



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 16, 2014
CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 16, 2014
Case No.: **2014.0536C**
Project Address: **1245 ALABAMA STREET**
Zoning: RH-2 (Two-Family Residential) District
40-X Height and Bulk District
Block/Lot: 4269 / 027
Project Sponsor: Gerald G. Green
7765 Greenly Drive
Oakland, CA 94605
Staff Contact: Esmeralda Jardines – (415) 575-9144
Esmeralda.jardines@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f), and 303 to allow the conversion of the ground floor of a two-story convent into a child-care facility for up to 88 children (d.b.a. Mission Neighborhood Centers) of which only 54 would be on site at any one time. The proposed facility consists of a reception room, three class rooms, offices, a kitchen, therapy room, storage, a lounge, a sanctuary and two restrooms on the ground level occupying a total area of approximately 4,145 square feet. The second floor is and will remain vacant. The proposed facility would operate Monday through Friday from 8:30 AM to 5:00 PM, serving children from ages three to five years. The Project Sponsor expects the proposed facility to typically provide care for up to 88 children throughout the day. Twenty children would be cared for from 8:30-5:00, 34 children from 8:30-12:30 PM and an additional 34 from 1-5 PM. The operator 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. No physical expansion of the existing building is proposed.

SITE DESCRIPTION AND PRESENT USE

The Project site at 1245 Alabama Street is located on the east side of Alabama Street, between 24th and 25th Streets and is developed with an approximately 10,773 square foot two-story convent previously used for accommodating nuns. The lot is a part of the St. Peter's Church campus which also includes an auditorium, restrooms, school (K-8), garage, rectory, shop, hall and a church. The St. Peter's Convent lot (4269/027) contains approximately 8,125 square-feet with approximately 65 feet of frontage along

Alabama Street. St. Peter’s church and convent are accessed from Alabama Street and the remaining facilities are primarily accessed from Florida Street. The convent is not currently in use and was last occupied four years ago.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located within an RH-2 (Two-Family Residential) District situated in the Mission Neighborhood. Land uses in the immediate vicinity of the site are typical of an RH-2 District with primarily residential uses. The nearest cross street is 24th Street, and thus the property is also near a Neighborhood Commercial Transit District (NCT). Most of the buildings in the vicinity are two and three stories tall. A parking lot is directly across from the project site and currently providing approximately 55 parking spaces. Given its proximity to 24th Street Mission NCT, the vicinity of the site is well served by public transit.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 25, 2014	September 24, 2014	21 days
Posted Notice	20 days	September 25, 2014	September 25, 2014	20 days
Mailed Notice	10 days	October 6, 2014	October 3, 2014	13 days

PROJECT BACKGROUND

An outreach community meeting and open house, facilitated by Mission Neighborhood Centers was held on October 2, 2014 at 1245 Alabama. The attendees were inquisitive parents and potential students wanting to tour the facility.

PUBLIC COMMENT

- To date the Department has not received any inquiries regarding the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The Project Sponsor operates 11 community centers that have provided quality programs that promote self-sufficiency and community growth for San Francisco’s children, youth, families and seniors through Child Development Programs, Youth and Senior Services Programs. The project sponsor just recently celebrated its 55th year anniversary and has existed without any negative impacts to the surrounding neighborhood.
- The proposed child-care facility will provide child-care for up to 88 children, 54 at any one time, which would ordinarily require two off-street parking spaces per Planning Code Section 151.

However, per 150(c)(1) and (2), because not more than at least 5 parking spaces are required for the change of use from convent to child-care facility, parking spaces are not required at 1245 Alabama Street.

- The proposed child-care facility has volunteered to provide three Class 1 and three Class 2 bicycle parking spaces, which will encourage alternative modes of transportation.
- The Project Sponsor has expressed the intent to apply for a passenger loading zone curb along the 87 foot street frontage in front of the entrance to the proposed facility. This loading zone would be adjacent to St. Peter's church loading zone, which the Project Sponsor explained would also be utilized by the facility during church off hours. Both loading zones will provide sufficient space, 174 feet, for parents to pick up and drop off their children without queuing in the street.
- Because of the existing St. Peter's school nearby, the street is already designated a crossing school zone and alerts drivers to slow down as children are within the vicinity.
- The project addresses several needs highlighted in a needs assessment conducted by the San Francisco Child Care Planning & Advisory Council including:
 - Providing affordable preschool services for children between the ages of 3-5 in the Inner Mission, many of which are below the federal poverty line.
 - Providing a licensed capacity for up to 88 children in an area that has experienced the greatest loss of licensed center capacity over the years.
 - Providing child-care services in one of the neighborhoods with the greatest number of children.
- The Project Sponsor currently operates a child-care center at 3013 24th Street in the Mission neighborhood. The current location is only a few blocks away from the proposed site. Moving the child-care facility to the proposed site would allow Mission Neighborhood Centers, which is currently in good standing with the State of California, to continue providing this important service to the community. Approving this relocation will allow this organization to continue providing free child-care services to low income children in their head start program. Currently, 100% of the children utilize this service.
- The current Mission Neighborhood Centers child-care center has to vacate the building by early next year to allow the construction of a new affordable senior housing development at its current site.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the operation of a child-care facility for up to 88 children pursuant to Planning Code Sections 209.3(f) and 303.

