



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 24TH, 2011

Date: February 17th, 2011
Case No.: **2010.1043C**
Project Address: **1214 20TH AVENUE**
Zoning: RM-2 (Residential, Mixed, Moderate Density)
40-X Height and Bulk District
Block/Lot: 1731/042
Project Sponsor: Kieva Keppleman
363 10th Avenue
San Francisco, CA94118
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to establish a new child care facility (d.b.a. The Neighborhood School) in the vacant commercial space, most recently occupied by a day spa. The proposal includes minor interior and exterior tenant improvements including new bathrooms and the demolition of an existing shed structure. A building permit for improvements will be required under a future submittal. The existing commercial space is approximately 1,128 square feet in size. The proposed child care center provides services for 24 or less children, so there is no on-site parking requirement.

The Neighborhood School is a full-day preschool facility intended to serve 24 children between the ages of 2 to 6 years old. The program provides “balance between a nurturing and academic environment, offering the children opportunities to grow and develop individually and at their own pace.” The proposed preschool focuses on learning, projects and skill development, music and movement, and cultural studies. The school will also provide meals for the students.

The proposed use is an independent use and locally owned. The project sponsor currently has two other operating locations within San Francisco (363 10th Avenue and 2791 Bush Street). This establishment is not a Formula Retail use. The proposal requires a change of use and Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

The proposed operation consists of 3-5 employees and will operate from Monday to Friday from 7:30am to 6:00pm. The subject site is well served by public transit so that potential customers and employees

should not adversely affect the traffic flow. In addition, the project sponsor has expressed the intention to apply for a loading zone curb along the subject storefront.

SITE DESCRIPTION AND PRESENT USE

The subject vacant storefront is located on the eastern side of 20th Avenue, between Lincoln Way and Irving Street, Block 1731, Lot 042. The property is located within the RM-2 (Residential, mixed, Moderate Density) District with 40-X height and bulk district. The property is developed with one ground floor commercial use within a two-story building. The ground floor was last occupied by a day spa and is currently vacant. The subject property is a mid-block lot, with 25 feet of frontage on 20th Avenue and 120 feet deep and is approximately 48% covered by the subject building and an existing rear yard of approximately 58 feet deep.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located near the intersection of 20th Avenue and Lincoln Way, within the Outer Sunset neighborhood. To the north is Golden Gate Park and to the west is California State Highway 1 (a.k.a. 19th Street). The Project site is located in an RM-2 District with a mix of residential houses and apartments. The RM-2 District is generally similar to the RM-1 District, but the overall density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate, and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for the residents. Where nonresidential uses are present, they tend to offer services for wider areas than in RM-1 Districts. The middle portion of the subject block is zoned RM-1, with a lower residential density than the subject property. The south side of the subject block towards Irving Street is Neighborhood Commercial properties zoned NC-2 with a variety of neighborhood-serving uses.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 3, 2011	February 3, 2011	21 days
Posted Notice	20 days	February 3, 2011	February 3, 2011	21 days
Mailed Notice	10 days	February 11, 2011	February 3, 2011	21 days

PUBLIC COMMENT

- The Department has received one phone call expressing concerns for potential noise generated by the occupants, and 8 letters of support.

ISSUES AND OTHER CONSIDERATIONS

- The proposed operation will likely consist of four or less employees and the following hours of operation: Monday through Friday from 7:30 a.m. to 6:00 p.m.
- The proposed facility is intended to be a full-day program, where most of the students will have the same school schedule including drop-off and pick-up times. This may cause some vehicular crowding during morning and afternoon peak hours along the subject block. However, the subject facility is limited to 24 children, where no additional parking is required by the Planning Code. Street parking is available and the sponsors intend to apply for a loading zone curb from the Department of Public Works.
- The subject location is easily accessible by public transit. There are 7 MUNI lines available within a ¼ mile radius.
- Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.
- The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. This is not a Formula Retail use and would serve the immediate neighborhood. The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a child care facility for 24 children in an RM-2 District.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project promotes small-business ownership and employment opportunities.
- The project provides a neighborhood serving use that is currently not present in the subject block.
- The District is well served by transit, therefore minimal traffic impacts are anticipated.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions

Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Reduced Plans
Comments

Attachment Checklist

- | | |
|---------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Letters of Support |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 24TH, 2011

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 209.3(f) OF THE PLANNING CODE TO ESTABLISH A NEW CHILDCARE FACILITY WITH 13 OR MORE CHILDREN (D.B.A. “THE NEIGHBORHOOD SCHOOL”), WITHIN THE RM-2 (RESIDENTIAL, MIXED, MODERATE DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 18th, 2010 Kieva Keppleman (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 209.3(f) and 303 of the Planning Code to establish a new childcare facility with 13 children or more (d.b.a. “The Neighborhood School”), within the RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.

On February 24th, 2011 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.1043C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.1043C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject vacant storefront is located on the eastern side of 20th Avenue, between Lincoln Way and Irving Street, Block 1731, Lot 042. The property is located within the RM-2 (Residential, mixed, Moderate Density) District with 40-X height and bulk district. The property is developed with one ground floor commercial use within a two-story building. The ground floor was last occupied by a day spa and is currently vacant. The subject property is a mid-block lot, with 25 feet of frontage on 20th Avenue and 120 feet deep and is approximately 48% covered by the subject building and an existing rear yard of approximately 58 feet deep.
3. **Surrounding Properties and Neighborhood.** The project site is located near the intersection of 20th Avenue and Lincoln Way, within the Outer Sunset neighborhood. To the north is Golden Gate Park and to the west is California State Highway 1 (a.k.a. 19th Street). The Project site is located in an RM-2 District with a mix of residential houses and apartments. The RM-2 District is generally similar to the RM-1 District, but the overall density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate, and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for the residents. Where nonresidential uses are present, they tend to offer services for wider areas than in RM-1 Districts. The middle portion of the subject block is zoned RM-1, with a lower residential density than the subject property. The south side of the subject block towards Irving Street is Neighborhood Commercial properties zoned NC-2 with a variety of neighborhood-serving uses.
4. **Project Description.** The applicant proposes to establish a new child care facility (d.b.a. The Neighborhood School) in the vacant commercial space, most recently occupied by a day spa. The proposal includes minor interior and exterior tenant improvements including new bathrooms and the demolition of an existing shed structure. A building permit for improvements will be required under a future submittal. The existing commercial space is approximately 1,128 square feet in size. The proposed child care center provides services for 24 or less children, so there is no on-site parking requirement.

