is occupied by the Children's Day School (CDS), a pre-kindergarten through eighth grade day school. The school is housed in three (3) temporary classrooms that measure 24 feet by 40 feet each and a three-story, 22,500 square foot structure historically known as St. Joseph's Hall, located on a mid-block, 1.2 acre site. The subject building, St. Joseph's Hall, constructed in 1924, is part of Landmark No. 137 (The Notre Dame School). Although St. Joseph's Hall is not described in the designating ordinance for the site, it was located on the same Assessor's Block and Lot as the Landmark when the designation was adopted. The subject property has since been subdivided and St. Joseph's Hall is not located on a separate lot.
4. **Surrounding Properties and Neighborhood.** The subject property is located on a mid-block lot accessed by a narrow driveway off of Dolores Street. Immediately in front of the subject property is Landmark No. 137 (the Notre Dame School), a three-story, Second French Empire style building that presently houses a senior living facility. Directly across the street, on the west side of Dolores Street, is Mission Dolores (Landmark No. 1). The surrounding neighborhood consists of two- to four-story residential and mixed-use buildings in varied architectural styles.
5. **Public Outreach and Comments.** The Department has not received public comment about the proposed project.

6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- (1) **Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposal does not include changes to the historical use of the property as a school.

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Not Applicable.

- (3) **Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Not Applicable.

- (4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Not Applicable.

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Not Applicable.

- (6) **Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Not Applicable.

- (7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable.

- (8) **Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable.

- (9) **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project involves the retention of structures already present on the site. No physical work is proposed for the structures. The structures are differentiated from the historic St. Joseph's Hall by their size and exterior materials. St. Joseph's Hall is finished in stucco while the temporary structures are clad in T-11 siding. The temporary structures are located on the opposite side of the lot and screened by landscaping to protect the spatial relationship of St. Joseph's Hall to the property.

- (10) **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The classroom structures are temporary and designed to be removed after they have fulfilled the school's temporary space needs. When removed, the essential form and integrity of the historic property would be unimpaired.

- C. **Landmarks.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Landmark No. 137

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and as outlined in Appendix A, as there is no physical work proposed that would adversely affect the Landmark site.

7. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

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

Policy 2.4

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

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

8. **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) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project does not include physical alterations or modifications to the existing structure(s) on the site, thereby conserving and protecting existing housing and neighborhood character.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

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

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

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 WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 057 in Assessor's Block 3567 for proposed work in conformance with the architectural submittal dated January 22, 2003 and labeled Exhibit B on file in the docket for Record No. 2019-015128COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 2, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 6, 2019

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow an extension of the use of the three existing temporary classroom structures located at 333 Dolores Street, Assessor's Block 3567, Lot 057 for an additional seven (7) years through 2031 pursuant to Planning Code Section(s) **1006.6(c)** within the **RM-1** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 22, 2003**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-015128COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **November 6, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation 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 Certificate of Appropriateness and any subsequent amendments or modifications.

SEVERABILITY

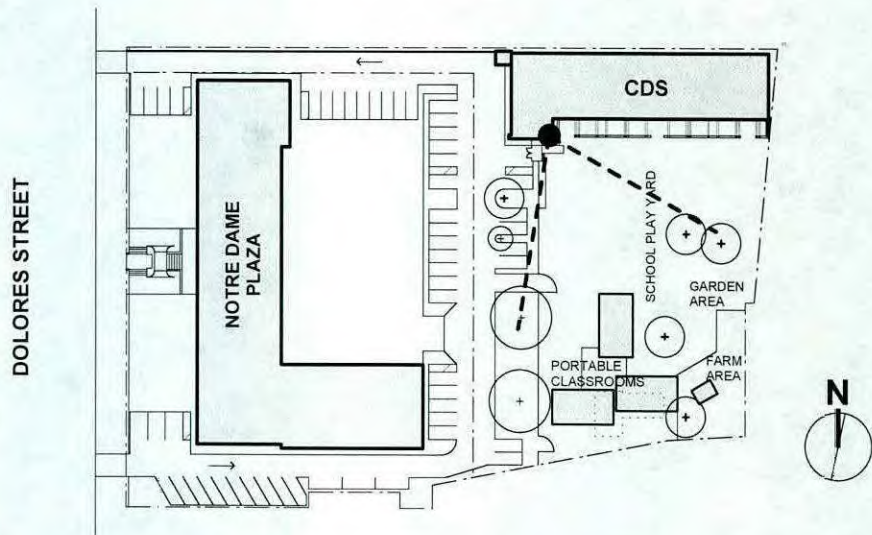
The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. 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 Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

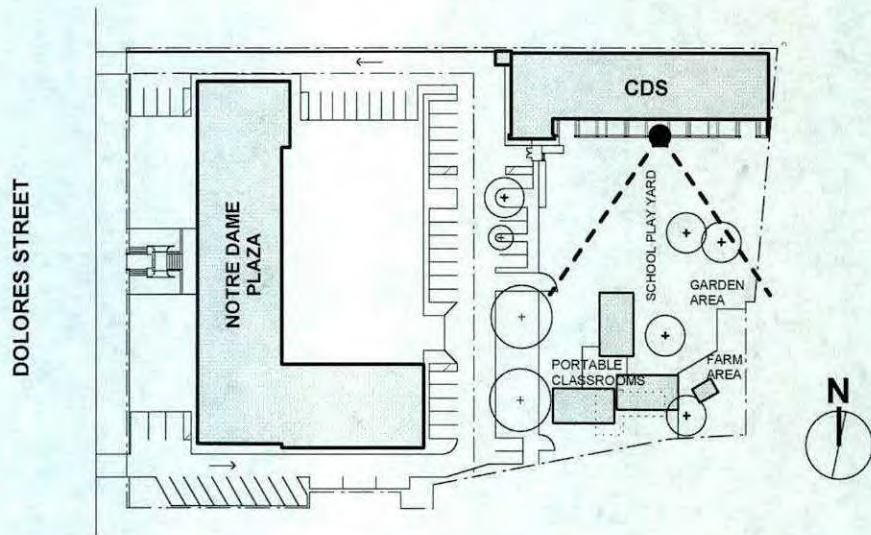
CONDITIONS OF APPROVAL

1. The Project Sponsor shall maintain the three temporary classroom structures in safe, sanitary, and good physical condition. Any evidence suggesting that the structures are not being properly maintained will be corrected by the project sponsor in a timely manner.
2. The site (including landscaping) shall be maintained in a manner so as to keep the temporary structures screened from view.
3. The Project Sponsor shall provide a written update every two (2) years on the progress of CDS fund raising and larger development of the project site for permanent classroom facilities.



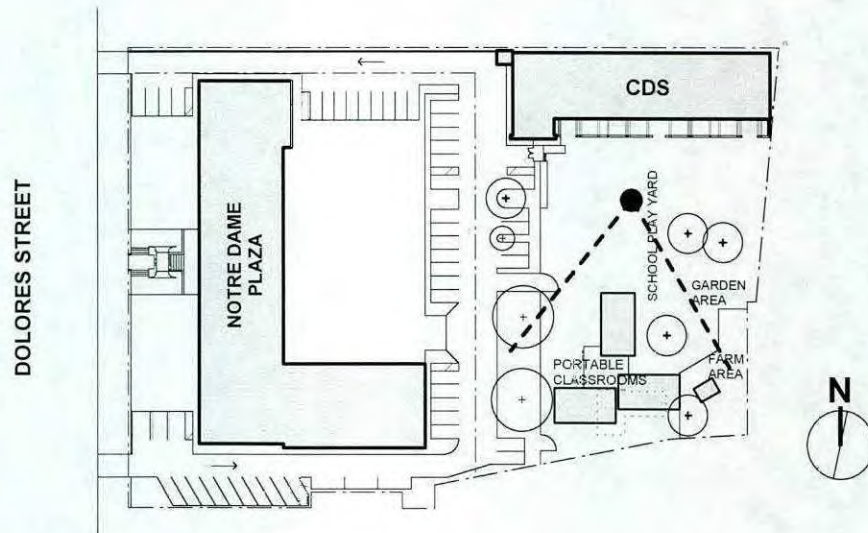
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



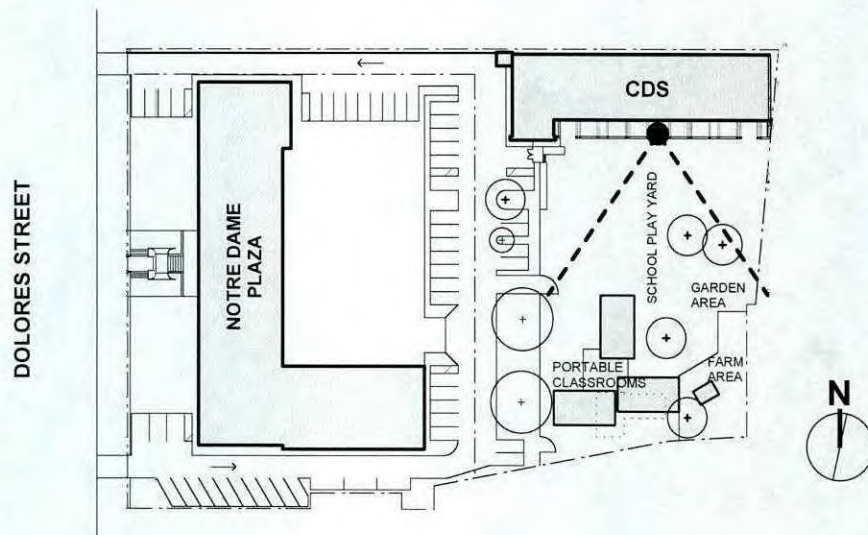
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IMAGE LOCATION KEY
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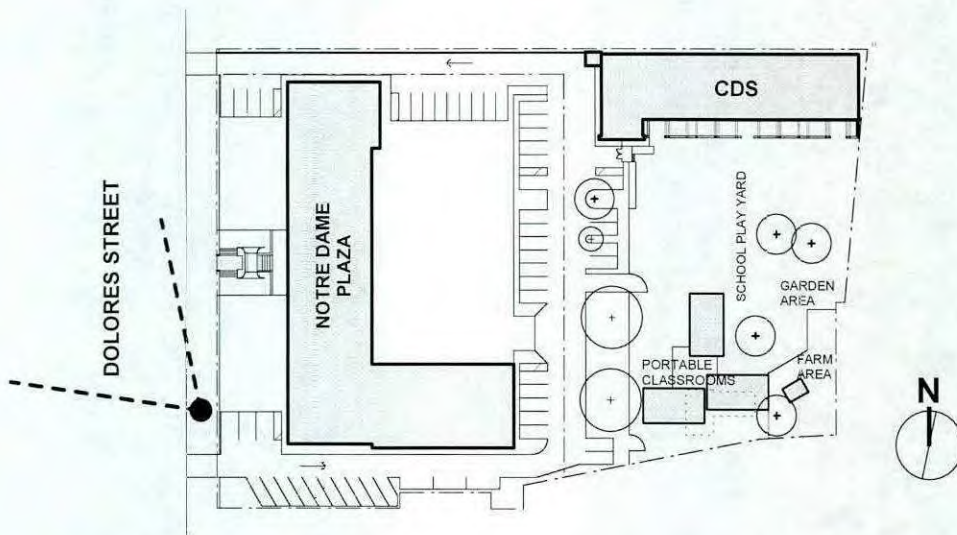
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 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



