



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. 19199

HEARING DATE: JULY 24, 2014

Date: July 17, 2014
Case No.: **2013.0494CE**
Project Address: **233 MAPLE AND 3839 WASHINGTON STREETS**
Zoning: RH-1 (Residential, House, One-Family) District
 40-X Height and Bulk District
Block/Lots: 0992/002 and 034
Project Sponsor: Presidio Hill School
 c/o Caroline A. Guibert
 Coblenz Patch Duffy & Bass, LLP
 One Ferry Building, Suite 200
 San Francisco, CA 94111
Staff Contact: Mary Woods – (415) 558-6315
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(G), 303 AND 317 OF THE PLANNING CODE TO ALLOW THE CONVERSION OF A DWELLING UNIT (ON LOT 002 AT 233 MAPLE STREET) TO A PRIVATE ELEMENTARY AND MIDDLE SCHOOL (PRESIDIO HILL SCHOOL), AND TO MODIFY PLANNING COMMISSION MOTION NUMBER 17159, AND PLANNING COMMISSION MOTION NUMBER 15031 AS MODIFIED BY THE BOARD OF SUPERVISORS’ MOTION NUMBER M00-54 AND RECORDED AS A NOTICE OF SPECIAL RESTRICTIONS (FOR CASE NO. 99.385C) RELATED TO THE EXISTING PRESIDIO HILL SCHOOL (ON LOT 034 AT 3839 WASHINGTON STREET), IN AN RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 23, 2013, Presidio Hill School (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.3(g), 303 and 317 to allow the conversion of a dwelling unit (on Lot 002 at 233 Maple Street) to a private elementary/middle school (Presidio Hill School), and to modify Planning Commission Motion Number 17159, and Planning Commission Motion Number 15031 as modified by the Board of Supervisors’ Motion Number M00-54 and recorded as a Notice of Special Restrictions (for Case No.

99.385C) related to the existing Presidio Hill School (on Lot 034 at 3839 Washington Street), in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On July 24, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0494CE.

On July 11, 2014, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0494CE, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site consists of two lots, 002 and 034 in Assessor's Block 0992. The rear lot line of Lot 002 (233 Maple Street) abuts the rear property line of Lot 034 (3839 Washington Street), creating an L-shaped contiguous property with frontages of approximately 106 feet on Washington Street and approximately 60 feet on Maple Street. The existing three-story elementary and middle school on Lot 034 is located at 3839 Washington Street while Lot 002 is located at 233 Maple Street. The three-story Maple Street property is currently a single-family residence. Both properties are located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Presidio Heights neighborhood. The neighborhood is comprised primarily of single-family residences, two to three stories in height, and several institutional buildings, both large and small. The two large institutions, which are a few blocks west and south of the project site, are the Temple Emanuel and the California Pacific Medical Center. Many residences in the neighborhood are set back from the street with landscaped front yards, while other buildings, with landscaped rear yards, have no front yard setbacks thereby creating a continuous street wall. Structures generally do not exceed 40 feet in height and building styles are varied. Shopping facilities and transit lines are nearby and are within walking distance of the site. A prominent feature of the Presidio Heights neighborhood is its proximity to the Presidio of San Francisco.

The 3800 block of Washington Street displays slightly different characteristics on the north and south sides of the street. The south side, which contains the School, is marked by a continuous street wall of three-story residences. Some abut the sidewalk while others are set back behind one-story garages which also abut the sidewalk. On the north side of the street, residences and lots are larger, with greater setbacks, less continuity of the street front, and greater height resulting partly from their locations at an elevated grade.

The 200 block of Maple Street consists primarily of two- and three-story single-family residences on both the west and east sides of the street. Two blocks south of the project site is the Laurel Heights shopping center on California Street. Two blocks northwest of the site is the Golden Gate National Recreation Area and the Presidio.

4. **Project Description.** The proposed project is to convert the single-family residence (on Lot 002 at 233 Maple Street) to educational uses to be an integral part of the existing Presidio Hill School (on Lot 034 at 3839 Washington Street), and to modify Planning Commission (PC) Motion Number 17159, and PC Motion Number 15031 as modified by Board of Supervisors' (BOS) Motion No. M00-54 and recorded on December 13, 2000 as a Notice of Special Restrictions against the 3839 Washington Street property (Instrument No. 2000G875115 for Case No. 99.385C).

