



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JUNE 24, 2010

*Date:* June 17, 2010  
*Case No.:* **2008.0935ECK**  
*Project Address:* **2130 FULTON STREET**  
*Zoning:* RH-2 (Residential, Two-Family)  
80-D Height and Bulk District  
*Block/Lot:* 1145/003  
*Project Sponsor:* Kristy Vivas Clemmens  
University of San Francisco  
2130 Fulton Street  
San Francisco, CA 94117  
*Represented by:* Harry O'Brien and Caroline Guibert  
*Coblentz, Patch, Duffy & Bass, LLP*  
*Staff Contact:* Sara Vellve – (415) 558-6263  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)  
*Recommendation:* Approval with Conditions

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### PROJECT DESCRIPTION

The University of San Francisco (USF) proposes to construct an approximately 60,000 square foot science center, which would be called the Center for Science and Innovation (CSI) in the current location of Harney Green and Harney Plaza. The CSI would include two major components: a) a three-story building (Science Building) with a partial basement of up to approximately 50 feet in height (approximately 60 feet including mechanical stacks) and; b) a two-story below-grade structure (Plaza Building) located below Harney Plaza. While these components are described as two separate structures, the CSI would function as one building (the "CSI Building"). The CSI Building would contain approximately 17 classrooms and teaching laboratories, as well as maintenance, storage, staff meeting rooms and restrooms. The proposed above-grade building would be structurally integrated with Harney Science Building, the existing science building. As currently proposed, approximately seven classrooms would be located below Harney Plaza and ten classrooms would be located within the above-grade building. The below-grade classrooms would be constructed on the east and west side of the plaza adjacent to Harney Science Building and University Plaza. The roofs of these classrooms would be developed with greenery, paths and outdoor furniture. Between the two sets of classrooms is proposed an outdoor "hallway" with bridges above connecting the rooftop plazas. Some below-grade classrooms would be daylighted by skylights and ambient light from the outdoor hallway. The reconfiguration and redesign of Harney Plaza accounts for approximately 20,000 square feet of the project area.

Seventeen of the existing classrooms and teaching laboratories in the Harney Science Building would be relocated to the CSI Building so that the project would not result in a net gain of classrooms or teaching

laboratories between the existing and proposed science facility. At this time, USF has not developed a specific reuse plan for Harney Science Building, but it is expected that the 17 relocated classrooms and teaching laboratories will be used to provide more appropriately sized equipment storage, research areas, student work/study areas and office space to accommodate existing faculty and staff.

The project includes up to two new off-street loading spaces to be located in the existing parking lot east of Harney Science Building and accessed from Golden Gate Avenue. The loading spaces would accommodate two 24-foot trucks. The proposed loading spaces and service ramp would displace four off-street parking spaces in the University Center parking lot which would be relocated to the Lone Mountain Campus.

According to the project sponsor, the purpose of the project is to facilitate the modernization of USF's overall science curriculum to better serve students and remain competitive. Harney Science Building was constructed in the 1960s and no longer satisfies the standards for contemporary academic classrooms and teaching laboratories.

## **SITE DESCRIPTION AND PRESENT USE**

The project site is within the interior of USF's Main Campus, which is bordered by Fulton Street on the south, Golden Gate Avenue on the north, Masonic Avenue on the east and Parker Avenue on the west. USF encompasses approximately 55 acres at the Main Campus, the Lone Mountain Campus and the Koret Health Recreation Area. The approximately 43,000 square foot building site would occupy the location of the existing Harney Green and Harney Plaza in the campus interior. The building site is bounded by Harney Science Building to the north, University Center to the east, and Cowell Hall to the south. The University of San Francisco has occupied the site since 1855.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The site is surrounded by the Western Addition, Haight/Ashbury, Inner Richmond and Presidio Heights neighborhoods. A number of residential neighborhoods [don't want to suggest that other neighborhood organizations have organized against the project] are within close proximity to USF, including the University Terrace neighborhood, which is located between USF's Main and Lone Mountain campuses to the north and south, and Parker and Masonic Streets to the west and east. The immediate area around USF is primarily developed with single-family dwellings, and commercial uses are found on Masonic Avenue to the east and Stanyan Street to the west. Non-residential land uses around the project site include campus buildings containing classrooms, a dining hall, a library, open plazas, pedestrian walkways, and landscaped areas. Properties immediately surrounding the site are within RH-1 (Residential House, One-Family) and RH-2 (Residential House, Two-Family) Districts.

## **ENVIRONMENTAL REVIEW**

On April 2, 2008, pursuant to the provisions of the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), the State CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.) ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), the Department received an Environmental Evaluation Application

form for the proposed project, in order that it might conduct an initial evaluation to determine whether the proposed project might have a significant impact on the environment.

On July 29, 2009, the Department determined that the project, as proposed, could not have a significant impact on the environment. On July 29, 2009, a notice of determination that a Mitigated Negative Declaration would be issued for the proposed project was duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration posted in the Department offices, and distributed all in accordance with law.

On August 18, 2009, an appeal of the Department's decision to issue a Mitigated Negative Declaration was filed by Kristin Kasper Glickman, then-President of the University Terrace Association (UTA), and Richard Rabbitt, also a member of UTA.

On June 24, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the appeal of the Mitigated Negative Declaration, 2008.0395ECK.

On June 24, 2010 the Commission upheld the Mitigated Negative Declaration and approved the issuance of the Final Mitigated Negative Declaration as prepared by the Planning Department and found that the contents of the Final Mitigated Negative Declaration and the procedures through which it was prepared, publicized, and reviewed complied with CEQA, the CEQA Guidelines and Chapter 31.

The Commission found the Final Mitigated Negative Declaration was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the Final Mitigated Negative Declaration for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2008.0395ECK , at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

So long as the Commission upholds the PMND and approves the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31 of the Administrative Code, it will also conduct a duly noticed public hearing on Conditional Use Application No. 2008.0395ECK at the regularly scheduled meeting on June 24, 2010.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 4, 2010	May 27, 2010	29 days

Posted Notice	20 days	June 4, 2010	May 28, 2010	27 days
Mailed Notice	10 days	June 14, 2010	June 14, 2010	10 days

**PUBLIC COMMENT**

- The University Terrace Association (UTA) appealed the Preliminary Mitigated Negative Declaration on August 18, 2009 and has expressed a number of concerns regarding USF in that appeal and in subsequent correspondence with the Department. The Department has received a number of letters of opposition, which have been attached. The Ewing Terrace Neighborhood Association submitted a letter as well.

**ISSUES AND OTHER CONSIDERATIONS**

Specific concerns that UTA has expressed are outlined below, many of which pertain to existing conditions at USF rather than the proposed CSI project. The Department’s responses can be found in its Memo to Richard Rabbit and UTA dated April 15, 2010 (attached) and in the PMND Appeal response. The topics generally addressed in the Memo include:

- Compliance with Master Plan/IMP (disclosure of project information, accurate data, compliance with)
- Xavier and Fromm Halls (intensification of institutional use, commercial use);
- Student Enrollment (enrollment has increased more than predicted in 2004 IMP, accuracy and completeness of current enrollment data, establishment of an enrollment cap);
- Off-street Parking (adequacy for use, calculation, reported deficit);
- Center for Science and Innovation (disclosure of future use, appropriateness of PUD process, truck delivery hours);
- Baseball and Soccer Fields (disclosure in IMP, intensification, commercial use, synthetic turf, athletic camps, lighting).

**It is important to note that the broad range of concerns described above are not generally attributable to the proposed CSI project which is the subject of this Conditional Use hearing.** However, the Department strongly recommends that USF develop, in conjunction with the neighborhood, a comprehensive strategy to address neighborhood concerns.

Throughout review of the CSI project, it has come to the Department’s attention that modifications to USF’s 2004 Institutional Master Plan (IMP) are necessary. An IMP update was submitted to the Planning Department on April 6, 2010 and a revised version of that IMP update was submitted to the Department on June 10, 2010. The next new full IMP is due in the spring of 2014.

In order to address UTA’s concerns, USF and UTA have been meeting since November, 2009 and have been attempting to negotiate a private settlement agreement that would cover topics related to initiating the 2014 IMP ahead of schedule, , a transportation and traffic calming study, establishment of scheduled meetings to address UTA concerns, truck delivery hours, construction issues, and the establishment of a mitigation fund to address issues that are of mutual concern to UTA and USF, such as traffic calming. The Department understands that negotiations are on-going.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow for intensification of an institutional use, construct a building exceeding a height of 40 feet in an R district, and a Planned Unit Development with modifications to the rear yard requirement.

## **BASIS FOR RECOMMENDATION**

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

- The project is consistent with the Commerce and Industry, Community Facilities, Urban Design and Transportation Elements of the General Plan.
- The project is consistent with Planning Code Section 101.1.
- The project is necessary to maintain the institutional competitiveness of a well-regarded post-secondary educational institution.
- The project site has been relocated from Golden Gate Avenue to retain existing parking and reduce potential impacts to neighborhood residents.

<b>RECOMMENDATION:</b> <b>Approval with Conditions.</b>
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### **Attachments:**

Exhibit "C" – Mitigation Monitoring and Reporting Program

Zoning Map

Height and Bulk Map

Parcel Map

Sanborn Map

Aerial Photographs

Letters of Opposition

April 15, 2010 Department Letter to Richard Rabbit, UTA

University of San Francisco Submittal

- Site Photos
- Building Renderings
- Illustrative Landscape Plan
- Building Plans, Elevations and Materials

University Terrace Association Submittal



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

- |  |   |
|--|---|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315)         | <input checked="" 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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## Planning Commission Draft Motion

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**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 101.1, 209.3, 253, 295, 303 AND 304 OF THE PLANNING CODE ALLOWING INTENSIFICATION OF AN EXISTING INSTITUTIONAL USE (THE UNIVERSITY OF SAN FRANCISCO), A BUILDING GREATER THAN 40 FEET IN HEIGHT IN A RESIDENTIAL DISTRICT AND A PLANNED UNIT DEVELOPMENT TO MODIFY THE REAR YARD REQUIREMENT TO CONSTRUCT AN APPROXIMATELY 60,000 SQUARE FOOT ACADEMIC BUILDING OF APPROXIMATELY 50 FEET IN HEIGHT (NOT INCLUDING MECHANICAL STACKS) TO INCLUDE CLASSROOMS, TEACHING LABORATORIES, INSTRUMENTATION ROOMS, AND BUILDING MECHANICAL/SUPPORT SPACES AND RECONFIGURE APPROXIMATELY 20,000 SQUARE FEET OF HARNEY PLAZA AT 2130 FULTON STREET, BETWEEN PARKER AND MASONIC AVENUES, LOT 003 IN BLOCK 1145, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY DISTRICT) AND AN 80-D HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On September 16, 2008, Kristy Vivas Clemmens, on behalf of the University of San Francisco (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional

Use Authorization under Planning Code Sections 101.1, 209.3, 253, 295, 303 and 304 allowing intensification of an existing institutional use, a building greater than 40 feet in height and a Planned Unit Development to modify the rear yard requirement within an RH-2 (Residential, House, Two-Family) District and an 80-D Height and Bulk District.

On April 2, 2008, pursuant to the provisions of the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), the State CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.) ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), the Department received an Environmental Evaluation Application form for the proposed project, in order that it might conduct an initial evaluation to determine whether the proposed project might have a significant impact on the environment.

On July 29, 2009, the Department determined that the project, as proposed, could not have a significant impact on the environment. On July 29, 2009, a notice of determination that a Mitigated Negative Declaration would be issued for the proposed project was duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration posted in the Department offices, and distributed all in accordance with law.

On August 18, 2009, an appeal of the Department's decision to issue a Mitigated Negative Declaration was filed by Kristin Kasper Glickman, then-President of the University Terrace Association (UTA), and Richard Rabbitt, also a member of UTA.

On June 24, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the appeal of the Mitigated Negative Declaration, 2008.0395ECK.

On June 24, 2010 the Commission upheld the Mitigated Negative Declaration and approved the issuance of the Final Mitigated Negative Declaration as prepared by the Planning Department and found that the contents of the Final Mitigated Negative Declaration and the procedures through which it was prepared, publicized, and reviewed complied with CEQA, the CEQA Guidelines and Chapter 31.

The Commission found the Final Mitigated Negative Declaration was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the Final Mitigated Negative Declaration for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2008.0395ECK, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On June 24, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.0395ECK.