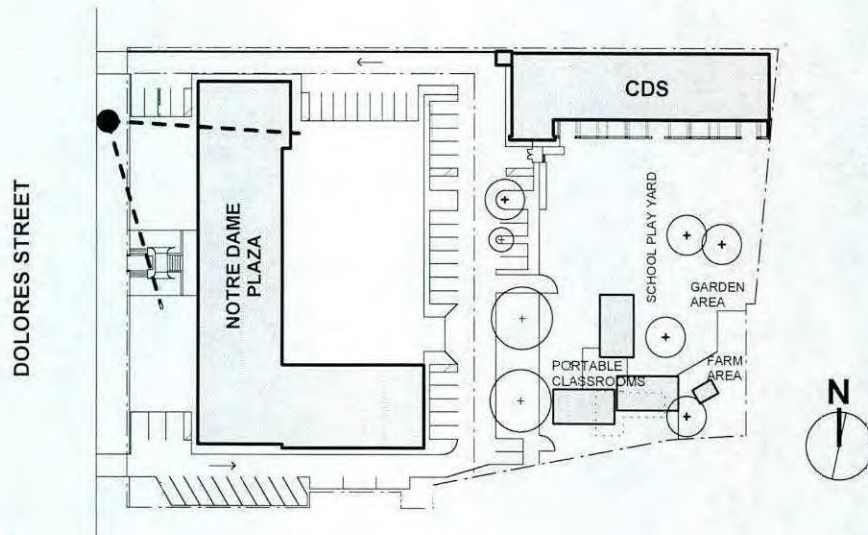
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 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



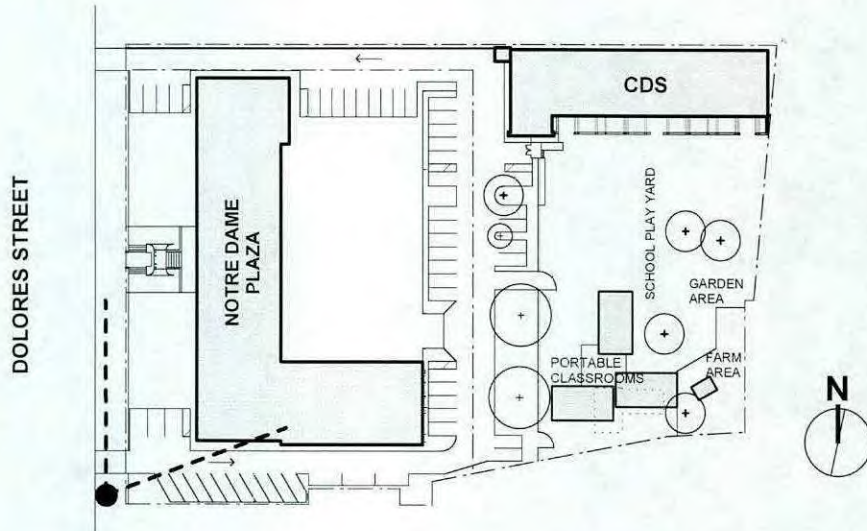
CHILDREN'S DAY SCHOOL SITE PLAN
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IMAGE LOCATION KEY
JAN 22, 2003



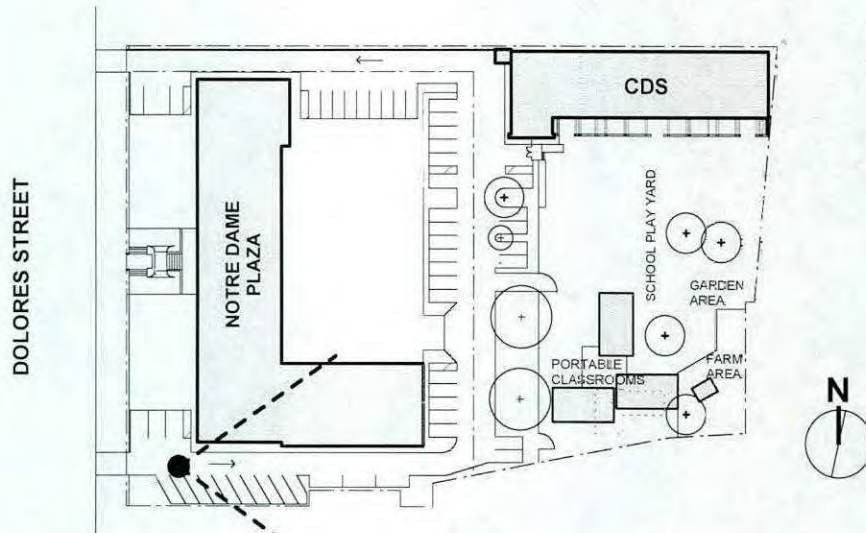
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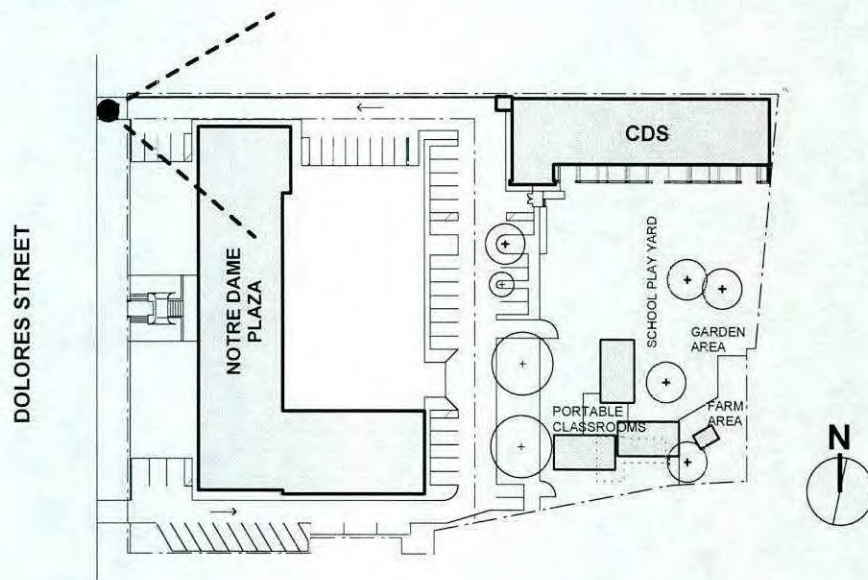
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IMAGE LOCATION KEY
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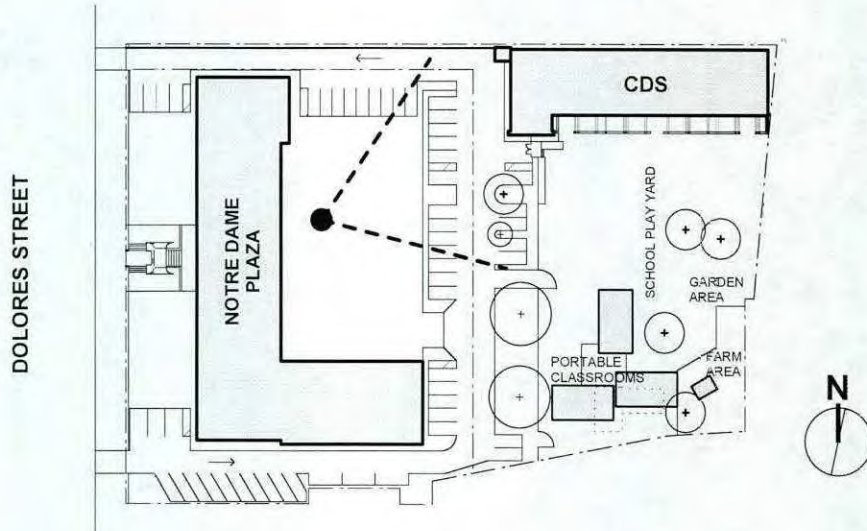
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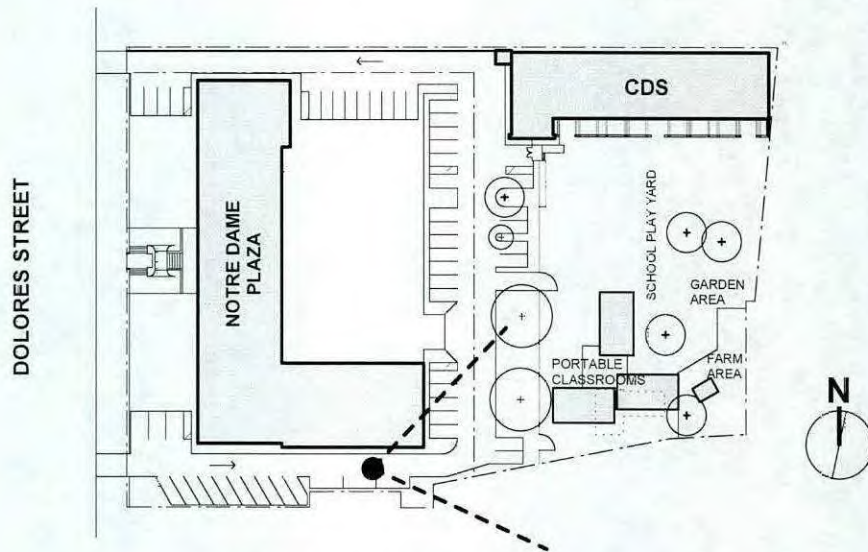
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IMAGE LOCATION KEY
JAN 22, 2003



