



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 13, 2012

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Date: November 8, 2012
Case No.: **2012.1095C**
Project Address: **281 HARVARD STREET**
Zoning: RH-1 (Single-Family Residential) District
40-X Height and Bulk District
Block/Lot: 5940 / 029
Project Sponsor: Lawrence Mariner & Sarah Stein
141 Leese Street
San Francisco, CA 94110
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f), 303, and 317 to allow the conversion of a two-story dwelling unit into a child-care facility for 15 or more children (d.b.a. Polka Dot Preschool). The proposed facility consists of three class rooms, a kitchen, and two restrooms on the main level occupying a total area of approximately 1,100 square feet. The basement consists of one off-street parking space, a laundry area, and storage space. Additionally, the proposed facility will have an approximately 200 square foot deck on the main level and access to an outdoor play area in the rear yard of the subject property. The proposed facility would operate Monday through Friday from 8:00 AM to 5:30 PM, serving children from ages two to five years, and will be operated by three full-time employees. The Project Sponsor expects the proposed facility to typically provide care for 20 children throughout the day. Drop off times for children will be between 8:00 and 9:00 AM and pick up time for children will be between 4:00 and 5:00 PM. The Project Sponsor has expressed the intention to apply for a passenger loading zone curb along the 50 foot street frontage in front of the entrance to the proposed facility if the neighborhood feels it is necessary. The operator will also be required to obtain a State issued license to operate the proposed child-care facility and adhere to the Child Care Center General Licensing Requirements of the State of California. No physical expansion of the existing building is proposed, however, the Project Sponsor does propose to relocate the front door from the side of the building to the front of the building.

SITE DESCRIPTION AND PRESENT USE

The Project site at 281 Harvard Street is located on the east side of Harvard Street, between Felton and Silliman Streets and is developed with an approximately 2,200 square foot two-story single-family dwelling. The subject lot contains approximately 4,750 square-feet with 50 feet of frontage along Harvard Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located within an RH-1 (Single-Family Residential) District situated in the Portola Neighborhood. Land uses in the immediate vicinity of the site are typical of an RH-1 District with primarily residential uses. Most of the buildings in the vicinity are one or two stories tall. Ground level open space and landscaping at the front and rear are usually abundant.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 26, 2012	October 26, 2012	20 days
Posted Notice	20 days	October 26, 2012	October 26, 2012	20 days
Mailed Notice	10 days	November 5, 2012	October 31, 2012	15 days

PROJECT BACKGROUND

This Project was originally scheduled before the Planning Commission on November 15, 2012. However, due to the neighbor's concerns, the Project was continued to December 13, 2012 to allow the Project Sponsor an opportunity to work with the neighbors to address concerns. A community meeting, facilitated by a mediator from Community Boards, was held on November 17, 2012. There were 30 people in attendance. The issues raised at the meeting, and Project Sponsor response, are discussed below.

PUBLIC COMMENT

- To date the Department has received phone calls, letters and emails both in support and in opposition to the proposal. The letters and emails are attached. The issues of those in opposition are discussed below.

ISSUES AND OTHER CONSIDERATIONS

- The proposed child care facility will provide child care for a maximum of 20 children, which requires no off-street parking spaces per Planning Code Section 151. The proposed child care facility will provide one off-street parking space.
- Neighbors are concerned about the lack of parking in their neighborhood and that this use might take away more spaces on the block and generate more traffic. The Project Sponsor has expressed the intention to apply for a passenger loading zone curb along the 50 foot street frontage in front of the entrance to the proposed facility. This loading zone would only be active during drop off and pick up times and would discourage parents from double parking their cars. The Project Sponsor is willing to have a monitor during drop off and pick up times to facilitate the movement of cars.
- Neighbors are concerned that this new use will generate noise from children playing outside in the yard. Based on the schedule (which is attached in the Project Sponsor Submittal), there are two 45 minute outside playtimes – one in the morning and one in the afternoon. The playtimes are staggered so that only some of the children are in the yard at one time. In addition either activity would occur indoors, with a full 2 hours committed to a rest/nap time.
- Neighbors are concerned that this is a commercial use which is not compatible with a residential neighborhood. The Planning Code allows child care facilities for 14 or fewer children by right. A Conditional Use authorization is required for 15 or more children. Most commercial properties do not contain large enough outdoor spaces to meet the state requirement of 75 square feet of outdoor space for each child. If the child care facility moved, the existing building could easily be converted back to a single family dwelling. Furthermore, the RH-1 Zoning District restricts commercial uses, so approval of this Project would not result in an influx of commercial and retail uses.
- Based on market research, there is a lack of preschool services for children between the ages of 2 and 5 in the Portola neighborhood. Most of the child care facilities listed by the state in this zipcode are home daycare providers and provide no preschool curriculum. There are only 5 preschools in the Portola neighborhood. Of those 5, one is for low-income families only, one is only open until 2:30pm, and one only has 3 hour school days.
- The Project Sponsor has offered to install an alarm system in the building and motion detected lighting for the yard area to increase security at night when the building is unattended.
- The Project Sponsor operates a Family Daycare Facility in Bernal Heights that is currently in good standing with the State of California.
- The Project Sponsor has agreed to make herself available via cell phone and email if there are concerns that arise.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the operation of a child-care facility for 15 or more children pursuant to Planning Code Sections 209.3(f), 303, and 317.

BASIS FOR RECOMMENDATION

- The Project meets all applicable requirements of the Planning Code.
- The Project promotes small business ownership and employment opportunities. According to the Project Sponsor, the proposed child care facility will be operated by a staff of three full-time employees.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The Project Sponsor operates a 12 student child-care facility in Bernal Heights that has existed for 4 years with no negative impact to the surrounding neighborhood.
- The proposed child-care facility is desirable because it will improve the number of neighborhood serving amenities, which will help strengthen the sense of identity, generate greater neighborhood interest and participation in neighborhood activities, contribute to making a safer neighborhood, and provide a much needed service to the immediate residents.
- The General Plan encourages and supports child-care.
- The Portola neighborhood is in need of preschool services for children between the ages of 2 and 5.
- The proposed Project complies with all applicable provisions of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

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

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

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Draft Planning Commission Motion

HEARING DATE: DECEMBER 13, 2012

Date: December 6, 2012
Case No.: **2012.1095C**
Project Address: **281 HARVARD STREET**
Zoning: RH-1 (Single-Family Residential) District
40-X Height and Bulk District
Block/Lot: 5940 / 029
Project Sponsor: Lawrence Mariner & Sarah Stein
141 Leese Street
San Francisco, CA 94110
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3(f), 303, AND 317 TO CONVERT A SINGLE FAMILY DWELLING INTO A CHILD-CARE FACILITY FOR 15 OR MORE CHILDREN (D.B.A. POLKA DOT PRESCHOOL) WITHIN AN RH-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 23, 2012, Lawrence Mariner & Sarah Stein (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 209.3(f), 303, and 317 of the Planning Code to convert a single family dwelling into a child-care facility for 15 or more children (d.b.a. Polka Dot Preschool) within an RH-1 (Single-Family Residential) District with a 40-X Height and Bulk designation.

On December 13, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1095C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1095C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project site at 281 Harvard Street is located on the east side of Harvard Street, between Felton and Silliman Streets and is developed with an approximately 2,200 square foot two-story single-family dwelling. The subject lot contains approximately 4,750 square-feet with 50 feet of frontage along Harvard Street.
3. **Surrounding Properties and Neighborhood.** The Project site is located within an RH-1 (Single-Family Residential) District situated in the Portola Neighborhood. Land uses in the immediate vicinity of the site are typical of an RH-1 District with primarily residential uses. Most of the buildings in the vicinity are one or two stories tall. Ground level open space and landscaping at the front and rear are usually abundant. The vicinity of the site is well served by public transit.
4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f), 303, and 317 to allow the conversion of a two story dwelling unit into a child-care facility for 15 or more children (d.b.a. Polka Dot Preschool). The proposed facility consists of three class rooms, a kitchen, and two restrooms on the main level occupying a total area of approximately 1,100 square feet. The basement consists of one off-street parking space, a laundry area, and storage space. Additionally, the proposed facility will have an approximately 200 square foot deck on the main level and access to an outdoor play area in the rear yard of the subject property. The proposed facility would operate Monday through Friday from 8:00 AM to 5:30 PM, serving children from ages two to five years, and will be operated by three full-time employees. The Project Sponsor expects the proposed facility to typically provide care for 20 children throughout the day. Drop off times for children will be between 8:00 and 9:00 AM and pick up time for children will be between 4:00 and 5:00 PM. The Project Sponsor has expressed the intention to apply for a passenger loading zone curb along the 50 foot street frontage in front of the entrance to the proposed facility if the neighborhood feels it is necessary. The operator will also be required to obtain a State issued license to operate the proposed child-care facility and adhere to the Child Care Center General Licensing Requirements of the State of California. No physical expansion of the existing building is proposed, however, the Project Sponsor does propose to relocate the front door from the side of the building to the front of the building.

5. **Public Comment.** To date the Department has received phone calls, letters and emails both in support and in opposition to the proposal. The letters and emails are attached. The issues of those in opposition are discussed below.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Institutions – Child Care Facility.** Planning Code Section 209.3(f) requires Conditional Use authorization for child care facilities providing less than 24 hour care for 15 or more children by licensed personnel and meeting the open space and other requirements of the State of California within a RH-1 District.

The Project Sponsor seeks Conditional Use Authorization to establish a child care facility providing less than 24 hour care for more than 15 children within an RH-1 District.

- B. **Floor Area Ratio.** Planning Code Section 124 requires an FAR (Floor Area Ratio) of 1.8 to 1 in RH-1 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately 0.46. The maximum floor area allowed would be approximately 8,550 square feet. The Project proposes a non-residential area of approximately 2,200 square feet.

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

The subject building is setback further than the immediately adjacent buildings. No changes to the front setback are proposed.

- D. **Rear Yard.** Planning Code Section 134 establishes rear yard requirements for all districts. In the RH-1 District, a minimum 25 percent rear yard is required, which, for the subject site, represents a rear yard depth of approximately 25 feet.

The subject building provides a rear yard setback of approximately 33 feet. No changes are proposed.

- E. **Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. The parking space requirement for a child-care facility is one for each 25 children, where the number of such children exceeds 24.

A child-care facility with a maximum of 20 children is not required to provide any off-street parking spaces. The proposed number of off-site parking spaces is 1 in an existing garage on the site. The proposed Project complies with Planning Code Section 151.

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

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

The Project is compatible with the surrounding neighborhood as the proposed child care facility will occupy the existing single-family building. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable as it will provide a vital service for the residents of the neighborhood. The Project is desirable for, and compatible with the neighborhood in that it provides a needed service for the neighborhood. The proposed use is desirable for nearby residents in that approval of this Project would enhance services in this neighborhood, especially those for patrons with children. The Portola neighborhood is in need of such services for children not of school age. The proposed use is also desirable in that it creates a more positive neighborhood aesthetic by providing a landscaped area in front of the subject building.

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

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

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

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The proposed child care facility is intended to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips citywide. The Project Sponsor also intends to apply for a loading zone curb along the 50 foot long street frontage if the neighborhood feels it is necessary. The Project Sponsor is providing one off-site parking space on the site, although none are required by Code. Harvard Street is a residential street with ample on-street parking and little traffic and would allow for vehicles to safely access the site during drop off and pick up times.

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

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

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

The Project does not propose any change to the existing landscaping. The Project Sponsor proposes to install motion detected lighting to increase security at night when the property is unattended. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 3:

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

The Project will enhance the diverse economic base of the City.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project will provide additional employment opportunities for San Francisco residents. Also, the provision of child care services is an amenity that would attract or retain workers.

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child care center will provide educational services for the children of San Francisco residents. No physical expansion is proposed to the existing building and a majority of the proposed child care facility's activities will take place indoors, hence the adjacent residential uses will not be disrupted.

9. **Dwelling Unit Removal Guidelines.** The Planning Commission shall consider these criteria in the review of applications for Conversion of Residential Units, pursuant to Planning Code Section 317.
 - a. Whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

The proposed property has not been occupied by the current owner. The owner purchased this property for use as a child-care facility and has been renting the property since it was purchased in September 2011.

- b. Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

The Project is compatible with the surrounding neighborhood as the proposed child care facility will occupy an existing single-family residence. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The proposed use is desirable for nearby residents in that approval of this Project would enhance services in this largely residential neighborhood, including those for children. Given that there would be no change to the building, the Project is appropriate for the neighborhood.

- c. Whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

The current density of the property is one dwelling unit per lot. The prevailing density in the area is one unit per lot. The conversion of the structure from residential to a child-care facility will not change the prevailing character in the surrounding neighborhood, as it will maintain the building's current size. No physical expansion is proposed to the existing building.

- d. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

The loss of one dwelling unit through the conversion of the structure from residential to a child-care facility will not be detrimental to the City's housing stock. Additionally, the kitchen is being maintained so that future conversion back into a residential use is possible.

- e. Whether the conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

There are no design or functional deficiencies in the structure. However, the conversion of the structure from residential to a child-care facility will not remove the kitchen. Therefore, the future conversion back into a single-family residential unit is possible.

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.

No neighborhood-serving retail use would be displaced by the Project.

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

The Project does not involve any physical alteration or expansion to the Project site and thus will not adversely affect existing housing or character of the neighborhood.

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

No affordable housing will be removed for this Project.

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

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

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

Approval of this Project will not adversely affect any industrial or service sector jobs. Rather, it will create new service sector employment opportunities for workers of that sector.