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. 2008.0395ECK, 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 is within the interior of USF's Main Campus, which is bordered by Fulton Street on the south, Golden Gate Avenue on the north, Masonic Avenue on the east and Parker Avenue on the west. USF encompasses approximately 55 acres at the Main Campus, the Lone Mountain Campus and the Koret Health Recreation Area. The approximately 43,000 square foot building site would occupy the location of the existing Harney Green and Harney Plaza in the campus interior. The building site is bounded by Harney Science Building to the north, University Center to the east, and Cowell Hall to the south. The University of San Francisco, which was established in 1855, has occupied the site since 1910.
3. **Surrounding Properties and Neighborhood.** The site is surrounded by the Western Addition, Haight/Ashbury, Inner Richmond and Presidio Heights neighborhoods. A number of residential neighborhoods [don't want to suggest that other neighborhood organizations have organized against the project] are within close proximity to USF, including the University Terrace neighborhood, which is located between USF's Main and Lone Mountain campuses to the north and south, and Parker and Masonic Streets to the west and east. The immediate area around USF is primarily developed with single-family dwellings, and commercial uses are found on Masonic Avenue to the east and Stanyan Street to the west. Non-residential land uses around the project site include campus buildings containing classrooms, a dining hall, a library, open plazas, pedestrian walkways, and landscaped areas. Properties immediately surrounding the site are within RH-1 (Residential House, One-Family) and RH-2 (Residential House, Two-Family) Districts.
4. **Project Description.** The University of San Francisco (USF) proposes to construct an approximately 60,000 square foot science center, which would be called the Center for Science and Innovation (CSI) in the current location of Harney Green and Harney Plaza. The CSI would include two major components: a) a three-story building (Science Building) with a partial basement of up to approximately 50 feet in height (approximately 60 feet including mechanical stacks) and; b) a two-story below-grade structure (Plaza Building) located below Harney Plaza. While these components are described as two separate structures, the CSI would function as one



building (the "CSI Building"). The CSI Building would contain approximately 17 classrooms and teaching laboratories, as well as maintenance, storage, staff meeting rooms and restrooms. The proposed above-grade building would be structurally integrated with Harney Science Building, the existing science building. As currently proposed, approximately seven classrooms would be located below Harney Plaza and ten classrooms would be located within the above-grade building. The below-grade classrooms would be constructed on the east and west side of the plaza adjacent to Harney Science Building and University Plaza. The roofs of these classrooms would be developed with greenery, paths and outdoor furniture. Between the two sets of classrooms is proposed an outdoor "hallway" with bridges above connecting the rooftop plazas. Some below-grade classrooms would be daylighted by skylights and ambient light from the outdoor hallway. The reconfiguration and redesign of Harney Plaza accounts for approximately 20,000 square feet of the project area.

Seventeen of the existing classrooms and teaching laboratories in the Harney Science Building would be relocated to the CSI Building so that the project would not result in a net gain of classrooms or teaching laboratories between the existing and proposed science facility. At this time, USF has not developed a specific reuse plan for Harney Science Building, but it is expected that the 17 relocated classrooms and teaching laboratories will be used to provide more appropriately sized equipment storage, research areas, student work/study areas and office space to accommodate existing faculty and staff.

The project includes up to two new off-street loading spaces to be located in the existing parking lot east of Harney Science Building and accessed from Golden Gate Avenue. The loading spaces would accommodate two 24-foot trucks. The proposed loading spaces and service ramp would displace four off-street parking spaces in the University Center parking lot which would be relocated to the Lone Mountain Campus.

According to the project sponsor, the purpose of the project is to facilitate the modernization of USF's overall science curriculum to better serve students and remain competitive. Harney Science Building was constructed in the 1960s and no longer satisfies the standards for contemporary academic classrooms and teaching laboratories.

5. **Public Comment.** The University Terrace Association (UTA) appealed the Preliminary Mitigated Negative Declaration on August 18, 2009 and has expressed a number of concerns regarding USF in that appeal and in subsequent correspondence with the Department. The Department has received a number of letters of opposition, which have been attached. The Ewing Terrace Neighborhood Association submitted a letter as well.

Specific concerns that UTA has expressed are outlined below, many of which pertain to existing conditions at USF rather than the proposed CSI project. The Department's responses can be found in its Memo to Richard Rabbit and UTA dated April 15, 2010 (attached) and in the PMND Appeal response. The topics generally addressed in the Memo include:

- Compliance with Master Plan/IMP (disclosure of project information, accurate data, compliance with)
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- Baseball and Soccer Fields (disclosure in IMP, intensification, commercial use, synthetic turf, athletic camps, lighting).

In order to address UTA's concerns, USF and UTA have been meeting since November, 2009 and have been attempting to negotiate a private settlement agreement that would cover topics related to initiating the 2014 IMP ahead of schedule, , a transportation and traffic calming study, establishment of scheduled meetings to address UTA concerns, truck delivery hours, construction issues, and the establishment of a mitigation fund to address issues that are of mutual concern to UTA and USF, such as traffic calming. The Department understands that negotiations are on-going.

6. **CEQA Findings:** The findings in Commission Motion No. XXXX (Motion affirming the Planning Department's decision to issue a Mitigated Negative Declaration for the proposed project) are hereby incorporated herein by reference.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Land Use:** Planning Code Section 209.3 requires Conditional Use authorization for post-secondary educational institutions in Residential Districts.

*USF was constructed on the subject property prior to the development and implementation of Section 209.3. The University is seeking Conditional Use authorization through a Planned Unit Development to construct a new building, the Center for Science and Innovation (CSI), which constitutes a physical expansion of the existing institutional use.*

- B. **Off-Street Parking.** Planning Code Section 150(c)2 requires that off-street parking be provided for "major additions" which increase the number of parking spaces required by at least 5 spaces or 15% of the total overall required. Planning Code Section 151 requires one new off-street parking spot for every two new classrooms proposed for an institutional use.

*As currently contemplated, 17 classrooms/labs will be decommissioned in Harney Hall and 17 classrooms/labs will be constructed through the CSI project. As set forth in the conditions of project approval, at the time of building permit review, USF will be required to confirm which classroom (including teaching laboratories) will no longer be used for classroom purposes in Harney Science Building to ensure that the number of classrooms (including teaching laboratories) related to the Harney Science Building/CSI project remains constant.*

*As the proposal does not include a net change in the number of classrooms, additional off-street parking spaces are not required for the project.*

*In its 2010 IMP Update, USF reports that through approximately 17 parking lots, there are approximately 1,000 off-street parking spaces provided on the USF campus. This number includes approximately 160 off-street parking spaces related to the Loyola Village (apartments) and Loyola House (Jesuit residence). With approximately 135 classrooms (including teaching laboratories and seminar rooms), the overall off-street parking requirement per Planning Code Section 151 for the institutional use is 68 spaces.*

- C. **Off-Street Loading.** Planning Code Section 152 requires 3 off-street loading spaces for uses over 100,000 square feet and 1 space for each additional 80,000 gross square feet.

*The Main Campus consists of approximately 790,000 square feet of gross floor area. Planning Code Section 152 would require a maximum of 12 off-street loading spaces. Currently, there are seven off-street loading areas on the Main Campus. Planning Code Section 150(c)1 permits parking or loading deficits to be carried forward as long as the requirement for the project is satisfied. At less than 100,000 square feet the proposal does not require additional off-street loading spaces.*

*USF is proposing to convert four off-street parking spaces to two off-street loading spaces that would accommodate two delivery trucks up to 24 feet long servicing the proposed project via a ramp that would be connected to the service area in the Plaza Building component. These spaces would be located in the parking lot behind University Center. The existing off-street parking places would be relocated to Lone Mountain.*

- D. **Floor Area Ratio.** Per Planning Code Section 124, the maximum FAR in an RH-2 district is 1.8:1.

*Assessor's Block 1145, Lot 003, has a lot area of approximately 808,000 square feet. The maximum floor area permitted is approximately 1,454,400 square feet. Existing buildings on USF's Main Campus total approximately 786,350 square feet of non-residential uses and with the 60,000 square foot CSI building, a FAR of approximately 1.7:1 is reached.*

- E. **Height and Bulk.** The project site is within an 80-D Height and Bulk District. Planning Code Section 253 requires Conditional Use Authorization for buildings over a height of 40 feet in a residential district. Planning Code Section 270 requires maximum plan dimensions of 110 feet (length) and 140 feet (diagonal dimension) above a height of 40 feet.

*With floor to ceiling heights of approximately 12 feet for each floor, the height of the third floor brings the height of the CSI building to no more than 40 feet. The mechanical equipment and stairway reaches a height of no more than 50 feet, and mechanical stacks reach a height of no more than 60 feet. The project therefore requires Conditional Use Authorization for a building height over 40 feet in a residential district per Planning Code Section 253. The building's diagonal dimension over 40 feet is approximately 75 feet (to the edge of the mechanical screen), well within the Planning Code requirement.*

- F. **Rear Yard Requirement in the RH-2 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet or 25%.

*The proposal is situated on a through lot between Fulton Street and Golden Gate Avenue, and between two buildings fronting each of those two streets. Based on the location of the building in the midblock area of the lot in the interior of USF's Main Campus and more than 100 feet from a street frontage, Conditional Use for a Planned Unit Development per Section 304 of the Planning Code is necessary for modification of the rear yard requirement.*

- G. **Institutional Master Plan.** Planning Code Section 304.5 requires the submittal of an Institutional Master Plan (IMP) describing the nature of the institution, the present physical extent of the institution and the development plans for a future of not less than 10 years. In intervals of two years, each required institution shall file an Update describing the current status of projects identified in its institutional master plan.

*USF last submitted a full IMP in 2004 which contemplates development to the year 2015. The subject CSI Building is discussed and identified on pages 40 and 41 of the 2004 IMP. Between publication of the 2004 IMP and submittal of entitlements for the CSI in 2008, USF proposed to relocate the building from the parking lot between Harney Science Building and University Center to the current location within the lot for a number of reasons including the retention of existing trees along Golden Gate Avenue, views of residents to the north of the campus, and better integration into the campus environment. The University's 2008 and 2010 IMP Updates identify the relocation of the CSI Building to the present proposed site on the interior of the Main Campus.*

*USF initially submitted its 2010 IMP Update in April, 2010. As a result of requests for additional information from the Department, the Update was revised and subsequently submitted on June 10, 2010. The revised IMP Update provides additional information not required under the Planning Code regarding:*

- *Building permit numbers for completed projects;*
- *Enrollment and employment data;*
- *Listing of property owned or leased by USF in San Francisco*
- *Off-street parking;*
- *Fromm Institute.*

- H. **Shadow** Planning Code Section 295 generally does not permit new buildings over 40 feet in height to cast new shadows on a property owned and operated by the Recreation and Park Commission.

*A shadow fan analysis conducted for the project pursuant to Case 2008.0395K, concluded that the project would not create new shadow on any Department of Recreation and Park properties protected under Planning Code Section 295.*

I. **Building Exceeding 40 feet in height.** Planning Code Section 253 requires that, for projects exceeding 40 feet in height in an "R" District, the Planning Commission consider the expressed purposes of the applicable "R" district and the general purposes of the height and bulk district in which the property is located. On balance, the Project complies with these purposes, in that:

1. **RH-2 (Residential, House, Two-Family) District.** Section 206.1 describes the RH-2 District as consisting of one and two-family houses, finely scaled structures that do not generally exceed 40 feet in height with varied architectural styles and open space at ground level. Such districts may offer shopping facilities and transit lines with limited institutional or other nonresidential uses.

*While USF is located in what is now a residential zoning district, the site has been occupied by USF since 1910, and the institution has since developed the campus with a number of buildings to accommodate its use. The proposed CSI Building does not generally rise above the roofline of adjacent buildings and its design and architecture is of a modern contemporary aesthetic that is compatible with other institutional buildings surrounding it that reflect the architectural styles at the time they were constructed. As the proposed project would be sited within the midblock area of the lot, and surrounded by existing USF buildings that are visible from the street, it would not generally be viewed by residential neighbors, pedestrians or vehicle occupants from surrounding neighborhoods and streets. The proposed project is appropriate within the institutional context in which it would be constructed.*

2. **80-D Height and Bulk District.** Section 251 indicates that the general purposes of height and bulk district are to relate the scale of new development to be harmonious with existing development patterns and the overall form of the City, respect and protect public open spaces and neighborhood resources, and to synchronize levels of development intensity with an appropriate land use and transportation pattern.