The conditions to be amended and/or deleted are as follows: (1) Condition No. 1 under PC Motion #15031, Condition No. 1 under BOS Motion #M00-54 and Condition No. 2 under PC Motion #17159 related to the existing Presidio Hill School's enrollment cap are to be amended from 200 to 240 students; (2) Condition No. 7 under PC Motion #15031 and Condition No. 7 under BOS Motion #M00-54 related to landscaped areas not be used for circulation are to be deleted since new stairs in the rear yard are proposed; (3) Condition No. 12 under PC Motion #15031 and Condition No. 12 under BOS Motion #M00-54 related to the non-residential use of properties within 300 feet of the existing school at 3839 Washington Street are to be deleted; and (4) Condition No. 24 under PC Motion #15031 and Condition No. 28 under BOS Motion #M00-54 related to construction hours are to be deleted because construction hours are regulated by the Department of Building Inspection.

The foregoing paragraph was included in the original version of this Motion. At the regularly scheduled Commission hearing on July 24, 2014, the Commission determined that the modified conditions of approval imposed on the proposed project (attached as Exhibit A) will supersede all prior conditions imposed by the Board of Supervisors and the Commission, including conditions in the Notice of Special Restrictions recorded against the 3839 Washington Street property (Instrument No. 2000G875115).

The project consists of renovating the existing school building on Washington Street and converting the Maple Street building to educational uses for an elementary and middle school. Proposed work in the Maple Street building includes adding classrooms, a library, administrative offices, service areas, a two-story horizontal addition at the rear and a horizontal addition at the side for an ADA compliant elevator for disabled access (together, totaling approximately 1,270

square feet). The existing one-story rear extension (approximately 420 square feet) would be removed to build the new two-story horizontal rear addition. With the renovations, the project would result in a net gain of approximately 850 square feet, and two classrooms for a total of 16 classrooms. The student enrollment would increase from 200 to up to 240 students. No exterior expansion is proposed for the existing school building at 3839 Washington Street.

The proposal requires a Conditional Use authorization for change of use from residential to educational use, dwelling unit conversion, and amendments to previously approved Commission Motion No. 17159, and Commission Motion No. 15031 as modified by the Board of Supervisors' Motion No. M00-54. Section 311-neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** As of July 17, 2014, the Department has received 17 letters in opposition to the proposed project, including a letter from the Presidio Heights Association of Neighbors (PHAN). Concerns expressed include the change of use, traffic, noise, and suitability of the site for a school use. The Department has received 196 letters in support of the proposed project, of which 35 are from neighbors, city residents and parents of former students, six from community organizations, 63 from students, 18 from faculty, and 74 from parents of students attending the school. The school has had numerous meetings with the community and neighborhood organization, specifically the Presidio Heights Association of Neighbors (PHAN). The school and PHAN have been collaborating in developing an agreement related to the operation of the school.
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.** Planning Code Section 209 sets forth the permitted uses in "R" Districts. Section 209.3(g) establishes that elementary and middle schools, either public or private, are conditionally permitted uses in all residential districts.

The project sponsor intends to convert the existing single-family residence at 233 Maple Street to an elementary and middle school (Presidio Hill School) for grades Pre-Kindergarten through 8th.
 - B. **Dwelling Unit Conversion.** Planning Code Section 317 requires that findings be made for any loss of dwelling units.

The existing authorized use for the 233 Maple Street property is a single-family residence. The proposed project would seek to convert it to an educational use for a private elementary and middle school.
 - C. **Basic Floor Area Ratio.** Planning Code Section 124 limits the building square footage to 1.8 square feet of building area for every 1 square feet of lot area, or approximately 31,400 square feet of building area for the subject site.

The proposed project would total approximately 26,500 square feet.

- D. **Better Streets Plan.** Planning Code Section 138.1 establishes requirements for the improvement of the public right-of-way associated with development projects, such that the public right-of-way may be safe, accessible, convenient and attractive to pedestrian use and travel by all modes of transportation.

The project proposes to retain the four existing street trees and install one new street tree along the Washington Street frontage and three new street trees along the Maple Street frontage. Existing Class 2 bicycle parking spaces would remain on school property located in the front of the Washington Street building. Existing landscaping and planter boxes would also remain along the Washington Street frontage.

