



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Abbreviated Institutional Master Plan

HEARING DATE: OCTOBER 28, 2010

Date: October 21, 2010
Case No.: **2010.0697I**
Project Address: **814 Mission Street**
Zoning: C-3-R (Downtown, Commercial, Retail) District
160-F Height and Bulk District
Block/Lot: 3705/007
Project Sponsor: Paul Dimeo of
Corinthian Colleges, Inc.
6 Hutton Center Drive, Suite 400
Santa Ana, CA 92707
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **No action necessary – informational item**

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BACKGROUND ON INSTITUTIONAL MASTER PLANS

Planning Code Section 304.5 requires post-secondary institutions and hospitals to have an Institutional Master Plan (IMP) on file with the Planning Department. Institutions located in the C-3 (Downtown, Commercial) Districts occupying, or proposing to occupy, less than 100,000 square feet of floor area may submit an Abbreviated IMP. An Abbreviated IMP requires a description of the institution's physical plant and employment, affirmative action program, ownership of properties throughout the City and County of San Francisco, services provided and population, parking availability and other relevant general information.

The purpose of the IMP is to provide this information to the Commission and the public. The IMP is available for public review, and has been posted on the Planning Department's website. Any proposed changes in land use described in an IMP would require separate review and approval by the Planning Commission and/or department staff, as applicable.

PROJECT DESCRIPTION

The project is the submission of an Abbreviated Institutional Master Plan (IMP) for Everest College. This is Everest College's first IMP in San Francisco.

Planning Department Staff has determined that the document contains all information required for an Abbreviated IMP submission, pursuant to Planning Code Section 304.5. Everest College is eligible to submit an Abbreviated IMP because they occupy less than 100,000 square feet in a C-3 District. The Abbreviated IMP generally includes existing conditions at the school, as well as proposed conditions.

SUMMARY OF THE CONTENTS OF THE ABBREVIATED IMP

Everest College of San Francisco provides post-secondary education that prepares students for careers in healthcare, including dental assisting, massage therapy, medical assisting and pharmacy technician. Graduates may earn Associate's Degrees, diplomas and certificates. Everest College currently has 87 campuses located nationwide, with three in the Bay Area. When established in San Francisco in 1970, the school was originally known as Bryman School.

The school has been located at the 814 Mission Street site since 1998 and occupies approximately 31,000 square feet of floor area on the second, fourth and fifth floors of the subject building, which contains six stories. The school also plans to expand by approximately 5,500 square feet within the subject building. Everest College does not own the subject property, nor does it own, or plan to acquire, any real property in San Francisco.

As of August 2010, the San Francisco campus of Everest College has a student population of approximately 400 students. Everest College does not provide student housing, nor does it provide direct assistance to students to obtain student housing. Most of the students are anticipated to arrive via public transit as many regional and local public transportation options exist in the project area. In addition to the student population, Everest currently has 60 full-time equivalent staff and faculty members.

ENVIRONMENTAL REVIEW STATUS

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 (Class 1, Minor Alterations to Existing Structures).

PUBLIC COMMENT

No public comment has been received by the Department since the filing of the application.

REQUIRED COMMISSION ACTION

The item is an informational item, and no action is required. However, the Planning Commission has the discretion under Planning Code Section 304.5(d) to hold or not hold a public hearing on an Abbreviated IMP. If the Commission requests a hearing, it will be scheduled for a later date.

STAFF RECOMMENDATION

The staff recommendation is to **not hold** a hearing on Everest College's Abbreviated IMP submission.

RECOMMENDATION: Do require a public hearing on this IMP

Attachments:

Everest College's IMP

AJH: *814 Mission Street Executive Summary.doc*

**EVEREST COLLEGE – SAN FRANCISCO
ABBREVIATED INSTITUTIONAL MASTER PLAN
PLANNING CODE SECTION 304.5
AUGUST 1, 2010**

PURPOSE OF THE ABBREVIATED INSTITUTIONAL MASTER PLAN

This Abbreviated Institutional Master Plan (AIMP) is submitted pursuant to Planning Code section 304.5 for Everest College - San Francisco (Everest) located at 814 Mission Street. Because Everest occupies less than 50,000 square feet and does not anticipate expanding beyond that capacity, a full institutional master plan is not required.