*The entire block on which USF's Main Campus is located is within an 80-D Height and Bulk District, whereas the surrounding blocks, which contain primarily residential buildings and uses, are 40-X Height and Bulk Districts. The Department reasons that the height district for the lot was developed to accommodate future vertical development for the University. The proposed building fits within the general character of the area. The height and volume of the proposed building is consistent with surrounding institutional buildings owned and operated by USF and will not overwhelm or dominate the existing built environment. By locating volume below grade, the building form will maintain the open area of Harney Plaza, and the landscaping and proposed features will increase the visual interest and pedestrian experience of the area. The CSI building has been designed so as to reflect the existing floor-to-ceiling heights of adjacent buildings, and the transition with Harney Science Building is adequately designed through the use of floor-to-ceiling windows. As the building site is interior to the property, City resources, and those of the neighborhood environment, would not be impacted. Although the building footprint would replace an existing open space; this area is not generally used by the public for active or passive uses, and is privately held by USF. The proposed building is appropriately sited for its use and ownership, and is served by MUNI bus lines 31, 43 and 5.*

8. **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. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;

*The proposed project will be located on the interior of the Main Campus, which is already developed with various University buildings, including the Harney Science building. This interior location is a logical approach to the need for increased space for the USF's [replace all] science program that minimizes impacts on the surrounding neighborhood. This location will also allow the proposed project to be functionally integrated with the existing Harney Science building and will allow for a sub-grade building component that reduces the footprint of the above-ground building component. The design of the proposed project is compatible with the surrounding area because it reflects the scale of existing buildings on the University's Main Campus. Further, the proposed plaza area will transform the existing Harney Green and Harney Plaza into a dynamic open space environment with a variety of landscaped areas, seating, pedestrian walkways and other sheltered gathering zones for students, faculty, staff and visitors.*

*The proposed project will improve the University's science program which will enhance the City's position as a national and regional center for educational services. The proposed project will provide needed classroom, teaching laboratory and support space for the University's science program in a state-of-the-art science building. The proposed project is necessary because the existing classrooms and teaching laboratories in the Harney Science building were designed to 1960's standards and do not support modern teaching methods or modern science equipment. Faculty, staff, students and members of the community will benefit from the state-of-the-art classrooms and teaching laboratories proposed as part of the project. All undergraduate students are required to participate in the science program; therefore, not only students majoring in the sciences will benefit from the proposed project.*

B. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following.

i. The nature of the proposed site including its size and shape, and the proposed size, shape and arrangement of structures;

*The project site is located within the interior of the Main Campus at the site of Harney Green and Harney Plaza. The project site encompasses an area of approximately 43,000 square feet (including the plaza area) and is bounded by Harney Science building to the north, University Center to the east, and Cowell Hall to the south. The proposed building would be surrounded by existing USF buildings and would not generally be visible from off site locations and would be consistent in size and shape of existing campus buildings.*

- 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 project would not require any additional off-street parking spaces. The proposal would not increase the overall number of classrooms. The applicant has reported that 17 classrooms/teaching laboratories will be constructed in the CSI, and that 17 of the existing classrooms/teaching laboratories in the Harney Science Building will no longer be used for classroom purposes. As set forth in the conditions of project approval, at the time of building permit review, USF will be required to confirm which classroom (including teaching laboratories) will no longer be used for classroom purposes in Harney Science Building to ensure that the number of classrooms (including teaching laboratories) related to the Harney Science Building/CSI project remains constant.[text from above copied here]*

*To provide adequate space for truck deliveries to the CSI Building off of Golden Gate Avenue, , two new loading spaces are proposed in the University Center parking lot that will accommodate two delivery trucks up to 24 feet long. The proposed loading spaces and service ramp would displace four off-street parking spaces in the University Center parking lot which would be relocated to Lone Mountain.*

*As proposed, the CSI building would not impact any existing pedestrian circulation patterns because the building has been designed to accommodate existing pedestrian circulation patterns on campus. The University intends to improve pedestrian amenities and pedestrian circulation in the area of Harney Plaza through repaving and landscaping.*

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

*No materials or activities that result in noxious or offensive emissions, dust or odor will be used or engaged in within the proposed project. During construction, the Project Sponsor will take appropriate precautions to reduce dust, noise and emissions. The CSI laboratories will include mechanical systems that will adhere to all regulatory standards as well as industry best practices for laboratory design. These mechanical systems will include exhaust fans with an air bypass that mixes outside air into the exhaust air stream in order to control the release of odor. Further, all glass will be insulated which will mitigate sound transmission.*

*As with the existing Harney Science Building, due to the nature of the proposed building use, it is likely that hazardous materials will be present on site. Regulations pertaining to such materials are not specifically within the purview of the Planning Code. Other local, state and federal agencies would be involved with the regulation of such materials.*

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

*New landscaping will be provided in the areas surrounding the proposed project including Harney Plaza and the east-west campus connector that extends from the University Center and Phelan Hall to Cowell and Campton Halls. Landscape improvements will include tree, shrub,*

*perennial, ornamental grass and turf plantings. Site improvements will include above-ground planter structures, irrigation systems, site walls below 4 feet in height, site steps and ramps, site unit pavements and site furnishings including bicycle racks, metal handrails, bollards and benches.*

- C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master 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.*

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

## Commerce and Industry

### 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 which has substantial undesirable consequences that cannot be mitigated.

*Construction of the proposed Center for Science and Innovation will ensure that the University of San Francisco remains competitive with similar institutions, which will help maintain existing jobs and a highly educated job force in San Francisco. The location of the building, within the lot's interior, will logically integrate the uses in the new science building with uses in the existing science building. The construction of sub-grade space will minimize the amount of above-grade building volume. Renovation of the plaza would create a more engaging and dynamic atmosphere for students, faculty, staff and visitors.*

#### **OBJECTIVE 7:**

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

#### **Policy 7.2:**

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

#### **Policy 7.3:**

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



*The proposed project will allow USF to provide needed educational services while avoiding or minimizing disruption of residential areas because it will be located on the interior of campus and will generally not be visible from nearby residential neighborhoods*

*The Harney Science Building was constructed in the 1960s and as such, the classrooms are outdated and the teaching laboratories do not support modern teaching equipment. Construction of a building with contemporary teaching facilities will improve the science curriculum for all students who are required to enroll in the science program, and will keep USF competitive with other universities. The proposed project will enhance the long-term viability of USF, which is a benefit to the City as a whole. The University provides educational services to all geographic districts and cultural groups in the City. USF was named in June, 2010 as one of the top schools in the country for racial and ethnic diversity by U.S. News and World Report (see <http://colleges.usnews.rankingsandreviews.com/best-colleges/national-campus-ethnic-diversity>).*

## **Community Facilities Element**

### **Objectives and Policies**

#### **OBJECTIVE 9:**

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

#### **Policy 1.1:**

Locate institutional uses according to the Institutional Facilities Plan.

*The University of San Francisco is represented on the Institutional Facilities Plan of the General Plan and the proposed CSI is within the boundaries of USF as indicated on the Plan.*

## **Urban Design Element**

### **Objectives and Policies**

#### **OBJECTIVE 3:**

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

#### **Policy 3.1**

Promote harmony in visual relationships and transitions between new and older buildings.

#### **Policy 3.2**

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

#### **Policy 3.4**

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

**Policy 3.5:**

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

**Policy 3.6**

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

**Policy 3.7**

Recognize the special urban design problems posed in development of large properties.

*The proposed CSI building has been well designed in terms of height, bulk, style and relationship to surrounding buildings. The design of the CSI Building reflects the scale of USF's Main Campus and will be comparable to the height of the existing Harney Science Building. The CSI building would be "sistered" to Harney Science Building and the transition between these buildings is appropriate as it reflects the floor heights of Harney Science Building and breaks up the bulk through the use of floor-to-ceiling windows. The various materials for the proposed building reflect the current architectural trend of breaking up massing through the use of materials. The materials will add visual interest and detail to the building. The internal lot siting of the proposed CSI building will ensure that potential urban design concerns will be addressed. If the proposed building were sited on Golden Gate Avenue it is possible that the scale of development would be inconsistent with that of the adjacent residential neighborhood.*

*The proposed project will incorporate various sustainability features, natural lighting in classroom spaces and a visual connection between interior and exterior spaces through the use of transparent and semi-transparent building materials. As described above, the proposed project has been designed to minimize above-grade construction and to create a more dynamic pedestrian plaza at the center of campus. A variety of outdoor open spaces will be created by the project including landscaped areas, seating, pedestrian walkways and other social gathering zones. While these areas are not technically public open space, they will be accessible to students, faculty, staff and visitors. The design of the proposed plaza area was informed by solar and wind studies to ensure that open space areas receive maximum access to sunlight while being sheltered from prevailing winds. This will improve the usability and integrity of the open space areas at the center of campus.*

**OBJECTIVE 4:**

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

**Policy 4.12:**

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

**Policy 4.13**

Improve pedestrian areas by providing human scale and interest.

**Policy 4.15**

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

*Due to the building's siting, the improvements will be made to the lot's interior. The project proposes an innovative and interesting reconfiguration and replanting of Harney Plaza and the area around the CSI. Harney Plaza would be excavated and new classrooms would be constructed below existing grade with pedestrian bridges at-grade above to provide east west access in the plaza area between the CSI building and University Center. The plaza area would be relandscaped with contemporary plantings and furniture that would improve the quality of the area and promote higher use among students, faculty and visitors.*

*The livability and character of nearby residential properties will be protected as the building will not generally be visible from the residential neighborhood's surrounding USE. The relocation of the proposed building from Golden Gate Avenue to the lot interior helps to reduce the possibility of the intrusion of an incompatible new building.*

## Transportation Element

### Objectives and Policies

#### OBJECTIVE 40

ENFORCE A PARKING AND LOADING STRATEGY FOR FREIGHT DISTRIBUTION TO REDUCE CONGESTION AFFECTING OTHER VEHICULAR TRAFFIC AND ADVERSE IMPACTS ON PEDESTRIAN CIRCULATION.

##### Policy 40.1

Provide off-street facilities for freight loading and service vehicles on the site of new buildings sufficient to meet the demands generated by the intended uses. Seek opportunities to create new off-street loading facilities for existing buildings.

*Though not required by Planning Code Section 151, USF proposes to create two new loading spaces in the parking lot between University Center and Harney Science Building that will accommodate two trucks up to 24 feet long. The loading spaces would be accessible off of Golden Gate Avenue and deliveries would be made via a ramp which would connect to the proposed service area in the Plaza Building component. The proposed loading area could help reduce the number of delivery trucks that currently stage on the street. The proposed loading spaces and service ramp would displace four off-street parking spaces in the University Center parking lot which would be relocated to Lone Mountain. [Note: the proposed loading area would be used by trucks servicing the CSI which currently deliver to the existing loading dock at Harney Science.]*

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

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

*The proposal represents the expansion of an institutional use in a residential district. The proposed project would neither displace nor increase existing neighborhood-serving retail businesses or future opportunities for such businesses.*

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

*Construction of the proposed CSI building would not demolish or change the number of residential units in San Francisco. The building would be sited on the interior of the subject block behind existing university buildings and would not physically encroach into, or negatively impact the visual quality of San Francisco's neighborhoods. The proposed project would not generally be visible from off site locations and would be consistent in size and shape of existing campus building. It is not expected that construction of an institutional building on the interior of the existing USF campus would negatively impact the cultural or economic diversity of the neighborhood.*

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

*The proposal represents the expansion of an institutional use on undeveloped land within the University of San Francisco's Main Campus. Thus, the proposed project would not displace any existing residential uses and would not negatively affect the City's supply of affordable housing.*

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

*As the proposal would not increase the number of classrooms on campus, additional off-street parking for the proposal is not required and the project would not overburden streets or neighborhood parking. The project would not increase commuter traffic or impede MUNI transit service. In order to document that the number of classrooms (including teaching laboratories) will remain constant as a result of the project, as a condition of approval, USF must provide floor plans of Harney Science Building labeling which classrooms (including teaching laboratories) will no longer be used for classroom purposes.*

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

*The property is used as an institutional use, which will not change as a result of the project. The proposed project proposes no commercial office development and would not displace any industrial or service sector uses.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The proposal represents the construction of a new institutional building on the interior of a lot and will not result in the removal or alteration of, or otherwise adversely affect, any landmarks or historic structures..*

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

*The proposed project would have no adverse impact on public parks or open space or their access to sunlight and vistas. Public open spaces such as Golden Gate Park, the Panhandle, Buena Vista Park, Alamo Square and the Angelo J. Rossi Playground are all at least a quarter of a mile away. A shadow fan analysis conducted for the project pursuant to Case 2008.0395K, concluded that the Project would not create new shade on any Department of Recreation and Park properties protected under Planning Code Section 295.*

- 11. Planning Code Section 304** for Planned Unit Developments is required to modify the required rear yard requirement as the proposed CSI building is located within the lot's mid block area between buildings and does not comply with Planning Code Section 134. Section 304 establishes objectives and criteria by which to evaluate the project, which are addressed below.

- A. The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.