The Neighborhood School is a full-day preschool facility intended to serve 24 children between the ages of 2 to 6 years old. The program provides “balance between a nurturing and academic environment, offering the children opportunities to grow and develop individually and at their own pace.” The proposed preschool focuses on learning, projects and skill development, music and movement, and cultural studies. The school will also provide meals for the students.

The proposed use is an independent use and locally owned. The project sponsor currently has two other operating locations within San Francisco (363 10th Avenue and 2791 Bush Street). This establishment is not a Formula Retail use. The proposal requires a change of use and Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

The proposed operation consists of 3-5 employees and will operate from Monday to Friday from 7:30am to 6:00pm. The subject site is well served by public transit so that potential customers and employees should not adversely affect the traffic flow. In addition, the project sponsor has expressed the intention to apply for a loading zone curb along the subject storefront.

5. **Public Comment.** The Department has received one phone call expressing concerns for potential noise generated by the occupants, and 8 letters of support.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Land Use.** Section 209.3(f) states that a Conditional Use Authorization is required for the establishment of a childcare facility providing less than 24-hour care for 13 or more children by licensed personnel, which meets the open-space and licensing requirements of the State of California.

The Project is consistent with the description noted above (Section 209.3(f)) in that it will provide daytime care for 24 pre-school-aged children and will have to meet the required Outdoor Activity Space per the State of California requirements, which is the licensing authority and may further restrict the number of children permitted under State regulations. The site includes approximately 1,555 square-feet of open space in form of deck and yard. All open spaces are accessible to the dwelling-unit above and the childcare facility.

- B. **Front Setback Requirement in the RM-2 District.** Planning Code Section 132 states that the minimum front setback depth shall be an average of adjacent buildings, up to 15 feet of 15 percent of the lot depth.

The proposal does not include any exterior expansions. There is no front setback requirement for the subject lot due to the location of the adjacent building's front building wall. The existing front building wall for the subject property is located at the front property line, and meets the Planning Code requirements.

- C. **Rear Yard Requirement in the RM-2 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of a lot in which it is situated, but in no case less than 25 percent.

The proposal does not include any structural expansions and currently provides a rear yard of approximately 58 feet deep, where 54 feet is required. The existing rear yard meets the Planning Code requirements.

- D. **Parking.** Planning Section 151 of the Planning Code requires one parking space for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.

The Subject establishment will provide child care for 24 children, and therefore does not require any off-street parking.

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

The size of the proposed use is in keeping with other storefronts on the block face. The proposed child care facility will not impact traffic or parking in the District because it is not a destination stop and is intended to serve the immediate neighborhood. This child care center will compliment the existing mix of goods and services currently available in the neighborhood and provide a vital service for the residential population in the neighborhood. The subject establishment will contribute to the economic vitality of the neighborhood by removing a vacant storefront.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building

envelope and the elimination of the rear shed structure does not negatively impact the massing of the subject building.

- 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 Planning Code does not require parking or loading for a child care facility intended for 24 children. The pre-school site is located within an established residential neighborhood that is well served by public transit, including 7 MUNI lines within a ¼ mile of the site: 16X; 71L; 28L; 28; 29; 71; 91. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Sponsor intends to apply for a loading zone curb at the subject location.

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

Child care facilities generally do not emit noxious or offensive emissions. However, there may be an increase in noise levels during the hours of operation, which are Monday to Friday from 7:30am to 6:00pm. The proposed use is subject to the standard conditions of approval as outlined in Exhibit A. Conditions 5 and 6 specifically obligates the project sponsor to mitigate odor and noise generated by the facility.

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

The proposed child care center will propose minor interior tenant improvements and will increase available open space by demolishing an existing shed. The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

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

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

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

The proposed project is consistent with the stated purposes of RM-2 Districts in that no existing housing is removed and the proposed commercial use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed commercial use will provide a desirable service to the neighborhood and will provide resident employment opportunities to those in the community. The child care center with a maximum capacity of 24 children during daytime business hours will provide a needed service for the working parents in the neighborhood. Although the facility is located within a residential zoning, it is also located a block from a Neighborhood Commercial District (Irving Street NC-1), which results in a convenient location for its proximity to transit as well as other neighborhood serving uses.

OBJECTIVE 2:

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

Policy 2.1:

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

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

OBJECTIVE 3:

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

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Project will create 3-5 additional employment opportunities for San Francisco.

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child care center will provide educational services for pre-school children for the residents of San Francisco. The existing vacant commercial space has historically been occupied by a commercial use. No expansion of the structure is proposed and most activities will take place indoors, hence the adjacent residential uses will not be disrupted.

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

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

The proposal would enhance the district by providing a new child care center, where one currently does not exist on the subject block. The business would be locally owned and it creates 3-5 more employment opportunities for the community as well as pre-school educational services for 24 more children. The proposed alterations are within the existing building footprint.

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

The existing units in the surrounding neighborhood would not be adversely affected. The facility would operate during typical business hours from 7:30am to 6:00pm on weekdays.

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

No housing is removed for this Project.

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

The site is on 20th Avenue close to Lincoln Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible impacts on street parking. 7 MUNI lines are available within a ¼ mile of the site: 16X; 71L; 28L; 28; 29; 71; 91.

- 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 since it is located at a currently vacant space. 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.

This proposal will not impact the property's ability to withstand an earthquake and all tenant improvements shall meet the structural and seismic safety requirements of the City Building Code

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.1043C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 18, 2010, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 24, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 24, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a child care facility for 13 or more children (d.b.a. The Neighborhood School) located at 1214 20th Avenue, Block:1731, and Lot: 042 pursuant to Planning Code Sections 209.3(f) and 303 within the RM-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated November 18, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2010.1043C and subject to conditions of approval reviewed and approved by the Commission on February 24, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 24, 2011, under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting
PERFORMANCE

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

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

DESIGN

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

3. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

4. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

5. **Odor Control.** Plans submitted with the building permit application for the approved project shall incorporate odor control ducting which shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

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.