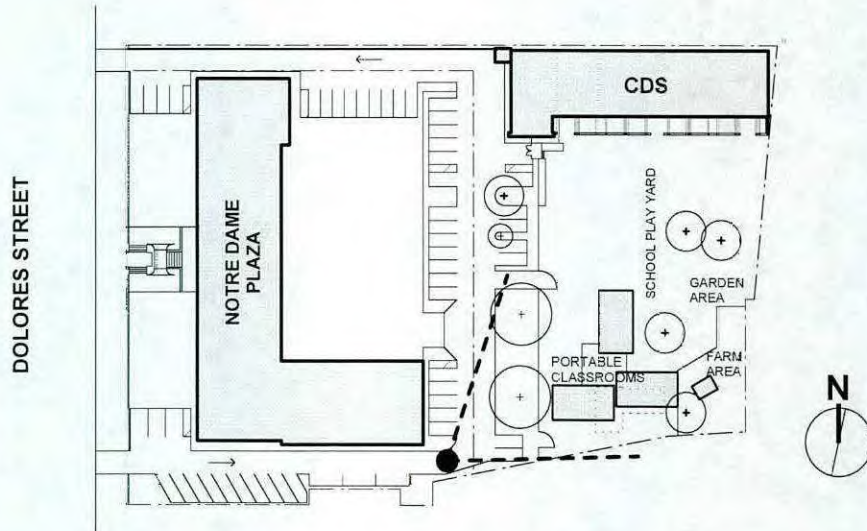
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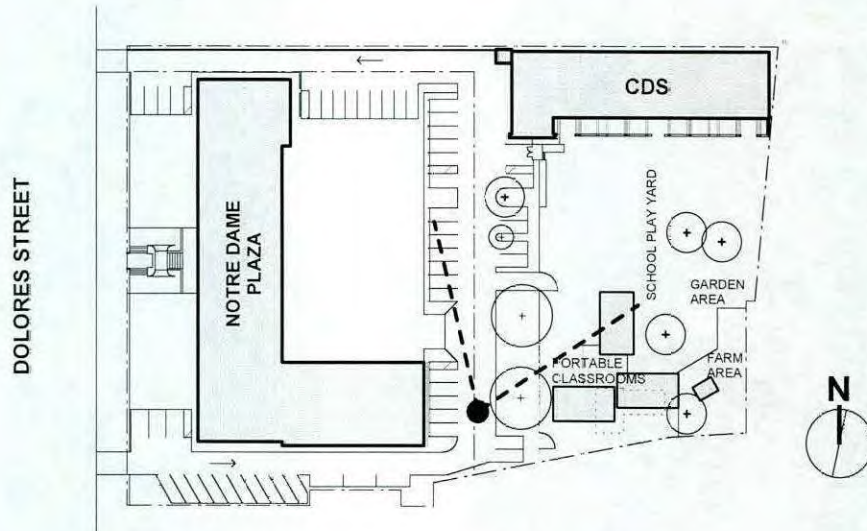
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IMAGE LOCATION KEY
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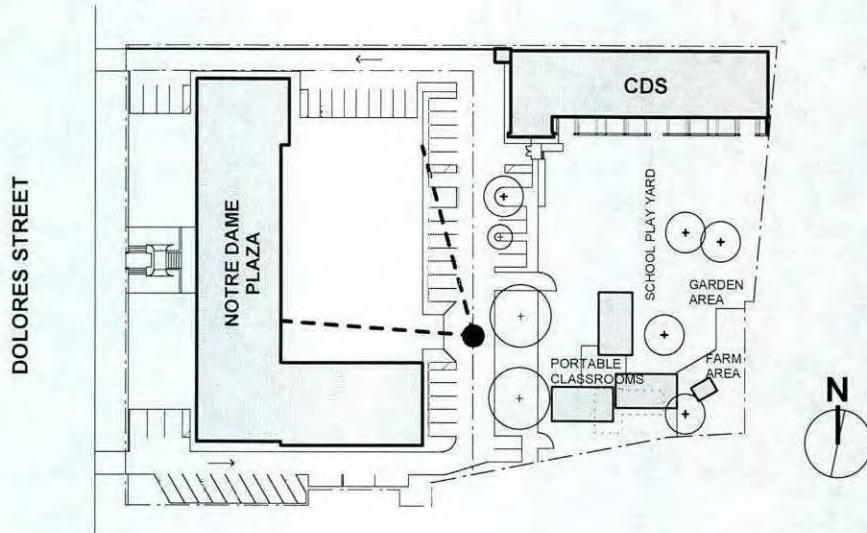
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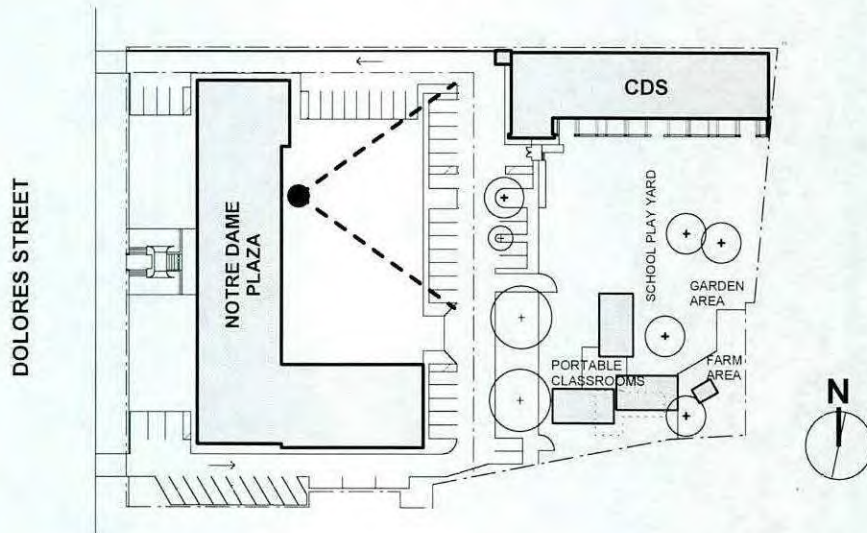
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IMAGE LOCATION KEY
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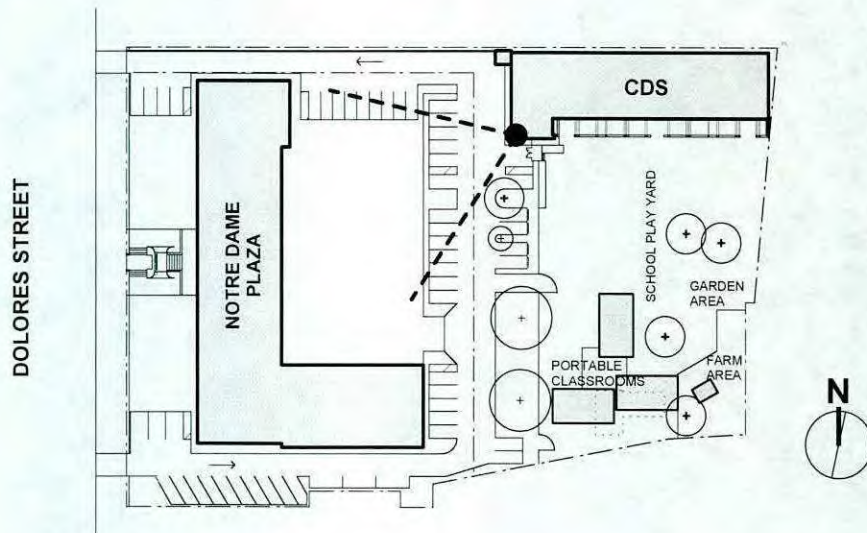
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IMAGE LOCATION KEY
JAN 22, 2003



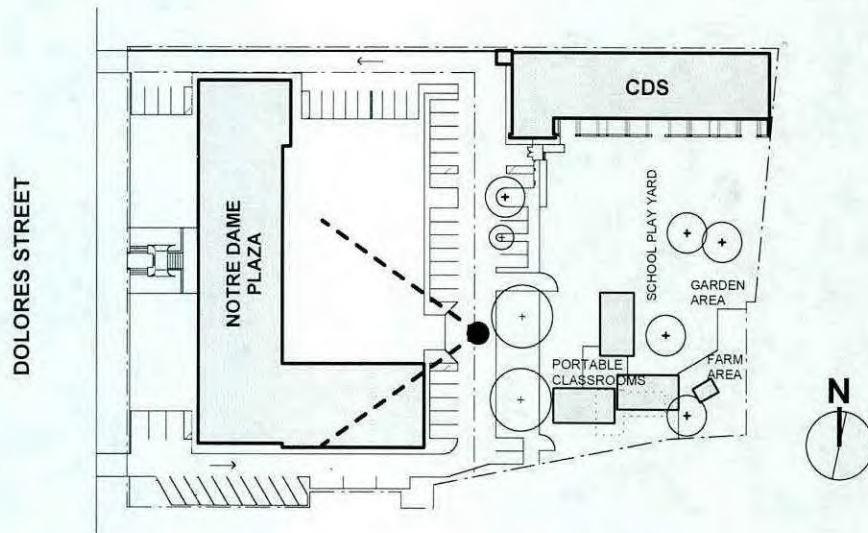
CHILDREN'S DAY SCHOOL SITE PLAN
333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
JAN 22, 2003