*The subject lot is approximately 808,000 square feet and has been occupied by the University of San Francisco (USF) since approximately 1910. Since then the property has been developed over time with a number of buildings and other improvements to create an institution of higher education as an integrated unit.*

*The proposed project will be developed as an "integrated" project designed to produce an environment of stable and desirable character. Overall, the proposed CSI's use, size, and height are compatible with the surrounding built environment of USF buildings. The proposed building has been sited on the interior of the Main Campus between Harney Science Building and Cowell Hall to the north and south, and between University Center and Gleeson Library & Geschke Learning Center to the east and west. Generally, the proposed building would not be visible from Golden Gate Avenue or the surrounding residential neighborhoods. The proposed building's use as a science teaching building is consistent with the use of other buildings constructed for USF's overall educational purpose. The overall footprint of the CSI specifically is compatible with the footprints of Harney Science Building and University Center. Other USF buildings in the area of the proposed building's site are of similar or larger, overall building footprints. The lot's zoning permits a building height up to 80 feet with bulk reductions over a height of 40 feet. As proposed, the building's primary volume (habitable space) enclosing the classrooms and related spaces reaches a height of approximately 40 feet. A mechanical*

*area and stairway reaches a height of approximately 50 feet, and mechanical stacks reach a height of approximately 60 feet. Surrounding buildings are of a similar height: Harney Hall is four stories, University Center is approximately three stories, Cowell Hall is approximately four stories and the Gleeson Library is approximately four stories.*

*The areas surrounding the project site are zoned RH-1, RH-2 and RM-1 and are generally residential in use and character. Generally, these areas are developed with single-family and multi-unit residential buildings of two to four stories in height and smaller footprints as a result of the lot sizes. San Francisco Day School is located across Masonic Avenue diagonally from Ulrich Field to the east, and Saint Mary's Medical Center is located to the south west of the main campus on Shrader Street between Fulton Hayes Streets. USF has been an established institutional use in this neighborhood area since around 1910. Again, the proposed project would not generally be visible from the surrounding neighborhood.*

*A modification of the rear yard requirements under the Planning Code is requested because the location of the proposed CSI building deviates from traditional building siting at the street frontage of standard lots of approximately 100 feet deep and 25 feet wide. USF's Main Campus is generally one contiguous through lot with approximately 600 feet between Golden Gate Avenue and Fulton Street. As presently proposed, the CSI building would be set back from both Golden Gate Avenue and Fulton Street by over 100 feet, and in the mid-block area of the lot. The 2008 and 2010 IMP Updates indicate that the CSI was initially proposed to be located in the parking lot immediately north of University Center. USF altered the location of the proposed building to the lot's interior to address concerns regarding visual impacts to the residential neighborhoods, the elimination of trees and off-street parking and technical challenges in constructing a new building to the east facade of Harney Science Building. An internal site also integrates the new building well into the existing campus context. The purpose of rear yard requirements is to provide sufficient light and air to buildings. There is ample open space on the Main Campus which will continue to provide sufficient light and air to campus buildings with the proposed project.*

- B. The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

*The Assessor's records indicate that Lot 003 in Block 1145 is owned by the University of San Francisco. At over 808,000 square feet, the lot exceeds the minimum size for a PUD.*

- C. Application and Plans. The application must describe the proposed development in detail, and must be accompanied by an overall development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this Section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.

*The application on file, and drawings and site plans attached to this Motion, provide the necessary details and information to adequately describe the proposal in terms of use, dimensions and locations of structures, parking and their relationship to the uses in the surrounding neighborhood.*

*The proposed development warrants modifications to the rear yard requirement as the internal siting of the proposed building limits impacts to residential neighborhoods, maintains trees and off-street parking, and will appropriately integrate the new building with the existing campus. Sufficient light and air will also be provided with the proposed project.*

D. Criteria and Limitations. The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall meet the following criteria under Section 304(d):

i. Affirmatively promote applicable objectives and policies of the Master Plan:

*See the discussion above under General Plan Compliance.*

ii. Provide off-street parking adequate for the occupancy proposed:

*The proposed CSI building will not result in the addition of net new classrooms for which parking would be required.*

iii. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code:

*Per Planning Code Section 135, open space is not required for an institutional use. The project has been designed to include improved open space areas that will be usable by occupants and by the general public.*

iv. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property:

*The proposal does not involve residential uses.*

i. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code:

*The subject property contains an institutional use and no commercial uses are proposed as part of the project.*

ii. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for

measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

*This Motion includes conditional use authorization for a building over 40 feet in height in an R District under Sections 253 and 303, and the project is well below the 80 foot height limit in the 80-D Height and Bulk District which applies to the project site.*

- iii. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code:

*The property is zoned RH-2.*

- viii. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.

*The property is zoned RH-2*

- i. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

*The property is zoned RH-2*

- 12. 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.

*See the discussion above under Planning Code Section 101.1(b).*

- 13. 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. 2008.0395ECK** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received December 9, 2008 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 24, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 24, 2010

# Exhibit A

## Conditions of Approval

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

This Conditional Use authorization per Sections 101.1, 209.3, 253, 295, 303 and 304 of the Planning Code is to allow the intensification of an existing institutional use (University of San Francisco - USF), a building greater than 40 feet in height in a residential district, and a Planned Unit Development (PUD) to construct an approximately 60,000 square foot academic building of approximately 50 feet in height (excluding stacks) and renovation of Harney Plaza of approximately 20,000 square feet on a site of approximately 43,000 square feet within an RH-2 (Residential, House, Two Family District) and an 80-D Height and Bulk District and the plans dated December 9, 2008.

### 1. COMPLIANCE WITH OTHER REQUIREMENTS

- A. This decision conveys no right to construct. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply. The conditions set forth below shall remain in effect for the life of the Project, unless specifically noted otherwise.

### 2. MITIGATION MEASURES

- A. Mitigation Measures. The Project Sponsor shall implement the mitigation and improvement measures set forth in and otherwise comply with, the Mitigation Monitoring Program attached as "Exhibit C" and incorporated herein by this reference.

### 3. GENERAL CONDITIONS

- A. Recordation. Prior to the issuance of any building permit for the construction of 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, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
- B. Performance. The Commission may consider revocation of this conditional use authorization if a permit for the project has been issued, but is allowed to expire and more than three years have passed since the Motion was approved. This authorization may be extended at the

discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection within three years is delayed by a City, state or federal agency, or by appeal of the issuance of such permit.

- C. Severability. 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 of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.
  - D. The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) and the Project Sponsor shall comply with the requirements of this Program.
  - E. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Section 176.
  - F. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Section 351(e)(1).
  - G. An enclosed garbage area shall be provided within the Project. All garbage containers shall be kept within the building until pick-up by the disposal company.
4. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF AN ARCHITECTURAL ADDENDUM TO A BUILDING (OR SITE) PERMIT
- A. Except as otherwise provided in this Motion, the Project shall be completed in compliance with the Planning Code and in general conformity with plans dated December 9, 2008, labeled "Exhibit B".
  - B. Final detailed building plans shall be reviewed and approved by the Planning Department. Detailed building plans shall include a final site plan, elevations, sections, and a landscape plan, and shall specify final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes, and details of construction.
  - C. Highly reflective spandrel glass, mirror glass, or deeply tinted glass shall not be permitted. Only clear glass shall be used at pedestrian levels.
  - D. Pursuant to Planning Code Section 141, rooftop mechanical equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
5. CONDITIONS TO BE MET PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR THE PROJECT.
- A. An evacuation and emergency response plan shall be developed by the Project Sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services,

to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. The Project's plan shall be reviewed by the Office of Emergency Services and implemented by the building management insofar as feasible before issuance of the final certificate of occupancy by the Department of Public Works. A copy of the transmittal and the plan submitted to the Office of Emergency Services shall be submitted to the Department. To expedite the implementation of the City's Emergency Response Plan, the Project Sponsor shall post information (with locations noted on the final plans) for building occupants concerning actions to take in the event of a disaster.

6. OTHER CONDITIONS

- A. In order to confirm that the number of classrooms (including teaching laboratories) constructed as a result of the Center for Science and Innovation do not surpass the number of existing classrooms (including teaching laboratories) in Harney Science Building, as part of the building permit submittal, the sponsor will provide floor plans of Harney Science Building labeling all room uses and which classrooms (including teaching laboratories) will no longer be used for classroom purposes. The project sponsor shall ensure that the Harney Science Building plans are microfiched with the building permit should future review be necessary. A copy of the microfiche shall be provided to the Department for the case docket.

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<b>ARCHAEOLOGICAL RESOURCES:</b>				
<b><u>Mitigation Measure 1: Archaeological Resources</u></b>				
Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).	Project Sponsor (subject to ERO approval)	Prior to soil disturbing activities	Project Sponsor to submit documentation to ERO that a qualified archeological consultant has been retained.	
<i>Archaeological Monitoring Program (AMP).</i> The archeological monitoring program shall minimally include the following provisions:				
<ul style="list-style-type: none"> <li>The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archeological resources and to their depositional context;</li> </ul>	Project Sponsor and archeological consultant	During soil disturbing activities	Project Sponsor and archeological consultant Implement AMP in consultation with ERO	
<ul style="list-style-type: none"> <li>The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;</li> </ul>	Project Sponsor and archeological consultant	During soil disturbing activities	Archeological consultant and project contractors	

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<ul style="list-style-type: none"> <li>The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</li> </ul>	Project Sponsor and archeological Consultant	During soil disturbing activities	Archaeological consultant and Project Contractors	
<ul style="list-style-type: none"> <li>The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;</li> </ul>	Project Sponsor and archeological consultant	During soil disturbing activities	Archaeological consultant and Project Contractors	
<ul style="list-style-type: none"> <li>If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.</li> </ul>	Project Sponsor and archeological consultant	In the event that archeological deposit is encountered	Archaeological consultant and project contractors shall report finding to ERO, conduct appropriate significance evaluation, and report findings to ERO	
<p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> <li>A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</li> <li>B. An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</li> </ul>				

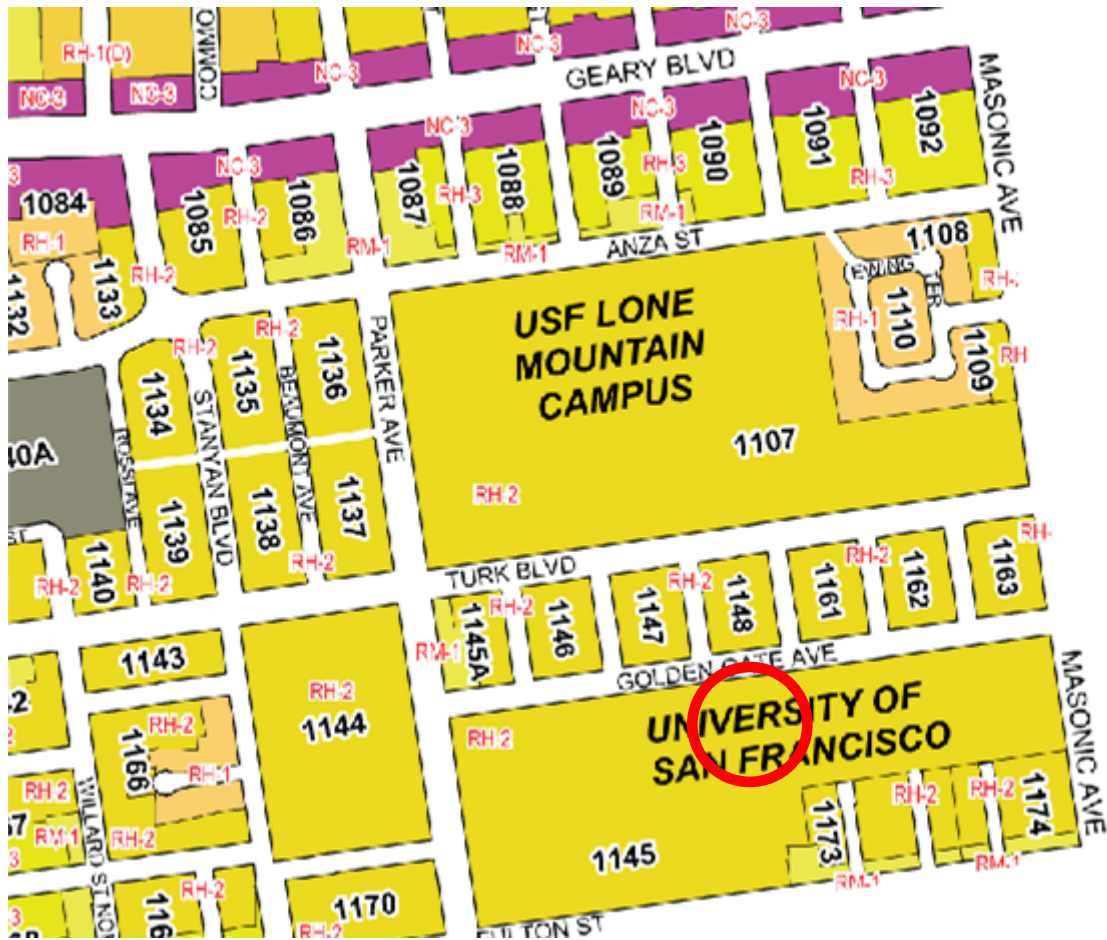
Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p>	Project Sponsor and archaeological consultant	In the event that archaeological data recovery program is required by the ERO	The project sponsor and archaeological consultant shall consult with ERO for approval of ADRP	
<p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations.</li> <li>• <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures.</li> <li>• <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies.</li> <li>• <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program.</li> <li>• <i>Security Measures.</i> Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> <li>• <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul>				