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

The Project will not impact the subject property's ability to withstand an earthquake and all interior improvements shall meet the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

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

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

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

11. 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1095C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA, 94012.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 13, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert a single family dwelling into a child-care facility for 15 or more children (d.b.a. Polka Dot Preschool) within an RH-1 (Single-Family Residential) District with a 40-X Height and Bulk designation located at 281 Harvard Street, Block 5940, and Lot 029 pursuant to Planning Code Sections 209.3(f), 303, and 317; in general conformance with plans, dated October 18, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2012.1095C and subject to conditions of approval reviewed and approved by the Commission on December 13, 2012 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 26, 2012 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

MONITORING - AFTER ENTITLEMENT

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

- 5. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

- 6. Community Liaison.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

- 7. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

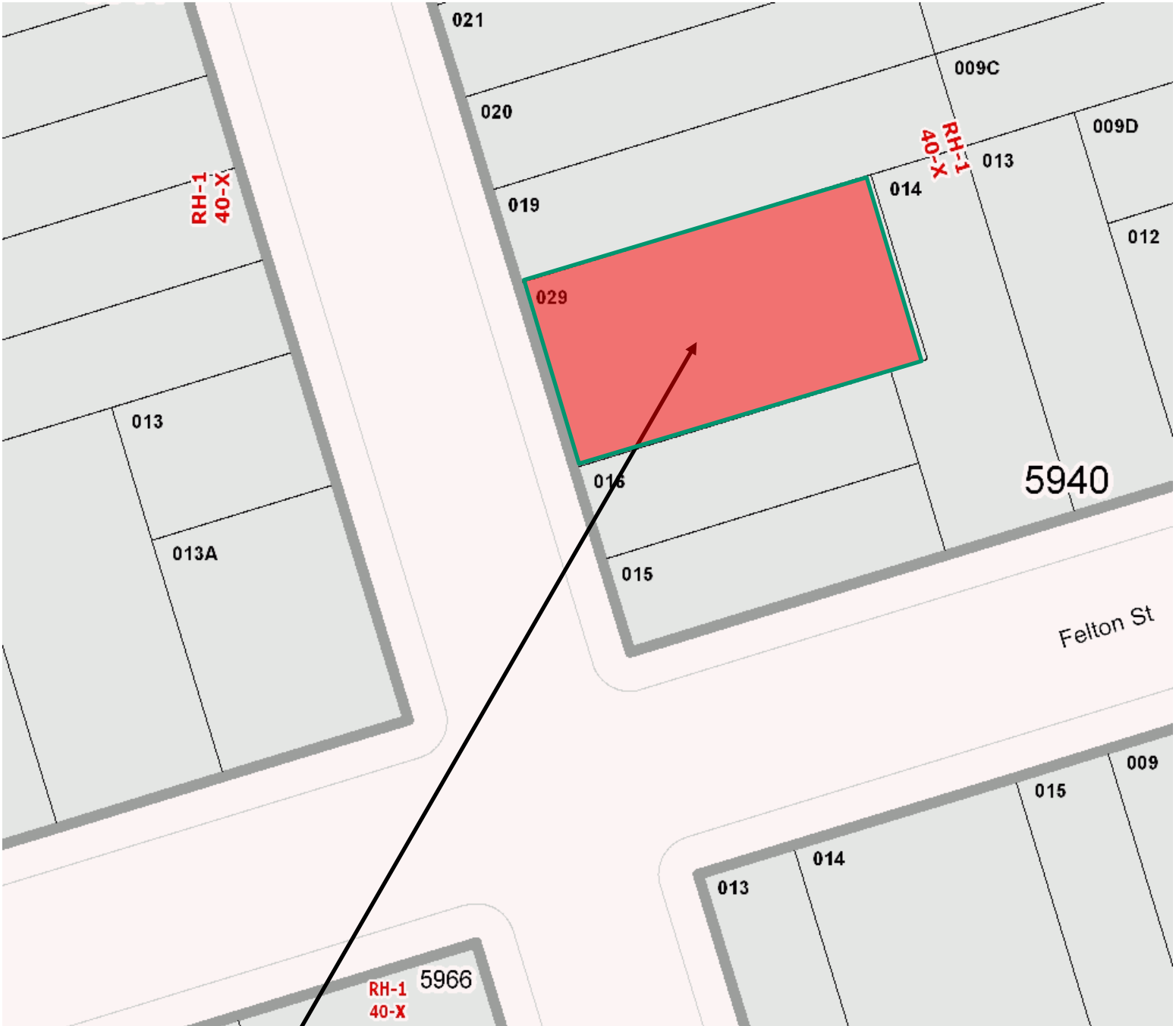
- 8. Traffic Plan.** The Project Sponsor shall provide a traffic plan that includes providing a passenger loading and unloading "white" zone along a street curb that fronts the subject property. Additionally, crossing guard(s) shall monitor the passenger loading and unloading "white" zone during morning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

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

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

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

Parcel Map



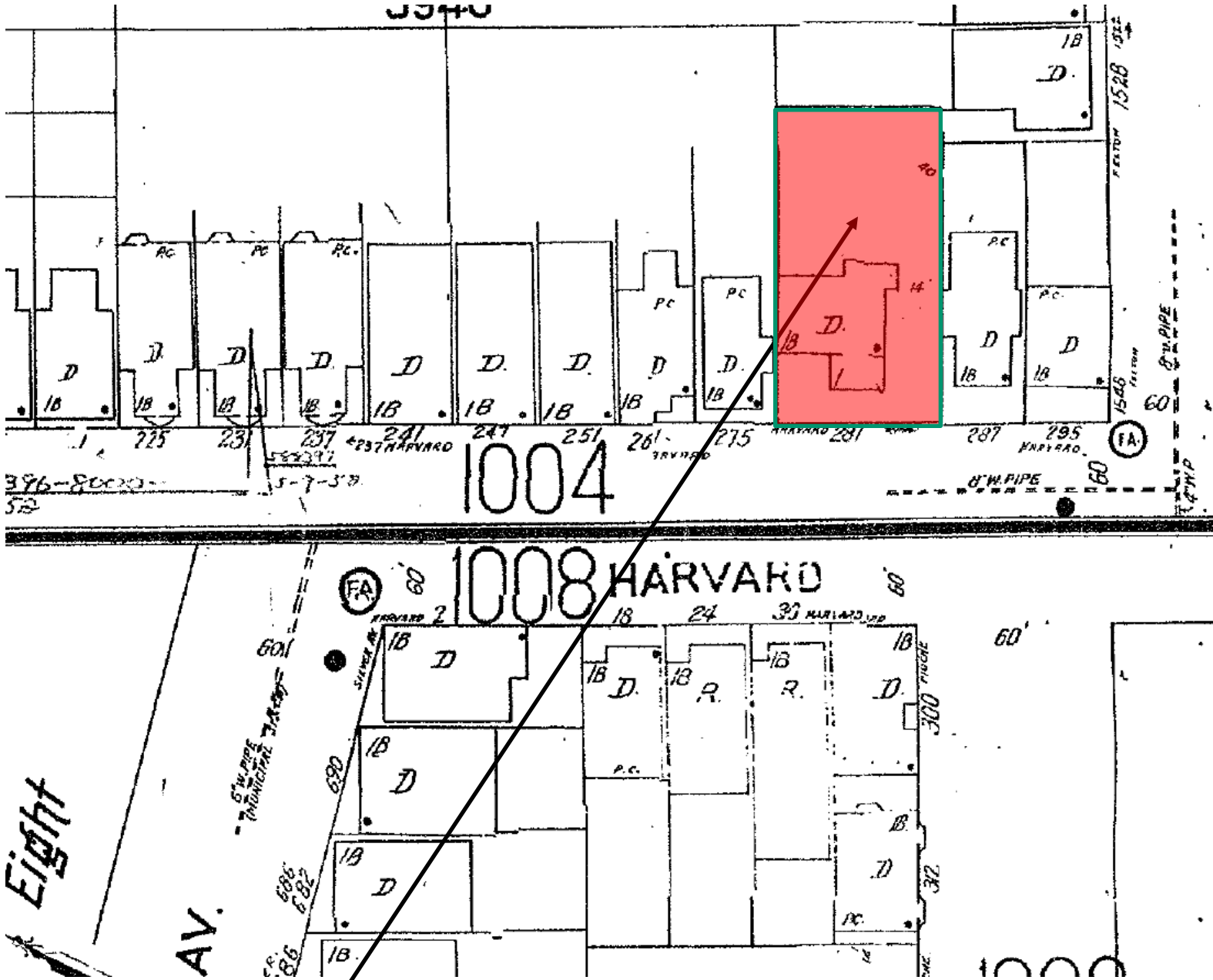
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1095C
281 Harvard Street
5940 / 029

Sanborn Map*

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



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1095C
281 Harvard Street
5940 / 029

Zoning Map

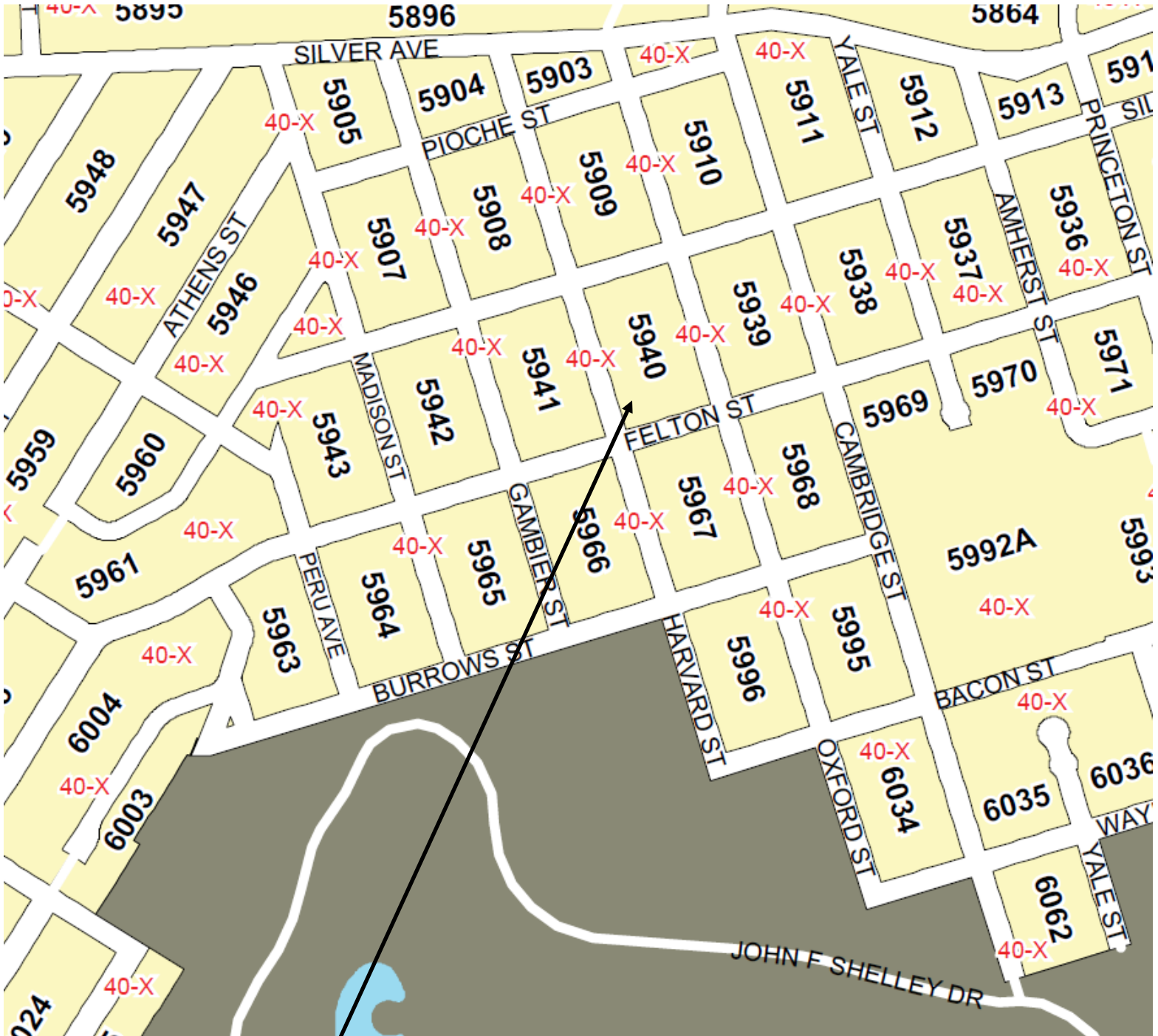


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1095C
281 Harvard Street
5940 / 029

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1095C
281 Harvard Street
5940 / 029

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1095C
281 Harvard Street
5940 / 029

Site Photograph



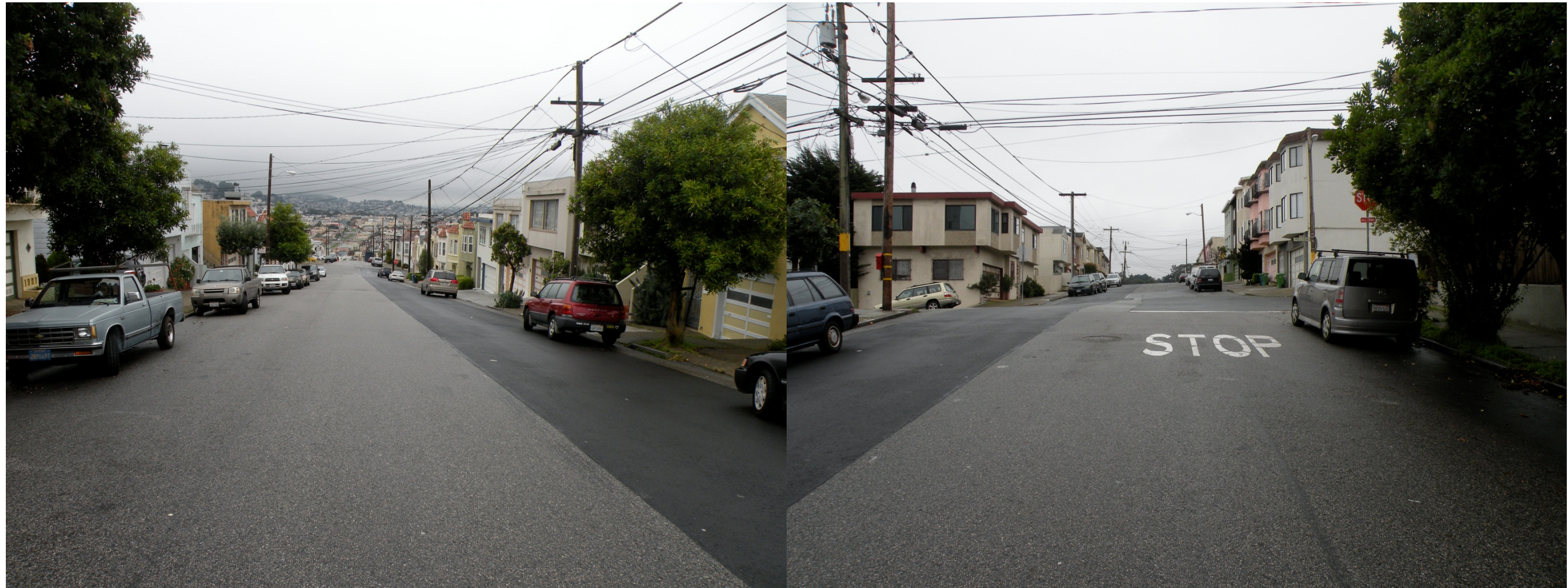
SAME SIDE OF THE STREET AS THE PROJECT SITE



ACROSS THE STREET FROM THE PROJECT SITE



STREET VIEWS



The Polka Dot Preschool

December 5, 2012

To: Members of the San Francisco Planning Commission

Dear Planning Commission Member:

Thank you for taking the time to read the documents in our conditional use application package. We put together this package so that you will understand our goals and objectives for the next phase of The Polka Dot Preschool.