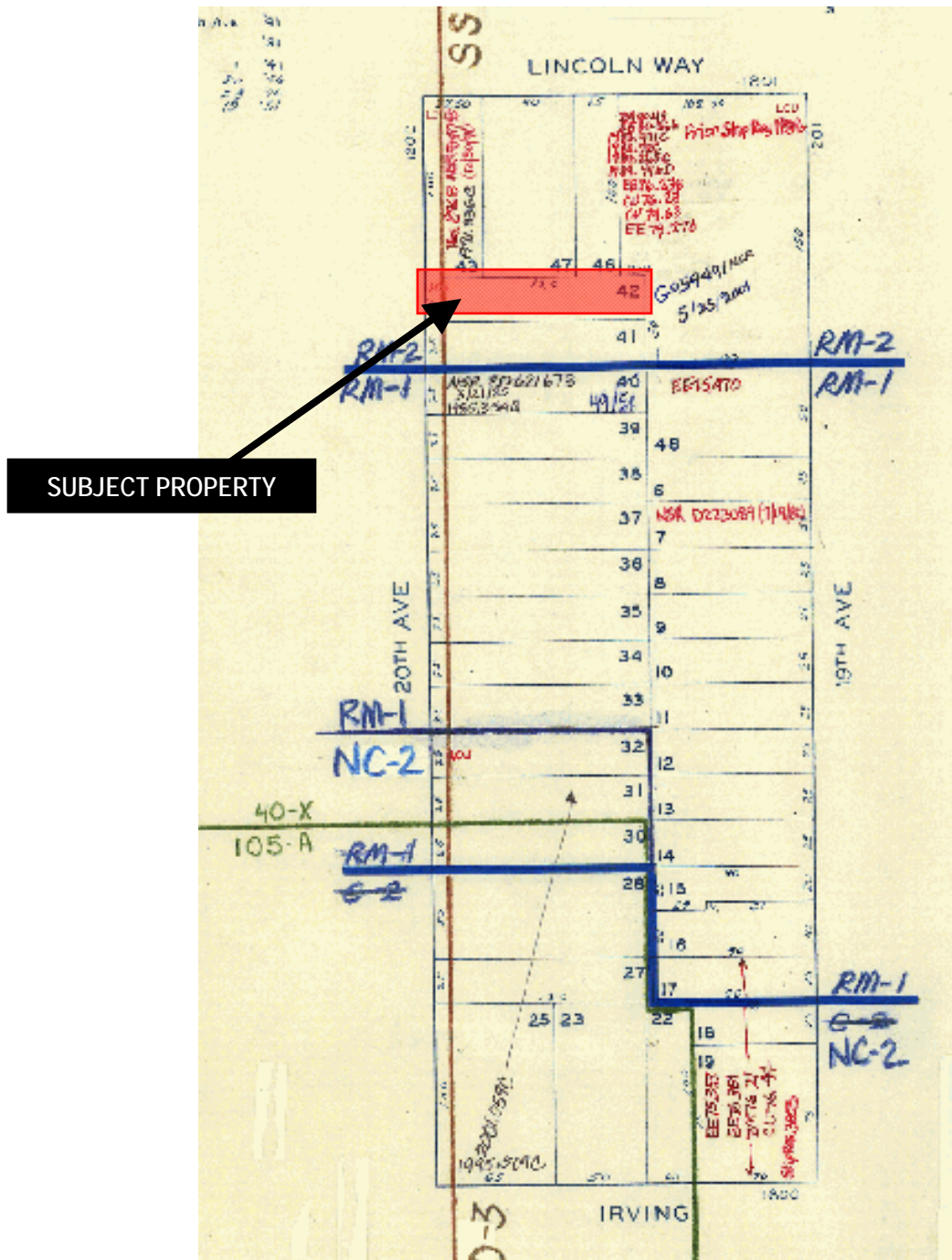
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