BASIS FOR RECOMMENDATION

- The Project meets all applicable requirements of the Planning Code.
- The Project promotes non-profit work and employment opportunities. The sponsoring organization has been provided vital community services to the Mission neighborhood for the past 55 years.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.

- The proposed child-care facility is desirable because it will improve the number of neighborhood serving amenities, which will help strengthen the sense of identity, generate greater neighborhood interest and participation in neighborhood activities, contribute to making a safer neighborhood, and provide a much needed service to the immediate residents.
- The Mission Area Plan and General Plan encourage and support the creation of family supportive services such as child-care services.

RECOMMENDATION: Approval with Conditions
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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 checked="" 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"/> 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 checked="" type="checkbox"/> Site Photo | |

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

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(f) and 303 OF THE PLANNING CODE TO CONVERT ST. PETER'S CONVENT INTO A CHILD-CARE FACILITY FOR UP TO 88 CHILDREN (D.B.A. MISSION NEIGHBORHOOD CENTERS) WITHIN AN RH-2 (TWO-FAMILY RESIDENTIAL) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 30, 2014 Gerald G. Green (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.3(f) and 303 to convert the ground floor of a church convent into a child-care facility for up to 88 children (d.b.a. Mission Neighborhood Centers) within an RH-2 (Two-Family Residential) District with a 40-X Height and Bulk designation.

On October 16, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0536C.

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. 2014.0536C, 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 1245 Alabama Street is located on the east side of Alabama Street, between 24th and 25th Streets and is developed with an approximately 10,773 square foot two-story convent previously used for accommodating nuns. The lot is a part of the St. Peter's Church campus which also includes an auditorium, restrooms, school (K-8), garage, rectory, shop, hall and a church. The St. Peter's Convent lot (4269/027) contains approximately 8,125 square-feet with approximately 65 feet of frontage along Alabama Street. St. Peter's church and convent are accessed from Alabama Street and the remaining facilities are primarily accessed from Florida Street. The convent is not currently in use and was last occupied four years ago.
3. **Surrounding Properties and Neighborhood.** The Project site is located within an RH-2 (Two-Family Residential) District situated in the Mission Neighborhood. Land uses in the immediate vicinity of the site are typical of an RH-2 District with primarily residential uses. The nearest cross street is 24th Street, and thus the property is also near a Neighborhood Commercial Transit District (NCT). Most of the buildings in the vicinity are two and three stories tall. A parking lot is directly across from the project site. The lot currently provides approximately 55 parking spaces. Given its proximity to 24th Street Mission NCT, the vicinity of the site is well served by public transit.
4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f) and 303 to allow the conversion of a convent into a child-care facility for up to 88 children (d.b.a. Mission Neighborhood Centers). The proposed facility consists of a reception room, three class rooms, offices, a kitchen, therapy room, storage, a lounge, a sanctuary and two restrooms on the ground level occupying a total area of approximately 4,145 square feet. The second floor is and will remain vacant. The proposed facility would operate Monday through Friday from 8:30 AM to 5:00 PM, serving children from ages three to five years. The Project Sponsor expects the proposed facility to typically provide care for up to 88 children throughout the day. Twenty children would be cared for from 8:30-5:00, 34 children from 8:30-12:30 PM and an additional 34 from 1-5 PM. Drop off times for children will be between 8:00 and 9:00 AM, midday drop and pick up time is 12:00-1:00 PM and last pick up time for children will be between 4:00 and 5:00 PM. The Project Sponsor has

expressed the intention to apply for a passenger loading zone curb along the 87 foot street frontage in front of the entrance to the proposed facility. In addition, the Project Sponsor explained that the proposed facility would share and utilize the adjacent church's passenger loading zone during church-off hours, for a total 174 foot long loading zone. The operator 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. No physical expansion of the existing building is proposed.

5. **Public Comment.** To date the Department has not received any inquiries regarding the proposal.
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 a 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. **Floor Area Ratio.** Planning Code Section 124 requires an FAR (Floor Area Ratio) of 1.8 to 1 in RH-2 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately 1.33. The maximum floor area allowed would be approximately 14,625 square feet. The Project proposes a non-residential area of approximately 4,145 square feet as the second floor will not be utilized for the current proposed use. The project would occupy the ground floor of St. Peter's Convent, which is an existing building and no building expansion is being proposed.

- C. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings relate to the setbacks provided by adjacent buildings.

The subject building is setback two feet from the property line. No changes to the front setback are proposed.