- E. **Parking.** Planning Code Section 151 requires one off-street parking space for each six classrooms. Section 155.2(b) requires elementary schools to provide two Class 1 bicycle spaces for every classroom and one Class 2 bicycle space for every classroom. For middle schools, Section 155.2(b) requires four Class 1 bicycle spaces for every classroom and one Class 2 space for every classroom. Sections 155.2(d) and 430 allow up to 50 percent of the required Class 2 spaces be satisfied by paying an in-lieu fee of \$400 per space.

The school currently does not provide off-street parking on site. The proposed project will add two new classrooms; as such, no off-street parking would be required. The project would be required to provide 26 Class 1 bicycle parking spaces and 10 Class 2 bicycle parking spaces. With regard to Class 1 spaces, the project will provide the required 26 spaces. However, with regard to Class 2 spaces, the project would maintain the existing five Class 2 spaces while paying an in-lieu fee for the remaining five spaces.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

The project will expand the existing school campus by approximately 8,650 square feet by incorporating an existing building on an abutting lot with a shared rear lot line, located at 233 Maple Street. The project would convert the Maple Street building from residential to educational uses and integrate it with the existing school, which has been an important part of the Presidio Heights neighborhood since it was founded in 1918. The school provides a progressive educational opportunity for students of diverse backgrounds. The existing student population comes from approximately 26 of the City's 31 zip codes and nearly a quarter of the students receive tuition assistance. The project is desirable because it will enhance and allow for expanded elementary and middle school educational

opportunities, thereby improving the educational services provided to the community and the city as a whole.

The proposal includes no exterior expansion of the existing school building at 3839 Washington Street. Only minor interior changes and new stairs (with a 10-foot tall one-hour fire wall) connecting the lower play yard to the existing staircase leading to the roof play yard. An eight-foot high translucent acoustical barrier will be installed around the southern and eastern portion of the existing roof play yard. Proposed alterations to the Maple Street building include (1) the removal of the existing one-story extension at the rear of the building (totaling approximately 420 square feet; in its place, construct a two-story horizontal addition (totaling approximately 990 square feet); (2) a three-story horizontal addition (totaling approximately 280 square feet) at the north side of the building for a new ADA compliant elevator for disabled access; (3) a rear staircase addition for emergency exiting as required per the Building Code; (4) interior changes, and (5) maintenance and repair of the building that would be consistent with the Secretary of the Interior's Standards. The project will result in a net increase of approximately 850 square feet at the Maple Street building. Upon completion, the school's classroom count would increase from 14 to 16 classrooms. Student enrollment would increase from 200 to a maximum of 240 students. The combined gross floor area of the two buildings would total approximately 26,500 square feet.

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

The existing school abuts the rear lot line of the Maple Street property. As such, connecting the two rear yards will allow for direct access from the existing school building to the Maple Street building. The proposed two-story addition, at the rear of the Maple Street building, has been designed to be compatible with the surrounding residences. The proposed elevator penthouse on the north side of the building will provide required disabled access to the upper floors. It will be minimally visible along Maple Street and has also been designed to be compatible with the existing building. Since only minor maintenance and repair work is proposed for the Maple Street building, it will retain its residential appearance and continue to be an asset to the neighborhood.

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

The school does not currently provide off-street parking at the site. There are five on-site Class 2 bicycle parking spaces. The existing white zone spaces along Washington Street will continue to be used for pick-up and drop-off of students. School monitors will continue to supervise and direct traffic and parking adjacent to the school during pick-up and drop-off times before and after school to discourage double-parking and promote the orderly flow of traffic. The proposed project will add

two new classrooms. Enrollment is proposed to be increased from 200 to up to 240 students and up to five new staff positions are proposed, some of which may be internship teaching positions. The modest increase in enrollment and faculty is expected to have a minimal effect on traffic, including pick-ups and drop-offs.

As part of the proposed project, 26 Class 1 bicycle parking spaces will be provided and located in the existing school building. Five Class 2 bicycle parking spaces will continue to be available and accessible at the existing school entrance.

