



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: NOVEMBER 15, 2012

*Date:* November 8, 2012  
*Case No.:* 2012.0853 CV  
*Project Address:* 1984 GREAT HIGHWAY  
*Zoning:* RH-2 (Residential, Two-family) District  
40-X Height and Bulk District  
*Block/Lot:* 2086/011  
*Project Sponsor:* Maggie Poon  
1028 Balboa Avenue  
San Francisco, CA 94118  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
adrian.putra@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 project sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f) and 303 for a change of use from a church to a child care facility (d.b.a. Growing Tree Child Care) providing less than 24 hour care for 15 or more children at the project site. The proposed child-care facility would occupy an existing two-story building and does not involve any exterior alterations. The project site has approximately 1,300 square feet of open space at the front of the lot which will be utilized as a supervised play area for children. The proposed facility would operate Monday through Friday from 7:30 AM to 5:30 PM, serving children up to five years old, and will be operated by a staff of six-to-eight employees. The project sponsor expects the proposed facility to provide care for up to 60 children throughout the day. As part of the operation of the child-care facility, the project sponsor intends to apply for a passenger loading and unloading "white" zone curb along Great Highway, at the front the subject property. The project sponsor will also be required to obtain a State issued license to operate the proposed child-care facility and adhere to the Child Care Center General Licensing Requirements of the State of California.

### SITE DESCRIPTION AND PRESENT USE

The project site at 1984 Great Highway is a through lot located between Ortega and Pacheco Streets. The project site contains a two-story building constructed circa 1906 operating as the SF Korean Good News Church. The existing building contains approximately 4,500 square-feet of floor area. The subject lot contains approximately 7,048 square-feet with 55 feet of frontage along Great Highway and approximately 55 feet of frontage along 48<sup>th</sup> Avenue.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located within an RH-2 (Residential, Two-family) District which are typically devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited. Properties directly abutting the project site are developed with residential buildings. Across Great Highway is the seawall promenade that separates the residential properties facing Great Highway from Highway One. The nearest child-care facility with conditional use authorization to provide less than 24 hour care for 15 or more children is approximately half a mile away at 4245 Lawton Street.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	October 26, 2012	October 26, 2012	20 days
Posted Notice	20 days	October 26, 2012	October 26, 2012	20 days
Mailed Notice	20 days	October 26, 2012	October 26, 2012	20 days

## **PUBLIC COMMENT**

- To date the Department has received two written correspondences and one phone call from neighbors citing concerns with on-street parking demands, traffic, and noise generated by the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The proposed child care facility will provide child care for a maximum of 60 children, which requires two off-street parking spaces per Planning Code Section 151. The Project Sponsor seeks to maintain the existing condition of the project site not containing off-street parking spaces, as providing off-street parking would either reduce usable open space on the site or require exterior alterations to the existing building constructed circa 1906. As a result, the Project Sponsor is seeking a parking variance from Planning Code Section 151, which will be heard by the Zoning Administrator.

- On October 19, 2012, the Project Sponsor filed an Coastal Zone Permit application with the Department pursuant to Planning Code Section 330.1 due to the project site being located Local Coastal Zone Permit Area. After the advertising of the Coastal Zone Permit application it was later determined that a Coastal Zone Permit is not required for the project.
- The project site is located within an established residential neighborhood that is well served by public transit with five MUNI lines within approximately a ¼ mile of the site: 16X, 71, 71L, 18, and 48.
- The project sponsor intends to apply for a passenger loading and unloading “white” zone curb along Great Highway at the front the subject property.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow a child care facility for more than 15 children within an RH-2 (Residential, Two-Family) District, pursuant to Planning Code Section 209.3(f) and 303.

### **BASIS FOR RECOMMENDATION**

- The project meets all applicable requirements of the Planning Code.
- The project promotes small business ownership and employment opportunities. According to the project sponsor the proposed child care facility will be operated by a staff of six-to-eight employees.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The operator will be required to obtain a State issued license to operate the proposed child-care facility and adhere to the Child Care Center General Licensing Requirements of the State of California.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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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 type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map          |   |
| <input checked="" type="checkbox"/> Sanborn Map         |   |
| <input checked="" type="checkbox"/> Aerial Photo        |   |
| <input type="checkbox"/> Context Photos                 |   |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

ACP  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315)         | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139)            | <input type="checkbox"/> Other                             |

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## Draft Planning Commission Motion

HEARING DATE, NOVEMBER 15, 2012

*Date:* November 8, 2012  
*Case No.:* **2012.0853 CV**  
*Project Address:* **1984 GREAT HIGHWAY**  
*Zoning:* RH-2 (Residential, Two-family) District  
40-X Height and Bulk District  
*Block/Lot:* 2086/011  
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1028 Balboa Avenue  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3(f) AND 303 TO ALLOW CHANGE OF USE FROM A CHURCH TO A CHILD CARE FACILITY FOR 15 OR MORE CHILDREN (D.B.A. GROWING TREE CHILD CARE) WITHIN AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 5, 2012, Maggie Poon (hereinafter “Project Sponsor”) filed an application with the Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.3(f) and 303 of the Planning Code to allow a change of use from a church to a child care facility for 15 or more children (d.b.a. Growing Tree Child Care) within an RH-2 (Residential, Two-family, Detached) District and a 40-X Height and Bulk District.

On October 19, 2012, Maggie Poon (Project Sponsor) filed an application with the Department for a Local Coastal Zone Permit pursuant to Planning Code Section 330.1 to allow a change of use from a church to a child care facility for 15 or more children (d.b.a. Growing Tree Child Care). After the advertising of the Coastal Zone Permit application it was determined that a Coastal Zone Permit is not required for the project.

On November 15, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0853CV.

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

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. 2012.0853CV, 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 at 1984 Great Highway is a through lot located between Ortega and Pacheco Streets. The project site contains a two-story building constructed circa 1906 operating as a church occupied by the SF Korean Good News Church. The existing building contains approximately 4,500 square-feet of floor area. The subject lot contains approximately 7,048 square-feet with 55 feet of frontage along Great Highway and approximately 55 feet of frontage along 48<sup>th</sup> Avenue.
3. **Surrounding Properties and Neighborhood.** The project site is located within an RH-2 (Residential, Two-family) District which are typically devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited. Properties directly abutting the project site are developed with residential buildings. Across Great Highway is the seawall promenade that separates the residential properties facing Great Highway from Highway One. The nearest child-care facility with a conditional use to provide less than 24 hour care for 15 or more children is approximately half a mile away at 4245 Lawton Street.

4. **Project Description.** The project sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f) and 303 for a change of use to establish a child care facility (d.b.a. Growing Tree Child Care) providing less than 24 hour care for 15 or more children at the project site. The proposed child-care facility would occupy the existing two-story building and does not involve any exterior alterations. The project site also has approximately 1,300 square feet of open space at the front of the lot which will be utilized as a supervised play area for children. The proposed facility would operate Monday through Friday from 7:30 AM to 5:30 PM, serving children up to five years old, and will be operated by a staff of six-to-eight employees. The project sponsor expects the proposed facility to provide care for up to 60 children throughout the day. As part of the operation of the child-care facility, the project sponsor intends to apply for a passenger loading and unloading “white” zone curb along Great Highway, at the front the subject property. The project sponsor will also be required to obtain a State issued license to operate the proposed child-care facility and adhere to the Child Care Center General Licensing Requirements of the State of California.
5. **Public Comment.** To date the Department has received two written correspondences and one phone call from neighbors citing concerns with on-street parking demands, traffic, and noise generated by the project.
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. **Institutions – Child Care Facility.** Planning Code Section 209.3(f) requires Conditional Use authorization for child care facilities providing less than 24 hour care for 15 or more children by licensed personnel and meeting the open space and other requirements of the State of California within the RH-2 District.