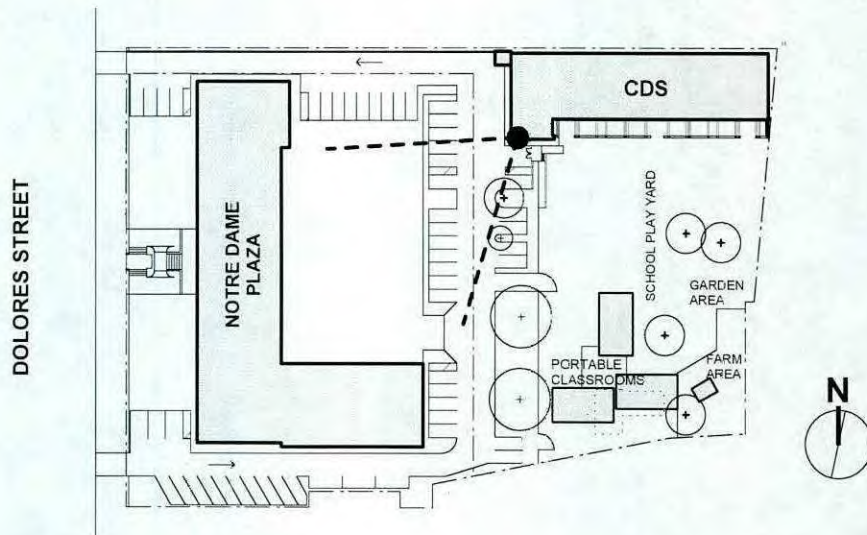
CHILDREN'S DAY SCHOOL SITE PLAN
 333 DOLORES ST., SAN FRANCISCO, CA 94110

IMAGE LOCATION KEY
 JAN 22, 2003



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

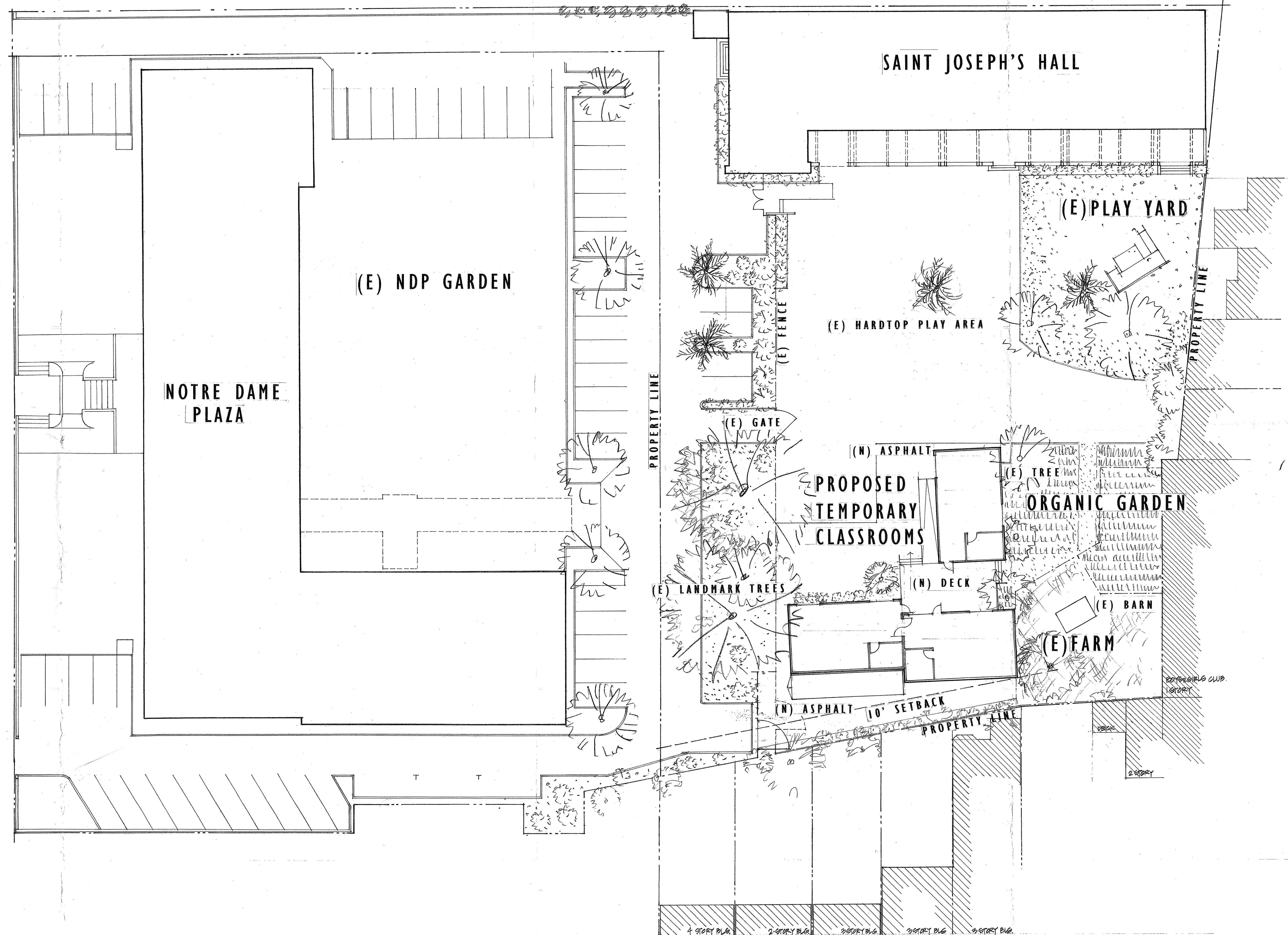
IMAGE LOCATION KEY
JAN 22, 2003



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

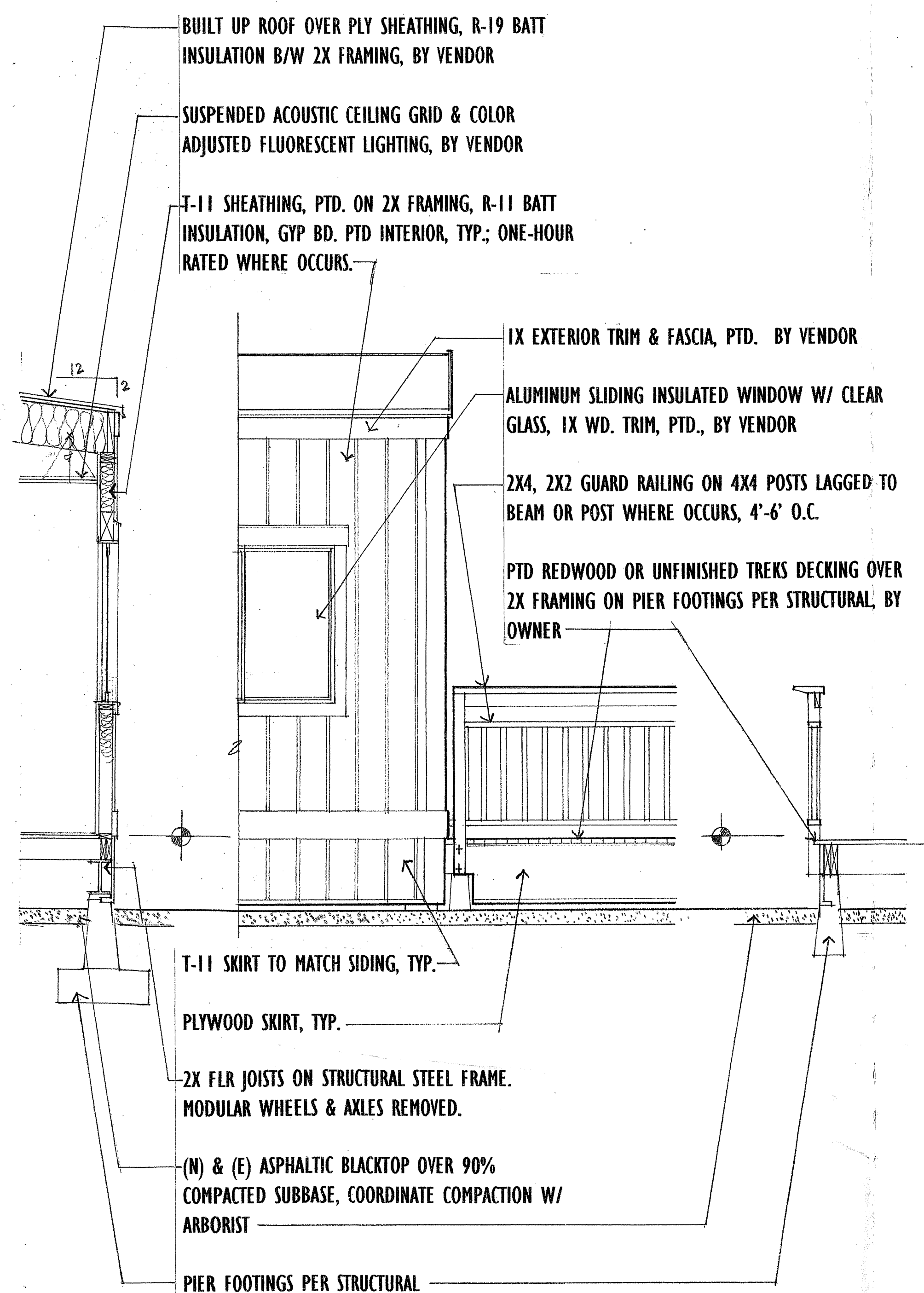
IMAGE LOCATION KEY
JAN 22, 2003

DOLORES STREET