- D. **Rear Yard.** Planning Code Section 134 establishes rear yard requirements for all districts. In the RH-2 District, a minimum 45 percent rear yard is required, which, for the subject site, represents a rear yard depth of approximately 56 feet 1/4 inch.

St. Peter's convent is an existing building that occupies most of the lot; the building rear extends to the property line and thus, is a legal non-complying structure.

- E. **Vehicular Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. The parking space requirement for a child-care facility is one for each 25

children to be accommodated at any one time, where the number of such children exceeds 24.

A child-care facility for up to 88 children, 54 at any one time, is required to provide two off-street parking spaces. There are currently no proposed off-site parking spaces on the site. Per Planning Code Section 150(c)(1) and (2), off-street parking spaces need be provided only in the case of a major addition to such structure or use, and only in the quantity required for the addition itself. The proposed project would not be considered a major addition as the change of occupancy from convent to child-care facility results in a parking requirement of less than five spaces. Therefore, no additional parking is required and the proposed Project complies with Planning Code Section 151.

- F. **Bicycle Parking** Planning Code Section 155.2(4) requires bicycle parking only be provided if a change of occupancy or increase in intensity of use would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

The ground floor of the convent was last used as part of the St. Peter's Church/School Facility. An elementary school requires two class 1 spaces for every classroom and one class 2 space for every classroom. Because there are three existing classrooms, 6 Class 1 spaces and 3 Class 2 spaces are required.

The proposed child-care facility use would require a minimum of two Class 1 spaces, or 1 space for every 20 children in addition to, one Class 2 space for every 20 children also being required. Assuming 54 children at any one time, 3 class 1 spaces in addition to 3 Class 2 spaces are required for a child-care facility. In this case, the proposed use of a child-care facility requires less than the existing use and thus does not increase the number of total required bicycle parking by 15 percent. Consequently, no bicycle parking is required at 1245 Alabama Street. The proposed Project complies with Planning Code Section 155.2(4).

However, the Project Sponsor has volunteered to provide 3 Class 1 and 3 Class 2 bicycle parking spaces on site in an effort to promote alternative modes of transportation, which on balance, complies with current code requirements, for the child-care facility.

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 occupy the ground level of the existing convent. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable as it will provide a vital and needed service for the residents of the neighborhood. The

proposed use is desirable for, and compatible with, nearby residents in that approval of this Project would enhance services in this neighborhood, especially those for families with children. Per a San Francisco needs assessment, the Mission neighborhood is in need of such services for children not of school age. The proposed use is also desirable in that it creates a more positive neighborhood aesthetic by occupying a currently vacant building.

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. Changing the use from a convent to a child-care facility will not be detrimental to the health, safety, convenience or general welfare of the nearby residents or workers. The proposed Project will not be injurious to existing properties or improvements or potential developments in the area. The existing building will remain intact.

- 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 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 loading zone curb along the 174 foot long street frontage, including the adjacent church's loading zone. If granted, the loading zone will be in place prior to any occupancy of the child-care facility and will thus, be able to accommodate the proposed drop off and pick up plan. The Project Sponsor is not providing off-street parking spaces on the site as they are not required but has volunteered to provide bicycle parking. Alabama Street is a residential street with on-street parking as well as a parking lot directly across the site. The current street traffic allows vehicles to safely access the site during the drop off and pick up times and because of the existing school nearby, the street is already designated a crossing school zone and alerts drivers to slow down as children are within the vicinity.

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

No noxious or offensive emissions such as noise, glare, dust and odor are expected to be emitted during normal operations. The proposed Project is exempt from environmental review.

- 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. The Project Sponsor

proposes a child play structure in the north elevation as well as a raised deck and ADA ramp. An additional deck and ADA ramp are also proposed in the south elevation.

- 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.

The proposed Project will not negatively affect the neighborhood commercial transit district nearby but instead, could potentially encourage patronage of said businesses by families with children.

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. Also, the provision of child-care services is an amenity that would attract or retain workers.

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 building and a majority of the proposed child-care facility's activities will take place indoors and thus, the facility will not disrupt the adjacent neighboring uses. Furthermore, though within an RH-2 District, the immediately adjacent buildings are a part of the St. Peter's church campus. Directly north of the subject building is the main church sanctuary which is only primarily utilized Sunday mornings, when the child-care facility will not be occupied and directly south is the school auditorium. The child-care facility is not expected to be disruptive to neighboring residences.

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1:1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.3:

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.

The proposed project provides an opportunity to maintain a successful neighborhood commercial transit district. Given the proximity of the subject site to the 24th Street Neighborhood Commercial Transit District, providing bicycle parking further encourages alternative modes of transportation. The change of use from convent to child-care facility does not require any additional parking be provided per the San Francisco Planning Code.

HOUSING

OBJECTIVE 2.1:

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.

Policy 2.1.2:

Provide land and funding for the construction of new housing affordable to very low- and low-income households.