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

The project sponsor retained Charles M. Salter Associates, Inc. (CSA) to evaluate potential noise impacts from the proposed project, including proposed changes to the student play schedule and the incorporation of the Maple Street building. CSA concluded that the proposed acoustical barriers would "sufficiently reduce potential noise impacts", and that while the proposed lower play yard expansion could increase noise levels in the rear yards of two of the adjacent Clay Street residences, for all other adjacent properties, "noise levels associated with the project are expected to remain unchanged or be reduced." Proposed acoustical barriers will be installed at three locations: an 8-foot tall clear acoustical barrier at the two sides of the existing rooftop play area along the south and east sides; a minimum of 6-foot tall acoustical barrier near the south and west property lines, and a 10-foot tall acoustical barrier near the east property line behind the property at 215 Maple Street.

With regard to construction noise, the project sponsor will adhere to the city's Noise control Ordinance, which limits construction hours to between 7 a.m. and 8 p.m., seven days a week.

As a school, the project is not expected to generate dust or odor emissions.

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

Streetscape improvements include one new street tree along the Washington Street frontage (in addition to the four existing street trees) and three new street trees along the Maple Street frontage. The existing landscaping along Washington and Maple Streets would remain in place. The back yard at 233 Maple Street will connect with the existing back yard at 3839 Washington Street, creating an open play area with a water feature, a sand pit, and a small seating area. New landscaping will be provided in the rear yard area. No new parking or loading areas are proposed. Any new signage would be in compliance with the sign controls and compatible with the Maple Street building and surrounding buildings.

- 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.

8. **Planning Code Section 317** establishes criteria for the Planning Commission to consider when reviewing applications for loss of dwelling units due to conversion of use. On balance, the project does comply with said criteria in that:

- A. Will the conversion of the units eliminate only owner-occupied housing?

No, in that the 233 Maple Street building is currently occupied by tenants who, according to the project sponsor, were made fully aware of the proposed project prior to moving in and understand that their tenancy is temporary. The project sponsor purchased this property when the previous owner passed away. The previous owner had occupied the building for nearly 50 years.

- B. Will the conversion of the units provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?

Yes. The existing Presidio Hill School has been an integral part of the Presidio Heights neighborhood since it was founded in 1918. The school provides a progressive educational opportunity for students of diverse backgrounds. The existing student population comes from approximately 26 of the City's 31 zip codes and nearly a quarter of the students receive tuition assistance. The existing school provides valuable educational services and opportunities to the community and the city as a whole.

- C. Is the property located in a district where Residential Uses are not permitted?

No. The project is located in an RH-1 (Residential, House, One-Family) District where residential uses are permitted.

- D. Will the conversion of the units be detrimental to the City's housing stock?

No. The project sponsor purchased the Maple Street building in 2012 when the previous owner passed away. The previous owner had occupied the building for almost 50 years. The project sponsor purchased the property for \$7 million in 2012. The conversion would, therefore, not be detrimental to the city's affordable housing stock.

- E. Is the conversion of the units necessary to eliminate design, functional or habitability deficiencies that cannot otherwise be corrected?

Yes. In order to convert the Maple Street building to educational uses, interior renovations are necessary to create classrooms, an elevator for disabled access, a library, faculty and other administrative spaces. The building will undergo a seismic retrofit to meet current Building Code standards. An ADA compliant elevator will also be installed to improve functional deficiencies and provide access for persons with disabilities.

- F. Will the residential conversion remove affordable housing, or units subject to the Rent Stabilization and Arbitration Ordinance?

No. The project sponsor purchased the property for \$7 million in 2012. The conversion would, therefore, not result in the loss of existing affordable housing units.

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

COMMERCE AND INDUSTRY ELEMENT

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The project proposes to incorporate an adjacent building at 233 Maple Street that is directly adjacent to, and shares a rear lot line with the existing school campus at 3839 Washington Street. This adjacency would allow the school to expand without dividing the campus and with little disruption to the surrounding community, in part because no new student pick-up or drop-off area will be required. The majority of the proposed addition would occur at the rear of the Maple Street building and would not be visible from the public right-of-way. The horizontal addition at the north side of the building for a new ADA compliant elevator for disabled access would only be visible from limited viewpoints on Maple Street. The project would enhance the quality of the existing school facilities and improve a use that has been present at the Washington Street site for over 90 years.