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

SITE PLAN
SCALE: 1/4" = 1'-0"
JANUARY 2003
SHEET 1

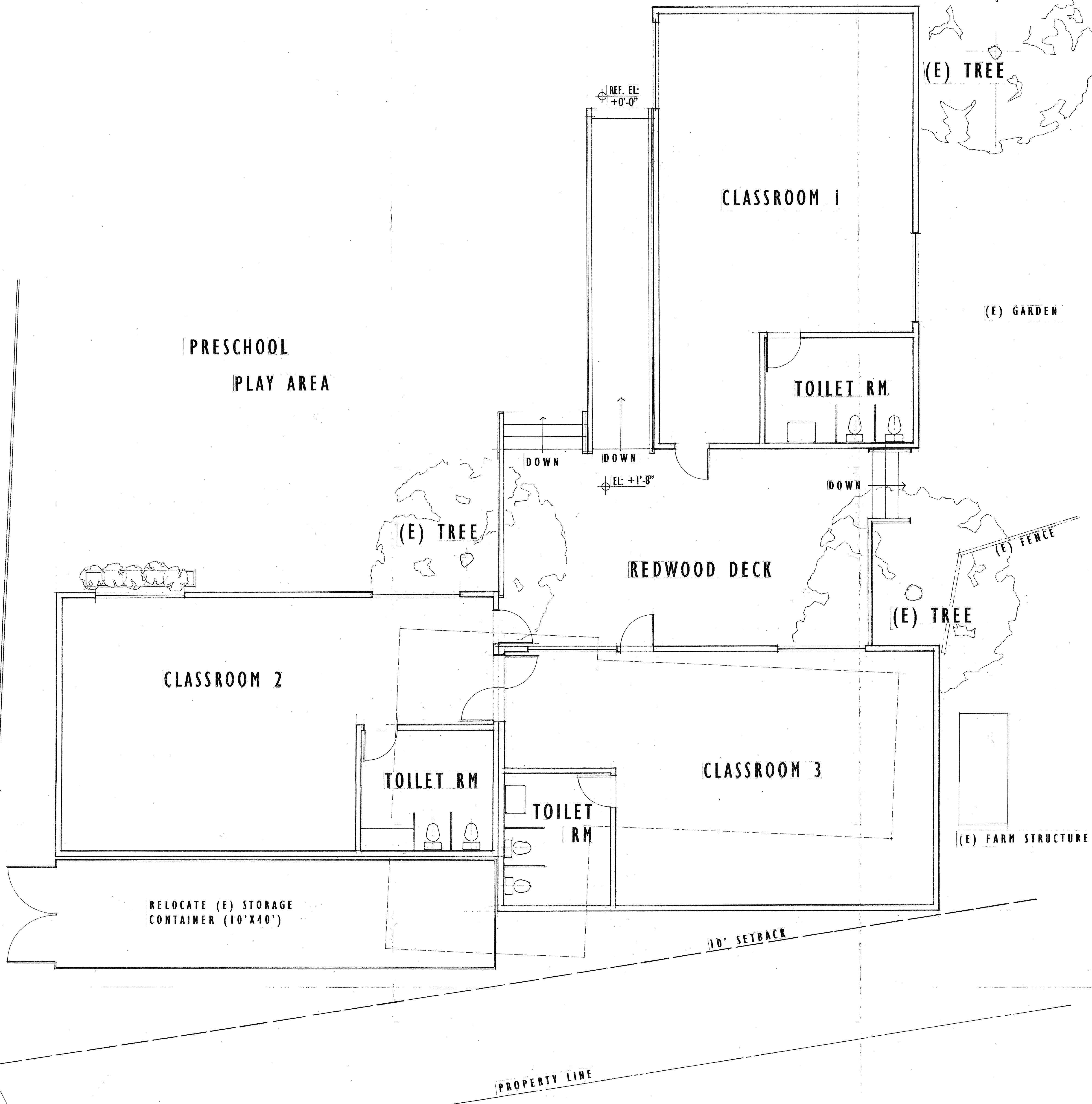


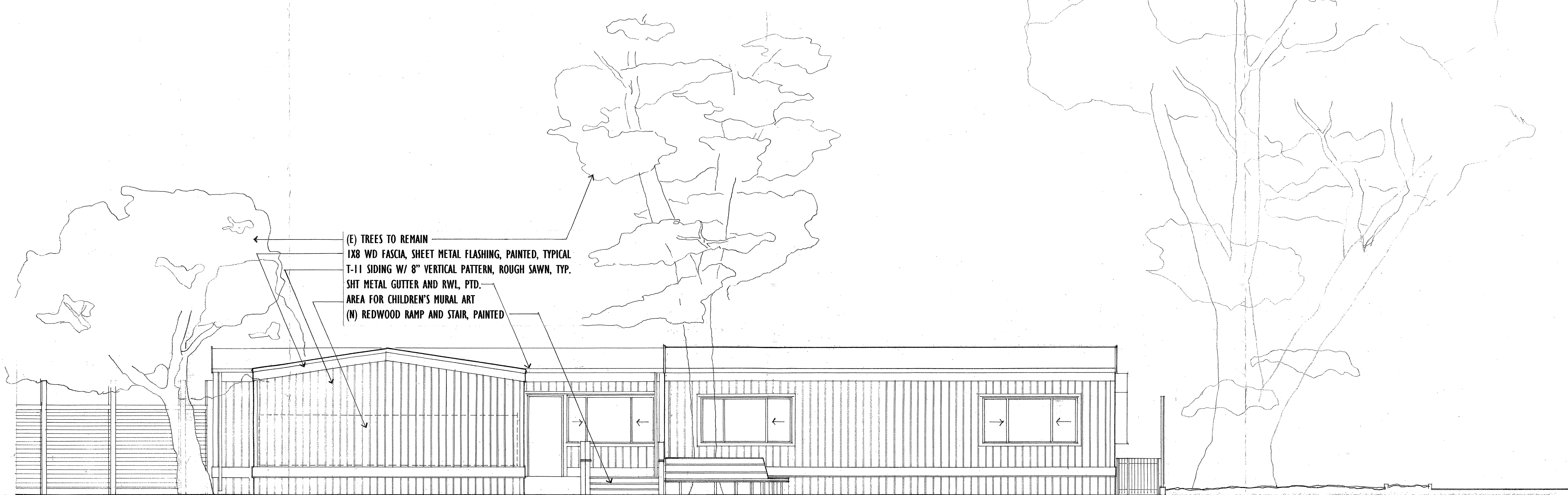
SECTION DETAIL
(through typical wall and rail)

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

RELOCATE PORTION OF (E) IRON FENCE AND GATE

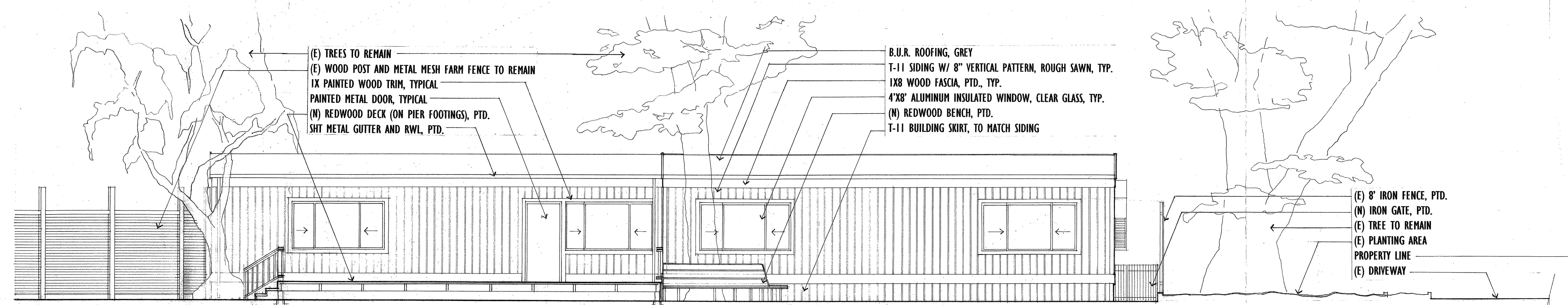
RELOCATE (E) STORAGE CONTAINER (10'X40')