The child-care facility being proposed at the subject site is currently located at 3013 24th Street. The child-care facility is being relocated to provide land to construct a new development for senior affordable housing in the Mission neighborhood.

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.4:

Encourage the creation of family supportive services, such as child-care facilities, parks and recreation, or other facilities, in affordable housing or mixed-use developments.

Allowing the relocation of the child-care facility to St. Peter's convent would accommodate the continuation of needed family supportive services on an existing site with mixed uses. The subject site and surrounding sites are a part of the St. Peter's church campus which currently provides a main sanctuary, school, auditorium, rectory, shop, hall, garage and apartments. The convent was last occupied four years ago and is currently vacant. A child-care facility qualifies as a use which complements an array of housing needs with respect to community services for families with children.

TRANSPORTATION

OBJECTIVE 4.3

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL

BY NON-AUTO MODES.

Policy 4.3.4:

Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.

The child-care facility's provision of bicycle parking is an innovative parking arrangement that is efficient, suitable for the size of the site and reduces congestion and unnecessary private vehicle trips.

OBJECTIVE 4.7

IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION.

Policy 4.7.2:

Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.

Both Class 1 and Class 2 spaces would be provided on site. Providing such classifications of bicycle parking improves and expands infrastructure for bicycling and encourages options and alternative modes of transportation.

COMMUNITY FACILITIES

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 7.1.3:

Ensure child-care services are located where they will best serve neighborhood workers and residents.

A child-care facility in the Mission neighborhood, and more specifically within the St Peter's church's campus, provides a unique opportunity to serve the neighborhood and its residents within an already identifiable and recognized location. The convent was previously used for instruction and the large rooms are suitable for large classrooms. Furthermore, the site is already fully enclosed with a fence and thus, minor exterior improvements would be necessary to operate a child-care facility.

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. Given the child-care facility's close proximity to the 24th Street Mission Neighborhood Commercial Transit District, it would more

than likely increase patronage of neighborhood-serving retail uses nearby.

- 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 affordable housing will be removed or affected for this Project. Coincidentally, this child-care facility is being relocated as its current site is being redeveloped to provide affordable senior housing.

- 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. In addition, there is a parking lot directly across from the proposed child-care facility and because the project is on a residential street, on-street parking is also available.

- 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 interior 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 expansion 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. 2014.0536C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 2007, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 16, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 16, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a child-care facility (d.b.a. **Mission Neighborhood Centers**) located at **1245 Alabama Street, San Francisco, CA, 4269, and 027** pursuant to Planning Code Section(s) **209.3(f) and 303** within the **RH-2 (Two-Family Residential) District** and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 3, 2014**, "EXHIBIT B" included in the docket for Case No. **2014.0536C** and subject to conditions of approval reviewed and approved by the Commission on **October 16, 2014** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 16, 2014** 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.

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.

DESIGN

3. **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.

MONITORING

4. **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.

5. **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

OPERATION

6. **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

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>*

8. **Traffic Plan.** The Project Sponsor shall provide a traffic plan that includes providing a passenger loading and unloading “white” zone along a street curb that fronts the subject property. Additionally, crossing guard(s) shall monitor the passenger loading and unloading “white” zone during morning and afternoon pick-up and drop-off hours.

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

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature:
	Project Approval Action:	
	<small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Parcel Map