7. **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/>*

1214 20th Ave

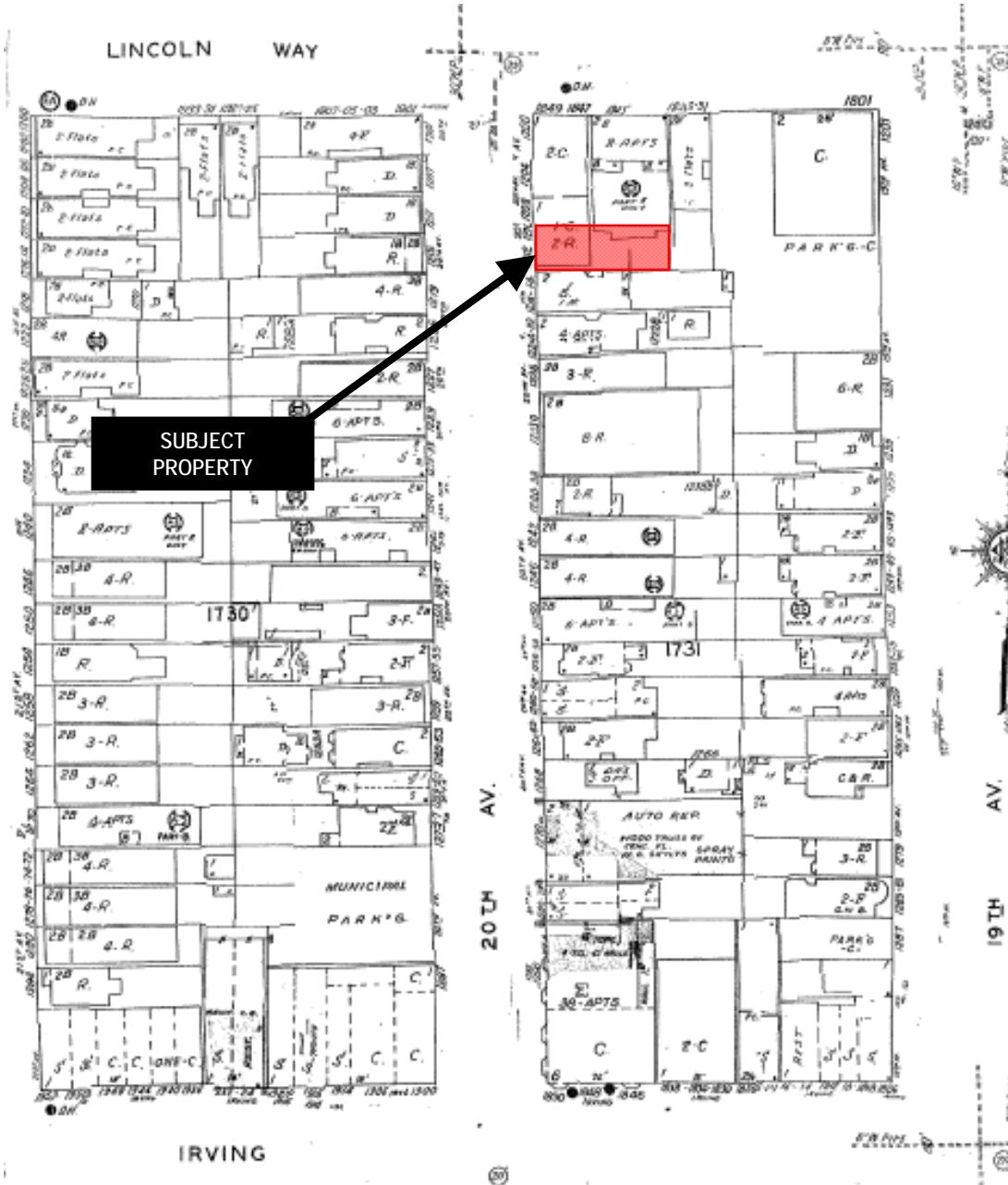
Parcel Map



Conditional Use Hearing
Case Number 2010.1043C
Childcare Facility
The Neighborhood School
1214 20th Avenue



Sanborn Map*

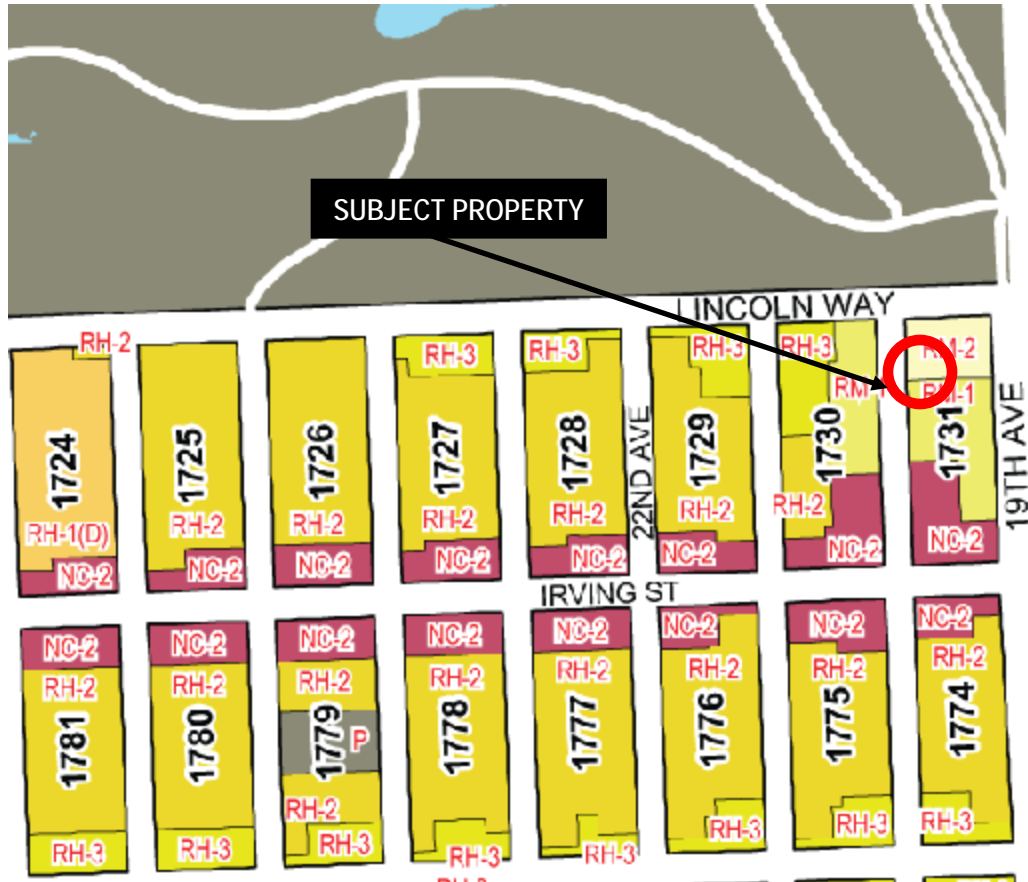


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2010.1043C
Childcare Facility
The Neighborhood School
1214 20th Avenue

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
---------	------	---------	------	------

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1	RM-2	RM-3	RM-4
------	------	------	------

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1	NC-2	NC-3	NCD	NC-S
------	------	------	-----	------

SOUTH OF MARKET MIXED USE DISTRICTS

SPD	RED	RSD	SLR	SLI	SSO
-----	-----	-----	-----	-----	-----

COMMERCIAL DISTRICTS

C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
-----	-------	-------	-------	-------	-----------

INDUSTRIAL DISTRICTS

C-M	M-1	M-2
-----	-----	-----

CHINATOWN MIXED USE DISTRICTS

CRNC	CVR	CCB
------	-----	-----

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3	RC-4
------	------

REDEVELOPMENT AGENCY DISTRICTS

MB-RA	HP-RA
-------	-------

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR	TB DTR
--------	--------

MISSION BAY DISTRICTS

MB-OS	MB-O
-------	------

PUBLIC DISTRICT

P



Conditional Use Hearing
 Case Number 2010.1043C
 Childcare Facility
 The Neighborhood School
 1214 20th Avenue

Aerial Photo

View from West



SUBJECT
PROPERTY

Conditional Use Hearing
Case Number 2010.1043C
Childcare Facility
The Neighborhood School
1214 20th Avenue

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2010.1043C
Childcare Facility
The Neighborhood School
1214 20th Avenue

SHEET INDEX:

- A0 - TITLE SHEET
- A1 - EXISTING AND PROPOSED PLANS

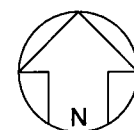
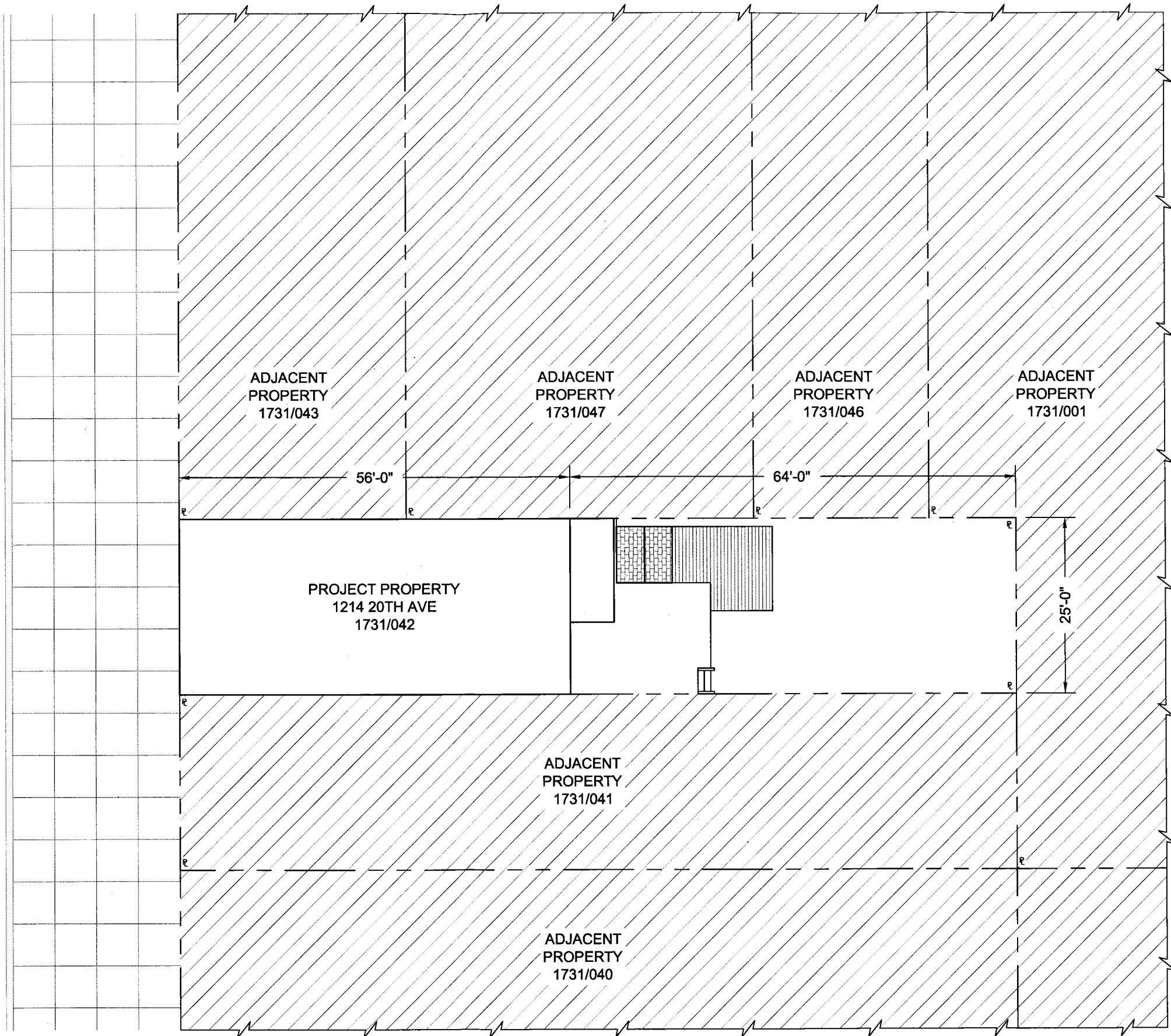
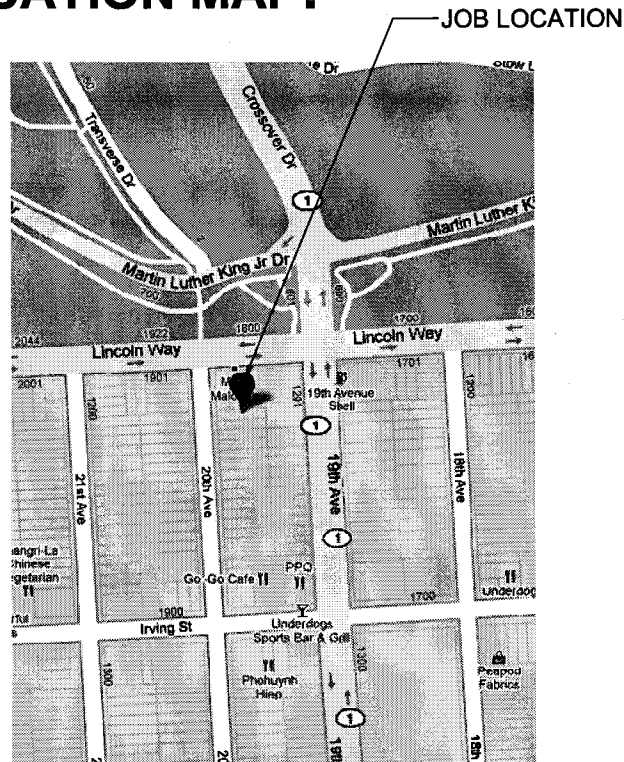
LEGEND:

- NEW - (N)
- EXISTING - (E)

PROJECT DATA:

ADDRESS	1214 20TH AVE, 94122
BLOCK/LOT	1731 / 042
ZONING	RM2
LOT SIZE	25'-0" x 120'-0"
LOT AREA	3,000 SF

LOCATION MAP:



EXISTING SITE PLAN

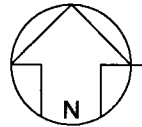
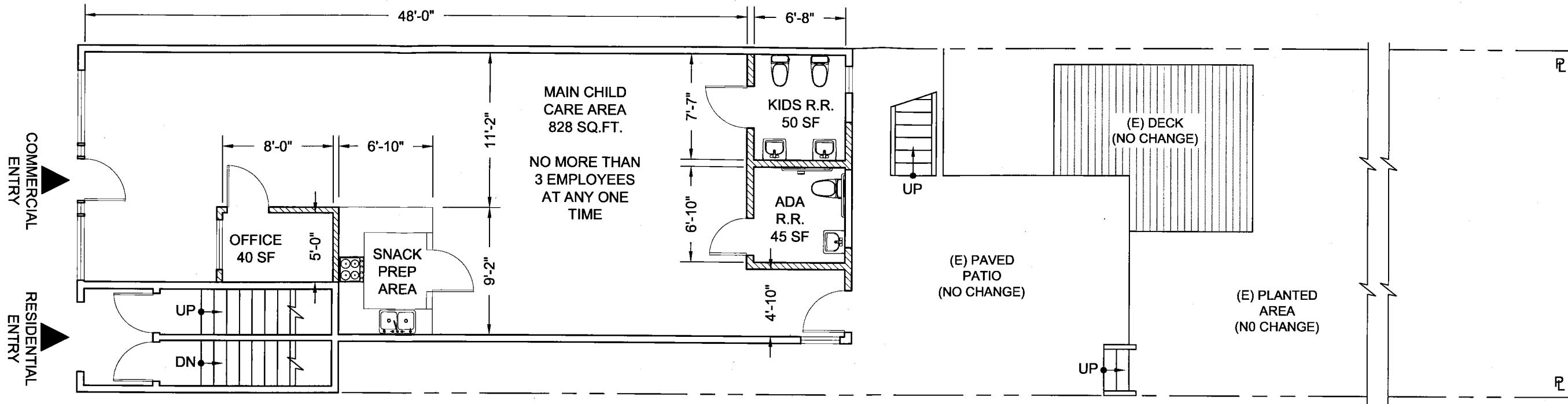
SCALE: 1/16" = 1'-0"

1214 20TH AVE

SAN FRANCISCO, CA 94122

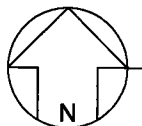
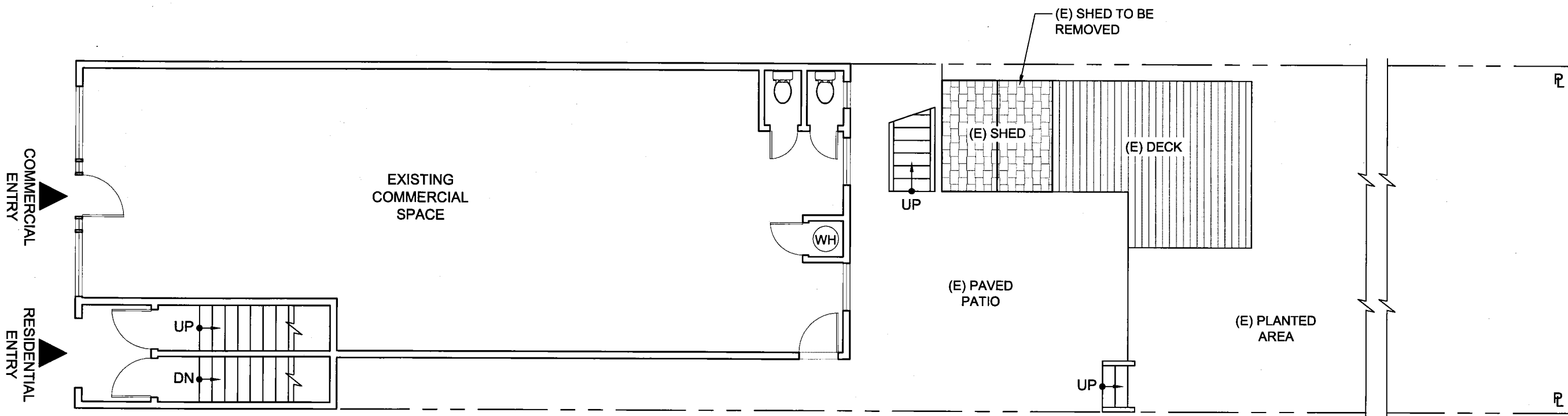
TITLE SHEET, EXISTING SITE PLAN,
LOCATION MAP, PROJECT DATA

A0.0



PROPOSED FIRST FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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

1214 20TH AVE

SAN FRANCISCO, CA 94122

EXISTING AND PROPOSED
FIRST FLOOR PLANS

A1.0

Letters of Support

for

The Neighborhood School

*Kieva Keppleman
1214 20th Avenue
San Francisco, CA 94122*

October 17, 2010

RE: Letter of Recommendation for Kieva Keppelman

To Whom it May Concern,

With this letter, my family and I highly endorse Kieva Keppelman and her ambitions to expand and offer her childcare and child development services to more families in San Francisco.

Our now four-year old son, Tyler Mak, is presently a student in his second year at Kieva's current school, *The Neighborhood School*. Hence, my wife and I have experienced first hand, Kieva's service and value to the community and children of all abilities.

It was a very difficult procedure for us to find quality childcare services in San Francisco and our situation was more challenging as Tyler required special attention. Prior to *The Neighborhood School*, Tyler had been tried three other local schools; and in all, we evaluated and observed more than a dozen public and private options. So we were very enthusiastic to join *The Neighborhood School* community as we believed in Kieva's philosophy for early childhood development and learned very quickly how dedicated and passionate Kieva is about helping, nurturing, and motivating her children to reach their potential.

Please let me know if you would like to further discuss.

Thanks,

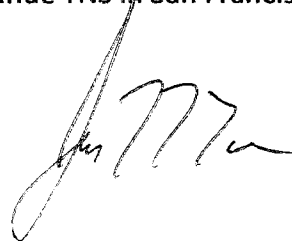
Chris & Renee Mak

October 7, 2010

To Whom It May Concern,

We are writing on behalf of Kieva Myers and the Neighborhood School (TNS). Our two daughters have attended this extraordinary preschool since 2007. Kieva has created a home away from home for her students at TNS. She models and teaches respect and problem solving, so that even the youngest students learn how to prevent conflicts from escalating. Her program has a big art component that has been a creative and therapeutic outlet for our daughters. Students sit around a table eating healthy, vegetarian meals family-style, practicing table manner and conversational skills. That is a rarity in today's preschools. Kieva has an open door policy, welcoming parents and siblings every day, instead of making us wait at the door--also a rarity in this day and age. She offers parent education nights, open houses, and seasonal parties to encourage a community spirit. By welcoming students with special needs, Kieva creates an inclusive environment where kids learn to get along with all different kinds of kids. We can't speak highly enough of TNS, and we are grateful for Kieva's dedication every day. We wholeheartedly support her efforts to continue TNS in San Francisco.