Ever since we started working with preschool children, it has been our dream and goal to open our own preschool. In 2006, Sarah left her teaching position with the Katherine Michiels School and we opened a small school for six children.

In 2008, we expanded to 12 children, the maximum we can have at our present location in Bernal Heights. In 2009, we began searching for a location suitable for around 20 children. We looked at what seemed like hundreds of properties, but none within our financial means could meet the State licensing standards for a child care center, which is a wheel-chair accessible building that has sufficient interior space [35 square feet per child] and exterior yard space [75 square feet per child]. Most San Francisco lots are not large and most of the structures had stairs and could not meet ADA standards.

So when we found 281 Harvard Street, a ground-level one-story house with a large yard, we could not believe our luck. It was perfect and the price was within our rather modest budget. Since it is in an RH-1 zone, we knew we would have to apply for a conditional use permit; but a preschool would be an asset to the neighborhood and we were advised that it should not be difficult to get the conditional use designation.

It took us by surprise when we found that a few Harvard Street neighbors had mobilized an opposition to our project. We discovered that a lot of misinformation about our project was circulating around the neighborhood. Therefore, we had a second neighborhood meeting and expanded our invitation to residents in five of the surrounding blocks. About 25-30 people came to the meeting and some of the people who attended are very supportive of our project.

In order for you to understand why this project will be an asset to our Portola neighborhood, we have included, along with our application, a market survey outlining the need for our preschool project, a list of common questions and answers, a summary of the meeting, and copies of letters of support,

Sincerely,

Sarah Stein and Lawrence Mariner

281 Harvard Street, San Francisco, CA 94134 - 415-531-2418

The Polka Dot Preschool
251 Harvard Street
San Francisco, CA 94134
CONDITIONAL USE APPLICATION

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APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Sarah Stein and Lawrence Mariner	
PROPERTY OWNER'S ADDRESS: 141 Leese Street San Francisco, CA 94134	TELEPHONE: (415) 648-1316 EMAIL: lpgmariner@hotmail

APPLICANT'S NAME:	Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION:	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 281 Harvard Street		ZIP CODE: 94134		
CROSS STREETS: Silliman and Felton Streets				
ADDRESSORS BLOCK/LOT: 5940 / 029	LOT DIMENSIONS: 50' x 95'	LOT AREA (SQ FT): 4,750 SF	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X

3 Project Description

(Please check all that apply) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard		PRESENT OR PREVIOUS USE: Single Family Residence		
			PROPOSED USE: Child Care serving 13 or more children		
			BUILDING APPLICATION PERMIT NO.: N/A	DATE FILED: N/A	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING PROJECT	PROPOSED PROJECT	PROPOSED PROJECT	PROPOSED PROJECT
PROJECT FEATURES				
Dwelling Units	1	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)				
Number of Stories	2	2	0	2
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	2,354 GSF	0	0	0
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	165 GSF	165 GSF		165 GSF
Other (Specify Use)	0	2,354 GSF	0	2,354 GSF
TOTAL GSF	2,519 GSF	2,519 GSF	0	

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

The applicant proposes to establish a new child care facility (d.b.a. The Polka Dot Preschool) in an existing vacant single family two-bedroom dwelling unit. The upper (ground floor) level with 1,279 gross square feet will be the child care space and the lower level with 1,240 gross square feet will be used for the existing garage, utilities and storage. The proposal includes minor interior and exterior tenant improvements including new disabled accessible unisex adult and children's bathroom, relocated smaller kitchen and exterior deck replacement with new stairs to rear exterior play area. The proposed child care center will provide services for less than 25 children, so there is no on-site parking requirement.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

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

The proposed use will not significantly alter the existing residential exterior street-facing elevation and therefore, the size of the proposed use is compatible with other residences on the block face. The proposed child care facility will not impact traffic or parking in the District because it is not a destination stop and will serve the immediate and surrounding neighborhoods. This child care center will provide a desired service for the residential population in the neighborhood.

2. 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:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work at the rear exterior deck will not negatively impact the massing of the subject building.

(b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for a child care facility intended for 20 children. The pre-school site is located within an established residential neighborhood that is served by public transit, including 2 MUNI lines, the 54 line which is a half-block away and the 44 line which is within ¼ mile of the site. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Due diligence according to standard construction practices will be maintained during the construction process. Child care facilities generally do not emit noxious or offensive emissions. However, there may be an increase in noise levels during the hours of operation, which are Monday to Friday from 8:00am to 6:00pm.

(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

The child care center will propose exterior improvements for a new rear exterior play area which will include play structure, benches, waterplay, planter boxes and walkway with limited lighting for exiting.

3. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the Master Plan.

The proposed child care center with 13 or more children is subject to Planning Commission approval as a Conditional Use in a RH-1 District and will provide a community benefit of locally available child care services in the immediate and surrounding neighborhoods during daytime hours.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The proposal would enhance the district by providing a new child care center, where one currently does not exist on the subject block. The business would be locally owned and it creates 2-3 more employment opportunities for the community as well as pre-school educational services for 20 children. With the exception of the new rear play area, the proposed alterations are within the existing building footprint.

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

The existing units in the surrounding neighborhood would not be adversely affected. The facility would operate weekdays during typical business hours from 8:00am to 6:00pm.

3. That the City's supply of affordable housing be preserved and enhanced;

While a single family 2 bedroom dwelling unit will be renovated for child care use, the proposed child care complies with Planning Code Sec. 206 (e) DESCRIPTION AND PURPOSE OF RESIDENTIAL DISTRICTS, which states the following: "Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable nonresidential activities that are compatible with housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas."

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Since the child care center will be serving the immediate and surrounding neighborhoods and will not be a destination point, commuter traffic will not impede Muni transit service or overburden our streets or neighborhood parking. The child care center is served by 2 Muni transit buses, the 54 line which is a half-block away and the 44 line which is within ¼ mile of the site.

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

The Project is not a commercial office development and will provide childcare services for the neighborhood while not displacing any industry and service sector business. The project will provide for service sector related employment opportunities in child care. The ownership of industrial and service sector businesses within the neighborhood will not be affected by this project.

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

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

7. That landmarks and historic buildings be preserved; and

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

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

The project will have no negative impact on existing parks and open spaces.

Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use	
OCCUPANCY CLASSIFICATION: Change in Use from Single Family Residence to Child Care Center	
BUILDING TYPE: Wood-frame construction	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 2,519 Gross Square Feet	BY PROPOSED USES: Child Care - 1,279 Gross Square Feet (E) Utilities and storage - 1,075 Gross Square Ft. (E) Parking - 165 Gross Square Feet
ESTIMATED CONSTRUCTION COST: \$ 70,000	
ESTIMATE PREPARED BY: Lawrence Mariner	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 8/24/2012

Print name, and indicate whether owner, or authorized agent:
Sarah Stein and Lawrence Mariner

Owner / Authorized Agent (circle one)

The Polka Dot Preschool
281 Harvard Street
Analysis of Need - Executive Summary

Each day an estimated 13 million U.S. children under the age of six are cared for by someone other than their parents. Women make up almost 50% of the workforce and the Department of Labor estimates that 85% of these women will have babies at some time during their career. The demand for quality child care has never been greater.

It has been shown that children's early literacy skills predict their first-grade reading skills, which in turn predict their reading in fourth grade and their later school outcomes. The ability to read is built on skills children develop early, before the age of five. Therefore, because of the importance of developing social, emotional and educational skills in young children, working parents are **seeking out quality preschools for their children that are staffed with trained professionals, rather than "parking" their children in traditional child day care facilities.**

In San Francisco, an estimated 20,000 children under the age of six require some form of child care, of which less than 50% are enrolled in qualified preschools. Waiting lists are long and many parents are forced to seek other arrangements while waiting for a spot in the school of their choice to open up.

Nationally, about 75 percent of children under six years of age are living with working parents. According to the 2010 Census, 4.7% of the population of San Francisco is under age 6 years. The Census Bureau estimates that approximately 5.3% of the 40,842 individuals residing in Zip Code 94134 (Portola/Visitacion Valley) are children under age 6, or about 2,165 children. Fifty-eight percent of these children, or about 1,255 children in Zip Code 94134, live in a household where both parents are employed.

Also, according to the 2010 census, there are 2,154 children under the age of 5 living in Zip Code 94134. Of these, 51.9% or 1,118 children live in families where both parents are employed. It can be assumed that many, if not most, of these children will need child care.

There are 14 licensed Child Care Centers in Zip Code 94134 children and 13 licensed large family daycare homes. But home daycare facilities are not comparable to child care centers [preschools]. The proposed project at 281 Harvard Street will be a licensed Child Care Center [preschool]. Therefore, because there are no educational requirements or early childhood education training requirements for child care homes and because the majority of middle income working parents prefer a social and educational setting for their children, our market survey concentrated on Child Care Centers.

Zip Code 94134 is made up of two distinct districts, Portola and Visitacion Valley. In tabulating the results of our survey, we looked at each area separately because Visitacion Valley is not convenient for most Portola parents. Thus we found the following:

Portola- Six child care centers with a total capacity of 482. Of this total, 128 can be filled only by children from low-income eligible families. [Two of the six centers are operated by the SF Unified School District at local elementary schools and are for low-income eligible families.] That leaves 364 slots available for middle-income children.

Visitacion Valley - Eight child care centers with a total capacity of 356, of which 157 can be filled only by children from low-income eligible families. [Note: Two of the eight centers are located at the Sunnydale Public Housing project.] That leaves 199 places for children from middle-income families.

Total for Zip Code 94134 - 14 centers. Total capacity 838, of which only 553 places can be used by middle-income families.

Most of the child care centers accepting middle-income children that we contacted said they had significant waiting lists and we found only 2 vacancies that could be filled immediately. The Cross-Cultural Family Centers in Visitacion Valley maintain one waiting list for their four VV centers. The Admissions Officer said the waiting list consisted of "hundreds" of children.

These findings contradict much of the information provided by John Lewis in his letter to the Planning Commission dated November 4, 2012. Most of the child care providers on Mr. Lewis' vacancy list are not preschools but are family daycare homes; only two providers on Mr. Lewis' list are licensed Child Care Centers: 1st Place to Start (capacity 27) which has one vacancy for a 3-year old and waiting lists for 2- and 4-year olds, and the Mission District YMCA Preschool (capacity 42) with 2 vacancies.

Mr. Lewis also states that the total capacity of nearby child care is "2,573 spaces." This number is a gross exaggeration of the actual number of spaces for several reasons, including the fact that a large portion of these vacancies are with family daycare homes, not child care centers and most of the child care centers he listed in Zip Code 94112 are located far from Portola, in Daly City, Outer Mission, Ingleside, etc. Further, the great majority of the child care centers in Visitacion Valley and Excelsior are exclusively for low-income families and cannot accept non-qualifying middle-income children.

To recap, the spaces available in child care centers/preschools for middle income children, total 595 (354 in Portola, 199 in Visitacion Valley, and 42 in Excelsior). Total current vacancies - only four for 3-year olds only. The preschools with vacancies have waiting lists for 2-year olds and 4-year olds. Again, it is significant to note that 1,255 children in Zip Code 94134, live in a household where both parents are employed. Most of these parents need to make child care arrangements.

There is one surprising aspect to our research results. The facilities that restrict enrollment to low-income eligible families reported that they have many vacancies. The facilities that cater to non-low-income working families reported few or no vacancies and some said their waiting list is "in the hundreds." Therefore, there appears to be an imbalance in the availability of preschool slots for middle-income families versus low-income families.

The Polka Dot Preschool**281 Harvard Street****Analysis of Need****Market Analysis**

Each day an estimated 13 million U.S. children under the age of six are cared for by someone other than their parents. Nearly half of our workforce is now female, and the U.S. Department of Labor tells us that 85% of these women will have babies at some time during their career. The demand for quality child care has never been greater.

California's "First 5" Initiative reported in 2005 that "...Children's early literacy skills predict their first-grade reading skills, which in turn predict their reading in fourth grade and their later school outcomes. The ability to read is a sentinel indicator of children's likelihood to success in school and that ability is built on skills children develop early, before the age of five."

Because of the importance of developing social, emotional and educational skills in young children, working parents are seeking out quality preschools for their children that are staffed with trained professionals, rather than "parking" their children in traditional child day care facilities.

In San Francisco, an estimated 20,000 children under the age of six require some form of child care, of which less than 50% are enrolled in qualified preschools. Waiting lists are long and many parents are forced to seek other arrangements while waiting for a spot in the school of their choice to open up.

Market Segmentation

According to the 2010 Census, the estimated median family income in the last 12 months for San Francisco is \$109,613 for families with children under 18 years of age. For the same 12-month period in Census Tract 256 [the Portola District, which includes 281 Harvard Street], the median family income for family with children is \$86,373. This estimate indicates that there is a fairly broad range of family income in the Portola/Excelsior area.

Therefore, we project that the Polka Dot Preschool will be an attractive asset for all levels of working parents in the neighborhood.

Target Audience

The 2002 Kids Count Data Book, produced by the Annie E. Casey Foundation, notes that nationally, 75 percent of children under six years of age are living with working parents. According to the 2010 Census, 4.7% of the population of San Francisco is under age 6 years. The Census Bureau estimates that approximately 5.3% of the 40,842 individuals residing in Zip Code 94134 (Portola/Visitacion Valley) are children under age 6, or about 2,165 children. Fifty-eight percent of these children, or about 1,255 children in Zip Code 94134, live in a household where both parents are employed.

Market Survey

There are 14 licensed Child Care Centers in Zip Code 94134 with a total capacity of 838 children. Additionally, there are 13 licensed large family daycare homes with a total capacity of approximately 155 children ages 0-5 years. But it should be noted that home daycare facilities are not comparable to child care centers [preschools]. The proposed project at 281 Harvard Street will be a licensed Child Care Center [preschool]. Therefore, because there are no educational requirements or early childhood education training requirements for child care homes and because the majority of middle income working parents prefer a social and educational setting for their children, our market survey concentrated solely on Child Care Centers.

First, we found that according to the 2010 census there are 2,154 children under the age of 5 living in Zip Code 94134. Of these, 51.9% or 1,118 children live in families where both parents are employed. It can be assumed that many, if not most, of these children will need child care.

To conduct the market survey, we contacted each of the 14 licensed preschools in Zip Code 94134, which includes two districts -- Portola and Visitacion Valley. We looked separately at each area because Visitacion Valley, located southeast of Portola, is not convenient for the majority of parents living in Portola. The results are as follows:

Portola- Six child care centers with a total capacity of 482. Of this total, 128 can be filled only by children from low-income eligible families. [Two of the six centers are operated by the SF Unified School District at local elementary schools and are for low-income eligible families.] That leaves 364 slots available for middle-income children.