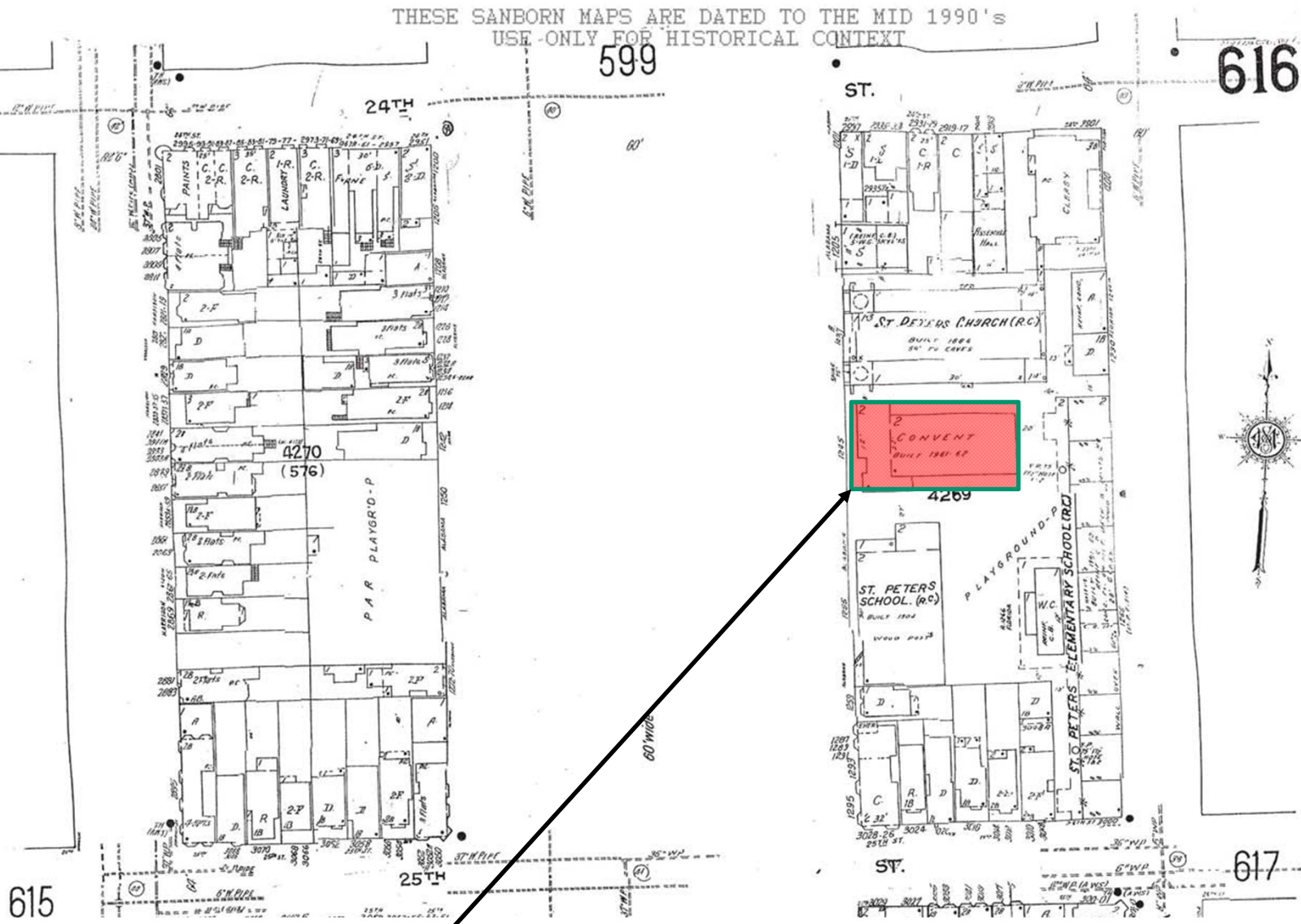
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0536C
1245 Alabama Street
4269/ 027

Sanborn Map*

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



THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0536C
1245 Alabama Street
4269 / 027

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0536C
1245 Alabama Street
4269 / 027