*The project sponsor seeks Conditional Use Authorization to establish a child care facility providing less than 24 hour care for more than 15 children within an RH-2 District.*

- B. **Off-street Parking.** Planning Code 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 project site contains an existing church use with no off-street parking spaces. The existing church building contains approximately 97 seats in the main auditorium and thus does not require any off-street parking spaces per Planning Code Section 151. The proposed child care facility will provide child care for a maximum of 60 children, which requires two off-street parking spaces per Planning Code Section 151. The Project Sponsor seeks to maintain the existing condition of the project site not containing off-street parking spaces, as providing off-street parking would either reduce usable open space on the site or require exterior alterations to the existing building constructed circa 1906. The Project Sponsor is seeking a parking variance from Planning Code Section 151, which will be heard by the Zoning Administrator.*

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 project is compatible with the surrounding neighborhood as the proposed child care facility will not physically expand or alter the subject building previously occupied by a church. Therefore, the project will not create any physical impacts upon light, air or midblock open space. Additionally, the use is desirable as it will provide a vital service for the residents of the neighborhood.*

- 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 project is not detrimental to the area since it does not involve any physical expansion to the existing 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 project site is located within an established residential neighborhood that is well served by public transit with five MUNI lines within approximately a ¼ mile of the site: 16X, 71, 71L, 18, and 48. Additionally, the proposed child care facility is intended to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips citywide. The project sponsor also intends to apply for a passenger loading and unloading "white" zone along a street curb that fronts the subject property.*

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

*The project will not create any noxious or offensive emissions, such as glare, dust, or odor.*

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

*The project does not propose any change to the existing, landscaping or lighting. Any proposed signage will be subject to the review and approval of the Planning Department.*



- 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. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1:

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

*The project would enhance the city living and working environment by providing needed child care services for residents and workers within the City. The project would also need to comply with State licensing requirements for child care facilities further minimizing possible undesirable consequences from such an operation.*

#### 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.

#### Policy 3:

Maintain a favorable social cultural climate in the city in order to enhance its attractiveness as a firm location.

*The project 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 3.1:**

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

*The project will provide additional employment opportunities for San Francisco residents.*

**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 the children of San Francisco residents. No physical expansion is proposed to the existing church grounds and a majority of the proposed child care facility's 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.

*No neighborhood-serving retail use would be displaced 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 project does not involve any physical alteration or expansion to the project site and thus will not adversely affect existing housing or character of the neighborhood.*
  - C. That the City's supply of affordable housing be preserved and enhanced,

*No housing will be removed for this Project.*
  - D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*Due to the nature of the project there are no anticipated adverse effects upon MUNI service or on neighborhood parking.*

- 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.

*Approval of this project will not adversely affect any industrial or service sector jobs rather it will create new service sector employment opportunities for workers of that sector.*

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

*The project will not impact the subject 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.

*No landmarks or historic buildings will be adversely affected by the project.*

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

*This project will not affect any parks or open space because there would be no physical change to the existing building.*

- 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. 2012.0853CV** subject to the following conditions attached hereto as "EXHIBIT A" 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, 94012.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on November 15, 2012.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a change of use from a church to a child care facility for 15 or more children (d.b.a. Growing Tree Child Care) located at 1984 Great Highway, Block 2086, and Lot 011 pursuant to Planning Code Sections 209.3(f) and 303 and within an RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated July 5, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0853CV and subject to conditions of approval reviewed and approved by the Commission on November 15, 2012 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 November 15, 2012 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](http://www.sf-planning.org).*

2. **Extension** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### MONITORING - AFTER ENTITLEMENT

3. **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](http://www.sf-planning.org).*

4. **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](http://www.sf-planning.org).*

## OPERATION

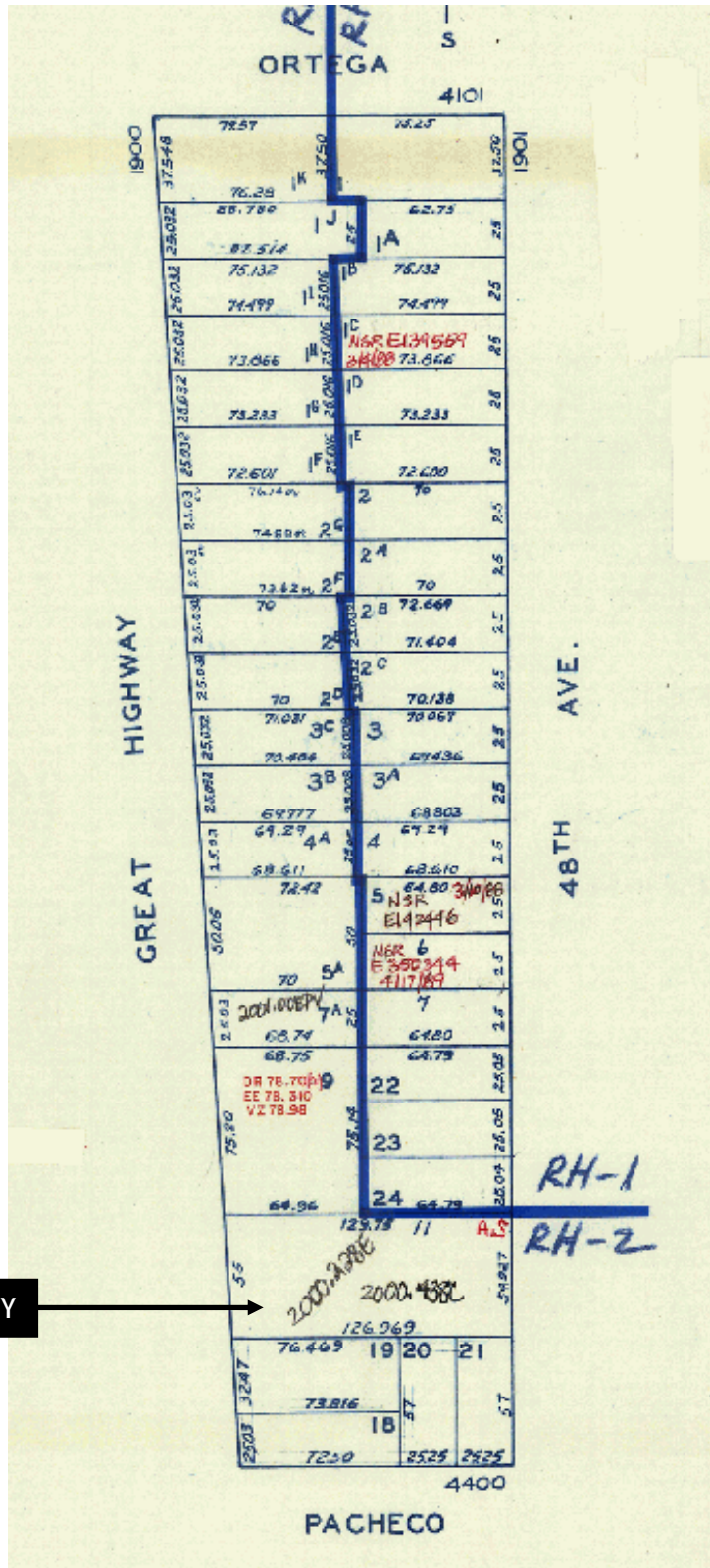
5. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