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.</p>	Project Sponsor and archaeological consultant	In the event human remains and/or funerary objects are encountered	Archaeological consultant in consultation with the San Francisco Coroner, NAHC, and, if applicable, MLD	
<p><i>Final Archaeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>	Project Sponsor and archaeological consultant	After all monitoring and data recovery (if necessary) is complete	Submit Draft and Final Archaeological Resources Report to the ERO	



Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<b>PALEONTOLOGICAL RESOURCES:</b>				
<b><u>Mitigation Measure 2: Paleontological and Geological Resources</u></b>				
<p>Should paleontological resources be identified during project construction, work shall stop until a qualified paleontologist can provide an evaluation. Mitigation shall be conducted as follows:</p> <ol style="list-style-type: none"> <li>1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high;</li> <li>2. Assess effects on identified sites;</li> <li>3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that could be encountered;</li> <li>4. Obtain comments from the researchers;</li> <li>5. 5. Consult with City staff regarding recommendations to mitigate potential effects. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data/fossil recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</li> </ol>	Project Sponsor (subject to ERO approval)	Prior to soil disturbing activities	Project Sponsor to submit documentation to ERO that a qualified paleontological consultant has been retained.	

# Zoning Map



## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

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

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

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

### NEIGHBORHOOD COMMERCIAL DISTRICTS

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

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

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

### INDUSTRIAL DISTRICTS

C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

### MISSION BAY DISTRICTS

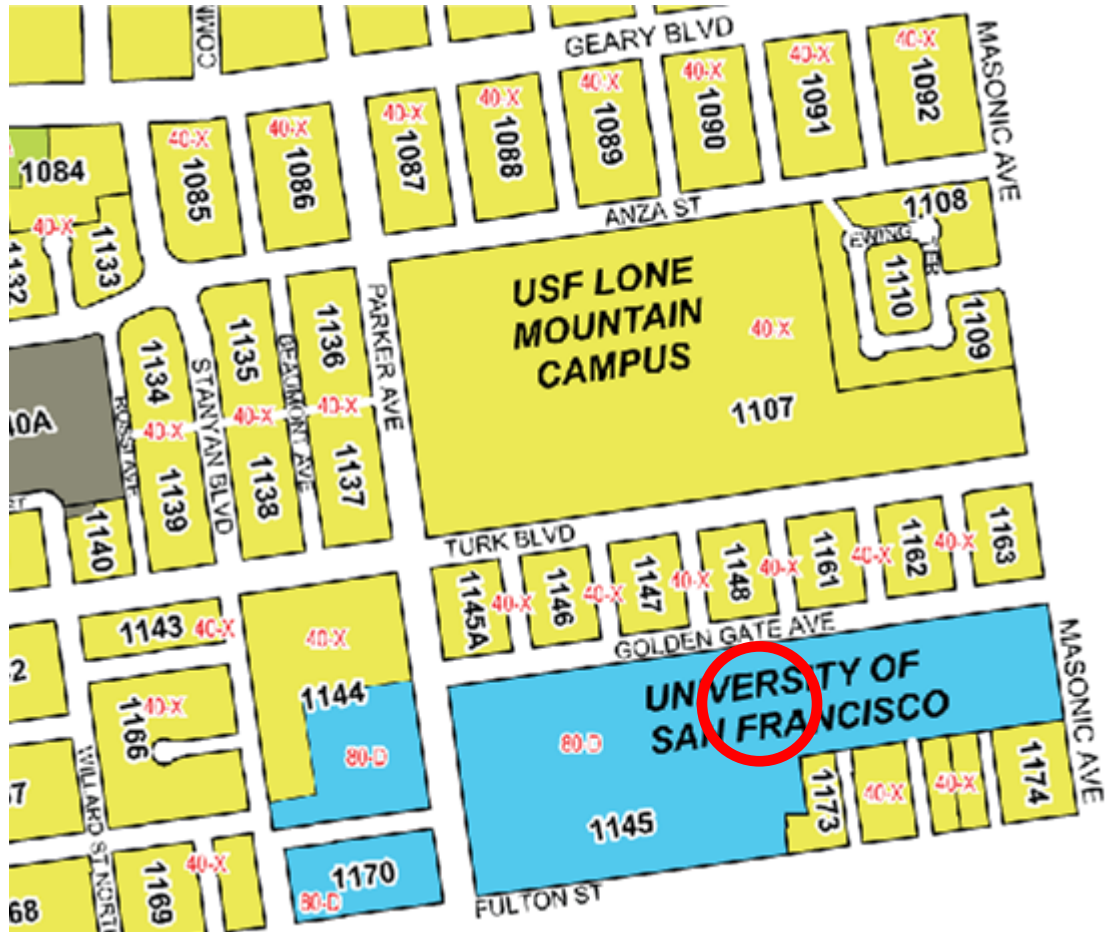
MB-OS MB-O

### PUBLIC DISTRICT

P



# Height and Bulk Map



## HEIGHT AND BULK DISTRICTS

OS ← "Open Space" District

"Numbers" are Height Limits in feet. See Planning Code Section 250 and following.

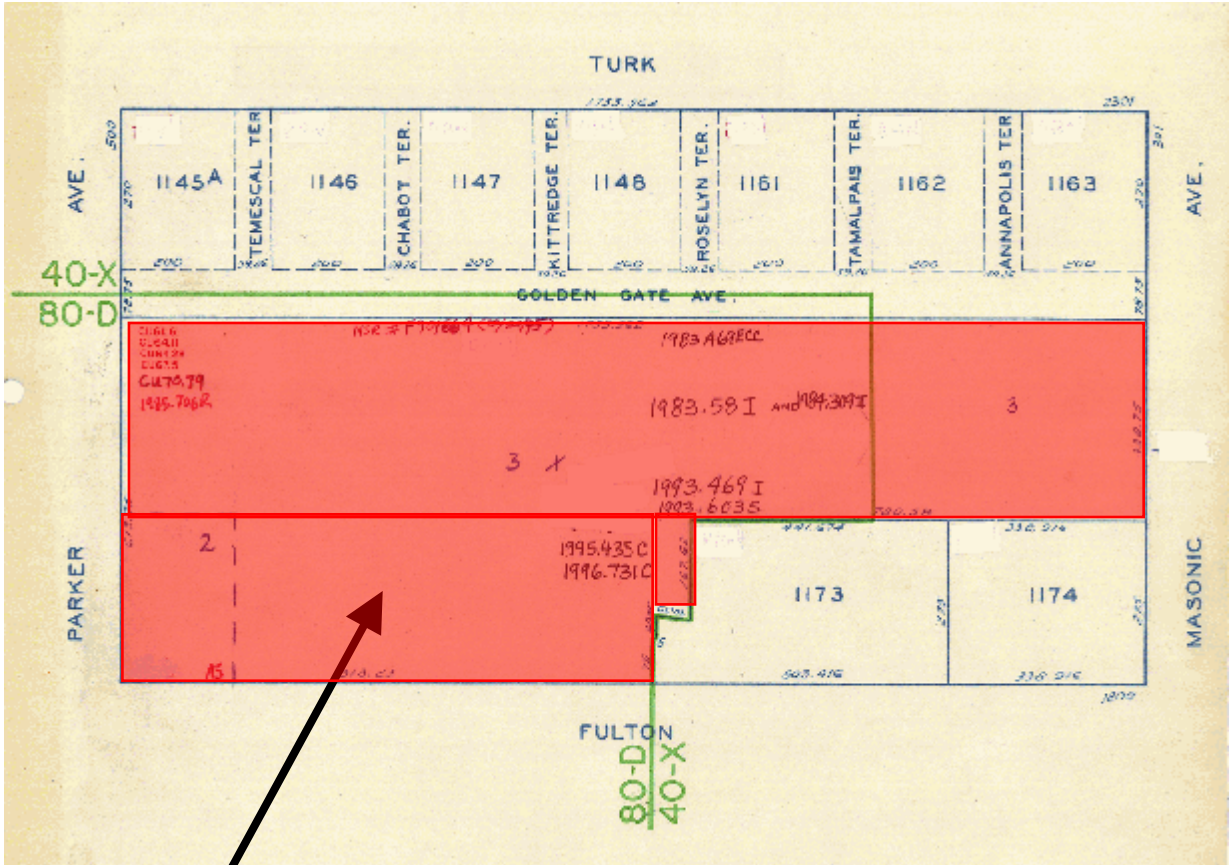
"Letters" refer to Bulk Limits. See Planning Code Section 270.

00-Z-1 ← "Suffix Numbers" identify districts in which special regulations apply. See Planning Code Sections 263 and following.



Conditional Use Hearing  
Case Number 2008.0395ECK  
2130 Fulton Street

# Parcel Map

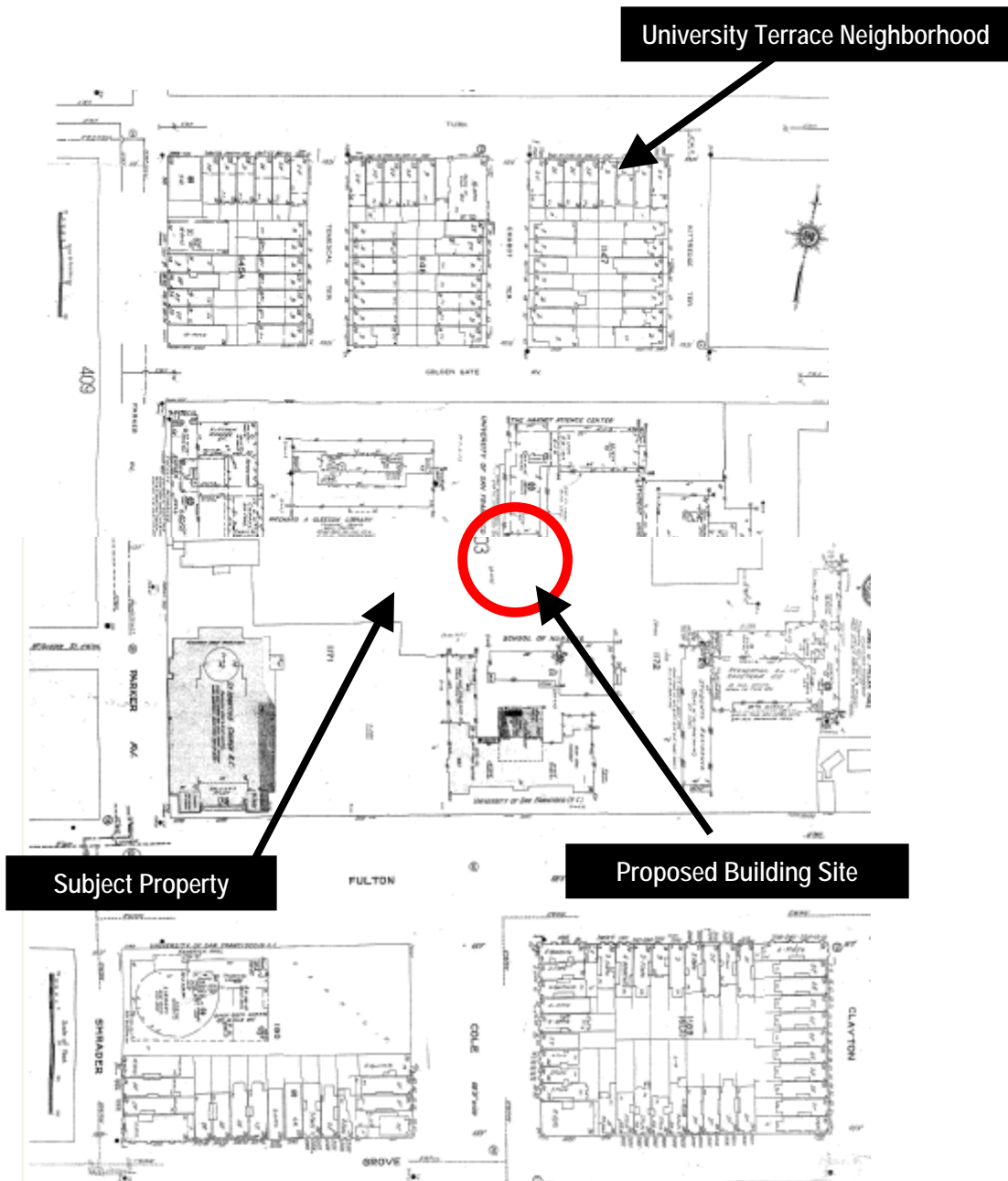


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2008.0395ECK  
2130 Fulton Street