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

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



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

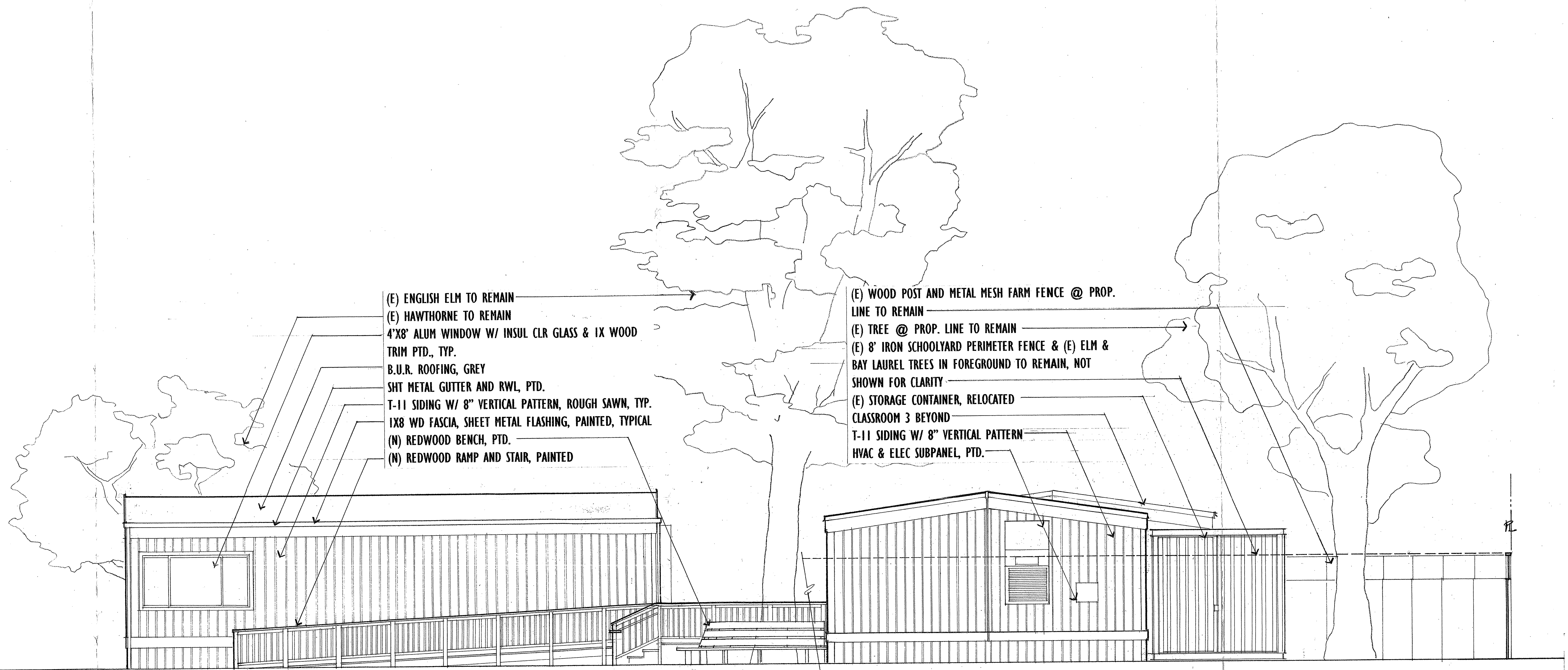
B.U.R. ROOFING, GREY
 T-11 SIDING W/ 8" VERTICAL PATTERN, ROUGH SAWN, TYP.
 1X8 WOOD FASCIA, PTD., TYP.
 4'X8' ALUMINUM INSULATED WINDOW, CLEAR GLASS, TYP.
 (N) REDWOOD BENCH, PTD.
 T-11 BUILDING SKIRT, TO MATCH SIDING

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

SECTION (through deck)

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

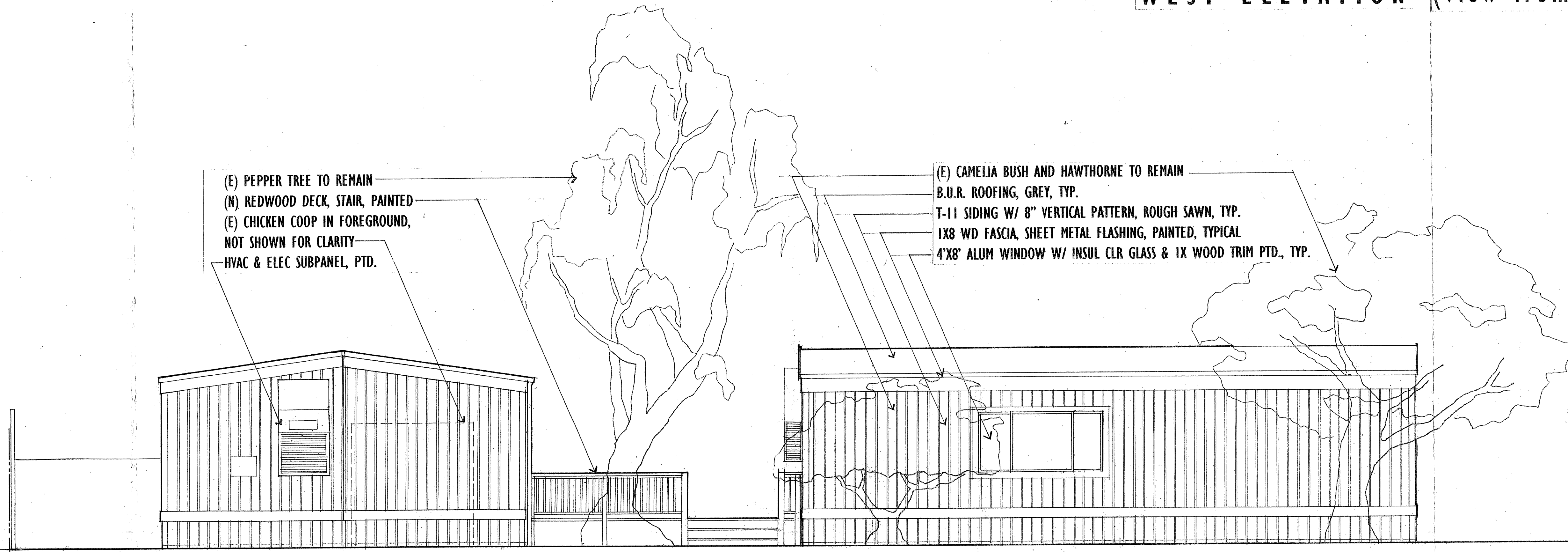
ELEVATION AND SECTION
 SCALE: 1/4" = 1'-0"
 JANUARY 2003
 SHEET 4



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

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

WEST ELEVATION (view from Notre Dame Plaza)



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

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

EAST ELEVATION (view from Farm & Garden)



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .				
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): The proposal includes extending the use of existing temporary classroom structures. No physical alterations are proposed.				
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)				
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)				
b. Other (specify):					
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.					
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.				
Comments (optional):					
Preservation Planner Signature: Stephanie Cisneros					

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

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

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
333 DOLORES ST		3567/057
Case No.	Previous Building Permit No.	New Building Permit No.
2019-015128PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

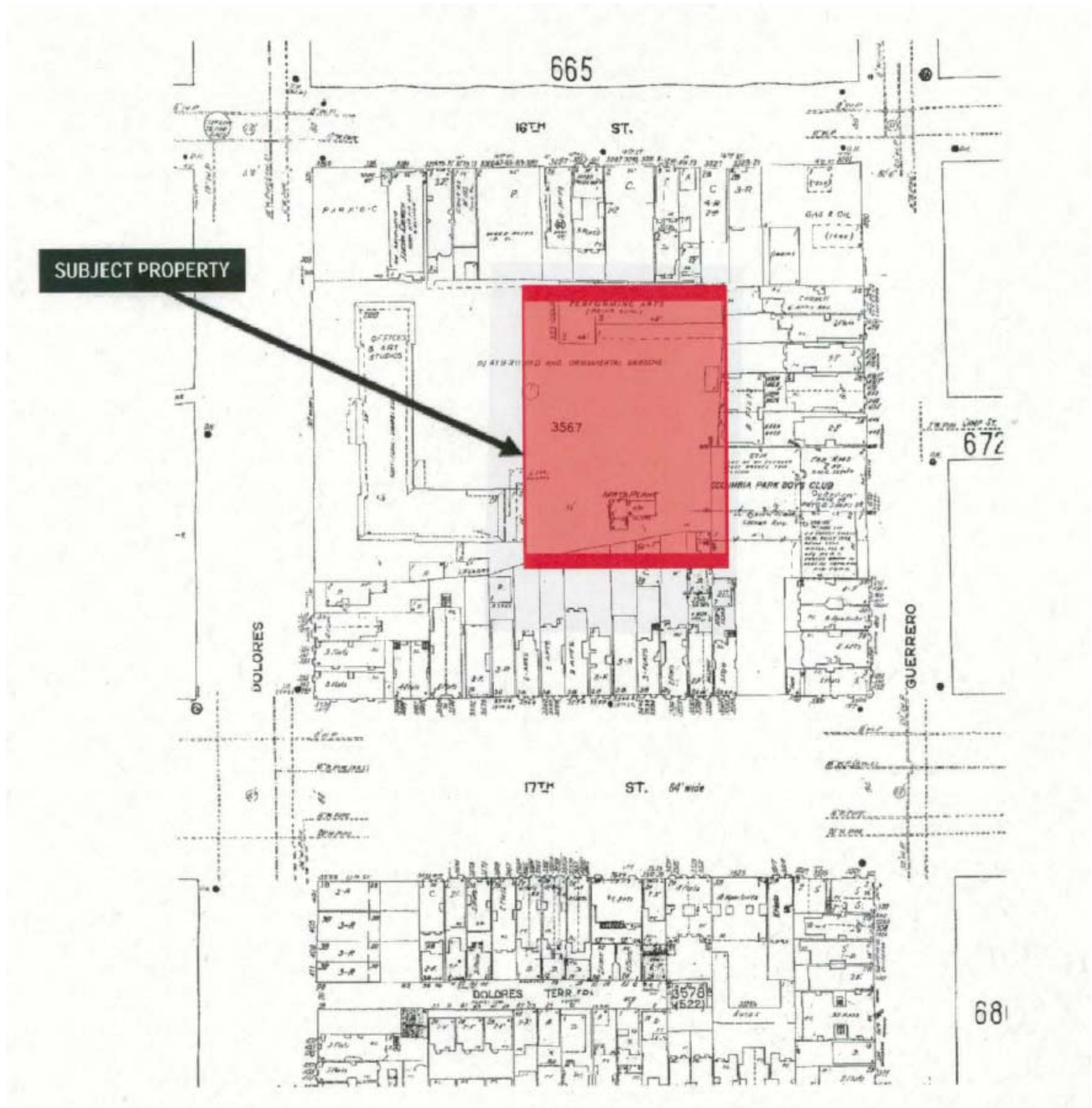
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