6. **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/>*

# Parcel Map

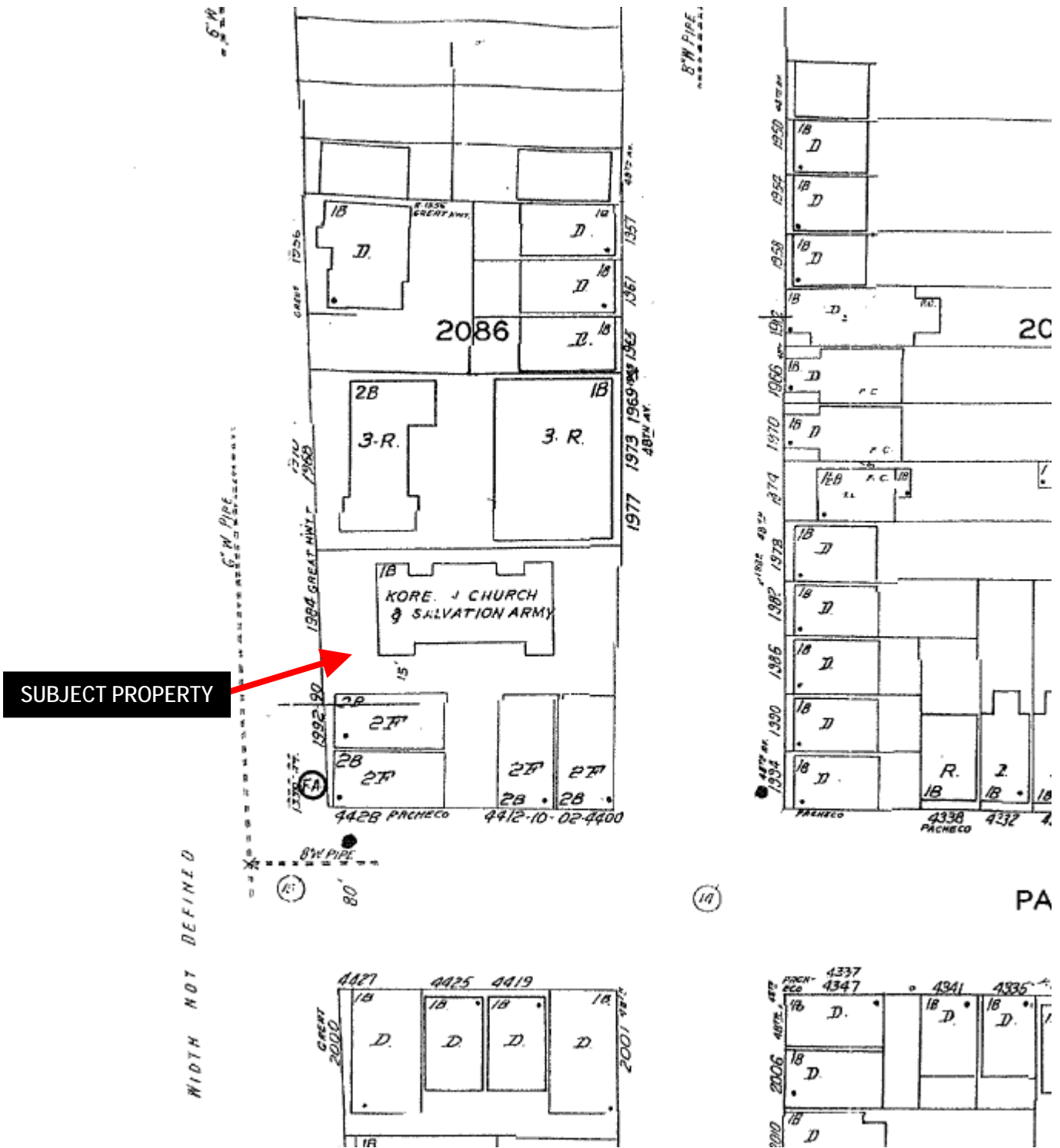


SUBJECT PROPERTY

Conditional Use Request Hearing  
 Case Number 2012.0853 CV  
 Child Care Facility for more than 15 children  
 1984 Great Highway



# Sanborn Map



**SUBJECT PROPERTY**

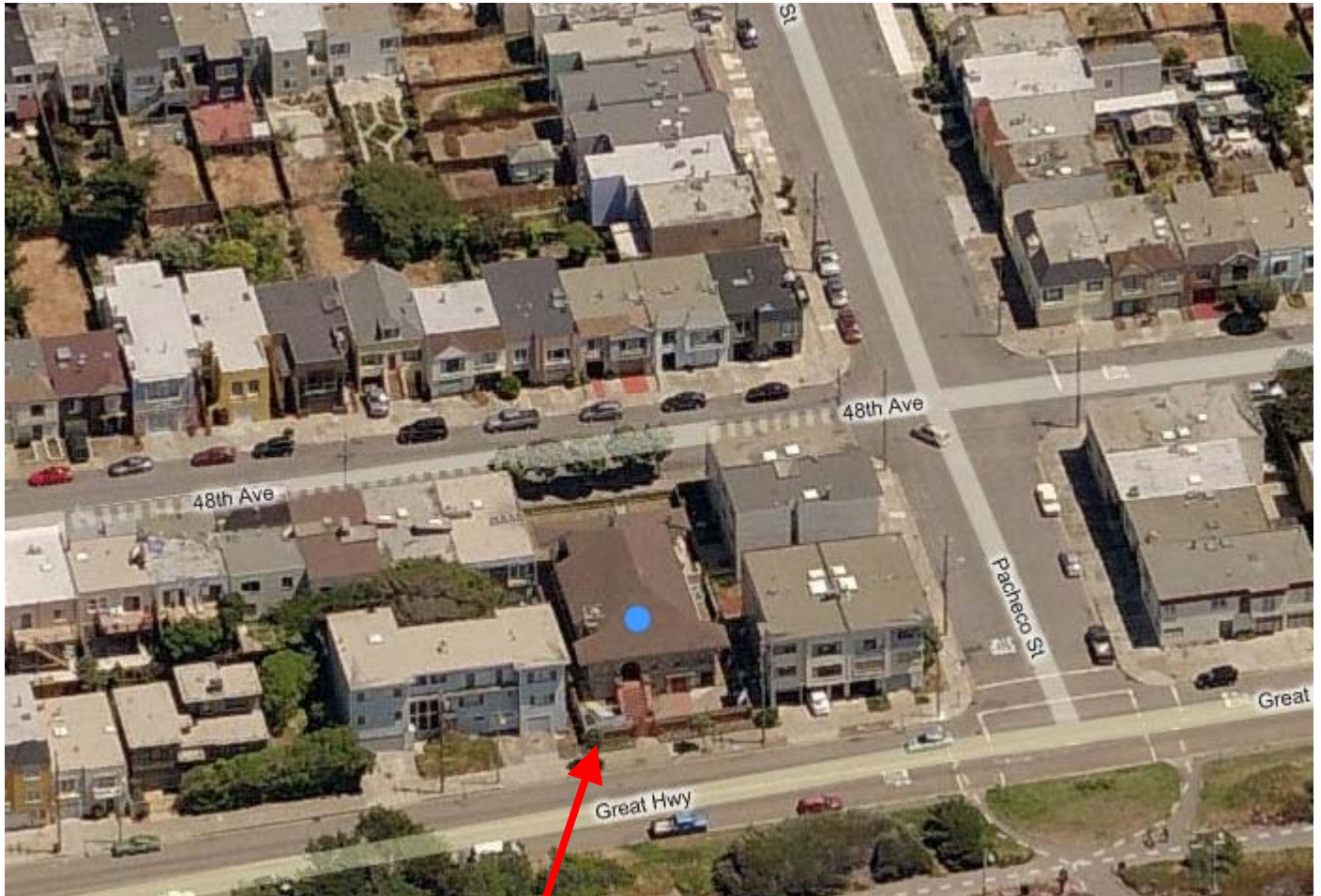
Conditional Use Request Hearing  
 Case Number 2012.0853 CV  
 Child Care Facility for more than 15 children  
 1984 Great Highway