Height & Bulk Map

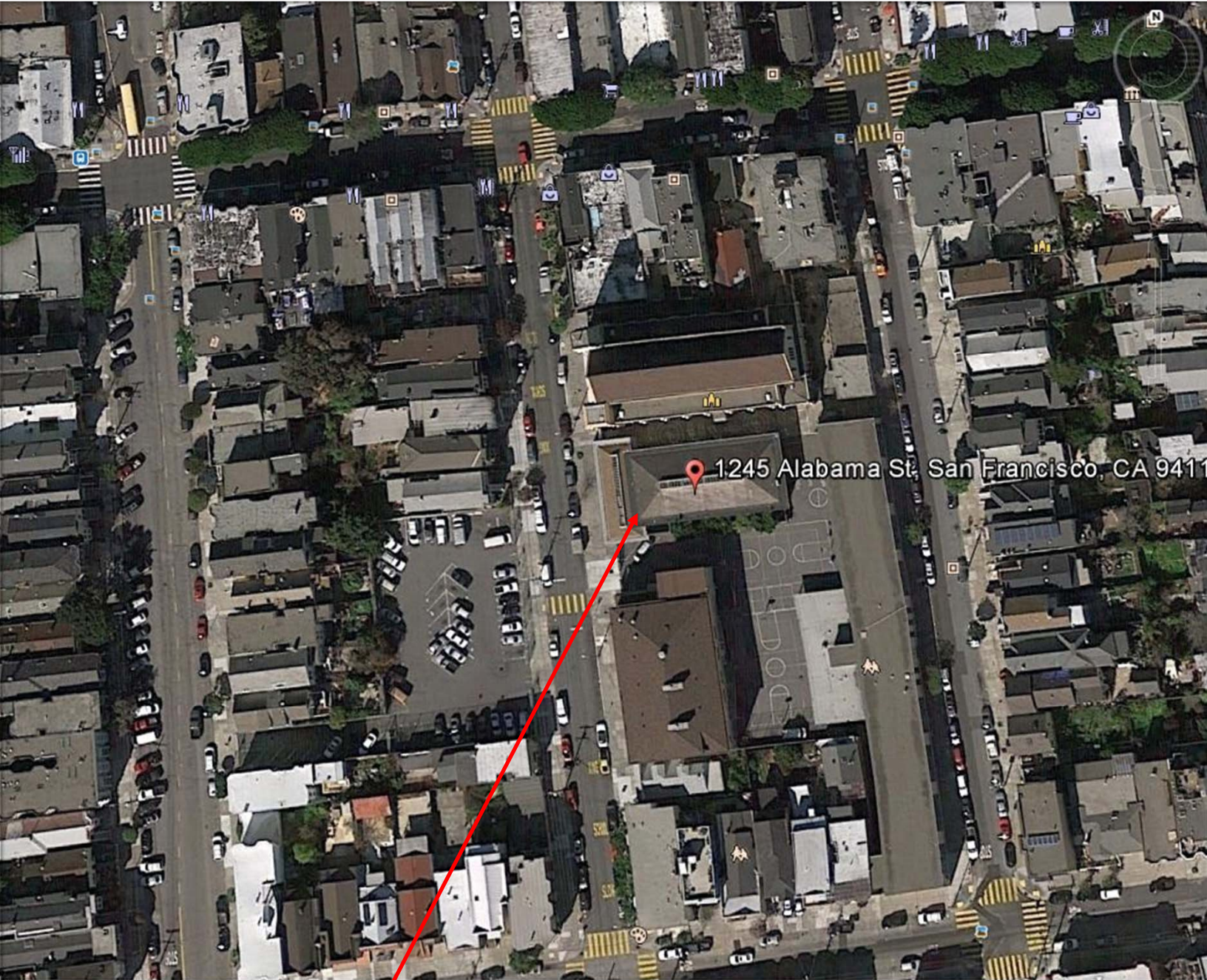


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0536C
1245 Alabama Street
4269 / 027

Aerial Photograph



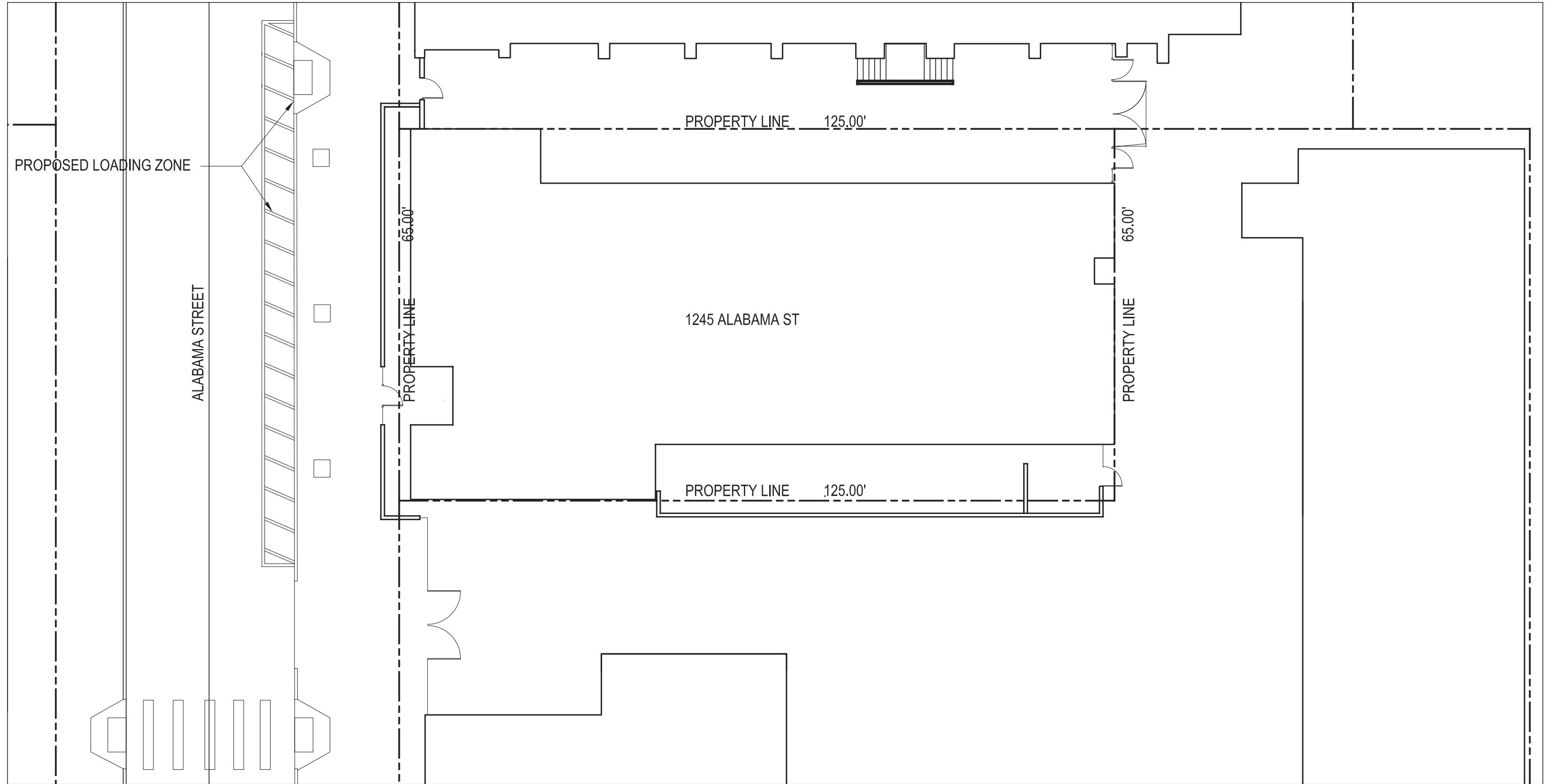
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0536C
1245 Alabama Street
4269 / 027