Sincerely,



Amy Whitcomb and Jim Morris

Parents of Ella and Tessa Morris

3328 Fulton St., San Francisco

October 20, 2010

Re: The Neighborhood School

To whom it may concern:

I am the mother of a now grown son and daughter who were born, raised, and educated in San Francisco. My daughter is now a first-grade teacher in an immersion school in Portland, Oregon.

I am now raising my son's two children and am blessed to have my 3 1/2 year-old child attending The Neighborhood School.

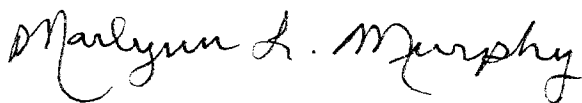
In my experience, the director and staff of The Neighborhood School are among the most caring, well organized, and skilled teachers I have encountered.

Their nurturing yet practical approach provides support, guidance, counsel, and community to the parents of young children.

The City of San Francisco and its families are fortunate to have The Neighborhood School and its services. I feel especially blessed to have this school in my life, providing hope, direction, and encouragement to the grandmother of a special needs child.

Our city, its neighborhoods, and its children can only benefit from the presence and services of The Neighborhood School.

Thank you,

A handwritten signature in cursive script that reads "Marlynn L. Murphy". The signature is written in black ink and is positioned above the printed name.

Marlynn L. Murphy



CHINESE HOSPITAL

陳楚利醫生

JOSEPH WOO, M.D.

Chief of Staff

Joseph Woo, MD
Chinese Hospital
845 Jackson Street
San Francisco, CA 94133

845 JACKSON STREET
SAN FRANCISCO, CA 94133

Tel: (415) 677-2482
Fax: (415) 677-2439
E-mail: josephw@chasf.org

November 1, 2010

Dear Sir or Madam:

I am writing in support of Kieva Keppelman and The Neighborhood School.

Ms. Keppelman owns and operates an institution that is an asset to San Francisco. She has a unique philosophy towards the education of pre-schoolers that emphasizes the strong fundamentals necessary to succeed later in life. She stresses good nutrition, strong character, and she individualizes her education towards the needs each individual student. I have this knowledge firsthand as my alumni son is now doing quite well at the Chinese Immersion School.

Please extend her all courtesy in the approval of permits as The Neighborhood School must not be lost! I would be happy to answer any questions. Thank you.

Respectfully,

Joseph Woo, MD
Chief of Staff
Chinese Hospital
845 Jackson Street
San Francisco, CA 94133
(415) 677-2482

Andrew Chen
2443 Clement St. #7
San Francisco CA 94121
Oct 19, 2010

To whom it may concern,

Before becoming a parent, I was only somewhat aware of the importance of preschool for a child. I had no idea just how profound of an experience it would be.

Our son is now in his third year at The Neighborhood School, having started at an early age. There is no other place I would want my child to be. The staff is loving, yet never coddling; boundaries are set and enforced, but always kind and never heavy handed. The setting is very warm and inviting. It is a place where I wish I could spend my days to play and curl up for a nap among friends.

You will not find a giant room scattered with toys and a glowing TV in the corner. The days are structured and the children are held to age-appropriate expectations. You will also not find nonchalant, "checked out" teaching staff here who are simply working for a paycheck. They truly have a passion for what they do, and it shows.

What surprised me the most was how parents are held accountable for their children's development as well. This is no "drop them off and forget it" kind of preschool. Parents of The Neighborhood School are continuously updated on the strengths of their children, as well as areas that need extra attention. It is my opinion that the benefit that a child gets from school is directly proportionate to this kind of interaction between teacher and parent, and there is no shortage of this at The Neighborhood School.

Over the years of "comparing notes" with other parents with experiences with other preschools in San Francisco, we have learned that The Neighborhood School's approach to integrating certain children with special needs is completely, totally unique. I know of no other preschool in San Francisco that does this. It is also seamless. In fact, I did not even notice about the blend of children with special needs until two years later. I am not an expert in this field, but I can see that the children are happy and fully engaged at school.

The Neighborhood School also employs gardeners, cleaning staff, music teachers, and movement/dance teachers, which helps keep these skilled professionals employed right here in San Francisco. And thanks to The Neighborhood School, we have become aware of other local vendors our family would otherwise not know about.

I am excited that The Neighborhood School is planning to expand with a second location, to serve the families in and around the Sunset District. If preschool builds the foundation of our children's future, you will not find any better place to build a strong one than at The Neighborhood School.

Sincerely,



Andrew Chen
Parent

October 15, 2010

To Whom It May Concern:

We write in strong and enthusiastic support for Ms. Kieva Keppleman's application for a conditional use permit for The Neighborhood School (TNS). In a long and tiring search, we toured countless preschools and not one came close to TNS. We knew it was the place for our boys from the first moment we stepped through its doors. Ms. Keppleman is an expert in early childhood development, and TNS is a remarkable place.

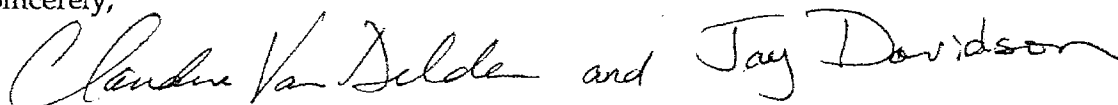
Our eldest son graduated from TNS last May after attending the school for three years. Now that he has several months of kindergarten under his belt, we can confidently say that he is doing exceptionally well! He learned the skills needed for school at TNS, but more importantly, he learned invaluable social and community skills that are serving him well. Ms. Keppleman's school does an outstanding job of developing every facet of a young child's development.