# Aerial Photo view looking North



Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway

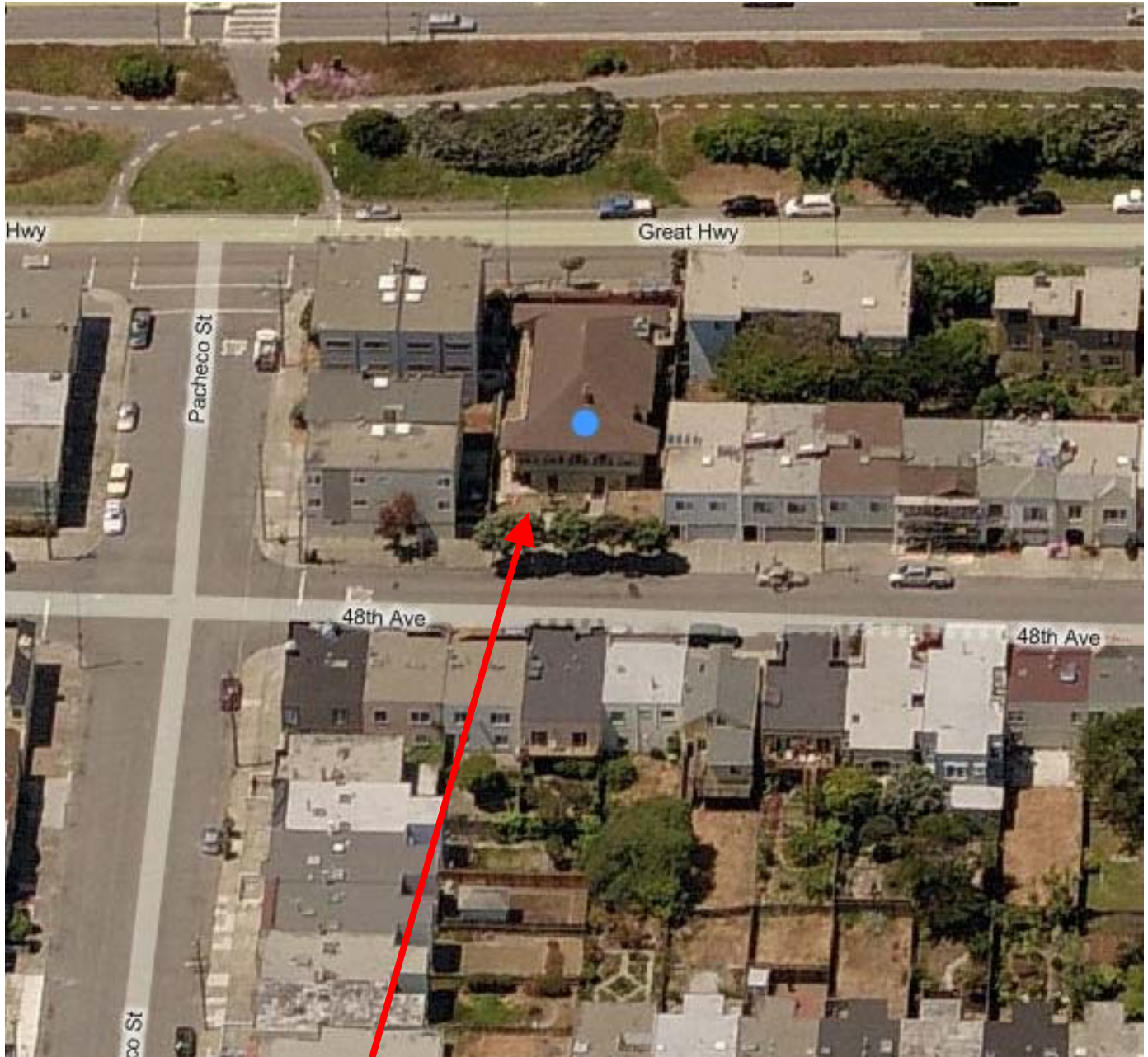
# Aerial Photo view looking West



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway

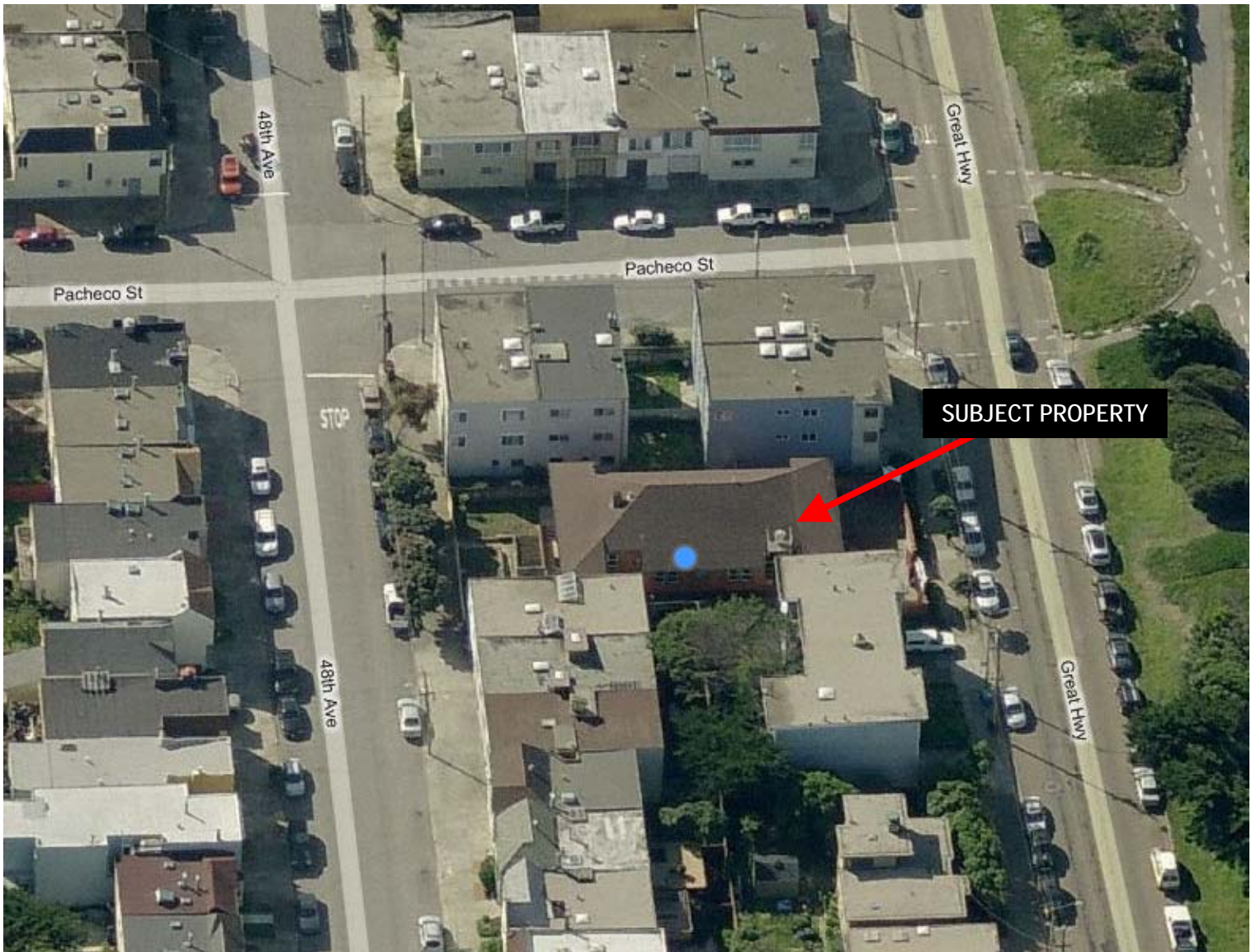
# Aerial Photo view looking East



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway

# Aerial Photo view looking South



Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway

# Zoning Map



Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway

# Site Photo - Subject Property View from Great Highway



Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway

# Site Photo - Subject Property

## View from 48<sup>th</sup> Avenue



Conditional Use Request Hearing  
Case Number 2012.0853 CV  
Child Care Facility for more than 15 children  
1984 Great Highway



10-29-12

Comments re Planning Department Coastal permit.

Case # 2012.0853CVP

1984 Great Highway east side between Ortega and Pacheco streets

To Adrian C. Putra:

We live at 1982 48<sup>th</sup> avenue, across the street from the backyard of the property in question.

Many of my neighbors and I attended a meeting at the facility a while ago and expressed our concerns verbally to the representative who was there.

We do not object the concept of creating a child care facility there, but we do SERIOUSLY object to the obvious parking problems which will arise.

This is a residential area, many of us have more than one automobile as we are a working class neighborhood where more than one adult works. Parking is already very difficult here because of the surfers and other users of the multi-use path along the Great Highway and, of course, of Ocean Beach. Not all of us has a garage or has a garage where more than one car can fit.

**We object to the conversion of the existing church in question to a child care facility if parking for parents and employees at said facility would be allowed to park on 48<sup>th</sup> Avenue. If they can arrange for parking on the Great Highway, we have no issue with this.**

Thank you,