Site Photograph

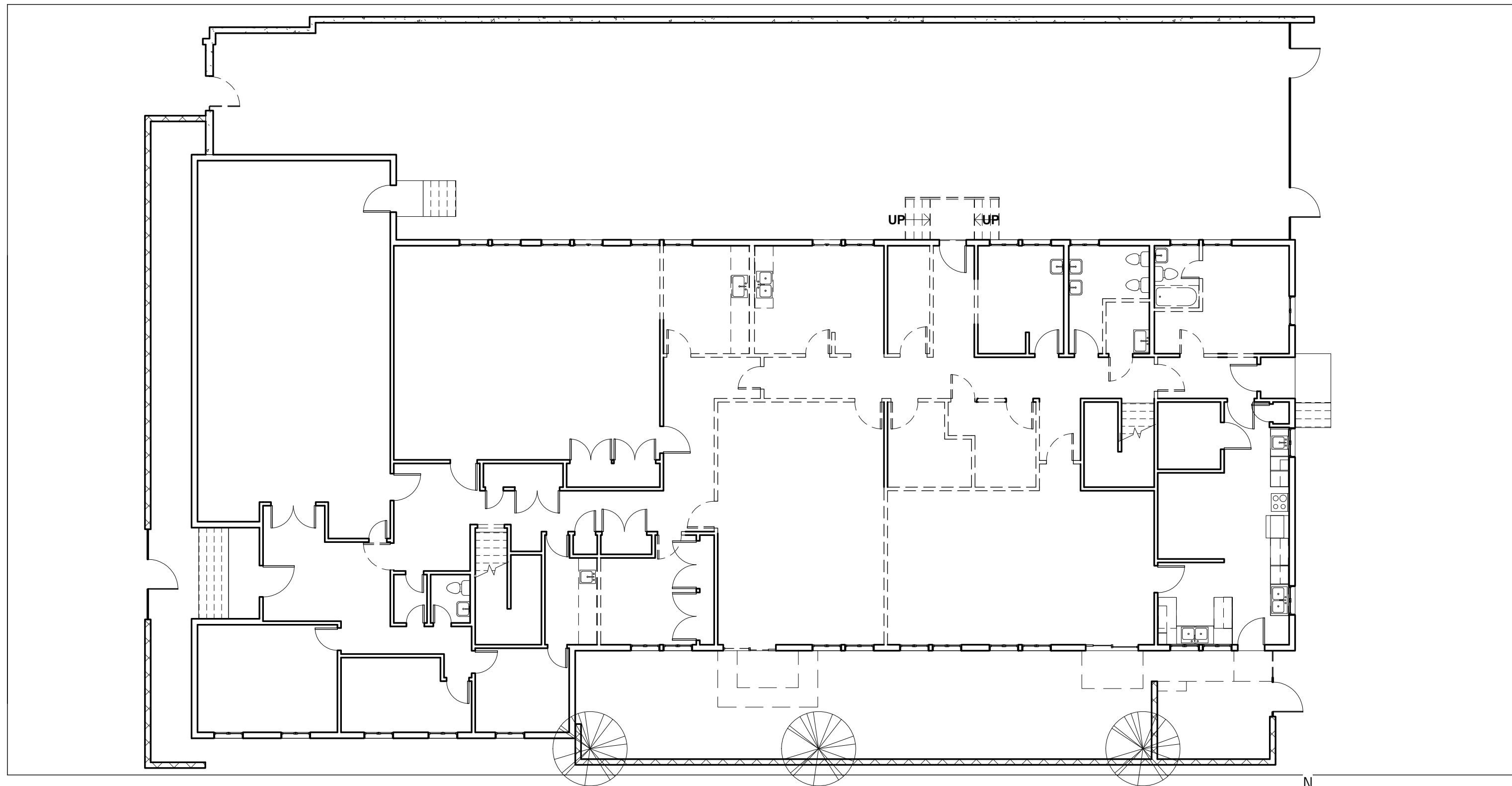
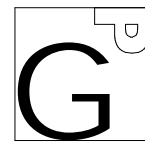