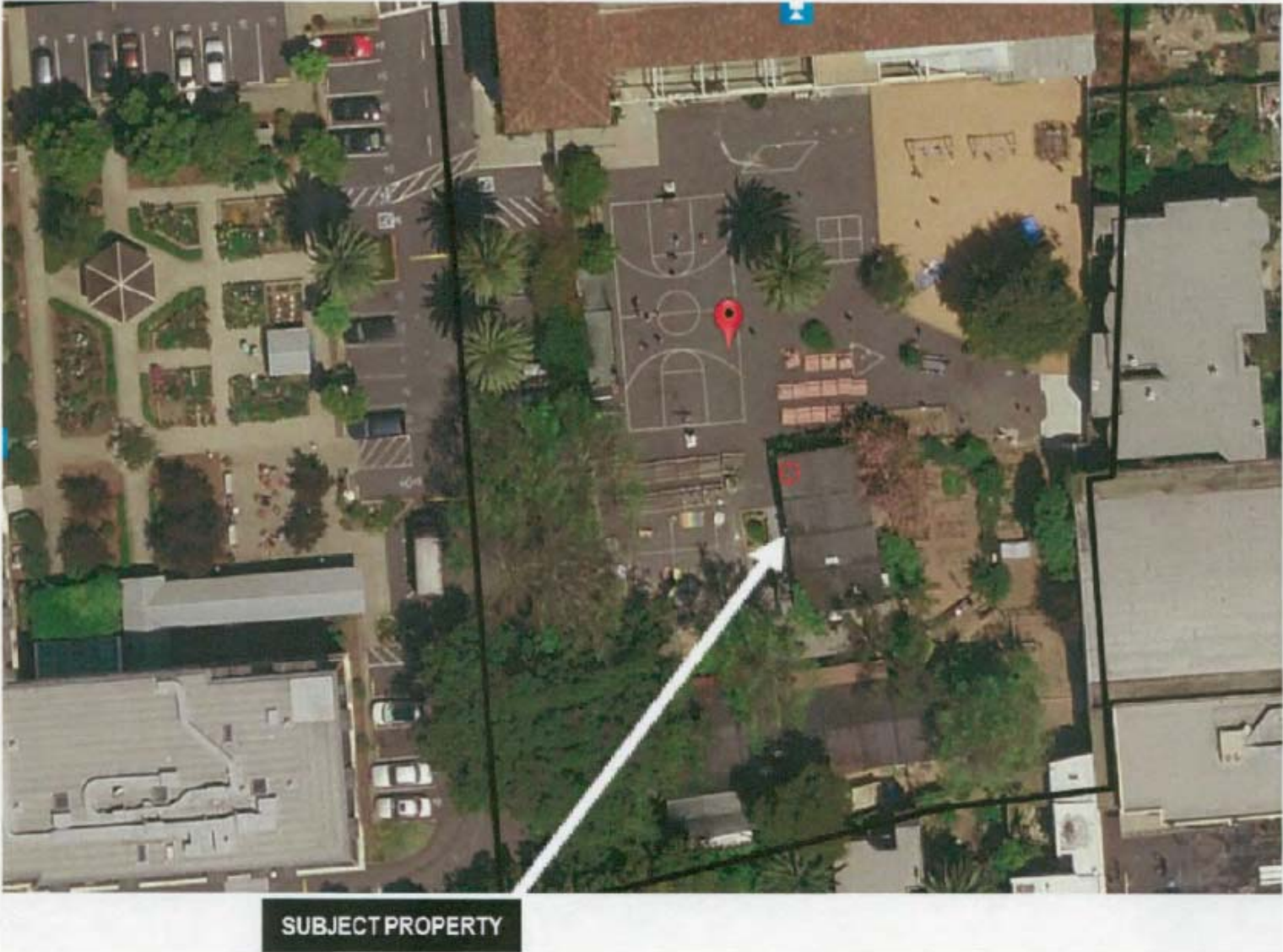
Sanborn Map*



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



Aerial Photo – View 1

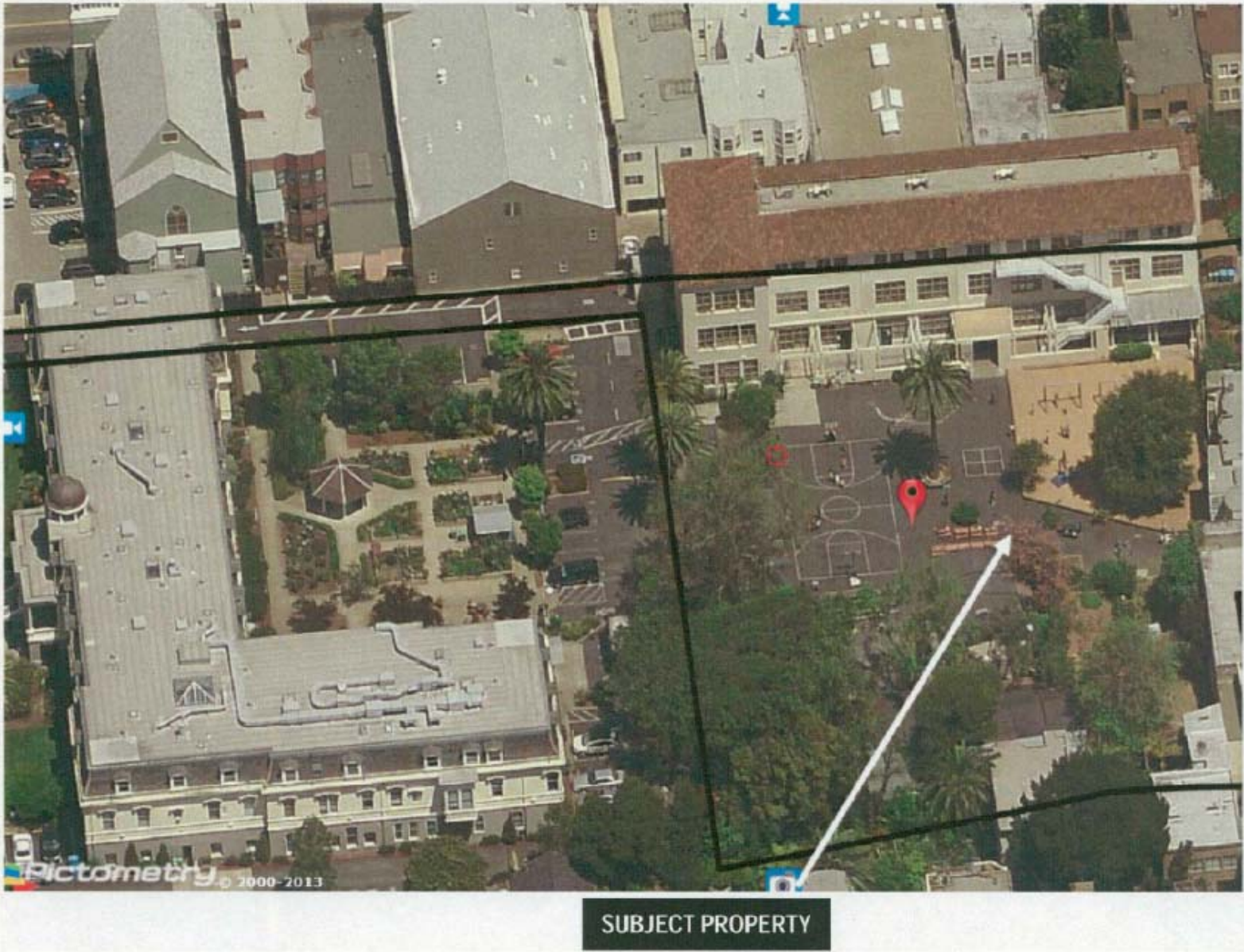


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2019-015128COA
Children's Day School
333 Dolores Street

Aerial Photo – View 2



Certificate of Appropriateness Hearing
Case Number 2019-015128COA
Children's Day School
333 Dolores Street

Site Photos



Certificate of Appropriateness Hearing
Case Number 2019-015128COA
Children's Day School
333 Dolores Street

Site Photos



Certificate of Appropriateness Hearing
Case Number 2019-015128COA
Children's Day School
333 Dolores Street

Site Photos



Certificate of Appropriateness Hearing
Case Number 2019-015128COA
Children's Day School
333 Dolores Street

Site Photos



Certificate of Appropriateness Hearing
Case Number 2019-015128COA
Children's Day School
333 Dolores Street



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF APPROPRIATENESS

Case No: 2003.0091A **Assessor's Block:** 63567 **Lot:** 57

Address of Property: 333 Dolores Street

Date Application Filed: January 30, 2003

Landmark Number: 137 (Notre Dame School)

Description of Proposed Work: The project proposes construction of three temporary, 960-square-foot prefabricated wood-frame classroom structures with T-11 clad siding interconnected by a 760-square-foot, wood deck. The 24-foot by 40-foot portable classroom structures would be on pier footings and would be accessed via a ramp and steps to and from the proposed deck. The classroom structures would be located in the southern half of the parcel to the west of the area called the "Farm." The proposed project would require the extension of water and sewer lines to the proposed structures. The project also would require the relocation of an existing 10-foot by 40-foot storage container and the extension of existing asphalt top to the existing fence curb of the western parcel boundary. The classroom structures would be screened by new plant materials as recommended by the Architectural Review Committee at the June 18, 2003 public hearing. The classroom structures are proposed to be temporary and in place for a period not to exceed 10 years.

Action by the Landmarks Preservation Advisory Board on September 17, 2003: Recommendation of no significant impact and no potential detrimental effect per findings in record of the hearing. A motion to recommend approval was unanimously passed 5-0-3 by the Landmarks Board.

Final Action by the Planning Department: APPROVED, in conformance with the architectural plans (labeled Exhibit A and dated April 2003) on file in the docket for Case No. 2003.0091A.

Findings of the Department:

- The proposed work is appropriate for and consistent with the effectuation of the purposes of Article 10;
- The proposal will not entail the removal, alteration or obstruction of any significant character-defining historic feature;
- The one-story classroom structures are small when compared to the size of the existing three-story Day School building on the property and are only temporary (not to exceed for a period of ten years);

CERTIFICATE OF APPROPRIATENESS

Case No. 2003.0091A

333 Dolores Street

Page 2

- The proposed temporary classroom structures would be reversible in the future. The classroom structures would allow the school to expand (increase student population from 200 to 266 and provide an additional grade level) and take advantage of the maximum development potential of the school site without creating a significant impact to the neighborhood.
- The proposed structures are located more than 100 feet away from Saint Joseph's Hall and 80 feet away from the Notre Dame Senior Housing Complex (contributory structures to the site);
- Since the location of school property is tucked behind the Notre Dame Senior Housing Complex on Dolores Street and there is proposed additional landscaping to screen the classroom structures, there will be no significant visual impact from the public view;
- The proposed work would allow the existing school to continue to grow and meet the future needs of the student population;
- The proposed exterior work will not substantially change the appearance of the landmark site and is consistent with the following Secretary of Interior Standards for Rehabilitation:
 - #2 The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
 - #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - #10 New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The Project Sponsor will provide an update to the Landmarks Advisory Preservation Board on the progress of replacing the temporary classroom trailers with a permanent school building on the project site after five years of the issuance of the building permit for the trailers.