Lisa Largent and Dean Abramson

## Putra, Adrian

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**From:** Stephen McDonagh <mcdonagh@pacbell.net>  
**Sent:** Tuesday, November 06, 2012 10:00 AM  
**To:** Putra, Adrian  
**Subject:** 1984 Great Highway, Case No. 2012.0853CVP

Dear Mr. Putra,

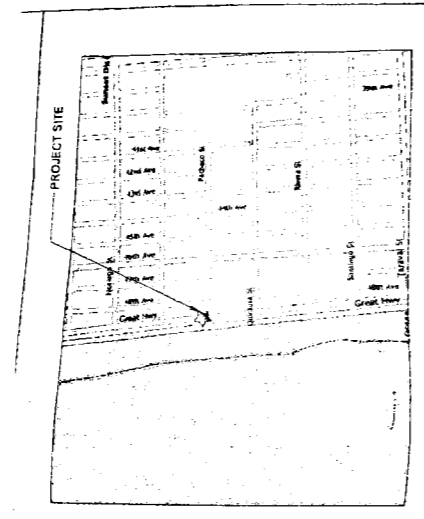
I am writing in response to the notification we received regarding the change of use for property at 1984 Great Highway from a church to a childcare center. I am an owner of an adjoining property at 4410 and 4412 Pacheco Street with my husband, Stephen McDonagh and brother, Paul Brady. Our yard adjoins the subject property. I went to two meetings held by the contractor to explain the changes being made. I am concerned by the number of children that may be attending the childcare. When we asked, Mr. Sham, the contractor, said that maybe 60 or so children would be attending. Your notice states that it will accommodate 15 or more children. There doesn't seem to be a clear limit on the number of children allowed to attend. While we don't have an objection to 15 children, we certainly feel that 60 is too many. In addition to the noise level, we feel the additional traffic it will generate will affect the adjoining properties.

I am unable to attend the meeting on the 15th of November, but would like to know exactly how many children would be allowed to attend the childcare. Your response can be sent to [mcdonagh@pacbell.net](mailto:mcdonagh@pacbell.net). We are looking forward to hearing from you.

Sincerely,  
Jean McDonagh

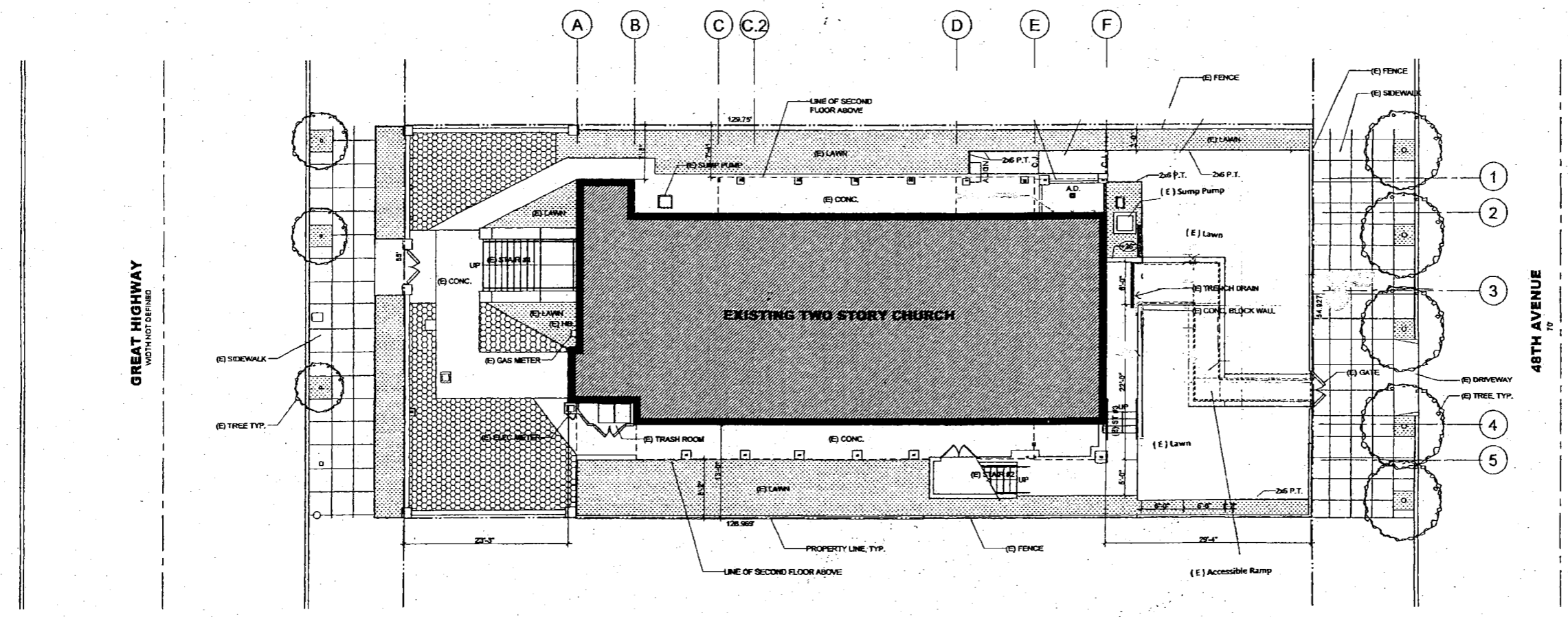
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Designer :  
 MLS Builder Inc.  
 1017 Macarthur Blvd, Lic# 899863  
 Oakland, Ca 946101 Tel: 650 534 7946



Vicinity Map

Scope of work:  
 Application for Conditional Use Authorization from Existing Church to  
 Childcare Center;  
 Demo and removal part of toilet on first floor changed to kid's rest room.