Visitacion Valley - Eight child care centers with a total capacity of 356, of which 157 can be filled only by children from low-income eligible families. [Note: Two of the eight centers are located at the Sunnydale Public Housing project.] That leaves 199 places for children from middle-income families.

Total for Zip Code 94134 - 14 centers. Total capacity 838, of which only 553 places can be used by middle-income families.

Most of the child care centers accepting middle-income children that we contacted said they had significant waiting lists and we found only 2 vacancies that could be filled immediately. The Cross-Cultural Family Centers in Visitacion Valley maintain one waiting list for their four VV centers. The Admissions Officer said the waiting list consisted of "hundreds" of children.

Our findings regarding vacancies contradict much of the information provided by John Lewis in his letter to the Planning Commission dated November 4, 2012. Mr. Lewis states that he received information from Children's Council that there are at least 95 vacancies in two zip codes, 94134 and 94112. However, there are three reasons why this statistic is overstated: First, Children's Council does not verify or purge its vacancy list; therefore, without verifying the vacancies with each provider, the accuracy of this information is questionable and probably inaccurate. Second, many of the child care providers in Zip Code 94112 are not in areas convenient to Portola patents, including Outer Mission, Daly City, Ingleside, and Ocean/Geneva. Finally, and most importantly, most of the child care providers on Mr. Lewis' vacancy list are not preschools but are family daycare homes; only two providers on Mr. Lewis' list are licensed Child Care Centers: 1st Place to Start (capacity 27) which has one vacancy for a 3-year old and waiting lists for 2- and 4-year olds, and the Mission District YMCA Preschool (capacity 42) with 2 vacancies.

Furthermore, Mr. Lewis states that the total capacity of nearby child care is "2,573 spaces." Again, this number is a gross exaggeration of the actual number of spaces for several reasons: Family daycare homes may be licensed for a total of 14 children, but they cannot have more than 12 children ages 2-5. The remaining two can be elementary school-age so that the provider's own elementary school children can be in attendance after school without exceeding the allowable capacity. However, this is a moot point because, as discussed above, family daycare homes are not comparable to child care centers/preschools.

Second, most of the daycare homes in Zip Code 94112 are located far from Portola, in Daly City, Outer Mission, Ingleside, etc.

Third, although Mr. Lewis states that there are 12 child care centers in Zip Code 94112 with a total capacity of 1,033 children, only one of the 12 child care centers he listed is located near Portola -- Mission Head Start on Vienna Street (capacity 24). There is another preschool in 94112 not listed by Mr. Lewis, SFUSD Excelsior Preschool (capacity 72). Both of these preschools are in the nearby Excelsior District but they will only take low-income eligible children. That leaves just one nearby preschool for middle-income children in 94112 --Mission District YMCA Preschool (42 spaces) .

To recap, the total spaces available in child care centers/preschools for middle income children, total 595 (354 in Portola, 199 in Visitacion Valley, and 42 in Excelsior). Total current vacancies - only four for 3-year olds only. The preschools with vacancies have waiting lists for 2-year olds and 4-year olds. Again, it is significant to note that 1,255 children in Zip Code 94134, live in a household where both parents are employed. Most of these parents need to make child care arrangements.

Child Care Vacancies

At the neighborhood meeting, a parent who works at a child care facility for the children of low-income, homeless and chemically dependent adults stated that there currently is a "glut" of child care vacancies. Since our previous research did not bear this out, we specifically asked about vacancies when conducting our market survey. We found the results to be surprising. The facilities that restrict enrollment to low-income eligible families reported that they have many vacancies. The facilities that cater to non-low-income working families reported few or no vacancies and some said their waiting list is "in the hundreds." Therefore, there appears to be an imbalance in the availability of preschool slots for middle-income families versus low-income families.

Zoning

Some neighbors have questioned the legality of a commercial enterprise, a preschool, in an RH-1 residential zone. However, our research indicates that this is an established practice. Of the 14 child care centers in 94134, plus the Mission YMCA, all but four are located in residential areas. Here is the breakdown: Five in RH-1; two in RH-2; and four in RM-1. Two are in Zone P - publicly-owned property - and two are located in NC-2 - Neighborhood Commercial zone.

Child Care Centers Near 281 Harvard Street

Source: Calif. Child Care Licensing

There are **14** facilities in Zip Code 94134 - [Note: Listed facilities are not necessarily open for business. Call the District Office (D.O.) phone number given for each facility if you have any questions about a particular facility.]

PORTOLA - ZIP CODE 94134

Facility No: 380505466 Capacity: 264

CORNERSTONE ACADEMY

801 SILVER AVENUE

SAN FRANCISCO, CA 94134

(415) 587-7256

Contact: FONG, MAMIE - There is one vacancy for a 3-year old. Five children on the 4-year old waiting list. Prefer children start at the beginning of the school year in Sept. A division of a private Christian elementary school, grades K-8th. Private fee enrollment only.

Facility No: 380500581 Capacity: 90

SAN FRANCISCO SCHOOL

300 GAVEN

SAN FRANCISCO, CA 94134

(415) 239-5065

Contact: MORRIS, STEVEN - No vacancies. Program is for 3- and 4-year olds only. Must apply one year in advance. Prefer children start at beginning of the school year in Sept. Primarily private fee enrollment, but some scholarships available for lower income children. Not a full-day program - 8:30 am to 2:30 pm. Extended care available until 6 pm for additional fee,

Facility No: 384000521 Capacity: 22

License Status: Licensed

CHILD'S TIME

3061 SAN BRUNO AVENUE

SAN FRANCISCO, CA 94134

(415) 656-0380

Contact: LAURA LABRADO - This facility has contracted with SFUSD to provide 3-hour pre-kindergarten program to low-income 4-year olds from 8-11 am. Can only accept private fee enrollments from 11:00 am to 6:00 pm only. Have a few vacancies for this program.

Facility No: 384000274 Capacity: 18

PORTOLA FAMILY CONNECTIONS-PRESCHOOL

2565 SAN BRUNO AVENUE

SAN FRANCISCO, CA 94134

(415) 715-6746

Contact: FLEMING, MARYAN - Preschool is only 3 hours. 2 sessions: 9-12 and 12:30-3:30. Cannot attend 2 sessions. Must be low-income.

VISITATION VALLEY - ZIP CODE 94134

[Note: The following four preschools in Visitation Valley are owned and managed by Cross-Cultural Family Center, Inc., which maintains one waiting list for all four centers. Nakita Chow said that they have no vacancies and **there are “hundreds” of children on the waiting list.** They accept all income categories.]

Facility No: 384002239 Capacity: 20
CCFC-VV HERITAGE CENTER (P)
245 REY STREET
SAN FRANCISCO, CA 94134
(415) 333-3533
Contact: Nakita Chow

Facility No: 384002237 Capacity: 24
CCFC-VV JOHN KING CENTER (P)
500 RAYMOND AVENUE
SAN FRANCISCO, CA 94134
(415) 333-3533
Contact: Nakita Chow

Facility No: 384002242 Capacity: 88
CCFC-VV LELAND CENTER (P)
325 LELAND AVENUE
SAN FRANCISCO, CA 94134
(415) 333-3533
Contact: Nakita Chow

Facility No: 384002241 Capacity: 40
License Status: Licensed
CCFC-VV TUCKER CENTER (P)
103 TUCKER AVENUE
SAN FRANCISCO, CA 94134
(415) 333-3533
Contact: Nakita Chow

Facility No: 384001195 Capacity: 27
1ST PLACE 2 START
1252 SUNNYDALE AVE
SAN FRANCISCO, CA 94134
(415) 333-2659

Per SANDRA DAVIS, Director, one vacancy for a 3-year old. Waiting lists for 2- and 4-year olds.
Accepts all income categories.

Facility No: 380504438 Capacity: 75

EOC - BUSY BEE

548 DELTA STREET

SAN FRANCISCO, CA 94134

(415) 467-6960

Contact: CHEN, SUSAN: **For low-income eligible families only.**

Facility No: 384001755 Capacity: 40

SFSU - SUNNYDALE HEAD START CENTER

1652 SUNNYDALE AVENUE

SAN FRANCISCO, CA 94134

(415) 337-8407

Contact: HUGHES, BENJAMIN - **For low-income eligible families only.**

Facility No: 380504444 Capacity: 72

SFUSD JOHN MCLAREN EARLY ED. SCHOOL (PRESCHOOL)

2055 SUNNYDALE AVENUE

SAN FRANCISCO, CA 94134

(415) 469-4519

Contact: UWAKAH, UGONMA - **For low-income eligible families only.**

Facility No: 380505930 Capacity: 34

SFUSD-E.R. TAYLOR (EES) PRESCHOOL

423 BURROWS, BUNGALOWS 1 & 2

SAN FRANCISCO, CA 94134

(415) 467-3445

Contact: VIRGINIA DOLD - **For low-income eligible families only.**

Facility No: 384000921 Capacity: 42

WU YEE CHILDREN'S SERVICES-SUNNYDALE CDC-PRESCHOOL

700 VELASCO AVENUE

SAN FRANCISCO, CA 94134

(415) 333-6335

Contact: LEUNG, OLIVIA - **For low-income eligible families only.**

EXCELSIOR - ZIP CODE 94112

[Note: There are 12 child care centers in zip code 94112. However, only 3 centers are nearby in Excelsior.]

Facility No: 384001206 Capacity: 24

MISSION HEAD START - JEAN JACOBS

459 VIENNA STREET

SAN FRANCISCO, CA 94112

(415) 469-2162

Contact: MARIA PHILIPS - **For low-income eligible families only.**

Facility No: 384000310 Capacity: 72
SFUSD-EXCELSION AT GUADALUPE (EES) PRESCHOOL
859 PRAGUE STREET
SAN FRANCISCO, CA 94112
(415) 469-4753
Contact: UWAKAH, UGONMA - **For low-income eligible families only.**

Facility No: 380503900 Capacity: 42
YMCA OF SF., MISSION BRANCH, MISSION PRESCHOOL
4080 MISSION STREET
SAN FRANCISCO, CA 94112
(415) 586-6900
Contact: ALVAREZ, KATIA - 2 vacancies for 3-year olds. Waiting lists for other ages. Accept all income categories.

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Sarah Stein and Lawrence Mariner, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 281 Harvard Street, San Francisco, CA (location/address) on 7/25/2012 (date) from 6:30 PM (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, July 26, 2012 IN SAN FRANCISCO.



Signature

Sarah Stein and Lawrence Mariner

Name (type or print)

Owners

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

281 Harvard Street, San Francisco, CA

Project Address

281 Harvard Street
San Francisco, CA 94134

**Summary of Neighborhood Meeting
July 25, 2012**

We held the pre-application neighborhood meeting on July 25, 2012. Steven Suzuki of Asian Neighborhood Design brought copies of the plans. Refreshments were available.

We waited until 7:30 pm. However, no neighbors or representatives of neighborhood groups came to the meeting.

A handwritten signature in blue ink, appearing to read "Sarah Stein Lawrence Mariner", written over a horizontal line.

Sarah Stein and Lawrence Mariner

The Polka Dot Preschool

July 5, 2012

Dear Neighbor of Polka Dot Preschool.

We are the new owners of 281 Harvard Street and we are excited about our plans for the house and yard. In order to get to know our new neighbors, we are planning a get-acquainted meeting/open house to discuss our plans for 281 Harvard.

We are currently operating The Polka Dot Preschool in Bernal Heights. Our maximum capacity at this address is 12-14 children. We have been searching for another property in order to expand the school and believe we found the perfect location at 281 Harvard Street. With its large rooms and expansive lot, we will be able to expand to 20-25 children, ages 2-5 years of age.

At the meeting, we will have copies of our proposed plans for your review and will have some photos of our current preschool so you will have an idea of what the school will look like after we do the alterations required by the applicable building codes.

We know you will have questions and concerns about things like traffic, noise and parking and we are firmly committed to reduce or eliminate as much as possible any adverse impact on our neighbors. We know you will find that the school will be an asset to the neighborhood.

The meeting will be held at 281 Harvard Street on Wednesday, July 25, 2012 at 6:30 pm. Light refreshments will be served. We hope you and any interested family members and friends will attend so we can provide details about the project, answer questions and discuss your suggestions and concerns.

Please RSVP to steingirl@gmail.com or call 415-641-1709 [Our mother will take messages at this number and answer questions.]

We look forward to meeting you.

Sincerely,
Sarah Stein and Lawrence Mariner
Owners, The Polka Dot Preschool

Encl: Notice of Pre-Application Meeting, SF Planning Dept.

141 Leese St., San Francisco, CA 94110 - Tel.: 415-641-1709

Notice of Pre-Application Meeting

Date 7/5/2012

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 281 Harvard Street, cross street(s) Silliman and Felton Streets (Block/Lot#: 5940/029); Zoning: RT-1, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization.

The development proposal is to: establish a new child care facility (d.b.a. The Polka Dot Preschool) in an existing vacant single family two-bedroom dwelling unit

Existing # of dwelling units: <u>One</u>	Proposed: <u>Zero</u>	Permitted: <u>Not Applicable</u>
Existing bldg square footage: <u>2,519 GSF</u>	Proposed: <u>2,519 GSF</u>	Permitted: <u>14,250 GSF</u>
Existing # of stories: <u>Two</u>	Proposed: <u>Two</u>	Permitted: <u>Four</u>
Existing bldg height: _____	Proposed: _____	Permitted: <u>40 feet</u>
Existing bldg depth: <u>61'-3"</u>	Proposed: <u>61'-3"</u>	Permitted: <u>71'-3"</u>

MEETING INFORMATION:

Property Owner(s) name(s): Sarah Stein and Lawrence Mariner
 Project Sponsor(s): Sarah Stein and Lawrence Mariner
 Contact information (email/phone): lpgmariner@hotmail/415-648-1316
 Meeting Address*: 281 Harvard Street, San Francisco, CA
 Date of meeting: _____
 Time of meeting**: _____

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m. unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have any questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

1. Neil Wallace
Portola & McLaren Park Assn.
1830 Burrows Street
San Francisco, CA 94134
2. Paul Giannini
Portola Merchants Association
2780 San Bruno Avenue
San Francisco, CA 94134
3. Irene Cresci
San Francisco Organizing Project
349 Bacon Street
San Francisco, CA 94134
4. Christine Ortiz
San Francisco Organizing Project
731 Girard Street
San Francisco, CA 94134
3215 Cesar Chavez Street
San Francisco, CA 94110-4609
T: +1 415 821 5000
Erika Katske, Executive Director
5. Steven Currier
Outer Mission Residents Assoc.
P. O. Box 34099
San Francisco, CA 94134-0099
6. May Wong
Excelsior District Improvement Assoc.
PO Box 12005
San Francisco, CA 94112-0005
7. Luis Grandados
Mission Economic Development Assn.
2301 Mission Street #301
San Francisco, CA 94110
8. Cristy Johnston
ENCORE(Bernal Heights Neighborhood
Center)
4702 Mission Street
San Francisco, CA 94112
9. Hilario S. And Carmelita N. Locsin
287 Harvard St.
San Francisco, CA 94134
10. Robert G. Newell
275 Harvard St.
San Francisco, CA 94134
11. Matthew R. Williams and Amanda J.
Meystead
266 Harvard St.
San Francisco, CA 94134
12. Hui Min Yang, Louisa Xjaoe Yang, Dale
Xiaoping Yang
1528 Felton St.
San Francisco, CA 94134
13. Tim A. Green
1600 Felton St.
San Francisco, CA 94110
14. David A. And Kelly J. Behrens
258 Harvard St.
San Francisco, Ca 94134
[Across the street and down 1 house]

Summary of Discussion from the Pre-Application Meeting for The Polka Dot Preschool

281 Harvard St., San Francisco, CA 94134

Sat., November 17, 2012 - 2:00 to 4:00 pm

Although the meeting begin at 2:00 pm, attendees began arriving at about 1:45 pm and the last few did not arrive until about 2:30 pm. [Note: about 5 late arrivals did not sign the Sign-In Sheet.]