Sept 29 2003
Date

Lawrence B. Badiner
Lawrence B. Badiner
Acting Director of Planning

CERTIFICATE OF APPROPRIATENESS

Case No. 2003.0091A

333 Dolores Street

Page 3

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Director of Planning. Implementation of this Certificate of Appropriateness is accomplished by completion of construction work (verified by a job card signed by a Building Inspector) after issuance of an appropriate Building Permit.

Appeal: Any aggrieved person may appeal the action on this Certificate of Appropriateness by appealing the issuance of the Building Permit required to implement the proposed work. Contact the Board of Appeals (575-6880) for instructions on filing a permit appeal.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY (UNLESS NO BUILDING PERMIT IS OTHERWISE REQUIRED FOR THE WORK). PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION AND ANY OTHER APPROPRIATE AGENCIES MUST FIRST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

G:\TBT\historic\333 Dolores Street (Childrens Day School) C of A Cert.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0216

HEARING DATE: NOVEMBER 20, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: May 24, 2013
Case No.: 2013.0663A
Project Address: 333 Dolores Street
Historic Landmark: No. 137 – The Notre Dame School
Zoning: RM-1 (Residential, Mixed, Low-Density)
40-X Height and Bulk District
Block/Lot: 3567/057
Applicant: Molly Huffman
Children’s Day School
333 Dolores Street
San Francisco, CA 94110
Staff Contact Michael Smith - (415) 558-6322
michael.e.smith@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
Tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE RETENTION OF THREE TEMPORARY CLASSROOM STRUCTURES ON THE PROPERTY LOCATED ON LOT 057 IN ASSESSOR’S BLOCK 3567, LANDMARK No. 137, LOCATED WITHIN A RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 24, 2013, Valerie Veronin on behalf of Children’s Day School (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness to retain three existing temporary classroom structures located on the subject property located on lot 057 in Assessor’s Block 3567 for an additional period not to exceed 10.5 years. No physical work is proposed for the structures.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

WHEREAS, on November 20, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0663A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received May 1, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0663A based on the following findings:

CONDITIONS OF APPROVAL

- That the project sponsor will remove the three temporary classroom structures from the subject landmark site within 10.5 years from the date of Planning Commission approval for the conditional use authorization.
- That the project sponsor shall maintain the three temporary classroom structures in safe, sanitary, and good physical condition. Any evidence suggesting that the structures are not being properly maintained will be corrected by the project sponsor in a timely manner.
- The site (including landscaping) shall be maintained in a manner so as to keep the temporary structures screened from view.
- Within five years from the date of this approval, the Project Sponsor will provide an update to the Commission in the form of an informational hearing on the progress of CDS fund raising and general capital improvements that would result in the removal of the temporary classroom structures from the subject site.
- Every two years, beginning at the date of this approval, the Project Sponsor will provide the Department's Preservation Coordinator with a written update on the progress of CDS fund raising efforts and general capital improvements in accordance with the Facilities Master Plan Timeline that was provided to the Department for review and consideration.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the retention of the existing temporary structures would not adversely affect the subject landmark site.

While the retention of temporary structures on a landmark site is not ideal, staff finds that the historic character of the property will be retained and preserved because the temporary structures are small in size and clustered in the corner at the opposite end of the site from St. Joseph's Hall, furthermore, the structures are well maintained and screened from view by existing dense vegetation and trees.

After contemplating the construction of a permanent building on the subject site to deal with the space constraints of operating a pre-kindergarten through eighth grade day school for approximately 400 students on the subject property CDS purchased another site at 601 Dolores Street in 2011 for \$6.6 million. CDS received authorization to convert 601 Dolores Street into a school in September 2012 and anticipates starting construction in march 2014 on Phase 1 of the conversion which is expected to take 12-15 months and cost \$12,000,000. Classes at 601 Dolores Street are estimated to be completed the Summer of 2015. 601 Dolores will be partially operational by this time and classes are scheduled to begin September 2015. Phase 2 of the project is expected to cost \$3,000,000 and is scheduled to commence Summer 2016 and be completed by Summer 2017 at which point 601 Dolores would be fully operational.

The CDS Middle School will be relocated from 333 Dolores to 601 Dolores after Phase 1 is completed in 2015 which will open up space at 333 Dolores to make seismic improvements and the necessary improvements to St. Joseph's Hall to accommodate Kindergarten and Pre-K students which have different occupancy requirements than older students.

It was clear to staff after speaking with CDS representatives that the school is moving towards the goal of removing the temporary classrooms from the subject site but is not prepared at this time to remove them as originally authorized. Department staff supports the 10.5 year request to retain the temporary structures with the condition of approval that CDS will work more closely with the Department and the Historic Preservation Commission over the next decade to report more frequently on their progress in raising the funds needed to meet the objectives of their capital improvements timeline so that if necessary an alternative plan can be developed to allow the temporary structures to be removed in a timely manner to avoid another extension request.

The project is compatible with the character of the landmark site as described in the designation report dated March 4, 1981 as discussed below.

- The proposal will not entail the removal, alteration or obstruction of any significant character-defining historic feature;
- The temporary classroom structures are small when compared to the size of the existing three-story St. Joseph's Hall building on the property and are only temporary (not to exceed an additional period of 10.5 years from the date of conditional use approval);

- The proposed structures are located more than 100 feet away from Saint Joseph's Hall and 80 feet away from the Notre Dame Senior Housing Complex (contributory structures to the site);
- Since the location of subject property is tucked behind the Notre Dame Senior Housing Complex on Dolores Street and cannot be seen from the public right-of-way, there will be no significant visual impact from the public view;
- The proposed work would retain the historic school use of the historic property and would allow it to continue to grow and meet the future needs of the student population.
- The design of the classroom structures is sufficiently differentiated from the historic St. Joseph's Hall and the Notre Dame Senior Housing Complex (contributory structures to the site).
- The temporary structures will not become permanent structures on the site. The Project Sponsor will work closely with Department Staff and the Commission to ensure that the structures are removed with 10.5 years. Once removed, the essential form and integrity of the site would remain intact.
- The temporary classroom structures will be maintained in a safe, sanitary, and good physical condition so not to detract from the Landmark site.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project would retain and strengthen the historic use of the site as a school. The project would not alter the historic St. Joseph's Hall and would retain the overall openness of the site because the structures in question are small in scale and located far from the landmark buildings on the site.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project involves the retention of structures already present on the site. No physical work is proposed for the structures. The structures are differentiated from the historic St. Joseph's Hall by their size and exterior materials. St. Joseph's Hall is finished in stucco while the temporary structures are clad in T-11 siding. The temporary structures are located on the opposite side of the lot and screened by landscaping to protect the spatial relationship of St. Joseph's Hall to the property.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The classroom structures are temporary and designed to be removed after they have fulfilled the school's temporary space needs. When removed the essential form and integrity of the historic property would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of Landmark No. 137, the Notre Dame School, for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project would strengthen an existing school that primarily serves the Mission, Upper Market, Noe Valley, Bernal Heights, and Potrero Hill neighborhoods.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the subject property is occupied by an institutional use.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

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

The project involves no physical work to existing structures, therefore, it would not affect the ability of the City to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 057 in Assessor's Block 3567 for proposed work in conformance with plans dated May 1, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0663A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The project involves existing structures on the site. No physical work is proposed for the structures, therefore, a building permit is not required.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission **ADOPTED** the foregoing Motion on November 20, 2013.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Hasz, Hyland, Johnck, Johns, Diane Matsuda, and Pearlman

NAYS: None

ABSENT: Commissioner Wolfram

ADOPTED: November 20, 2013

Children's Day School Updated Plan for Portables Removal

In 2013, CDS requested extended use of three portables located at 333 Dolores Street so that we could implement our Master Plan in a logical sequence. That request included a "Facilities Master Plan Timeline" delineating the sequence of work required to create the permanent space necessary to empty and remove the portables. In October of 2018 we submitted an updated "Facilities Master Plan Timeline" to the San Francisco Planning Department as required in Condition number 7, Conditions of Approval, Case No. 2013.0063C. This updated timeline shows the great progress CDS has made in providing the necessary changes to allow for removal of the portables, but also documents the financial realities of rising construction costs and building on a historic site in San Francisco and the need for CDS to adopt a more phased approach, adding to the timeline.

The CDS Facilities Master Plan has been updated to reflect the need for new space to serve the preschool and to address its long-standing need for gymnasium space. CDS commissioned a feasibility study to evaluate the development of these spaces at 333 Dolores Street. The result of that study is a recommended new facility located adjacent to the existing portables. The facility can be constructed in phases. The first phase would include permanent space for the preschool. Plans have been developed to a concept level to evaluate the program, location on the site, test fits, preliminary zoning analysis, and ROM cost estimates. This phase of the project is estimated to take approximately 7-10 years to design, fundraise and construct. That timeline is scheduled to begin immediately following the completion of SJH – Phase 3, with an estimated completion (including the removal of the portables) by approximately September 2031.

COMPLETED PROJECTS:

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

PLANNED PROJECTS:

1. SJH - Phase 3 – Roof Replacement and Associated Seismic Strengthening: Summer 2020
2. New Preschool (including removal of the portables): Estimated completion of September 2031.
3. SJH - Phase 4 – Central shear wall and new central stair, raise central porch: TBD
4. New Gymnasium Facility: TBD.