( All exterior without be changed )

1 SITE PLAN

Address:  
 1984 Great Highway,  
 San Francisco, Ca 94116

NO.	DESCRIPTION	DATE
	Conditional Use Authorization Application	
	Existing Church Change Zoning to Childcare Center	
	( Tenant Improvement )	

DWG. TITLE

Site Plan

NORTH:

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

0 5 10 15

PRJ. NO. \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

1/8" = 1'-0"

**Designer :**  
 MLS Builder Inc.  
 1017 Macarthur Blvd. Lic# 899863  
 Oakland, Ca 94610 Tel: 650 534 7946

**LEGEND:**

— EXISTING WALL TO REMAIN  
 - - - - - EXISTING WALL TO BE REMOVED

(E) EXISTING  
 (R) REMOVE EXISTING  
 (L) RELOCATE EXISTING  
 (N) NEW

**KEY NOTES:**

- 1 VERIFY DIMENSIONS OF SHAFT WALL W/ MECH. WORK.
- 2 5/8" TYPE "X" GYP. BD. @ WALLS & CEILING UNDER STAIR. INSTALL TWO LAYERS AT CEILING.
- 3 FIRE EXTINGUISHER 2A 10B C @ 48" A.F.F. FIRE EXTINGUISHER SHALL BE VISIBLE AND ACCESSIBLE. TRAVEL DISTANCE SHALL NOT EXCEED 3,000 SF. VERIFY EXACT LOCATION W/ FIRE INSPECTOR IN FIELD.
- 4 EXISTING DOOR W/ PANIC BAR & CLOSER

**NOTES:**

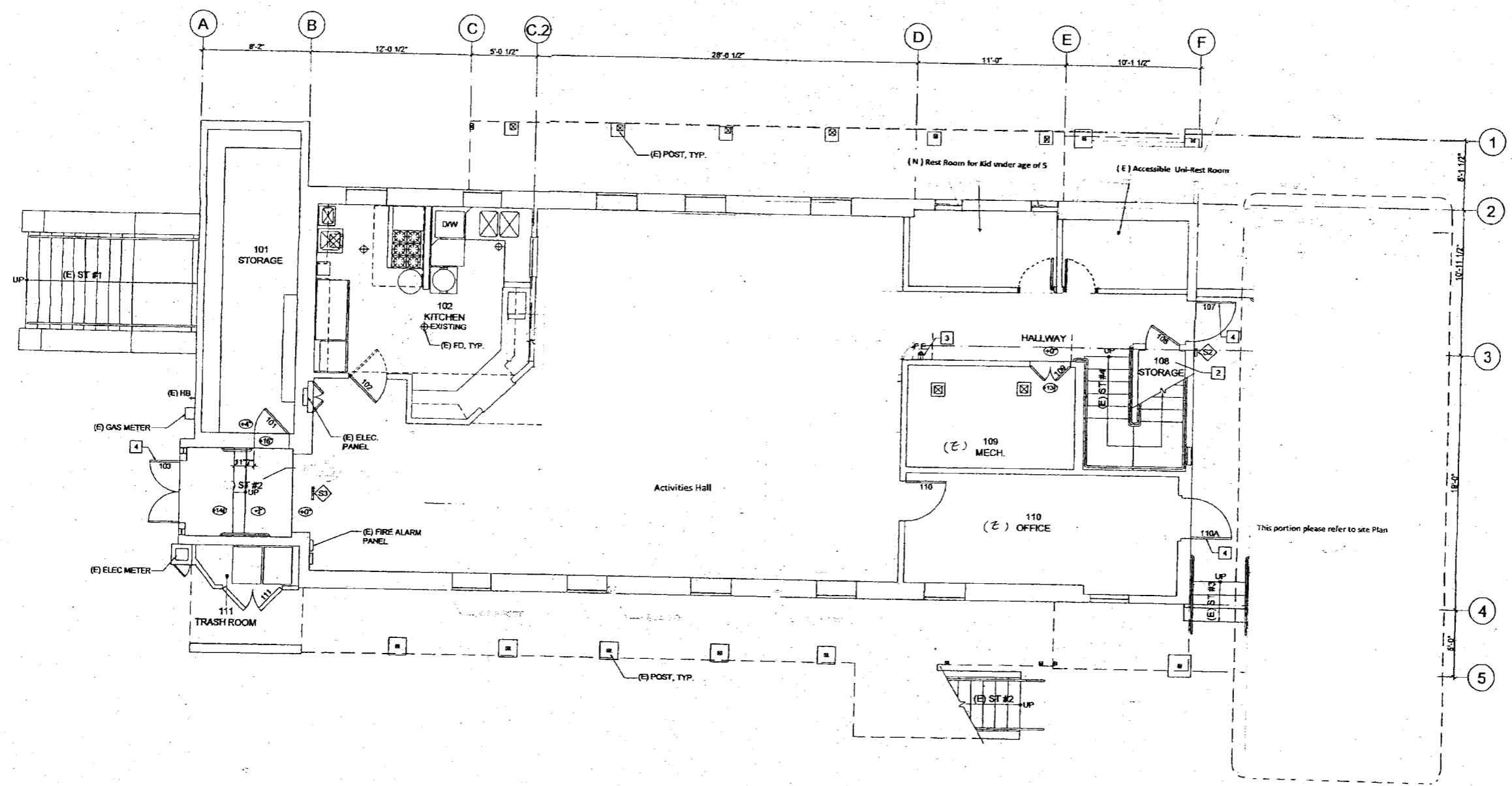
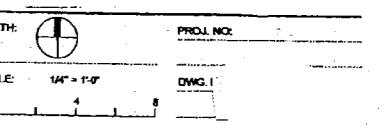
1. ALL DIMENSIONS ARE TO FACE OF FINISH.
2. FLOOR FINISH MATERIAL CHANGE SHALL BE SMOOTH & LEVEL BY BUTT JOINING.
3. FLOOR MATERIAL TRANSITION SHALL OCCUR AT THE MIDDLE OF THE DOOR.
4. PROVIDE WATER RESISTANT GYP. BD. AT ALL WALLS IN RESTROOMS & JANITOR.