Policy 7.3:

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

The proposed increase in enrollment from 200 to up to 240 students would ease pressure on tuition and broaden social opportunities among students by creating a more balanced enrollment rate between the lower and middle schools. Increased enrollment will also provide greater educational opportunities to a diverse student body, thereby improving the educational services provided to the city as a whole. The school would continue to provide scholarships and outreach to a socially and economically diverse community as evidenced by its current student body (of which approximately 46 percent are minorities) which resides in approximately 26 of the city's 31 zip codes.

TRANSPORTATION ELEMENT

GENERAL

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.5:

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

Students, faculty and staff would continue to use alternative means of transportation, including public transit, bicycles and carpools. According to the project sponsor, a recent survey shows that approximately 34 percent of the faculty use alternate means of transportation to and from the school. As part of the proposed project, 26 Class 1 bicycle parking spaces will be provided and located in the existing school building and five Class 2 bicycle parking spaces will continue to be available and accessible at the existing school entrance.

URBAN DESIGN ELEMENT

CITY PATTERN

Objectives and Policies

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.

OBJECTIVE 2:

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

CONSERVATION

Richness of Past Development

Policy 2.5:

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

The existing building facades on Washington and Maple Streets would be maintained. As part of the project the 233 Maple Street building will be preserved and renovated consistent with the Secretary of the Interior's Standards.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

MAJOR NEW DEVELOPMENT

Height and Bulk

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Most of the proposed addition is located at the rear of the Maple Street building and would not be visible from the public right-of-way. There would be minimal visibility from the public right-of-way of the horizontal addition at the north side of the building for a new ADA compliant elevator for disabled access. The additions would be in keeping with the height and bulk of the existing building and the prevailing scale of development in the area.

OBJECTIVE 4:

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

NEIGHBORHOOD ENVIRONMENT

Visual Amenity

Policy 4.12:

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

Streetscape improvements include one new street tree along the Washington Street frontage and three new street trees along the Maple Street frontage. The existing on-site landscaping along Washington and Maple Streets would remain in place. The back yard at the 233 Maple Street will connect with the existing back yard at 3839 Washington Street, creating an open play area with a water feature, a sand pit, and a small seating area. New landscaping will also be provided in the rear yard area.

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

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

The existing neighborhood-serving retail uses would not be affected by the project.

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

The single-family building at 233 Maple Street is currently occupied by tenants who, according to the project sponsor, were made fully aware of the proposed project prior to moving in and understand that their tenancy is temporary. The project sponsor purchased this property when the previous owner passed away. The previous owner had occupied the building for nearly 50 years. The conversion of this residential unit to educational uses would not result in the displacement of any long-term tenants. Neighborhood character will be preserved. The existing 233 Maple Street building will be preserved and renovated as part of the project. The proposed rear addition and elevator on the north side of the building have been designed to be compatible with the 233 Maple Street building and surrounding residences and will be in compliance with the Secretary of the Interior's Standards.

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

The project sponsor purchased the property for \$7 million in 2012. The conversion would, therefore, not result in the loss of existing affordable housing units. The supply of affordable housing would not be affected by the project.

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

The project would not impede MUNI services or affect the city's streets or neighborhood parking. The existing white zone spaces along Washington Street will continue to be used for pick-ups and drop-offs of students. School monitors will continue to supervise and direct traffic and parking adjacent to the school during pick-up and drop-off times before and after school to discourage double-parking and promote the orderly flow of traffic. The proposed project will add two new classrooms. Enrollment is proposed to be increased from 200 to up to 240 students and up to five new staff positions are proposed, some of which may be internship teaching positions. The modest increase in enrollment and faculty is expected to have a minimal effect on traffic, including pick-ups and drop-offs.

As part of the proposed project, 26 Class 1 bicycle parking spaces will be provided and located in the existing school building. Five on-site Class 2 bicycle parking spaces will continue to be available and accessible at the existing school entrance.

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

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

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

The project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. The Maple Street building will undergo a seismic retrofit as part of the project.

- G. That landmarks and historic buildings be preserved.

As part of the environmental review analysis for the proposed project, a Historic Resource Evaluation was prepared by Architectural Resources Group (ARG) for 233 Maple Street. ARG concluded that the building appears to be eligible for the California Register of Historical Places. The proposed project would preserve and renovate this potential historic resource consistent with the Secretary of the Interior's Standards.