The following handouts were distributed: 1. A Fact Sheet about the proposed project containing a narrative description of the preschool, together with frequently asked questions and answers. 2. A portion of the Planning Department zoning chart showing the information about RH-1 zoning. Light refreshments were available.

Siobhan Cassidy, from Community Boards, was the facilitator for the meeting. She introduced herself and then went around the room and asked the attendees to introduce themselves. Then Sarah Stein, project co-owner, spoke about her vision for The Polka Dot Preschool, the proposed project.

Next, Ms. Cassidy opened up the meeting to questions. She asked people to state their questions and concerns and an attendee wrote them on a flip chart. The following issues were raised:

- ★ Enrollment number and number of employees. Is it possible to increase the enrollment at a later date?
- ★ Construction plans - Will the existing structure be enlarged?
- ★ Parking and Traffic
- ★ Noise
- ★ Benefit to the neighborhood
- ★ Will someone live in the house at night?
- ★ Is there a need for an additional daycare in Portola?
- ★ Why are you moving from Bernal Heights? Why don't you move to a commercial area instead of our residential neighborhood.
- ★ Was your childcare license suspended?

School Enrollment

Regarding the enrollment, Sarah explained that although the zoning ordinance would allow up to 25 children, the State licensing agency determines the size of the preschool based on interior size [35 sq. ft. per child] and exterior square footage [75 sq. ft. per child]. Therefore, the project will be limited to between 18 and 20 children, The staff will consist of co-owners Sarah and Lawrence and a third teacher.

Sarah and Lawrence said have no plans to expand the building and increase the enrollment to 25. Karen asked if the preschool were sold to new owners, is it possible they could expand the building and/or increase the enrollment? Sarah responded that, because of the licensing space requirements, this would not be possible with the size of the present building and the size of the yard.

Construction Plans

Susan Sakuma of Asian Neighborhood Design, the project architect, discussed the plans with regard to ADA accessibility requirements, structural repairs, and deck repairs. She explained why the building is technically two stories -- the first floor consists of the garage and storage and is not habitable living space. She stated that there are no plans to demolish the current building and/or enlarge it from its current configuration.

Parking and Traffic

Fully half of the two-hour meeting was devoted to the issue of parking. John asked if there will be a white zone in front of the school. He said he would not want a white zone, which would remove one or more parking spaces. Some attendees liked the idea of a white zone in front of the project, while others, including John Lewis and Stuart Gaffney, did not want it because it would reduce the number of available parking spaces. Sarah Kern said they were concerned that the parents would park for long periods of time. Karen Arnold suggested that people who work nights might find it difficult to find a parking space when they arrive home in the mornings. John pointed out that it is illegal to double-park in San Francisco and Karen said she was worried that parents would double park when dropping off their children.

Sarah and Lawrence assured everyone that they want to be good neighbors and that they realize it is possible a few of the parents might be negligent with regard to parking rules sometimes. Sarah said both their cell phone numbers are on the Fact Sheet. Anyone who encounters a problem should call her and she will see that the situation is immediately rectified. Amy stated that on her street, where there is no school, neighborhood drivers frequently block her driveway or actually park in her driveway. She did not feel that the presence of the school would be a detriment since Sarah has promised to respond immediately to any problems or complaints.

[Note: Most of the homes in the neighborhood have garages and driveways. We have never had any difficulty parking very close to the school when we have visited the project and we have always had a choice of parking spaces. We do not believe that parking will be an issue for the school because of the availability of street parking. On the day of the meeting, both before the meeting and when it ended, there was ample available street parking on Harvard Street and the immediate cross streets.]

Noise

Karna, who lives next door to 281 Harvard St., said she is a preschool teacher and she would not want to hear the noise when the children are outside in the yard. She said her windows overlook the yard at 281 Harvard and, after working with children all day long, she would not want to

come home to more children's noise. [Note: No one asked what days and hours she works and when or if she would be home during The Polka Dot School hours and might be bothered by the noise.]

David asked about the outside schedule. Sarah said some children will be in the yard for 35-40 minutes in the late morning, before lunch. Lunchtime is noon to 1:00 pm. Nap time is 1:30 to 3:30 pm. All the children take naps. This is quiet time. No parents or other visitors will come to the preschool during nap time. Afternoon outside time will start about 4 pm and last until 4:45 pm. Then the children will be inside getting ready for their pick-up.

John asked how far the noise will travel. Sarah Stein responded that the noise will be mitigated because there will be only 8-10 children outside in the yard at one time, Lawrence Mariner said that, at the Leese Street location, no one can hear the yard noise from the front of the house. Karen asked if the noise will be similar to an elementary school. Sarah responded that it will not be as noisy because a small number of children will be in yard at one time, unlike an elementary school when several classes of children are on the playground.

Benefit to the neighborhood

Stanley asked how someone can just buy a house in a residential neighborhood and turn it into a commercial business. How can that benefit the neighborhood? John and Stuart agreed that they want the neighborhood to stay 100% residential.

Jennifer said that she thought a preschool will be an asset to the neighborhood and that families with children would like to have it nearby. Lindsay agreed.

Michael said that people on the listserv said there are a lot of daycare facilities in the area and there are a lot of vacancies. Why establish another one when there are so many already? Karna said that there is something of a glut of childcare facilities in San Francisco and they are having financial difficulties because of the large number of vacancies.

Sarah Stein said that has not been her experience and that, since the inception of The Polka Dot Preschool, they have always had a waiting list and have never had to advertise. Vacancies are filled immediately. Joann Mariner said that last year her market research indicated there is a great need for more preschools in the area.

Joann Mariner explained that there is quite a significant difference between licensed home day care facilities and child care centers [preschools]. Although there are 13 licensed family daycare providers in Zip Code 94134, there is no requirement that a home daycare provider have received any training in early childhood education. Many, if not most, of these licensees are not experienced or trained in early childhood education and do not provide the same type of preschool experience that is provided by The Polka Dot Preschool. There are only four child care centers/preschools in Portola, of which only two are appropriate for middle-class working parents. Of the other two, one is primarily for low-income parents and one provides care only

until 2:30 pm. There is a fifth family center but the sessions last only three hours and does not work for working parents.

Karen asked if Portola parents would be given priority when there are enrollment vacancies and Sarah responded that she would.

Who will stay at 281 Harvard at night?

Sarah Kern asked if anyone would be living at 281 Harvard. Sarah Stein said no one will be at the preschool on the weekends or in the evenings except to repair, clean, and/or arrange the classrooms, etc.

Karna asked if there will be a security alarm system. Sarah Stein said, "Yes." Karna then requested that there not be a motion/light sensor because of raccoons. Karna also expressed concern that if no one lives at 281 Harvard, it would mean the loss of residential housing.

Why are you moving from Bernal Heights and why are you not moving to a commercial area?

These questions were asked by Andy and John.

Sarah Stein responded that they cannot expand The Polka Dot Preschool at their current location on Leese Street. They have been searching for a suitable property for several years. They started out by looking for a commercial space but very few commercial buildings in the Bernal Heights/Portola/Excelsior neighborhoods have the required yard space. A few in the Mission do, but the purchase price of several million dollars was way beyond their budget. They found out from the Planning Department that they could apply for a conditional use permit in a residential area, so then they expanded their search. However, because of the outdoor space requirements and the ADA accessibility requirements, most residential properties in San Francisco would not be suitable either. Then they found 281 Harvard on the market, which is at ground level, has an oversized yard, and has excellent natural light.

Was your childcare license suspended?

This question was asked by David.

Sarah responded that the license was not suspended. However, she did receive a deficiency because when Lawrence's mother [age 79], had foot surgery, they stayed with her in the evenings/nights for a few nights to make sure there were no complications, etc. Someone filed a complaint. Licensing advised Sarah to plead "no contest." They made another unannounced visit a few weeks later after Sarah, Lawrence and the children had resumed staying at Leese Street at night. A deficiency is not a suspension, but it is a matter of public record.

The Polka Dot Preschool

November 10, 2012

Dear Harvard Street Neighbors,

We would like to invite you to a community meeting to discuss the Conditional Use permit for 281 Harvard Street. This is to provide an opportunity to meet our neighbor, introduce ourselves, discuss and address concerns, and share the architectural plans of Polka Dot Preschool.

Date: Saturday, November 17th, 2012

Time: ~~TBD~~ 2:00 PM

Location: 281 Harvard Street

Please feel free to contact us with any questions, comments, and concerns.

Sarah's contact info - steingirl@gmail.com cell # (415)531-2418

Lawrence's contact info - lpgmariner@hotmail.com cell# (415)531-1940

Best,

Sarah Stein and Lawrence Mariner

Pre-Application Meeting Sign-in Sheet

Meeting Date: NOV. 17, 2012
 Meeting Time: 2:00 PM
 Meeting Address: 251 HARVARD ST. SAN FRANCISCO, CA
 Project Address: 251 HARVARD ST.
 Property Owner Name: LAURENCE MARINER / SARAH STEIN
 Project Sponsor/Representative: SUSAN SAKUMA, ASIAN NEIGHBORHOOD DESIGN

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. <u>JOE RYK</u>	<u>175 Prague</u>			
2. <u>the Golemans</u>	<u>2102 48th Ave</u>	<u>415 242-9106</u>	<u>Michelle@michellelee-willson.com</u>	
3. <u>Yann Kerherve</u>	<u>800 Bank St</u>	<u>415 350 8141</u>	<u>Yann@cyber-wire.net</u>	
4. <u>SARAH KEVIN</u>	<u>1537 Silliman</u>	<u>557-8503</u>		
5. <u>SARAH Lange</u>	<u>300 Tompkins</u>	<u>355-3806</u>	<u>srabhalange@gmail.com</u>	
6. <u>STUART GAFFNEY</u>	<u>241 HARVARD</u>		<u>stuartjohn@gmail.com</u>	
7. <u>MICHAEL HENES</u>	<u>225 HARVARD</u>		<u>michael.henes@gmail.com</u>	
8. <u>David H Randall</u>	<u>231 Harvard</u>		<u>DURANDALL22@gmail.com</u>	
9. <u>REY GAVIDIA</u>	<u>252 HARVARD ST.</u>			
10. <u>Amy Cohen</u>	<u>1654 Bacon St.</u>		<u>anybethco@gmail.com</u>	
11. <u>Lindsay Mason-Tait</u>	<u>1600 Felton St</u>		<u>lindsaybradley@gmail.com</u>	
12. <u>Jenna Fe Dunn</u>	<u>552 Mount St</u>		<u>JenTDunn@gmail.com</u>	
13. <u>Susan Sakuma</u>	<u>Asian Neighborhood Design</u>			
14. <u>Kysha Barry</u>	<u>2160 Winfield SF CA</u>		<u>Kysha422@yahoo.com</u>	
15. <u>Andrew Kapelovich</u>	<u>1036 Potrero Ave #5</u>		<u>andykapelovich@gmail.com</u>	
16. <u>Karen Arnold</u>	<u>59 La Grande Ave SF 94112</u>		<u>karenianjunction@gmail.com</u>	
17. <u>Jenny Lutz</u>	<u>5113 Diamond Heights Blvd SF 94131</u>		<u>jennyh.lutz@gmail.com</u>	
18. <u>LI BENNEWITZ</u>	<u>275 HARVARD ST. SAN FRANCISCO</u>			
<u>Lily Ben-Bonnewitz</u>	<u>275 Harvard St, San Fran. 94134</u>			

Pre-Application Meeting Sign-in-Sheet

P. 2

Meeting Date: Nov. 17, 2012
 Meeting Time: _____
 Meeting Address: 281 Harvard St.
 Project Address: _____
 Property Owner Name: _____
 Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Karna Semich	275 Harvard			
2.	Bob Newell	275 HARVARD	239-5557		X
3.	Maya Baker	1604 Felton St	415-601-6292		
4.				mrsmayabee@gmail.com	
5.	John Lewis	281 Harvard			
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					

Siobhan Cassidy, Facilitator

L - left

M - met

287 Harvard - L

275 Harvard - L

A+B

261 Harvard - Paul - M

251 Harvard - L

247 Harvard - L

241 Harvard - M "many concerns"

237 Harvard - M - parking Gloria

231 Harvard - M WM

225 Harvard - L

221 Harvard - M granddaughter ^{-no prob}

215 Harvard - L

209 Harvard - M CH M

201 Harvard - L

206 Harvard - L

212 Harvard - L

218 Harvard - L

224 Harvard - M - WM

230 Harvard - M - Jackie - kids

236 Harvard - L

242 Harvard - M Warren

248 Harvard - M ~~the~~ housecleaner

336 Harvard - L
 342 Harvard - M
 348 Harvard - XM - was home
 356 Harvard - L
 364 Harvard - L - was home
 372 Harvard - L
 378 Harvard - M - ch grandm
 388 Harvard - L
 390 Harvard - L
 375 Harvard - L
 392 Harvard - L
 363 Harvard - 2
 355 Harvard - 2
 349 Harvard - 2
 343 Harvard - M ch M - "NO"
 337 Harvard - L
 331 Harvard - M - ch w - no english
 325 Harvard - M work M
 315 Harvard - M - LW -
 1543 Felton - M - guest
 1631 Felton - L

conf. on the mail
 sent a complaint
 letter
 ALTHO too late.

got the
 note walked
 away from me
 ch w - got her
 on the way out
 didn't w/w
 was home answer

252 Harvard - L dog owner

254 Harvard - L

258 Harvard - M ^{WM} Dad + toddler

244 Harvard - M WM

16022 Felton - Maya teacher Bayshore E.
setting pres
disc golf - Mc Park
Traffic

260 Oxford - L

266 Oxford - L

272 Oxford - M grandmother Chinese

284 Oxford - Steven M - chM 2 girls

224 Oxford - L

218 Oxford - L

300 Harvard - M - chM

306 Harvard - L

312 Harvard - M - LW

318 Harvard - L

324 Harvard - L

330 Harvard - L one on gate } 2 doors
+ back
- M - WM
"late worked - drop
was bot"

The Polka Dot Preschool

281 Harvard Street, San Francisco, CA 94134



Four years ago, Sarah Stein and her husband Lawrence Mariner began operating The Polka Dot Preschool at their current location in Bernal Heights. They began as a licensed Large-Family Home Daycare. But The Polka Preschool has always been more than a home daycare facility. Sarah and Lawrence take a hands-on, child-directed approach to learning. They strive to develop independent and self-oriented learners with a balance of play-based philosophy with a developmentally appropriate introduction to academic structure throughout the day. Their school's age-appropriate program goals and philosophy take into account each child's individual developmental process. Their goal is to create an empowering environment that will enable every child to express his/her abilities and interests. They strive to develop in every child the ability to choose and to be responsible for that choice. And they provide a variety of activities that cover all developmental domains: emotional, social, cognitive, motor (gross and fine), and language skills.