# Sanborn Map\*

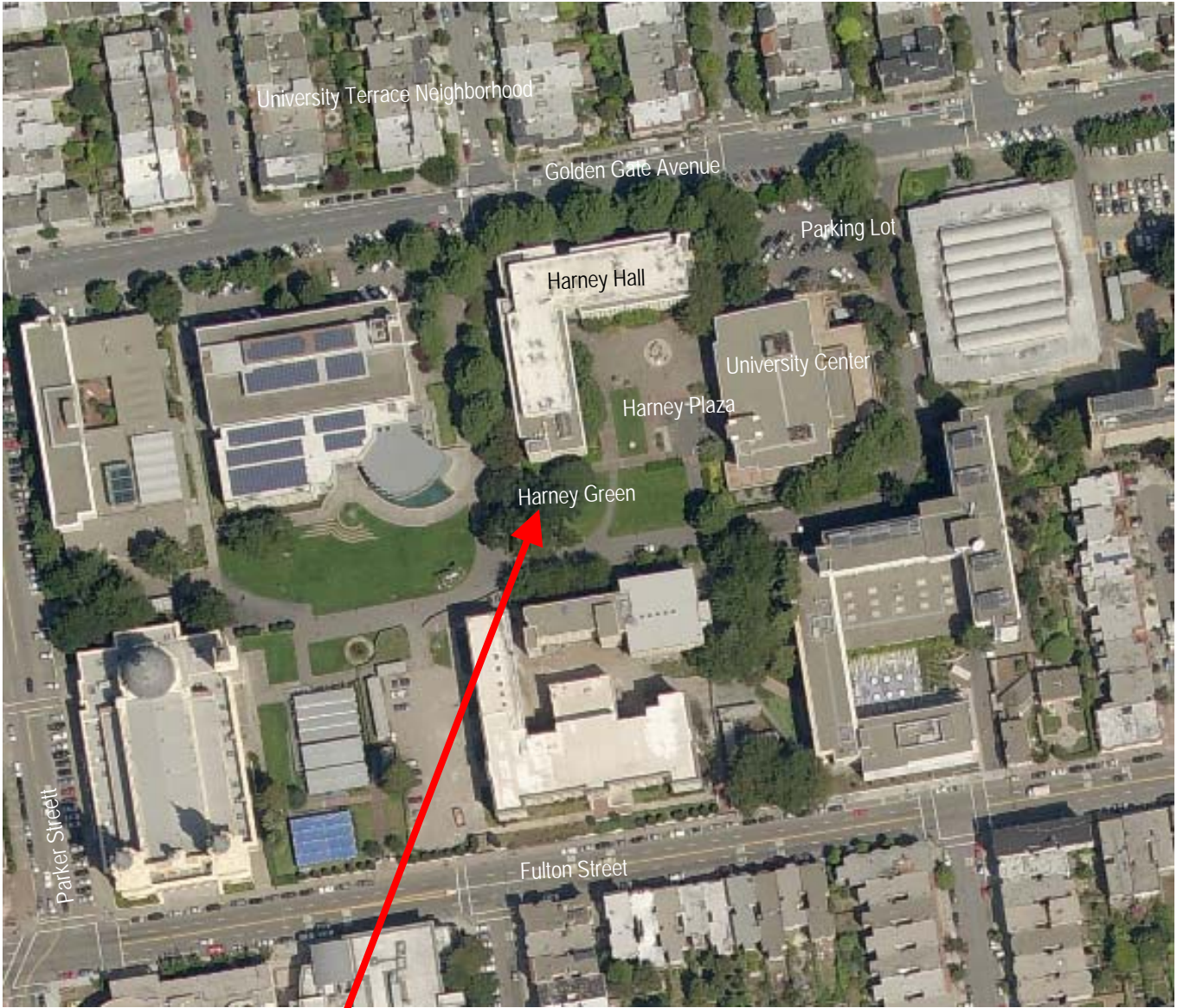


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use Hearing  
Case Number 2008.0395ECK  
2130 Fulton Street

# Aerial Photo



Proposed Building Site



Conditional Use Hearing  
Case Number 2008.0395ECK  
2130 Fulton Street

**Site Photos and  
Context Photos Located in  
Sponsor's Submittal**

<palum@att.net>

03/09/2010 12:22 PM

To

<Rick.Cooper@sfgov.org>, <Irene.Nishimura@sfgov.org>, <David.Lindsay@sfgov.org>, <Sara.Vellve@sfgov.org>

cc

Subject

Planning Code Violations by USF

Dear Members of the Planning Department: Back in January, during the inter-semester break at the University of San Francisco, I noticed heavy "construction" work taking place at the university's soccer field, located on Parker at Golden Gate avenues. A number of parking spaces alongside the field were yellow-taped off and heavy-duty trucks were lined up along the way. My concern here is whether the university had obtained the necessary permits.

As neighbors, we have watched a former high school football field turn into a patchy soccer field, then into a "state-of-the-art" soccer stadium, according to USF's own publicity. Old wooden seats for 1,000 expanded into "stadium" quality seating for 3,000. Lighting for the field, originally limited in number and positioning so that neighboring homes would not be intruded upon, has now been expanded to accommodate television cameras. The playing field itself is made up of the latest in synthetic materials, the toxicity of which--to players, spectators and neighbors--has not been disproven.

Of course, such expansion must come along with increased usage: Though the intercollegiate soccer season is finished, nonetheless there remain the following to take place on the soccer field and in the soccer stadium before the 2010-2011 school year (and the new intercollegiate soccer season) begins: 36 separate summer camps, high school usage, and two major tournaments (Memorial Day weekend and Thanksgiving weekend).

These changes that USF has made may well have violated existing law and requirements of the Planning Department. I call these to your attention because the soccer field is, I am afraid, only one of many USF activities that must come under the Planning Department's purview.

Philip Lum  
52 Temescal Terrace  
San Francisco 94118-4325  
(415)751-1926  
PALUM@ATT.NET



Drew Wang  
<drewwang@gmail.com>

To

Sara.Vellve@sfgov.org,

03/08/2010 02:58

David.Lindsay@sfgov.org,

PM

Irene.Nishimura@sfgov.org,

Rick.Cooper@sfgov.org

Subject: Concerns with USF's expansion of their soccer field on Parker Av

I am a home owner on 22 Temescal Terrace. I am part of the neighborhood that is situated right in the middle of the University of San Francisco (USF) campus. My street, along with 5 other streets, essentially separate USF's main campus from its smaller Lone Mountain extension. I am a member of our neighborhood association, the University Terrace Association (UTA). Just as USF wants a nice, safe and clean campus for their students, we want a nice, safe and clean neighborhood for our families. It would stand to reason that USF and our association UTA should be good partners in the same cause. Unfortunately, there has not been the case. We have, for example, been trying for a long time to work with USF on the issues of illegal parking, noise, and trash in our neighborhood that are directly attributable to USF's students. But USF, while acknowledging the issues, has mostly just made token gestures towards helping us to find and implement real solutions.

Recently, I was alarmed to learn from our neighborhood association UTA that USF has greatly expanded (more than doubled in fact) the seating capacity of their soccer field on Parker Av., which is barely a block from my house. Along with this expansion are more scheduled games (including games during Thanksgiving and Memorial Day weekends) and the addition of more artificial turf that is made of recycled but still toxic auto tires. These changes are more than likely to negatively impact the quality of life in our neighborhood. Since the Planning Department has traditionally been very sensitive to environmental and neighborhood concerns of any proposed construction expansions/modifications, I find it surprising that I have never received any notice from the Planning Department about USF's soccer field expansion, let alone any solicitation for comments. Given USF's less than stellar record in getting required city permits in many of their undertakings, I am forced to conclude that their soccer field expansion did not in fact clear Planning Department's review; the latter, I trust, would necessarily have involved inputs from those most affected, namely the neighbors of USF. Obviously, our neighborhood, in terms of just parking availability, cannot accommodate USF's unfettered growth, never mind the additional noise and debris that comes from having a large number of visitors descending on us constantly. I would therefore like to request your clarification on how USF could have proceeded with their soccer field expansion without clearance from the Planning Department. If some permits had been granted, I would like to register my strongest protest and ask for a discretionary review of this matter as soon as possible.

Thank you for your attention. Please contact me if you need further information on any of the points.

Dr. Drew Wang  
22 Temescal Terrace  
San Francisco, CA 94118  
Tel: 415-750-1718

Jerry Robinson <jhrobl@comcast.net>  
03/10/2010 11:02 AM

To

Sara Vellve <Sara.Vellve@sfgov.org>, David Lindsay  
<David.Lindsay@sfgov.org>, Irene Nishimura <Irene.Nishimura@sfgov.org>,  
Rick Cooper <Rick.Cooper@sfgov.org>

cc

Subject

Univerity Terrace concerns

Dear Ms. Vellve, Mr. Lindsay, Ms. Nishimura and Mr. Cooper:

I write as a neighbor of USF concerned about the negative impact the university's activities, both past and proposed, have on our University Terrace neighborhood. As a neighbor for many years and a member of the University Terrace Association, I have been frustrated by how the USF administration has continually done things that are troubling to the neighbors without ever seeking meaningful input from us. Using the university's baseball field as an example, it becomes clear why USF's general conduct of ignoring our interests has alienated more and more of its neighbors. Some examples:

The poles around the baseball field.

Before the netting and the black poles went up to surround USF's baseball field, my wife and I had an unobstructed view of the Bay. Without any prior knowledge, we were shocked to return from a vacation and find that we no longer had that view and that the value of our property undoubtedly had been reduced. We now look out our window and see ugly black poles that are 70 feet tall supporting a netting.

The most troublesome aspect of this is that USF was able to do this without making sure that the affected neighbors were involved. I don't know whether it would have made any difference, but it is surprising that in this day and age, and especially in the Bay Area, some procedure is not available to assure that the protection of a view is at least worthy of consideration. Of course, USF has declined to remove the poles, although it did agree to repaint them a better color. However, that has not happened.

USF's increasing use of its baseball field.

The poles are only one example of the USF administration making decisions that affect the residential neighborhood in which it is situated without involving the neighbors in its decision-making process or giving the neighbors adequate notice of what it proposes to do. USF now plans to use its upgraded baseball field as a way of making money by renting it out to outside organizations and to conduct summer baseball camps. These activities will beyond doubt have a significant effect on the neighborhood. The increased activity will bring more traffic and create additional parking problems in the neighborhood. In fact, the USF summer baseball camp brochures that I have seen advise the parents to try to find parking on the residential streets. USF will not provide the parking. The additional noise and the night lighting will also be intrusive. USF has never involved the neighborhood in any of this or sought to mitigate the impact on the neighborhood.

The cutting down of the tall trees.

Again looking only at the baseball field, when USF took down the tall trees on the North side of the field, the neighbors were told that the trees would be replaced. However, instead of replacing the trees, USF has replaced them with a cyclone fence. Later, the neighbors were told that USF ran out of money and could not replace the trees.

The use of artificial turf.

Now we understand that USF is also considering replacing the natural turf with artificial turf, creating, among other things, environmental and health concerns. The neighbors have not been involved in this plan in any way.

The baseball field is only one of many areas where USF's administration has ignored the legitimate concerns of the neighborhood. Not only has the USF administration consistently treated the concerns of the neighbors as irrelevant, it appears that even the suggestions of the Planning Department made over the years have been ignored by USF. Its modus operandi, as illustrated by the above examples, has been to go ahead and do whatever it wants and worry later about any complaints from the neighborhood. At least until now, this approach has been quite successful.

Procedures need to be implemented, perhaps imposed on USF, to give the neighbors at least a voice in those USF decisions that so directly affect them.