Both our boys briefly attended another childcare facility before they transferred to TNS. We never had the chance to meet the other parents or children with whom our boys were interacting with day to day. In contrast, we interact daily with the children and families at TNS. We know all the kids and their families, and we organize numerous gatherings outside of school. Our boys have had playdates, camping trips, and birthday parties with the other children, and we've had "mom's night out" and dinners with the other parents. We are truly a community of concerned and caring parents and citizens.

TNS has also shown itself to be good citizen of the surrounding neighborhood and City. When the Richmond Library was being renovated, Ms. Keppleman worked with a committee to help plan the playground outside the library. TNS families also collected money for the tiles that surround the play space. In addition, Ms. Keppleman hosts events throughout the year such as a Kindergarten Education Night where she invites principals and parents from surrounding elementary schools, an important community building experience. In order to teach the children about the community that they live in, TNS takes numerous field trips to locations in the neighborhood every year. Businesses always comment on how well-behaved and polite TNS kids are.

We hope that this letter shows how much we love TNS. Its new location will unquestionably enhance and contribute to the Sunset district just as it has the Richmond. As parents well aware of the challenges associated with raising small children in a big city, we very strongly urge the City of San Francisco and its representatives to do everything it can to encourage and assist small businesses like Ms. Keppleman's. It is essential that we support her and her efforts if we want families to stay in our beautiful City.

Sincerely,

Handwritten signatures of Claudine Van Delden and Jay Davidson in cursive script.

Claudine Van Delden and Jay Davidson
579 7th Avenue,
San Francisco, CA 94118

October 14, 2010

Kieva Keppleman, Director
The Neighborhood School
363 10th Avenue
San Francisco, CA 94118

Kieva -

I wanted to take a moment to tell you how much The Neighborhood School has meant to me, Max, and our whole family.

I was definitely a nervous mom that first day I dropped him off (and some others days as well.) Knowing that Max was in a small group with caring teachers made all the difference for me. I don't worry about him at all during the day - I know he's in great hands. And seeing the daily reports on what he's done each day helps me connect with him after being apart all day long.

There are a lot of ways to measure the diversity among the children at The Neighborhood School, and that was one key reason we chose to send Max there. We want him to learn about the great variety in the world. I personally love to see the different learning styles and backgrounds all together. The age range in kids is so important. Seeing the older kids helping the younger kids is nothing short of amazing. These children are learning to look out for each other and help each other from day one. I've never seen any bullying or violent behavior - stuff I hear about from other schools sometimes.

Thank you for welcoming Max into the school. It has really become his second home and he always talks about the fun he has there. The community of parents formed from TNS is special too. From the time he's dropped off to the time I pick him up on my bicycle, the school just fits seamlessly into our lives and the days fly by. I'm so glad you keep track of his artwork and accomplishments so I can see how he's growing day by day.

You've created an affordable and fantastic small preschool for all children - something San Francisco needs more of.

Thank you.

A handwritten signature in black ink, appearing to read "Noemi M. Robinson" followed by a long horizontal line extending to the right.

Noemi M. Robinson and Jim B. Robinson
Parents of Max K. Robinson
1255 33rd Avenue
San Francisco, CA 94122

San Francisco, CA
October 14th, 2010

To whomsoever it may concern

On the face of it, our son, Bryce Hadley Jayaram, is like most 4 year old boys you'd meet. He is full of life, happy, energetic, loud, silly and fun to be around. But unlike most boys his age, Bryce happens to be a child that is dealing with Sensory Integration issues, having been diagnosed with Proprioceptive and Vestibular Sensory Integration anomalies. This means he has a much lower threshold for external stimuli, than most other children his age. So when noise levels or visual stimuli, climb beyond a certain level - a level most other kids would be fine with - Bryce tends to get highly energetic and his normal rational self transforms to a highly animated, hard-to-restrain, non-receptive child that could pose a danger to himself and those around him.

Obviously this condition poses a challenge to two working parents who need to leave him at Preschool. This also poses a multitude of challenges to preschools that are not equipped to handle children with such needs. It has been shown that close to 5-8% of boys under the age of 10 suffer from similar conditions but are wholly under-served by the private preschool establishment in San Francisco. This is why Bryce was dismissed from two previous schools because they failed to see that this was a problem that he needed help with, help that each school could have provided if they designed their program with basic levels of support for children with sensory integration and related disorders.

Luckily this condition is treatable with Occupational Therapy and Speech Therapy, which Bryce has been undergoing for the past year. And it was through one of our therapists that we discovered The Neighborhood School. I was told by Bryce's therapists that this was perhaps the only preschool in the city of San Francisco that not only cared for students with Bryce's difficulties, but admitted such children with open arms.

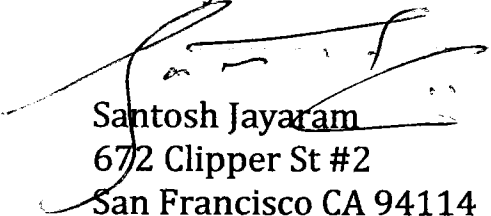
Suffice to say that the past 5 months have been bliss for Bryce, who has

developed into a confident individual despite his condition, and who now, through therapy and through hands-on care from The Neighborhood School, can regulate better his behavior vis-a-vis external stimuli. He still has a ways to go to come to grips with his condition, but he now is in a school that actively addresses his needs to get there sooner and with more confidence and self-esteem built in.

Through these trials and tribulations, and having been rejected, I can say with confidence and conviction, that The Neighborhood School and their staff approach their goals with a certain level of magnanimity and grace that is sadly missing from other such establishments in the city. They have created an environment with individualized support and that helps each child feel safe and grow, taking into account their needs, special or otherwise. In my mind, most other pre-schools (having visited more than my fair share) pay lip-service to the notions of individualized care. But not this school. The Neighborhood School is a gem, one whose staff espouse an idealized vision of childcare, and who back it up on every level, with a program that sets it atop all others of its ilk.

The Neighborhood School has ambitions to extend and grow in the city. As a parent I feel they need to be accorded every opportunity to do so, and as a community we will learn from the school's program, and perhaps inculcate some of its ideas into the public system so ideally every needy child has access to this school's philosophy and practices

Thank you



Santosh Jayaram
672 Clipper St #2
San Francisco CA 94114
Ph: 415.412.5893