Address:  
 1984 Great Highway,  
 San Francisco, Ca 94116

NO.	DESCRIPTION	DATE

PROJECT:  
 Conditional Use Authorization Application  
 Existing Church Change Zoning to Childcare Center  
 (Tenant Improvement)

DWG. TITLE:  
 First Floor Construction Plan

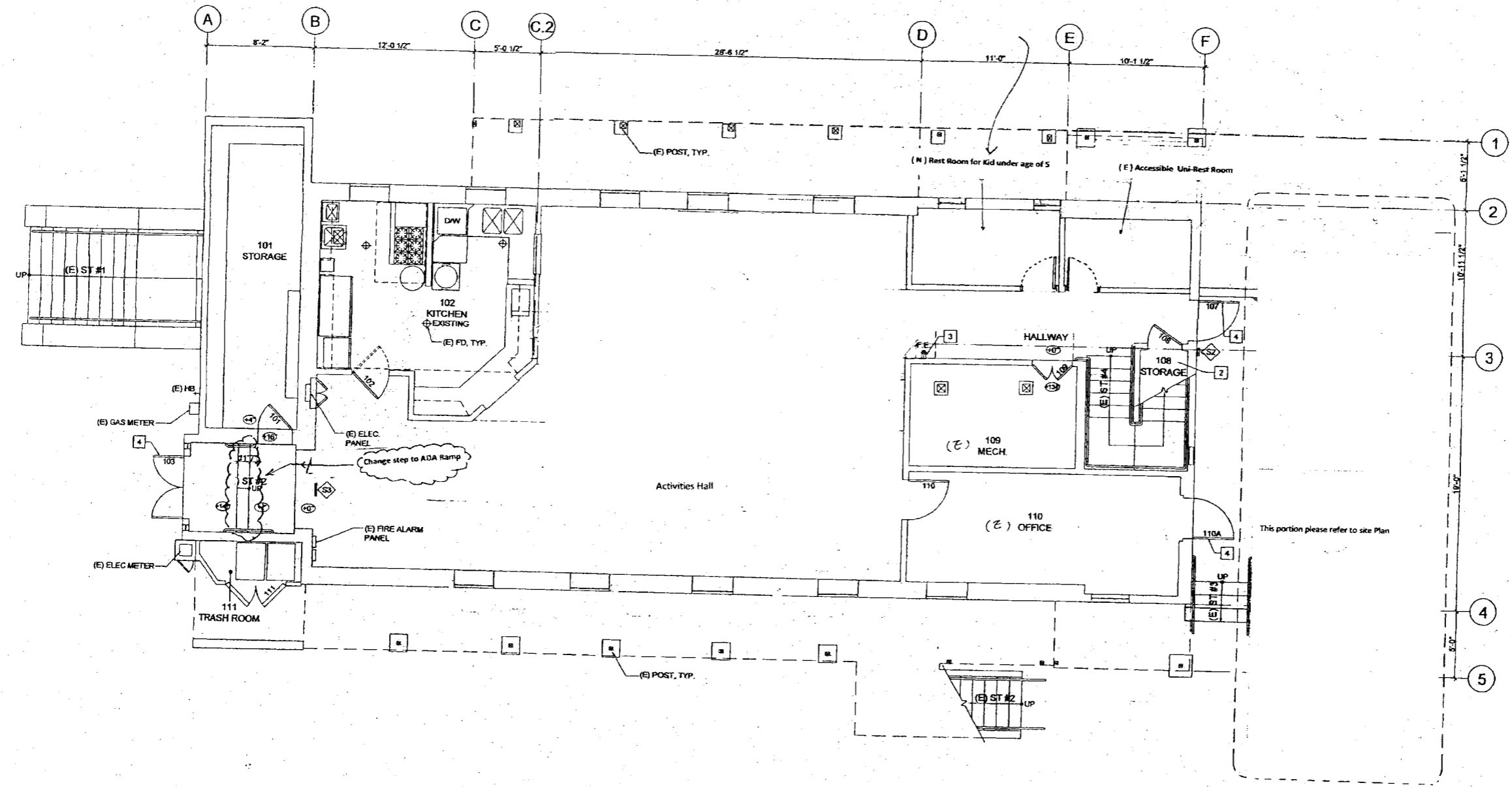


**1 FIRST FLOOR CONSTRUCTION PLAN**

1/4" = 1'-0"

Designer :  
 MLS Builder Inc.  
 1017 Macarthur Blvd, Lic# 899863  
 Oakland, Ca 946101 Tel: 650 534 7946

Scope of Work:  
 Demo existing toilet  
 changed to Kid's Rest Rm.



- LEGEND:**
- EXISTING WALL TO REMAIN
  - - - - EXISTING WALL TO BE REMOVED
  - (E) EXISTING
  - (R) REMOVE EXISTING
  - (L) RELOCATE EXISTING
  - (N) NEW

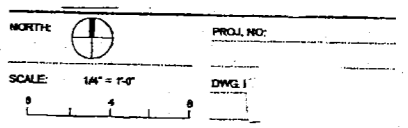
- KEY NOTES:**
- 1 VERIFY DIMENSIONS OF SHAFT WALL W/ MECH. WORK.
  - 2 5/8" TYPE "X" GYP. BD. @ WALLS & CEILING UNDER STAIR. INSTALL TWO LAYERS AT CEILING.
  - 3 FIRE EXTINGUISHER 2A 10B C @ +48" A.F.F. FIRE EXTINGUISHER SHALL BE VISIBLE AND ACCESSIBLE. TRAVEL DISTANCE SHALL NOT EXCEED 3,000 SF. VERIFY EXACT LOCATION W/ FIRE INSPECTOR IN FIELD.
  - 4 EXISTING DOOR W/ PANIC BAR & CLOSER

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF FINISH.
  2. FLOOR FINISH MATERIAL CHANGE SHALL BE SMOOTH & LEVEL BY BUTT JOINING.
  3. FLOOR MATERIAL TRANSITION SHALL OCCUR AT THE MIDDLE OF THE DOOR.
  4. PROVIDE WATER RESISTANT GYP. BD. AT ALL WALLS IN RESTROOMS & JANITOR.

Address:  
 1984 Great Highway,  
 San Francisco, Ca 94116

NO.	DESCRIPTION	DATE
PROJECT:	off street parking variances.	
Conditional Use Authorization Application		
Existing Church Change Zoning to Childcare Center		
(Tenant Improvement)		