Very truly yours,  
Jerry H. Robinson  
28 Roselyn Terrace  
San Francisco, CA 94118

From: "Tom Hicks" <tomhicks@sbcglobal.net>  
SendTo:<Sara.Vellve@sfgov.org>,<David.Lindsay@sfgov.org>,<Irene.Nishimura@sfgov.org>,<Rick.Cooper@sfgov.org>  
CopyTo: "'Terrel Hutton'"  
terrel.hutton@sbcglobal.net>,<Cassandra.Costello@sfgov.org>  
Subject: Comments on Mitigated Negative Declaration on USF's CSI: Tom Hicks & Terrel Hutton  
PostedDate: 03/15/2010 04:21:24 PM

Hello,

Our names are Tom Hicks and Terrel Hutton and we live at 35 Temescal Terrace in the University Terrace neighborhood between Golden Gate and Turk Streets with our infant daughter. We are University Terrace Association (UTA) members and have lived in this community for eight years. We are submitting these comments and observations in response to recent discussions that have arisen between the University of San Francisco (USF) and UTA in regard to USF's proposed Center for Science and Innovation (CSI) and UTA's related appeal of the SF City Planning Department's (SFCPD) Mitigated Negative Declaration. Our joint comments are submitted based on personal experience and direct observations.

We received an update letter from USF dated March 4, 2010. We are very troubled by USF's suggestion that upon completion, the CSI will have "virtually no impact" on the neighborhood. We submit there will be significant impacts on the neighborhood after a new science building is built. We cannot assume that the type of scientific experiments that will go on inside will NOT entail the need and presence of any HAZMAT in the building. Nor can we assume that USF will NOT make the CSI a major part of a recruiting effort to attract more students in the sciences.

We are similarly very troubled by USF's inability to commit to an "enrollment cap." We are deeply concerned about USF's historic inability to account for impacts caused by the school's past growth on the surrounding neighborhood. SFCPD must insist on and hold USF to an enrollment cap and an adequately detailed master plan so that future USF growth can be thoughtful, managed, and denied if necessary.

Notwithstanding years of prior discourse between USF and UTA to resolve neighborhood issues, the stream of "inconsiderate neighbor" issues continues unabated and, at times, actually seems worse than ever. For example, most generally, one tier of USF-UTA problems stems from the direct actions and behaviors of its students. Blocked driveways, urination and/or vomit outside our front door first thing in the morning, loud voices on the street after midnight, pot smoking in broad daylight, empty bottles, trash and cigarette butts in our front garden, and other incidents occur regularly that share the theme of "inconsiderate neighbors". The lack of parking is well documented, but indirect issues that arise after student vehicles are towed have included rocks through windows, eggs thrown at houses, and belligerent and intimidating threats from towed vehicle owners.

As parents of an infant daughter, we are very concerned about pedestrian safety in our neighborhood. Because our streets are heavily used by young and hasty drivers, presumably not finding parking and driving ever-quicker in order to not be late for class, our streets are particularly unsafe for children or anyone else walking, bicycling or playing on a sidewalk.

Indeed, there has been at least one fatality and other lesser incidents and near misses involving USF students' vehicles, pedestrians and bicycles in recent years. Converting the baseball field used by a small number of students into a multi-decked parking lot for students, faculty and other visitors would be a significant step towards reducing the volume and urgency of drivers on UTA streets.

Another tier of USF-UTA problems arises from interactions between USF vendors, guests, and events. Again, neighborhood parking during USF soccer or basketball games is always at capacity and blocked driveways are regrettably common. Bright lights, loud announcements, and irritating 1980's pop music all extend well beyond the confines of the soccer field and late into weekday and weekend evenings. Regardless of the many times the prohibition of vehicle unloading before 8am has been discussed with USF representatives, there is always a fresh example of a "reverse signal" beeping from someone "who didn't know."

Of course, the annual rituals of students getting dropped off/picked up at the beginning/end of each semester and graduation ceremonies are to be expected and are "managed" by USF and other traffic coordinators, but there are inevitable ancillary examples of abandoned chairs, computer screens, and other debris on street corners and sidewalks off campus that leave a lasting residue reflecting poorly on USF long-afterwards.

No school should build anything less than a state of the art science building, if science is a core competency and core curricular offering. However, USF has nursing, law, business, other professional offerings, and the affiliated Fromm Institute for seniors that are not science related. Many of our neighbors have put in many, many countless and UNPAID hours related to this project and many other USF-related growth issues over the years to keep USF's growth honest and accountable. Our observation is that USF growth is ad hoc and out of control.

An enforceable master plan with a cap on total enrollment and total activities is a critical and important measure to maintain public safety and neighborhood livability.

Submitted,

Tom Hicks & Terrel Hutton

35 Temescal Terrace

KirstineS@aol.com  
03/16/2010 06:24 PM  
To

Sara.Vellve@sfgov.org, David.Lindsay@sfgov.org, Irene.Nishimura@sfgov.org,  
Rick.Cooper@sfgov.org, rm@well.com, c.olague@yahoo.com,  
Eric.L.Mar@sfgov.org, Cassandra.Costello@sfgov.org  
cc

Subject  
University Terrace suffers from USF hegemony

March 16, 2010

RE: USF - BaseBall Field - Major changes affecting the neighbors without neighborhood input.

Dear Planning Department, Planning Commissioners, and Supervisor Mar --

I've lived on Annapolis Terrace, across the street from the baseball field, for 20 years. It used to be a tree-lined field of grass. All of us around the USF baseball field have noticed many changes: the tall trees on the north were cut down and replaced with a cyclone fence more sponsorship signage the unsightly poles and netting that block the views of the far hills.

Now USF has built a 4,000 square foot permanent batting facility. My heavens, that's bigger than my house. Along with this metal monster comes: Nighttime ball field use with lights and noise, More intensified noise reverberating from the metal structure, More use during the winter and the rain

There's more in store. USF holds batting and baseball camps that generate revenue: In the summer and on holidays, right when we expected to be able to park on the street. These are not USF students. Their promotional literature tells parents to (double?) park on the street to drop off and pick up their children. It also tells parents to park on the neighboring streets or pay to park on campus.

And there's still more. Per USF, they plan for: Additional facilities (unspecified) - more seating? more buildings? night lights? Artificial turf

The tree-lined grass field is turning into a major ball park with year-round and late night activity and noise, parking problems, and congestion. Neighbors have not been notified nor consulted. These changes have not been clearly spelled out in their Master Plan. The impact on traffic trips has not been evaluated re the environmental impact.

I ask that:

USF take down the 4,000 square foot facility. It was built without neighborhood notification and input.

USF and the relevant Planning Department office should hold a Town Hall to provide for neighborhood input on all the planned changes to the baseball field -- the batting facility, the additional unspecified facilities, the change to artificial turf, etc. The Town Hall should be held in our neighborhood in the evening to allow Planning to see the problem and to

get the broadest amount of public input.

USF must update its Institutional Master Plan to include all of these plans to the baseball field. The sum of their changes - enrollment increases, additional non-USF programming, renting out the facility to non-USF users - has created more traffic, trash, parking hassles, after-hours noise and nonsense,

All of these trips should be analyzed as part of the traffic study that my neighborhood association -- University Terrace Association -- is asking USF to conduct.

No double parking should be allowed at all -- whether to drop off or pick up campers. USF should provide on-campus parking (free or fee-based) that equals the number of baseball campers. USF should provide traffic assistance for the start and ending of all special event days.

Artificial turf has an environmental impact, requires periodical sanitation, requires that safety signs be posted warning of the health and hygiene hazards, must conform to specifications re toxic materials, etc. USF's artificial turf on the soccer field is suspected of containing lead. So before USF is allowed to install field turf on the baseball field, this matter should go through the process of hearings and environmental study. As well, USF should set aside monies for the maintenance of artificial turf.

Respectfully,

John Skalicky  
Annapolis Terrace

Winchell Quock <winchellq@sbcglobal.net>  
To

Sara Vellve

03/18/2010 01:55

<Sara.Vellve@sfgov.org>, David

PM

Lindsay <David.Lindsay@sfgov.org> ,

Irene Nishimura<Irene.Nishimura@sfgov.org> ,

Richard Cooper <Rick.Cooper@sfgov.org>

cc

Subject Please let the sun shine through

Hello,

Thank you for working with Richard Rabbitt and the team from the University Terrace Association on struggles against University of San Francisco's lack of stewardship toward public environment and public property. Richard and the lead team have responsibly surveyed and informed all the interested neighbors and have represented the view of the majority of neighbors.

I have a few concerns that may not have gotten as much attention as the science center problems and USF's disregard of it's own Master Plan and enrollment caps. I am seeking your help to

maintain the level of sunshine in the neighborhood,

maintain the current visibility of the spectacular north facing side of the St. Ignatius dome and towers, and

eliminate the soccer field prison lights and sports venue business that USF has imposed on human beings around the school.

Starting with the sunshine. Thankfully, USF removed a diseased tree that was about to topple. My home and garden are now pleasantly sunnier. And from my home, I can see the wonderful St. Ignatius dome and towers.

I am afraid of loosing this newly gained sunshine and view. There is legitimate concern about the excess and sometime speeding traffic on Golden Gate Avenue. I don't want the solution to be a median placed on the segment of Golden Gate Avenue that borders one side of my home and I don't want a median with trees planted. A median with or without trees would limit the approach to my garage. A median with trees would significantly lower the amount of sunshine inside my house and in my garden. I agree that an urban connection with nature improves the environment. But connecting with nature is not merely planting trees. Connecting with nature very much involves letting the sun shine through.

Regarding the view of the spectacular St. Ignatius dome and towers, especially the north facing side, the current view should be maintained. A Golden Gate Avenue median with trees or replacement of the removed diseased tree with anything more than a bush would block the view of this significant architecture, as well as decrease the sunshine in the neighborhood.

Finally, will you please consider opinions such as mine against USF acting as a sports venue business?

I think it is appropriate for a university to host games that involve the university's teams. However, sports at USF has gotten twisted and USF has turned into a sports venue. But a university should not be a sports venue. Apparently many USF administrators think it's okay that at the end of the day and the week, and for holidays, they can go to quiet homes and turn their backs on the university's neighbors who must tackle the university's



sports venue business with its traffic, double parked buses, students and fans spitting saliva and phlegm and tossing debris (cigarette butts, beer cans, gum, and uneaten food) onto home properties, loud booing/cheering, blaring horns and bright prison lights all days of the week and into late evening. Please stop USF's crazy sports venue business in a residential area.

An idea USF is floating as a solution for the soccer field prison lights is a screen. A screen, if anything like the current black baseball field net, would be ugly. I definitely prefer the removal of the prison lights. On the issue of screens, tall cypresses currently screen the soccer field. Unfortunately the well-intentioned screen comprising of cypresses also blocks the ocean view and sunsets behind the skyline I used to enjoy when walking westward from the apex of Golden Gate Avenue. Connecting the city to nature should include maintaining unobstructed natural vistas. So rather than screening the prison lights, the lights should be removed.

Thank you for your help on my concerns and those of neighbors living near USF.

Jeanne Quock  
59 Temescal Terrace  
San Francisco, CA 94118  
415-387-8292

From: shahbaz akhtar <shahbaz937@hotmail.com>  
SendTo: <sara.vellve@sfgov.org>  
CopyTo: <cassandra.costello@sfgov.org>  
Subject: USF NEW PROJECT  
PostedDate: 05/02/2010 08:14:43 PM

Dear Ms vellve,

I am a residence of Kittredge Terrace since 1986.I am very much concern about the impact of 60,000 square ft science center development project of USF.It will bring more noise pollution than we already have.Parking situation is already bad and it will get worse.Some students have no regards for other people's right.They park their cars on the red zone,blocking our driveways,because USF does not provide them enough parking garages.I have to pick up the trash which student have left in front of our home,beer bottles,food scraps,packaging etc.USF games events and party events are the nightmare for the neighborhood,we hear yelling in the streets by the participants.

During the spring break & winter break thing are peaceful in the neighborhood and we have no cars rushing around looking for parking spaces. As a good neighbor we want to cooperate with USF on fair terms.USF should keep us in mind when they expand their students enrollment by expanding their projects they should build more parking garages which will be beneficial for all of us.

Sincerely,  
Shahbaz Akhtar

The New Busy is not the old busy. Search, chat and e-mail from your inbox. Get started.

January 25, 2010

Sara Vellve, Northwest Team  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re - case 2008.0395E

Dear Ms. Vellve,

Ewing Terrace is a small neighborhood off Masonic Avenue, between Anza and Turk Streets directly adjacent to the Lone Mountain Campus of the University of San Francisco.

The case noted above has been brought to the attention of the Ewing Terrace Neighborhood Association, a member of the Coalition of San Francisco Neighborhoods by the University Terrace Association, Inc.

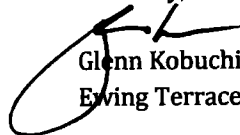
Several years ago, USF began construction of its faculty housing on the north face of its Lone Mountain campus (Anza Street) directly behind the west border of Ewing Terrace. As soon as the pile drivers began pounding its piers, many of our homes immediately began to experience damage to our walls and ceilings and many experienced unnatural foundation settling.