SITE PLAN



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

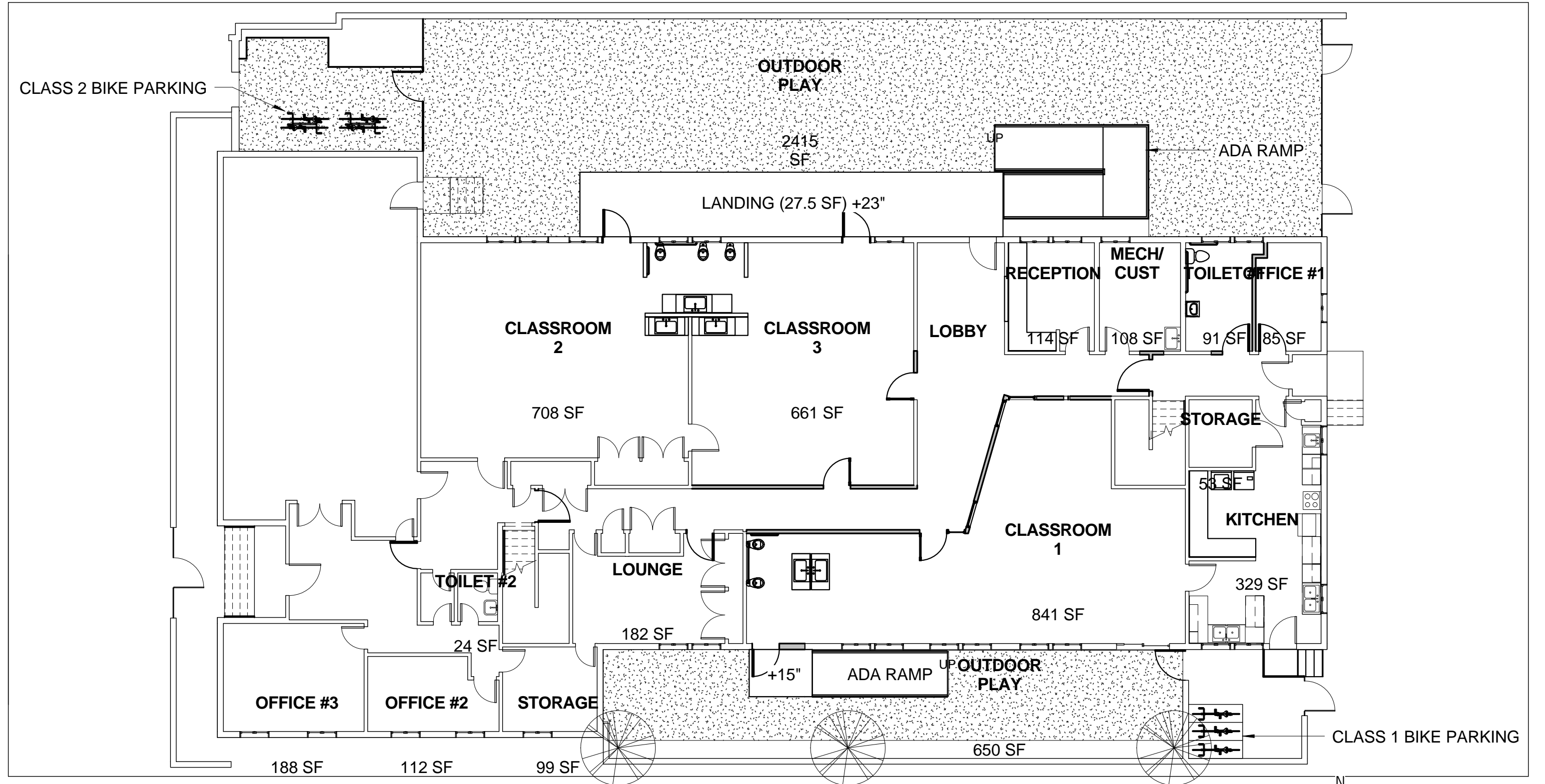


PLAN 1 EXISTING

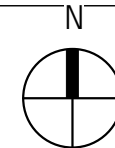
KEY:
--- = DEMO



SCALE: 1/32" = 1'-0"



PLAN 1 PROPOSED



SCALE: 1/32" = 1'-0"



Room Schedule	
Name	Area

CLASSROOM 1	841 SF
CLASSROOM 2	708 SF
CLASSROOM 3	661 SF
KITCHEN	329 SF
LOBBY	550 SF
LOUNGE	182 SF
MECH/ CUST	108 SF
OFFICE #1	85 SF
OFFICE #2	112 SF
OFFICE #3	188 SF
OUTDOOR PLAY	2415 SF
OUTDOOR PLAY	650 SF
RECEPTION	114 SF
STORAGE	53 SF
STORAGE	99 SF
TOILET #1	91 SF
TOILET #2	24 SF

ROOM SCHEDULE