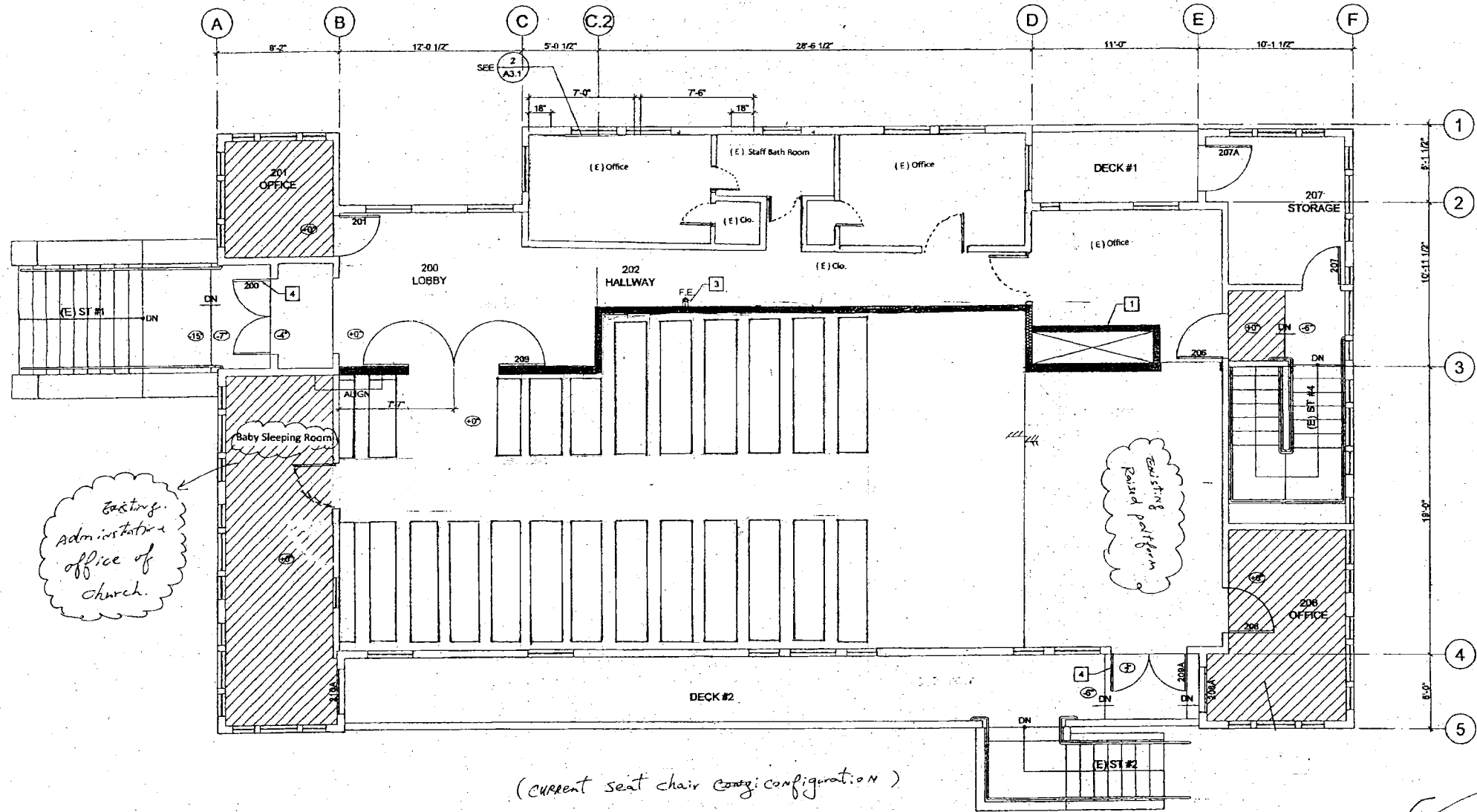
DWG. TITLE  
**First Floor Construction Plan**



**1 FIRST FLOOR CONSTRUCTION PLAN**

1/4" = 1'-0"

Designer :  
 MLS Builder Inc.  
 1017 Macarthur Blvd, Lic# 899863  
 Oakland, Ca 94610 Tel: 650 534 7946



*Existing Administrative office of church.*

*Existing Raised platform*

*(Current seat chair config: configuration)*

*(All Existing Layout and structure at second floor without being changed)*

*(Current occupancy load 110 person)*

*Conditional use authorization*

Address:  
 1984 Great Highway,  
 San Francisco, Ca 94116

Conditional Use Authorization Application  
 Off-Street Parking Variance  
 Existing Church Change Zoning to Childcare Center  
 (Tenant Improvement)

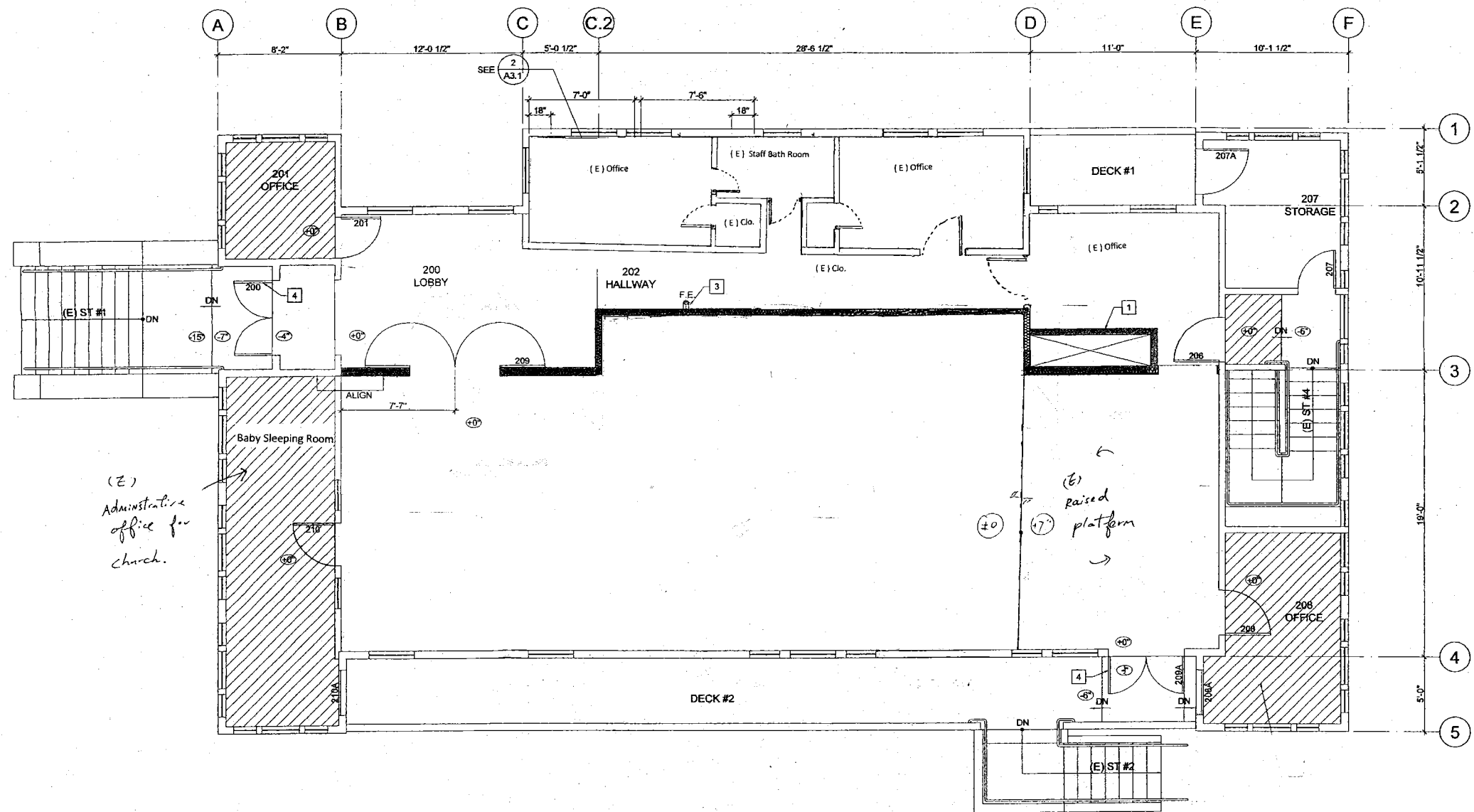
DWG. TITLE  
**Second Floor Construction Plan**

NORTH: PROJ. NO.: 6704  
 SCALE: 1/4" = 1'-0" DWG. NO.:  
 0 4 8

**1 SECOND FLOOR CONSTRUCTION PLAN**

1/4" = 1'-0"

Designer :  
 MLS Builder Inc.  
 1017 Macarthur Blvd, Lic# 899863  
 Oakland, Ca 946101 Tel: 650 534 7946



( All Existing Layout and structure at second floor without being changed )


**1 SECOND FLOOR CONSTRUCTION PLAN**

1/4" = 1'-0"

Address:  
 1984 Great Highway,  
 San Francisco, Ca 94116

Conditional Use Authorization Application  
 Existing Church Change Zoning to Childcare Center  
 ( Tenant Improvement )

DWG. TITLE  
**Second Floor Construction Plan**

NORTH  PROJ. NO. 0794  
 SCALE: 1/4" = 1'-0" DWG. NO. 