Neighbors banded together to deal with the issues and concerns with USF's development of its campus. As it turned out, we experienced so many inconsistencies between their originally stated objectives and the actual outcomes, that in order to resolve these issues, an attorney was hired to represent the Ewing Terrace Neighborhood Association. To this day, USF has yet to settle on payment for damages incurred by some neighbors.

The Ewing Terrace Neighborhood Association respects the University of San Francisco as an educational institution but has been and remains concerned about USF's growth and the effect that growth will have on surrounding neighborhoods. We are particularly concerned about any plans to add more beds to existing dorms or add new dormitories.

Although the Ewing Terrace Neighborhood Association is not involved in the science center discussions, it has been informed that USF is proposing to build a new wing to the science center without disclosing the new use for the existing science center. That in itself is not an issue for us but it is our feeling that the Planning Department needs to ensure that USF makes clear its full intentions with respect to any projects that impact its neighbors in advance with ample notice to all involved.

Sincerely,



Glenn Kobuchi  
Ewing Terrace Neighborhood Association



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** April 15, 2010  
**TO:** Richard Rabbit, UTA  
**FROM:** Sara Vellve, Planner, Northwest Team  
**RE:** Email of 3/4/2010 - Concerns raised by UTA2.DOC

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CA 94103-2479

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On March 4, 2010, the Planning Department received, via email, a compendium of questions on a number of topics that have arisen as a result of USF's entitlement applications to gain approval of the proposed CSI building. In order to respond, the Department requested information from USF which has been incorporated into the responses below. The two documents used to inform the response will be provided to you. The Department will continue to require information of USF as noted below.

## Compliance with Master Plan/IMP

- What is consequence of work done in violation of Master Plan disclosures? (e.g. Lone Mtn. addition of 19,000 sq. ft. not disclosed)

*Planning Code Section 304.5 does not require the Planning Department to take a specific action for projects that were not disclosed in an IMP or IMP Update. Presumably they would be identified in subsequent IMP Updates and new IMPs. An IMP document is likely to be somewhat fluid as conditions surrounding physical alterations to institutions are variable. It is expected that larger projects for major alterations would be foreseen and documented. It is possible that smaller projects could be implemented without being reported in an IMP or IMP Update.*

- What is consequence of work to be done per Master Plan but not done? (e.g. adding parking in connection with Lone Mtn. work per Master Plan statement)

*The Planning Code does not define consequences for projects identified in IMPs and not implemented. The IMP is an informational document outlining physical changes contemplated, under construction and complete rather than a commitment that physical changes will be implemented.*

## Xavier Hall/Fromm Hall

- Change of use from one use category [209.2(b)] to another [209.3(i)] requires CU for change of use (from housing priests to student dorm) and for intensification (from 30-100 to 175 residents)

*It is the Department's understanding that Xavier Hall was used as a Jesuit residence prior to its conversion to USF student housing. Planning Code Section 209.3(i) defining a post secondary educational institution includes "employee or student dormitories and other housing operated by and affiliated with the institution". As both the Jesuit and student populations are affiliated with the post-secondary institution in question, there does not appear to be a change in use that would require Conditional Use Authorization.*

- Establishment and physical changes to provide new center for Fromm Institute of Lifelong Learning created a new use ("school within a school" for 1,000+ students) and intensified use

(2,000 sq. ft. addition) and requires CU. Not fully disclosed in IMP or in update. Need info on agmt between Fromm Inst. and USF re \$6.5 million gift to USF re Fromm.

*USF has reported that the Fromm Institute for Lifelong Learning was established at USF in 1976. Until approximately 2006, its activities were spread around USF's campus, and the alterations were completed to consolidate its activities. Alterations to Xavier Hall to accommodate the consolidation were reviewed and approved by the Planning Department. As any new space created through the project was well under an approximate 25% of USF's square footage (per an interpretation of Planning Code Section 186.1(b)), Conditional Use Authorization was not required. The Department will request that USF include information pertaining to the Fromm Institute in its 2010 IMP Update, including enrollment numbers. As a policy, the Planning Department does not opine or involve itself in financial arrangements between entities.*

- Describe how Fromm Inst. Operates and how it is affiliated w/USF. Detailed description of physical changes to USF buildings. How are students accounted for in enrollment data.

*USF has indicated that the Fromm Institute is a separate legal entity that has been operating at USF since 1976. It offers approximately 75 courses annually in separate eight week sessions to adults generally over 50 years in age. The overall enrollment is approximately 1,250 students who are served by approximately 58 emeriti professors. The Department will continue to work with USF to verify the enrollment.*

- XART Program in garage also constitutes intensification.

*USF has reported that XArts is a moniker for the space in which some Visual Arts classes are held.*

### **Enrollment**

- USF numbers should include Fromm Institute (1,000+ students).

*The Department agrees and will request that Fromm data be included in the USF enrollment data.*

- Numbers indicate growth rate substantially higher than projected in 2004 IMP Concern as to whether USF's enrollment plans were consistent with its statements in IMP. Request USF's 2002 strategic enrollment plan.

*Growth rate is not specifically regulated by the Planning Code. USF's documents should be relatively consistent, but it should be recognized that enrollment is subject to a number of influences and is assumed to be somewhat fluid. The Department is continuing to work with USF on enrollment data.*

- Overall concern about how enrollment is presented in IMP and what numbers it includes. Need enrollment info re employees, future projections, and other campus sites.

*The Department is reviewing this information.*

- Are there limits on the numbers of "events" that draw people to the campus area. Is this commercial activity?

*USF has indicated that the majority of events at the Koret Center are related to the University and/or Jesuit community. It is common for educational institutions to provide conference space for hire. USF has indicated that they have implemented plans to manage noise, traffic and safety for such events. The Department will request information for the Lone Mountain Conference Center.*

- Conditionally Permitted Use as Post-secondary educational institution: Is education other than post-secondary education permitted and does it require a CU?

*USF has indicated that the Fromm Institute was established at USF in approximately 1976. As such, it would be granted a similar noncomplying status to USF and does not require a retroactive conditional use authorization. In addition, and as stated above, it is common for post secondary educational institutions to offer extended learning opportunities to members of the public, and to be associated with specific institutes that focus on individualized areas of study or research.*

- Would DCP impose/support an enrollment cap similar to those imposed for other schools in LA, D.C., Santa Cruz, etc.

*The Department would not initiate a specific enrollment cap; although, other parties with discretionary powers which review USF projects may wish to do so.*

### **Parking**

- USF has multiple uses (housing, office, classrooms, etc.). Section 153 says that the parking requirement for each use is calculated separately. UTA has presented analysis supporting this. What is the reasoning for a parking requirement based on the number of classrooms only?

*Planning Code section 153 requires the sum of all uses be calculated to determine a parking requirement for mixed uses. As an educational institution, USF is not a mixed use as the various activities on the properties support one integrated use, a post-secondary institution as defined by Planning Code Section 209.3(i). The Department acknowledges that a separate parking requirement was calculated for dwellings approved under Case No. 95.336CR; however, we believe that the parking requirement was implemented as the dwelling units could have been sold as independently-owned dwellings.*

- Is there a comprehensive parking analysis, including analysis of past CU requirements such as 174 parking space garage previously required? UTA is willing to review CU permits if Planning will make them available.

*The Department has not created a separate accounting, but has requested that the project sponsor provide this information for the Department to review. Motions of past CU approvals are in the project files associated with each individual entitlement.*

- USF parking has not kept up with its IMP statements.

*USF has not submitted an application to construct an off-street parking garage that is identified in IMPs and related Updates. As previously noted, an IMP is an informational document and not a contract to implement specific projects.*

- Practical question: Is USF's parking adequate to satisfy its demand? In addition to what is required, Planning has discretion to impose additional parking requirements in connection with CU.

*At this time, it appears that USF provides more parking than may be required by the Planning Code. USF has reported that there are approximately 136 classrooms. Per Planning Code Section 151, one off-street parking space is required for every two classrooms, which amounts to a requirement of 68 off-street parking spaces. USF has reported that there are approximately 866 off-street parking spaces provided campus-wide. In accordance with the General Plan, which promotes a "Transit First" policy, it is unlikely that the Department would pursue a requirement for additional parking at USF. However, as many USF approvals are discretionary, it is possible that an approving body could require USF to provide additional off-street parking.*

#### CSI

- What is proposed use Harney Science Bldg.

*The Department has requested this information from USF.*

- Truck delivery hours

*The Department has stipulated delivery hours in other entitlements. The Department understands that USF and UTA are negotiating this concern and looks forward to reviewing this document.*

- Other concerns previously raised in appeal and addenda to appeal.

*Currently under review and the Department is awaiting additional information from the sponsor.*

- PUD is inappropriate b/c the individual projects do not represent an integrated project/whole. UTA wants comprehensive analysis of aggregate impact of USF's growth but historically each USF project has been evaluated separately. PUD is inappropriate because CSI itself does not provide parking but takes away parking. If PUD is deemed to include entire campus, it must include UTA and therefore signatures of all UTA residents needed for PUD application.

*The Department believes that the PUD entitlement structure is appropriate for the current proposal, and its appropriateness has been established through a history of previous USF entitlements. The alternative entitlement structure, Conditional Use Authorization, would not require the additional criteria that are imposed by the PUD process. USF's San Francisco activities operate as an integrated project/whole post secondary institution generally within a focused area of land under the control of one entity. Elimination of parking could be addressed within the current entitlement structure.*

**Baseball/Soccer fields**

- What following elements constitute an intensification and do they require CU
  - Soccer field – increase of 1,200 to 3,000 seats, Public address system, described as transformation to one of West Coast’s premier venues; not disclosed in IMP.

*The Department continues to research this question.*

- Baseball field: 4,000 square foot enclosed permanent Batting structure that allows significantly increased use of field and causes increased noise, new scoreboard, changed field configuration, not disclosed in IMP and contrary to IMP

*Building Permit Application 2009.06.18.0750 was approved for alterations to the existing playing field. The Department does not consider an amenity that facilitates a more effective training activity to constitute intensification. The alterations are not considered to be major additions or alterations to the overall campus environment. The Department will request that USF identify contemplated improvements to athletic fields in its subsequent IMP Update and IMP.*

- Television Lights impact residents (is TV revenue commercial activity)?

*Building Permit Application 2003.06.13.7095 was approved for modifications to the soccer field. The Department will request additional information from USF about the lights. Even if games are televised and USF receives revenue from this activity, this is common for universities with sports programs.*

- Synthetic Turf – allows greatly increased use; also health concerns.

*Building Permit Application 2003.06.13.7095 was approved for modifications to the soccer field. Information produced by the Recreation and Park Department about the use of synthetic turf can be found at [http://www.sfgov.org/site/recpark\\_page.asp?id=77040](http://www.sfgov.org/site/recpark_page.asp?id=77040). The Planning Department does not opine on the health considerations of synthetic turf.*

- Camps + programs for students not enrolled at USF – 36 soccer camps in period of March to August plus tournaments.

*In order to promote San Francisco as a family friendly city, the Department believes that activities promoting the health and wellbeing of children should be supported. As a result of demand, many educational institutions have historically offered their facilities for such uses either for free or for rent, and the Department believes that such activities are integral to the institutional/educational use.*

**Other**

- External events: conferences for corporate or business purposes (Lone Mtn. Conf. Ctr) – is this commercial activity?

*Many higher education institutions provide spaces that can be used for conferences by private entities. USF has indicated that the majority of conference center uses are associated with the University.*



- Overall square footage of USF to be reported in IMP update: USF should provide square footage for all remodels or additions so Planning can properly evaluate; since classrooms can be very different in size, classroom count alone is insufficient and doesn't account for housing and office uses.

*The Planning Code does not stipulate the size of classrooms subject to the parking requirement. However, the Department does acknowledge that reporting of overall square footage is a valid request and will request that this information be included in the 2014 IMP.*

- Compliance with previous entitlements (Lone Mtn addition of 19,000 sq. ft not disclosed to Planning)

*The Department has requested information regarding changes to the Lone Mountain campus.*

- Include all properties owned or leased by USF throughout the City: Concern re encroachment by USF into UT and possible acquisition of all homes on Chabot Terrace to create a USF connection between "upper" and "lower" campus. Should include properties on which USF has a deed of trust or option to purchase.

*USF has provided an accounting of its properties in the IMP Update, which is attached and under review by the Department.*

cc: Eric Mar, District 1 Supervisor  
Lawrence Badiner, Zoning Administrator  
David Lindsay, Northwest Team Leader