The goal of Sarah and Lawrence's Polka Dot Preschool, is to go beyond the accepted low standards of "day care" and put into practice the concepts coming out of the latest research into the value of creative and constructive play for young children. The mission of the Polka Dot Preschool is to foster and enhance the social, emotional, and pre-K literacy development of toddlers and preschool children.

"I see the child as a powerful partner in the collaboration process of teaching and learning. When I realized that I wanted to make a difference in this world I decided I could do it best by working with and being an advocate for, children and childhood. The Polka Dot Preschool is the result."

- Director Sarah Stein

Sarah Stein has been involved with education for over fifteen years. Twelve of these years were spent at the Katherine Michiels School as a teacher, curriculum specialist, and director of the Preschool Program. She earned her BA degree from New College of California with an emphasis in Early Childhood Education, graduating as the Salutatorian of her class. Also, she has a Child Development Site Supervisor Permit from the CA State Commission on Teacher Credentialing; she has attended and presented at numerous NAEYC conferences, and has completed many Child Development Trainings over the years.

Sarah has worked in a variety of settings with children of all ages from preschool to college. Her knowledge of High Scope, Waldorf, Montessori, Reggio Emilia, and the Katherine Michiels School philosophies brings an expertise to parents and children in a way that is easily understood and accurate. She enjoys working in early childhood education because she finds it fascinating to participate with the socialization and growth process of children.

Sarah knows how to discipline with compassion, teach with creativity, and lead with confidence. Observing children's self-discovery and their development of individuality is one of the most rewarding aspects of her work. Sarah's style is clear, direct, and full of opportunity for the children to "take over" with respect for others and responsible behaviour. Her sense of importance when it comes to the whole community is predominant and brings a unique intimacy for everyone involved.

Sarah and Lawrence have three daughters - Natasha [12], Chloe [8], and Sadie [6].

Frequently Asked Questions

Q1. Why are you moving The Polka Dot Preschool from Bernal Heights to Portola?

A1. The demand for quality preschools in San Francisco far exceeds the supply. Since its inception, The Polka Dot Preschool has never been without a waiting list. We have never had to advertise because our present and former parent clients have recommended our facility to their friends and family. But we cannot expand to 20 children at our Bernal Heights location; therefore, we have been searching for an appropriate property for over a year. Most of the commercial properties with outdoor yard space in San

San Francisco are priced completely beyond our budget. However, because of the great need for additional preschool facilities in San Francisco, the Planning Department has a procedure, authorized and encouraged by the State of California, whereby it will grant a conditional use permit to child care centers in residential areas. So we expanded our search to nearby residential areas. We were overjoyed to find 281 Harvard Street because it has a large lot, is a one-story building with no stairs [meeting ADA standards], it has a lot of natural light from its many windows, and its configuration is fine for a school [although not for a family home as the sellers found out when it languished on the market for many months].

Q2. What are the school's hours of operation?

A2. 8:00 am to 5:30 pm

Q3. What is the maximum number of children that will be at the school?

A3. We do not plan to have more than 20 children, which is an ideal number to allow for personalized attention. Additionally, because of the size of the house and the yard, we will be limited to 20 children under State licensing requirements.

Q4. How large a staff will run the preschool?

A4. Sarah will be a full-time Director/Teacher. Our current part-time teacher will be working full-time, and Lawrence will work part time as a teacher/administrator/maintenance worker.

Q5. Do you plan now or later to expand the little Victorian house at 281 Harvard Street from its current configuration in order enlarge your school?

A5. No. As stated above, 20 children is an ideal number. Expanding the building would reduce the size of the yard, which would not be allowed by the State licensing agency.

Q6. The sign in front states the house at 281 Harvard is two stories. Please explain.

A6. Yes, that is technically correct. The second story is actually the first floor of the building. The first story consists of the garage and basement storage. It is not a legal living space.

Q7. We are concerned about the loss of parking on Harvard Street. What plans do you have for parking?

A7. Certainly, in almost every neighborhood in the city, parking is at a premium so we understand your concern. Only two staff members drive. So they can utilize the garage and the driveway and will not need street parking. Although theoretically all of our parents could drop off their children at 8:00 am, we have found that is not what happens. Circle time, the first organized activity of the day, does not occur until 10 am, because the children are being dropped off at various times in the morning. Traffic tie-ups

have never been a problem, even on our very narrow, crowded street in Bernal Heights with two apartment buildings on our block.

Q8. Some folks have pointed out that your school may create a very noisy environment in our quiet neighborhood when many children and their parents and teachers are all using the yard.

A8. It is understandable that people are afraid that a preschool will be extremely noisy. Small children cry [and laugh!] a lot. But there will never be 20 children and all three teachers outdoors at one time. Licensing guidelines would not allow it, for one thing, and children do better in smaller groups. We are not a co-op so our parents seldom visit us during the day. They are [hard] working parents and expect us to take good care of their children when they must be at work.

Q9. I have heard that Portola and the surrounding areas are saturated with daycare facilities. Why would we want or need another daycare facility in our neighborhood?

A9. According to recent Census data, almost 6% of the residents in Portola are in the 0-5 years age group. This is much higher than San Francisco as a whole, which is at 4.5% of the total population. Over half of these children are in families where both parents work and most of the rest are in one-parent families. So the need is greater here than in many other areas of the city. Yet, there are only 7 preschools in the 94134 zip code and 4 of the 7 are in Visitation Valley, which is not convenient for parents in the neighborhood, particularly those who work downtown. Moreover, although there are 13 licensed family daycare providers in Zip Code 94134, many, if not most, of these licensees are not experienced or trained in early childhood education and do not provide the same type of preschool experience that is provided by The Polka Dot Preschool.

Q10. What about Zip Code 94112? We have been told that there are many nearby childcare facilities in that zip code, which adjoins 94134.

A10. Yes, the nearby Excelsior district is in 94112 and there are a few child care centers in the Excelsior, including Mission Head Start [for low-income qualified families], SFUSD at Guadalupe School, and four family daycare homes. The rest of the child care centers and family daycare homes in 94112 are located in the Outer Mission, Geneva, Ingleside and other areas that are not convenient for our parents.

Q11. What is the difference between a preschool/child care center and a home daycare?

A11. Licensed small family childcare homes can have no more than six children under 6 years of age. Licensed large family childcare homes can have no more than 12 children under 6 years of age. The number of children allowed in a licensed child care center [preschool] depends on the square footage of the educational facility, the size of the yard and the number of teachers, so it can vary from as small as 10 or 15 to a few hundred. The state licensing agency considers that family home daycare facilities are for parents who prefer a home-like setting for their children, while child care centers cater to those parents

who prefer a social-development/educational experience for their children. Unlike preschools, there are no programmatic requirements for a home daycare and the Americans with Disabilities Act accessibility requirements do not have to be met.

Q12. We are afraid of the commercialization of our neighborhood. In the past, with little input from the residents, we have had a terrible experience with a group home for teenagers. Won't it set a precedent to have a commercial establishment in a residential area?

A12. The Zoning Ordinance specifically allows a variety of other uses in an RH-1 District, including medical facilities, religious institutions, schools, child care facilities, community facilities, etc. Only the uses specified in the Code are allowed in order to not commercialize the residential character of a neighborhood. The allowed uses are subject to Planning Commission approval. The Planning Commission review takes into consideration such factors as desirability, neighbor concerns, impact on residential character of the neighborhood, etc. The review process is detailed and the Planning Department will not approve a project if it is not a good fit for a neighborhood.

Q13. We have been told you invited only five neighbors to your first neighborhood meeting in July. Why were not more people invited?

A13. The application procedures are new to us. We were given the Planning Department's conditional use kit and were told to follow the instructions exactly. The kit states that the neighborhood "meeting must be in accordance with the following rules: Invite all Neighborhood Associations for the relevant neighborhood(s) (available at www.sfplanning.org). If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations...Invite all abutting property owners and occupants, including owners of properties directly across the street from the project site to the meeting..." Therefore, five property owners and eight community organizations were invited to the meeting. We mailed the official notice and a personal letter of invitation. We were disappointed when no one came and we now understand that it would have been okay to invite more of our neighbors to the meeting.

Q14. Who can we contact if we have more questions?

A15. Lawrence Mariner's cell phone is 415-531-1940 and his email address is lpgmariner@hotmail.com. Sarah Stein's cell phone is 415-531-2418 and her email address is steingirl@gmail.com. We hope you contact us so we can address your concerns and/or support.

Polka Dot Preschool's Daily Schedule at 281 Harvard ST

8:00AM - School Opens

8:00AM-9:00AM - Arrival Time

9:00AM-9:30AM - Indoor Free Play and Snack Time

9:30AM-10:00AM - Circle Times

10:00AM-11:15AM - Planned Activity Time and Outside Time

11:15AM-11:30AM - Clean-up Time

11:30AM-11:45AM - Story Time and Lunch Set up

11:45AM-12:30PM - Lunch

12:30PM - 1:00PM - Indoor Free Play

1:00PM - 1:30PM - Story Time

1:30PM-3:30PM - Quiet Time and Nap Time

3:30PM-4:00PM - Wake Up Time and Pick Up Time Begins

4:00PM-4:45PM - Snack and Outside Time

4:45PM-5:30PM - Clean Up Time and Indoor Story Time

5:30PM - School Closed



SAN FRANCISCO PLANNING DEPARTMENT

San Francisco Property Information Map - <http://propertymap.sfplanning.org>

Report for: 281 harvard st

Zoning Report: 281 harvard st

Planning Department Zoning and other regulations.

ZONING DISTRICTS:

RH-1 - RESIDENTIAL- HOUSE, ONE FAMILY

HEIGHT & BULK DISTRICTS:

40-X

SPECIAL USE DISTRICTS:

None

SPECIAL SIGN DISTRICTS:

None

LEGISLATIVE SETBACKS:

None

COASTAL ZONE:

Not in the Coastal Zone

PORT:

Not under Port Jurisdiction

11/17/12 8:01 AM

SUMMARY OF THE PLANNING CODE STANDARDS FOR RESIDENTIAL DISTRICTS

ZONING DISTRICT	MAXIMUM DWELLING UNIT DENSITY (§206.1)	OTHER PRINCIPAL USES (Permitted as of Right) (§§206-209.9)	OTHER CONDITIONAL USES (Subject to Commission Approval) (§§209-209.9)	MINIMUM LOT SIZE (§121)	BASIC FLOOR AREA RATIO (Other than Dwellings) (§124)	FRONT SET-BACK REQUIREMENTS (§132)	REAR YARD REQUIREMENTS (§134)	USABLE OPEN SPACE REQUIREMENTS FOR DWELLING UNITS (§135)	OTHER SPECIAL REQUIREMENTS
RH-1(D) House, One-Family (Detached Dwellings) (§206.1)	One dwelling unit per lot.	Residential care facility for 6 or fewer; child care facility for 12 or fewer; open space for horticulture or passive recreation; public structure or use of non-industrial character; sale or lease sign.	Medical institution; residential care facility for 7 or more; child care facility for 13 or more; elementary school; secondary school; religious institution; community facility; open recreation area; greenhouse or plant nursery; utility installation or public service facility; community garage; access driveway to C or M district; non-necessary parking for a specific use; Planned Unit Development; C-2 use in structure on designated landmark site.	Width: 33 ft. Area: 4000 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§133) Side yards: requirement based on lot width. (§261) Use district height limit - 35 ft.; 30 ft. at front of property.
RH-1 House, One-Family (§206.1)	One dwelling unit per lot; up to one unit per 3000 sq.ft. of lot area (maximum of 3 units) with conditional use approval.			Width: 28 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§261) Use district height limit - 35 ft.; 30 ft. at front of property.
RH-1(E) House, One-Family with Minor Second Unit (§206.1)	Same as RH-1; or 2 dwelling units per lot with second unit limited to 600 sq.ft. of net floor area.			Width: 26 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq.ft. for first unit and 100 sq.ft. for second minor unit, if all private; common space substituted must be 1/3 greater.	(§261) Use district height limit - 35 ft.; 30 ft. at front of property.
RH-2 House, Two-Family (§206.1)	Two dwelling units per lot; up to one unit per 1500 sq.ft. of lot area with conditional use approval.		Same uses as above, plus: Group housing, boarding; group housing, religious orders; group housing, medical and educational institutions; hotel up to 6 rooms.	Width: 26 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	125 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§144) Limits on parking entrances and blank facades. (§261) Use district height limit - 40 ft.; 30 ft. at front of property.
RH-3 House, Three-Family (§206.1)	Three dwelling units per lot; up to one unit per 1000 sq.ft. of lot area with conditional use approval.			Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	100 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§144) Limits on parking entrances and blank facades.
RM-1 Mixed (Apartments and Houses), Low Density (§208.2)	Three dwelling units per lot or one dwelling unit per 800 sq.ft. of lot area			Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	100 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§144) Limits on parking entrances and blank facades. (§145) Building stepping or multiple pedestrian entrances on wider lots.
					45% of lot depth, except of		(§144)		

From: sarah stein <steingirl@gmail.com>
Subject: Fwd: Community Meeting Feedback
Date: November 25, 2012 11:12:54 AM PST
To: Joann Mariner <jmmariner2@earthlink.net>

----- Forwarded message -----

From: Lindsay Traff <lindsaytraff@gmail.com>
Date: Sat, 17 Nov 2012 16:50:43 -0800
Subject: Community Meeting Feedback
To: steingirl@gmail.com

Dear Sarah,

My husband and I came to the community meeting today and although we couldn't stay until the end I wanted to contact you directly as up until this point we hadn't had opportunity to speak. We live at 1600 Felton (the blue/green victorian directly opposite) and so we consider ourselves one of the most likely to be affected if there is any negative impact from your project. That being said, my husband and I are both in favor of your project and we would like to welcome you to the neighborhood.