ABOUT EVEREST COLLEGE

Purpose: Everest provides post-secondary education programs that prepare students for careers in healthcare.

History: The San Francisco campus was among the original Bryman Schools founded in 1960 by Mrs. Esther Bryman the Los Angeles Colleges of Medical and Dental assistants. The San Francisco campus opened in 1970. The school was acquired by National Education Corporation in 1975. In 1983 the school name was changed to National Education Center. Corinthian Schools, Inc. acquired the school in July 1995. The school name was changed to Bryman College in June 1996 and subsequently changed to Everest College in October 2006.

Curriculum: Everest provides diploma programs that prepare students for occupations in healthcare. The school's programs are as follows:

- Dental Assisting
- Massage Therapy
- Medical Assisting
- Pharmacy Technician

Accreditation: Everest is accredited by the Accrediting Commission of Career Schools and Colleges (ACCSC), an institutional accrediting body recognized by the U.S. Department of Education. Additionally, the Medical Assisting program is accredited by the Commission on Accreditation of Allied Health Education Programs (CAAHEP) upon the recommendation of the Medical Assisting Education Review Board (MAERB) and the Dental Assisting program has been approved by the Dental Board of California which allows graduates to apply for the Registered Dental Assistant Examination (RDA).

Student Population and Characteristics: The San Francisco campus of Everest College has a current fulltime student population of approximately 400 students (August 2010). All of the students are residents of the greater Bay Area. The demographics of the student population are as follows:

<u>Gender</u>	
Male	11%
Female	89%

<u>Age</u>	
Under 25	21%
25 – 34	51%
35 – 44	22%
45 – over	6%

<u>Ethnicity</u>	
White/Non-Hispanic	34%
Black/Non-Hispanic	28%
Hispanic	13%
Asian/Pacific Islander	25%

Staff and Faculty: Everest College has a staff of 60 of whom 25 are instructors. All staff live within the greater Bay Area.

Affirmative Action: Everest College is an equal opportunity employer and makes employment decisions on the basis of merit only. Everest policy prohibits unlawful discrimination based on race, gender, gender identity, religion, marital status, age, national origin, ancestry, physical or mental disability, legally protected medical conditions, sexual orientation, family care or medical leave status, veteran status, or any other consideration made unlawful by federal, state or local laws. Discrimination based on the perception that someone has any of those characteristics or because someone is associated with a person who has or is perceived to have any of those characteristics is also prohibited. This same policy also applies to students enrolling in our school.

CURRENT FACILITIES

Location: Since 1998, the school has been located at 814 Mission Street, Suite 500, in downtown San Francisco.

Size: The school occupies 31,000 square feet on three floors of the office building in which it is located. The school is currently planning a 5,500 square foot expansion.

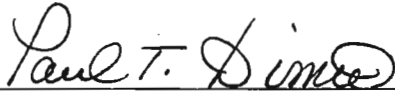
Ownership: Neither Everest College nor its parent corporation, Corinthian Colleges, Inc., owns any real property in the city or county of San Francisco and has no current plans to acquire any real property in San Francisco.

Parking: There is no off-street parking provided at 814 Mission Street, which is centrally located in the main downtown area. There are several commercial parking lots near the school facility. Most students and staff commute to school using public transportation. The school is conveniently located near multiple bus routes and is a block away from a BART station.

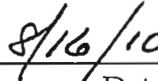
Student Housing: Everest College does not own or operate student housing, nor does it provide direct assistance to students to obtain housing.

Proposed Changes: Everest College is currently planning to expand the school facility by 5,500 square feet.

FOR EVEREST COLLEGE – SAN FRANCISCO



Paul Dimeo
Vice President, Facilities & Operations
Corinthian Colleges, Inc.



Date