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

The project will not affect existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0494CE** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 15, 2014, and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19199. 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 July 24, 2014.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Antonini, Fong, Hillis, Johnson, Sugaya and Wu

NAYS: None

ABSENT: Commissioner Moore

ADOPTED: July 24, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the conversion of a dwelling unit (at 233 Maple Street on Lot 002) to a private elementary and middle school (Presidio Hill School), and to modify Planning Commission Motion Number 17159, and Planning Commission Motion Number 15031 as modified by the Board of Supervisors' Motion Number M00-54 for Case No. 99.385C related to the existing Presidio Hill School (at 3839 Washington Street on Lot 034), in Assessor's Block 0992, Lots 002 and 034 pursuant to Planning Code Sections 209.3(g), 303(c) and 317, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated July 15, 2014, and labeled "EXHIBIT B" included in the docket for Case No. 2013.0494CE and subject to conditions of approval reviewed and approved by the Commission on July 24, 2014 under **Motion No. 19199**. 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 July 24, 2014 under Motion No. 19199. These conditions shall supersede all prior conditions in the Notice of Special Restrictions recorded against the 3839 Washington Street property (Instrument No. 2000G875115).

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19199 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org

STUDENT ENROLLMENT

8. **Enrollment.** Enrollment for the School at the project site shall be increased to up to a total of 230 students when the 233 Maple Street building is ready for student occupancy.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

BICYCLE PARKING

9. **Bicycle Parking.** The project shall provide 26 Class 1 bicycle parking spaces and five Class 2 bicycle parking spaces. An in-lieu fee shall be paid for the additional five required Class 2 bicycle parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

10. **School Events.** The School is fundamentally a day program, operating primarily during daytime hours (8:00 a.m. to 6:00 p.m.) from September through mid-June with summer program operating from June through August, with a limited number of school-related functions in the evening (defined as starting or extending after 6:00 p.m.) and on the weekends. Special weekend and evening events at the campus attended by more-than 50 persons, such as open houses, back to school night, etc., shall not exceed twenty-four (24) per year. All such events shall end, and participants shall have left the site by 9:30 p.m., other than for dances or similar events, for which such time shall be 10:00 p.m. Within the 24 event limitation, weekend daytime events shall be limited to five days per year, and evening dances or similar shall be limited to three per year.

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

11. **Roof Area.** The garden and play area on the roof of the 3839 Washington Street building shall not be used on evenings (after 6:00 p.m.) or weekends.

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

12. **Buses or Vans.** Buses or school vans shall stop in front of the 3839 Washington Street building for loading and unloading only and shall not idle engines while waiting for students.

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

13. **White Zone.** The project sponsor shall take all reasonable actions with the Department of Parking and Traffic to maintain the existing white zone along the south side of Washington Street, west of Maple Street, in front of the School site during the primary drop-off and pick-up times before and after school is in session. The School shall take all reasonable actions with Department of Parking and Traffic to request that a sign be posted in the white zone stating that the "No Parking in the White Zone" restriction only applies to the hours of 7:00 a.m. to 6:00 p.m.

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

14. **School Monitors.** The project sponsor shall provide attendants or monitors to diligently supervise and direct traffic and parking adjacent to the School during drop-off (7:45 a.m. to 9:15 a.m.) and pick-up times (2:30 p.m. to 4:00 p.m.) before and after school to discourage double parking and promote the orderly flow of traffic.

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

15. **Construction Noise.** The construction contractor and any of its subcontractors shall comply with the City and County of San Francisco Noise Control Ordinance, which limits noisy construction work, as defined in the Ordinance, to between the hours of 7:00 am and 8:00 pm, seven days a week. Typical construction hours shall be limited to between 7:00 am and 5:00 pm Monday through Friday, excepting time sensitive construction activities, such as pouring concrete. Construction work on Saturdays shall be limited to between 9:00 am and 5:00 pm, and any exterior construction work within these Saturday construction hours shall be limited to no more than two Saturdays per calendar month. No construction work shall occur on Sundays.

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

16. **Lighting and Glare.** Lighting shall be contained within the School premises so as not to be a nuisance to nearby residents or neighbors. School lighting shall be directed onto the subject property and adjacent public sidewalks so as not to directly illuminate adjacent properties. Only non-reflective glass shall be used on the building exterior on new windows. Existing windows

are not planned to be replaced as part of the project, but if and when they are replaced, they shall be replaced with non-reflective glass.

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

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

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

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

19. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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