We have only recently become homeowners, we moved in at the end of August, and so the whole being part of a neighborhood thing is new to us. We read your sign when it was first posted in the window and our initial reaction was 'that's nice'. We are planning on starting a family in the future and so childcare facilities will become significant to us. We quickly realized that other people have a far more involved view of neighborhood development and whilst we understood the concerns of the neighbors we really felt that we couldn't side for or against the project until we had heard more information and learned more comprehensively what the plans included.

Having been at the meeting today, we really feel that this is a benefit to both our neighborhood and to us personally. I respected the passion with which you spoke and I am sure you run a wonderful school.

Although I am sure the reaction of neighborhood has been surprising to you, in the future, this level of participation within the neighborhood will have its benefits. These same people will be watching your property when you are not around, dissuading suspect behavior and continuing to ensure the neighborhood you have invested in continues to prosper and improve. It really is a great place to be.

Thank you for your time today, we look forward to seeing you around Felton/Harvard in the future.

Lindsay and Jason Traff

From: sarah stein <steingirl@gmail.com>
Subject: Fwd: From Your Neighbors at 266 Harvard
Date: November 30, 2012 1:57:22 PM PST
To: Joann Mariner <jmmariner2@earthlink.net>, erika.jackson@sfgov.org

----- Forwarded message -----

From: **Amanda!** <amanda.maystead@gmail.com>
Date: Fri, Nov 30, 2012 at 11:40 AM
Subject: From Your Neighbors at 266 Harvard
To: Sarah Stein <steingirl@gmail.com>, Lawrence <lpqmariner@hotmail.com>
Cc: groogroo@gmail.com

Hi Sarah & Lawrence,

My name is Amanda and my husband is Matt. We live at 266 Harvard St., right across from where Polka Dot Pre-School will be. We wanted to write you a note of our support.

It is unfortunate that we have been unable to attend any of the neighbor meetings or hearings, especially given some of the negativity and rancor that has been expressed about Polka Dot moving into Harvard St. However, as one of your immediate neighbors, we wanted to let you know that we support the intent to transform the home into Polka Dot Pre-School. We understand things will be different and a little hectic when the school opens, but we also appreciate the home will no longer be vacant as well as providing a useful service.

Please know that even though we may not be able to make it out to meetings or events, there is at least one household nearby who supports the school.

Sincerely,

Amanda Maystead and Matt Williams

Re: a support letter

From: Joann Mariner <jimmariner2@earthlink.net>
To: Mariner
Subject: Re: a support letter
Date: Dec 4, 2012 5:11 PM

----- Forwarded message -----

From: Sarah Kern <sarahk@nemie.com>
Date: Sat, Dec 1, 2012 at 7:55 AM
Subject: Re: a support letter
To: sarah stein <steingirl@gmail.com>

Hi Sarah,
I am attaching the letter. I found two supportive posts on the listserv (see below).
Good luck!
Sarah

From the listserv

I'm new to the neighborhood and have been following this debate on this forum with some interest. I applaud my neighbors for being so engaged in the issues that impact our neighborhood. However, I wonder if there are any of you out there that feel differently about this issue. I have a small child and actually would have loved a neighborhood option for his preschool. melindanorrell@gmail.com

Melinda, (and everyone else!),

I attended the meeting last Saturday and I am actually very excited about the prospect of this preschool. I went to the meeting with many of the same trepidations other neighbors had but was impressed with how organized and thoughtful these folks are. They addressed all of the issues attending neighbors had and were very open and flexible to making it work. I think this operation could be of great benefit to our area, for neighbors with children, for more support and interest in our community and our park, and just for more people walking around our streets and appreciating our fabulous neighborhood.

I think she was very naive to think the project wouldn't be met with any adversity. I was proud of our neighborhood for demonstrating how caring and concerned we are and for letting her know this is not a neighborhood people can just walk into and do whatever they want. I think she got the message and would like to work with us as a community to become part of our community.

If anyone wants to hear more about what was said, Karen Arnold took great notes. I am also happy to discuss as I felt I had a very clear understanding of what they would like to do and the issues involved.

Happy post Thanksgiving. I am so thankful for my great neighbors and for living these last 14 years in the best neighborhood in SF!

Maya, Felton at Harvard mrsmayabee@gmail.com

December 1, 2012

Dear San Francisco Planning Department,

I am writing in support of the proposed Polka Dot Pre-School at 281 Harvard Street. My family and I have lived at 1537 Silliman Street (at Harvard Street) since 1999. We chose the Portola because it is a quiet, safe, affordable, residential neighborhood. Thirteen years later, it still is.

As an educator myself, quality child care was very important for me. I would have loved to send my two daughters to a pre-school in my neighborhood. But that wasn't an option for me. I had to drive to another neighborhood to a pre-school that suited our family, which was essentially a small pre-school in a residential neighborhood, very similar to the Polka Dot Pre-School. I think that having something like that in the Portola can only benefit the neighborhood, especially families with young children.

I realize that there is concern from other residents over parking and traffic. Personally, I do not see how this is even an issue. The streets are wide, and parking has always been ample. We park one car on the street and have never had trouble finding a space. If anything, traffic will be reduced, since residents will have the option of walking to a local school, rather than having to drive to another part of the city.

I fully support the Polka Dot Pre-School, and look forward to what its opening will add to the Portola neighborhood.

Sincerely,

Sarah Kern

1537 Silliman Street

San Francisco, CA 94134

(415)337-8303

November 5, 2012

Dear San Francisco Planning Commissioner:

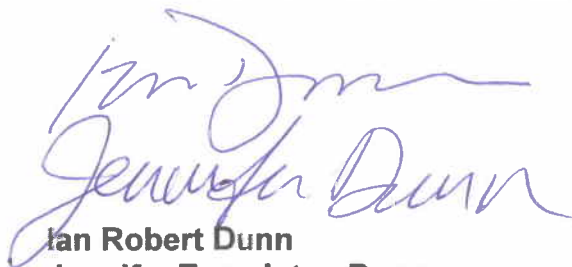
We have lived in Bernal Heights near Polka Dot Preschool at 141 Leese Street for over 4 years. We regularly walk to nearby Holly Park, pass the school to take the 23 Muni and drive by the school on Leese Street. During that time, owners Lawrence Mariner and Sarah Stein and the students at the School have been good neighbors.

We have never had concerns or problems regarding noise or traffic from parents dropping off or picking up their children. Given that the children are dropped off between 8:00-9:30 in the morning and picked up between 3:00-5:00pm, we have never encountered any issues with traffic buildup or double parking. The children are closely supervised, and we do not hear the children when walking near the school or even on the sidewalk directly in front of the house.

Ian Dunn is a Senior Associate at David Baker + Partners, Architects; a firm that appears regularly before the Planning Commission to support projects that promote sustainable neighborhood development. The new site proposed for Polka Dot adds a much-needed preschool to the support structure of families in the Portola neighborhood. Lawrence and Sarah's commitment to implementing sustainable strategies in operating the preschool, including solar panels and an organic garden, is also a model for business development in the area.

We fully support Sarah Stein's application for a conditional use permit to open her preschool.

Please feel free to contact us with any questions.

A handwritten signature in blue ink, appearing to read "Ian Robert Dunn".

Ian Robert Dunn
Jennifer Templeton Dunn
550 Moultrie Street
San Francisco, CA 94110
Email: iandunnaia@gmail.com

November 10, 2012

TO WHOM IT MAY CONCERN:

We have lived next door to The Polka Dot Preschool, 141 Leese Street, for over two years. During that time, owners Lawrence Mariner and Sarah Stein and the students at the School have been good neighbors.

We have never had concerns or problems regarding noise or traffic from parents dropping off their children.

Sincerely,

Handwritten signatures of Adam Moylan and Aarty Joshi in black ink.

Adam Moylan and Aarty Joshi
139 Leese Street
San Francisco, CA 94110

November 18, 2012

TO WHOM IT MAY CONCERN:

Our home is two doors down Leese Street from the Polka Dot
Preschool. Sarah and Lawrence have been excellent neighbors
and there has never been a real problem with traffic going to
the school. No one has blocked our driveway or caused a
problem. We have Sarah's cell phone number and can call her
if we ever have a problem.

Sincerely,



D.G and Molly Wright
103 Crescent Ave., #4
San Francisco, CA 94110
415-235-5268

November 10, 2012

TO WHOM IT MAY CONCERN:

We lived near The Polka Dot School, 141 Leese ST, for four years. During that time, owners Lawrence Mariner and Sarah Stein and the students at the School have been good neighbors.

We have never had concerns or problems regarding noise or traffic from parents dropping off their children.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anna & Chris Bonderenko". The signature is written in dark ink and is positioned above the printed name.

Anna & Chris Bonderenko
289 Crescent Avenue
San Francisco, CA 94110

Letters / Petitions in Opposition

RECEIVED

NOV 05 2012

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Date: November 4, 2012
TO: SF Planning Commission
RE: Case Number 2012.1095C - 281 Harvard Street Child Care Center
From: John Golden, 252 Harvard Street, San Francisco, CA 94134 phone: 415-793-4543

Dear San Francisco Planning Commission,

I am a 14+ year resident of the Portola and I want to voice opposition to a proposed full time child care facility at 281 Harvard Street with up to 20 children (or 25 as permit states) and 3 full time staff members.

When I moved into the Portola neighborhood in 1998, this was a rather dangerous neighborhood. There were security bars on the windows of most of the homes to protect residents, McLaren Park was a dangerous place and crime was very high. I've worked very hard with my neighbors to improve our neighborhood by planting trees throughout the streets with Friends of the Urban Forest, upgrading McLaren Park with Friends of McLaren and attending many meetings with the city's parks and rec department to plan improvements to McLaren Park that will benefit the neighborhood. I've planned multiple neighborhood block parties, Saturday picnics, progressive dinners, and holiday dinners at the Italian American club—all events that were and are well attended with 50+ people—all in an effort to build a sense of community in the neighborhood. I've also worked with neighbors to create the Yahoo Portola group list serve.

I am greatly concerned that a full time, "for profit" child care business of this scale is being considered for approval. No effort was made to reach out to nearby neighbors. We found out about the planned facility through the notice posting.

We are deeply concerned about the size and scope of this project-- an additional 23+ people every day inhabiting a very small 2 bedroom cottage home and yard that was built to accommodate 5 or 6 people at the most. We are concerned about the precedent it is setting, and that a large commercial business is being planning for our neighborhood without regard to impact on residents: increased double-parked cars, reduction in parking spaces, increased traffic issues and increased noise issues.

The SF permit is for a commercial business to have up to 20 children and 3 full time employees -- although the use permit (which would be a permanent feature of the property) states up to 25 children—that's 23 cars (or possibly 28 cars), driving through our neighborhood twice a day or more likely double parking to drop off/pick up their preschool children, especially in inclement weather when parking further away or walking is not an option.

The pictures below show the frontage of the cottage and a driveway that is not easy to park in. Where is the loading zone where 20+ cars park every day will drop off pre-school aged children and pick them up? The driveway is very steep and most likely people will not want to park in it. Most likely, the cars will be double-parked, making it difficult for residents to maneuver around, get to work or go about daily activities.



We currently have multiple cars double parked on the street at various times or cars that are not used for weeks until the owner can get the car up and running again. I have called 311 numerous times about the double parked cars and non-operational cars and have never seen the city respond once. Our neighborhood is a working class neighborhood that has been greatly under served in the past as is evidenced by neglect of McLaren Park compared to attention the other parks in the city receive.

Bottom line--there is not a plan in place to accommodate additional 23+ cars driving through the neighborhood twice a day looking for parking, double parked cars, and additional noise of 23+ people in small house / yard for extended periods of time. (This is evidenced by the conversation that I had with the project manager, Lawrence Mariner, on Friday, 11/1, which is cited below.)

Parking is a problem in our neighborhood just like it is in every SF neighborhood as evidenced by the pictures below:



(Parking directly in front of the property)



(Parking on the street)

I understand that this new facility could apply for/obtain a white curb loading zone in front of their house through transit department. This would reduce 3+ parking spaces from residents on the street during the day. Many neighbors work from home, as I do, so we would not be able to park our cars on the street in front of this facility. When factoring in full time employees, this is a reduction of 6 or more parking spaces in a neighborhood where it is difficult to park.

No one will live at the property, which raises the question as to how the facility plans to contribute to the neighborhood.

This entire commercial project is a bad precedent that could be used for similar future permit applications in our neighborhood. We are a residential neighborhood with a great community feeling

and want to remain that way. We are zoned residential and don't want large scale commercial projects approved for our neighborhood.

Is there really a need for an additional day care facility in this neighborhood when there are already 14 existing day care facilities and plus 3 major elementary/high schools (Cornerstone Academy, Hillcrest Elementary School and The SF School) within one mile of 281 Harvard St.?

I am respectfully asking that you deny the application for the proposed child care center at 281 Harvard Street.

Sincerely,
John Golden
252 Harvard Street
San Francisco, CA 94134

DAY CARE CENTERS WITHIN ONE MILE OF 281 HARVARD ST., SF

The Room to Grow School, 3786 Mission St.
Glen Park Montessori, 647 Chenery St.
Brilliant Kids Family Child Care, 506 Silver Ave.
Crayon Box Preschool & Little Bear School, 65 Ocean Ave.
Trevor Martin Montessori School, 300 Moutrie St.
Fun Flower Day Care, 134 Milton St.
Child Field Care Day Care, 28 Somerset St.
Brenda's Day Care, 27 Prague St.
Mio Preschool, 4377 Mission St.
My Little Sunshine Care, 542 Burrows St.
Anna's Day Care, 585 Gates St.
Lynn's House Family Child Care, 1118 Excelsior Ave.
Jeanne Day Care, 29 Castle Manor Ave.

Petitions in Opposition to Permit Request to Convert the House at 281 Harvard Street to a Full-time Child-care Facility for up to 25 Children (Case No.: 2012.1095C). Hearing Date: November 15, 2012

Number of Signing Parties: 22

Addresses of Signing Parties:

287 Harvard Street
275 Harvard Street
258 Harvard Street
254 Harvard Street
252 Harvard Street
251 Harvard Street
241 Harvard Street
237 Harvard Street
231 Harvard Street
230 Harvard Street
225 Harvard Street
224 Harvard Street
218 Harvard Street
215 Harvard Street
209 Harvard Street
201 Harvard Street

TO HONORABLE MEMBERS OF THE SAN FRANCISCO PLANNING COMMISSION:

We, the undersigned, oppose the permit request to convert the house at 281 Harvard Street to a full-time child-care facility for up to 25 children (Case No.: 2012.1095C).




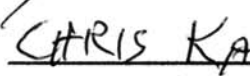
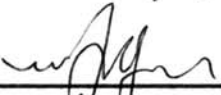
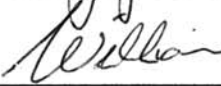

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We are also concerned about the noise that the facility would create, especially for close neighbors, and the fact that the relatively small building would be used as a business for up to 28 people.

Our neighborhood is a residential community and is properly zoned that way. We greatly value the quiet of our neighborhood. We are not a commercial corridor and would oppose any outside, large business moving in and setting a precedent for our neighborhood.

Respectfully submitted,

Signature	Name	Address	Date
	GLORIA ESCOBARA	237 HARVARD ST.	11/4/2012
	Michael Bennewitz	275 Harvard St	11/4/2012
	Geoffrey Worcester	225 Harvard St.	11/4/2012
	CHRIS KATSIKIANIS	215 HARVARD ST.	11/4/12
	WEI JIE YU	209 Harvard St	11/4/12
	William MA	201 HARVARD ST.	11/4/12
	JOHN NITZERT	230 Harvard St.	11/4/12



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We, the undersigned, oppose the permit request to convert the house at 281 Harvard Street to a full-time child-care facility for up to 25 children (Case No.: 2012.1095C).

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Respectfully submitted,

Signature	Name	Address	Date
<u><i>[Signature]</i></u>	<u>Carmelita Locsin</u>	<u>287 Harvard St.</u>	<u>Nov 4, 2012</u>
<u><i>[Signature]</i></u>	<u>Akrel Locsin</u>	<u>1-707-864-8102</u>	<u>Nov 4, 2012</u>
<u><i>[Signature]</i></u>	<u>Traci Locsin</u>	<u>1-707-2070-485</u>	<u>Nov 4, 2012</u>
<u><i>[Signature]</i></u>	<u>REY GANDIA</u>	<u>252 HARVARD ST.</u>	
<u><i>[Signature]</i></u>	<u>John Lewis</u>	<u>241 Harvard St.</u>	<u>11/4/12</u>
<u><i>[Signature]</i></u>	<u>STUART GAFFNEY</u>	<u>241 HARVARD</u>	<u>11-4-12</u>

TO HONORABLE MEMBERS OF THE SAN FRANCISCO PLANNING COMMISSION:

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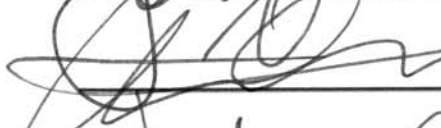
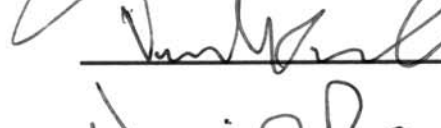
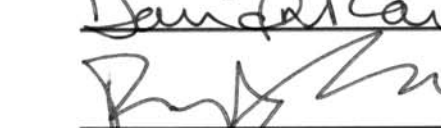
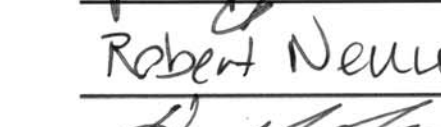
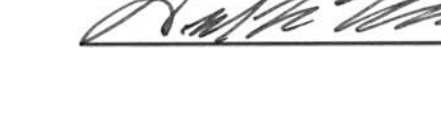

We do not want a large, commercial, for-profit business permitted in our residential neighborhood. Applicants have never lived at 281 Harvard Street and would not live there if it becomes a full-time child-care facility and no longer a single-family home.

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We are also concerned about the noise that the facility would create, especially for close neighbors, and the fact that the relatively small building would be used as a business for up to 28 people.

Our neighborhood is a residential community and is properly zoned that way. We greatly value the quiet of our neighborhood. We are not a commercial corridor and would oppose any outside, large business moving in and setting a precedent for our neighborhood.

Respectfully submitted,

Signature	Name	Address	Date
	JOHN GOLDEN	252 Harvard	
	Anthony Lim	254 HARVARD	
		251 HARVARD ST	
	Janice Randall	231 Harvard St.	
		224 Harvard St	
	Robert Neuman	224 Harvard St	
		258 Harvard St	

TO HONORABLE MEMBERS OF THE SAN FRANCISCO PLANNING COMMISSION:

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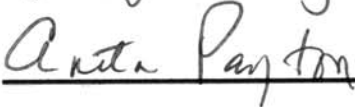
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Respectfully submitted,

Signature	Name	Address	Date
	Kelly J. Behrens	258 Harvard St. SF CA 94134	11/4/12
	ANITA PAYTON	218 HARVARD ST SF 94134	11/04/12

Additional Petitions in Opposition to Permit Request to Convert the House at 281 Harvard Street to a Full-time Child-care Facility for up to 25 Children (Case No.: 2012.1095C).

Hearing Date: November 15, 2012

10 Additional Signing Parties, bringing total number of Signing Parties to 32

TO HONORABLE MEMBERS OF THE SAN FRANCISCO PLANNING COMMISSION:

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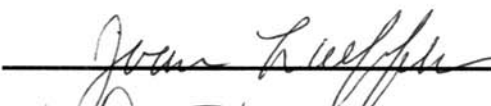

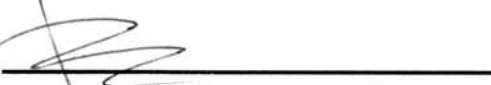
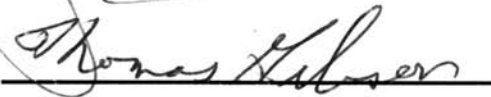


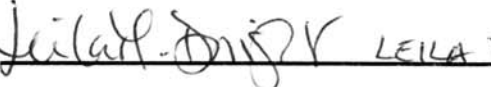
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Respectfully submitted,

Signature	Name	Address	Date
	JOAN KUEFFER	1718 BURROWS	11/3/12
	Cathy Blessum	1718 Burrows	11/3/12
	Janet Walzer	765 Cambridge St	11/3/12
	THOMAS GIBSON	66 ATKENS	
	ELIZABETH JANE O'NEILL	312 Athens	11/5/12
	William PATA	77 INA CT S.F. CA	
	LEILA DWIGHT	143 GAMBIER ST SF 94134	

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Respectfully submitted,

Signature	Name	Address	Date
	ADAM MORRIS	46 TULANE ST SF	11/5/12
	Greg Boyd	365 Gambier St SF	11/5/12
	Jenn Suttlemyre	216 Las Tene Dr. SF	11/6/12

241 Harvard Street
San Francisco, CA 94134
December 5, 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2012.1095C – 281 Harvard Street
Hearing Date: December 13, 2012

Dear Planning Commissioners:

We have lived in San Francisco for over 25 years and at our home at 241 Harvard Street, just a few doors away from the subject property, for nearly 3 years. For the following reasons, we respectfully oppose the application to convert the home at 281 Harvard Street into a large, full-time, for-profit child care facility:

1. We and our neighbors live in our neighborhood because it has quiet, affordable residential streets without commercial activity. Proposition M's priority policies preserve and protect the diversity of San Francisco's existing neighborhoods like ours.

When we began looking to purchase a home a few years ago, we wanted to stay in San Francisco if at all possible and wanted to find a quiet residential neighborhood. We had few options because we could not afford many of San Francisco's expensive neighborhoods.

We were thrilled when we discovered Harvard Street in the University Mound neighborhood of the Portola District. We learned that many families in the University Mound neighborhood have lived here for generations; others have come more recently. People value the quiet, residential character of the neighborhood. As University Mound residents, we know that we do not live in one of San Francisco's famous or trendy neighborhoods, have less access to public transit, and are farther from the city center. But we have found a quiet refuge in the city with affordable housing. Our block has *no* commercial activity *of any sort* nearby and very little traffic.

Proposition M's priority policies are designed to protect and preserve a neighborhood such as ours as part of San Francisco's economic and neighborhood diversity. 32 of our neighbors signed petitions respectfully opposing this application because of concerns about traffic, parking, and changing the character of our neighborhood, and other neighbors have written independently as well.

Applicants live in another neighborhood in San Francisco but bought the home at 281 Harvard with the purpose of converting it into a commercial venture. Introducing a commercial business to our street

would change the character of our neighborhood.

The commercial facility would greatly increase traffic on our street by adding potentially 40-50 additional car trips per day for drop-offs and pick-ups of 20-25 children and the transportation of 2-3 employees.

Street parking on our block is in already in short supply. Attached in Appendix A are photographs we took on a recent typical morning between 8:00 am and 9:00 am (applicants' proposed drop-off time period). Not surprisingly, these photos show neighborhood residents' cars using all available parking spaces near the front of the subject property.

Applicants have not offered sufficient solutions for the traffic and parking problems the facility would create.

We looked at how applicants were handling drop-offs and pick-ups at their current 141 Leese Street facility, and we found cars blocking the sidewalk for pick-ups and cars hovering near the property or circling for parking. Attached in Appendix A are 2 photographs we recently took during the afternoon pick-up time (approx. 4-5:30 pm.)

Double parking (which is unlawful and is dangerous, especially given the proximity to cars turning onto Harvard Street from nearby Felton) or blocking the sidewalk (which is also unlawful and hazardous to pedestrians) are not options. Blocking the sidewalk by using the property's driveway would impair sidewalk access and create dangerous conditions for disabled, elderly, and neighborhood children who use the sidewalk to walk to the park nearby.

Parking problems at applicants' proposed business at 281 Harvard Street would be much worse than their Leese Street facility because the Harvard Street facility would be authorized for up to 20-25 children, significantly more than permitted at the Leese Street facility.

Although applicants' proposed business would be close to the 54 Felton bus line, that line runs only every 20 minutes even during rush hour, and parents would be unlikely to use it for drop-off or pick-up. The center would be nearly 3 long blocks up a steep hill from the 44 O'Shaughnessy line, and parents would be very unlikely to use the 44 line to bring or pick up their children. (The 54 Felton bus schedule may be found at <http://transit.511.org/schedules/index.aspx#m1=S&m2=bus&routeid=43889&cid=SF>.)

Parking and traffic solutions for the facility would need to suffice for any large, commercial child care center that would operate at the location (and not just be specific to applicants personally) because the conditional use permit would run with the property permanently for any potential future owner or operator. We have seen no such solutions.

The Planning Code requires that a proposed business be “compatible” with the neighborhood and not detrimental to residents, traffic, and parking. Proposition M requires that the proposal be consistent with priority policies to preserve and protect an existing neighborhood’s character and not to overburden our streets or neighborhood parking.

This application fails to satisfy these requirements that are designed to protect neighborhoods like ours.

2. Abundant child care is already available in our neighborhood, and the application does not present facts that demonstrate that the proposed business is “necessary” or “desirable” for our neighborhood.

When we learned about this application, we contacted the Children’s Council of San Francisco, a nonprofit child care resource and referral organization (that estimates that its database contains approximately 70% of San Francisco’s child care facilities) to find out about the need for child care in our neighborhood. We asked them to search their database for current, actual openings for a 2-5 year old child (applicants’ business’ target age range). They informed us there were *at least 95 openings* for child care in that age range as of the first half of October 2012 (the date of their last quarterly review) in our neighborhood’s zip code (94134) and the 94112 zip code (2 blocks away from the subject property) combined.

Specifically, 28 facilities had *at least* one opening for a child 2-5 years old in the 94134 zip code, and 67 facilities had *at least* one opening for such a child in the 94112 zip code. The total number of openings is very likely to be substantially higher because facilities could have multiple openings, and the Children’s Council represents only approximately 70% of all child care facilities in San Francisco.

The two zip codes combined have a total of 2,573 spaces in Child Care Center and Large Home Family Child Care Facilities for all age ranges, according to data from the Community Care Licensing Division of California Department of Social Services website. The 94134 zip code has a total of 1,144 spaces, and the 94112 zip code has a total of 1,429 spaces. These numbers significantly undercount the total number of child care spaces because data for Small Home Family Child Care Facilities is not available on the website database.

Attached as Appendix B are lists of the facilities the Children’s Council identified for us and lists of child care facilities from California Community Care Licensing Division website.

3. Applicants' proposal to remove existing housing stock from our neighborhood is not "desirable" for our neighborhood and is inconsistent with the Proposition M's city wide priority policy of preserving affordable housing.

The findings of Planning Code Section 317 state explicitly that:

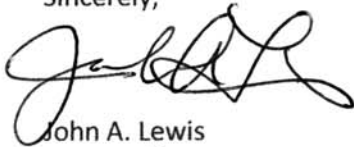
San Francisco faces a *continuing shortage of affordable housing*.... The General Plan recognizes that *existing housing* is the greatest stock of rental and financially accessible residential units, and is a *resource in need of protection*. (Emphasis added).

The Portola District is one of the few affordable neighborhoods left for people to live in San Francisco. The cottage at 281 Harvard Street would make a wonderful, affordable home for someone. This business proposal would remove 281 Harvard Street as residential housing. The proposal runs counter to San Francisco's priority policy to preserve existing housing set forth Proposition M and the Planning Code.

For all of the above stated reasons, we respectfully urge the Planning Commission to deny this application.

Thank you very much for your consideration of this letter.

Sincerely,



John A. Lewis



Stuart M. Gaffney

241 Harvard Street
San Francisco, CA 94134

Attachments

APPENDIX A

Parking on Typical Morning at Proposed Dropoff Time at 281 Harvard Street – No Spaces Available



Congestion and Cars Blocking Sidewalk for Pickups at 141 Leese Street



APPENDIX B

CHILD CARE FACILITIES WITH OPENINGS IN THE 94134 ZIP CODE

Source: Children's Council of San Francisco - data for the first half of October 2012

TOTAL NUMBER OF FACILITIES WITH OPENINGS: 28

1. 1st Place 2 Start – Schwerin & Sunnydale
2. Josephine – Ankeny St. & Mansell St.
3. Angela – Nueva Ave. & Blanken St.
4. Jamie – Silver Ave.
5. SFUSD-John McLaren CDC Preschool – Sunnydale & Brookdale
6. Hong Niao – Silver & Amherst
7. Bi Xian – Harkness St. & Goettingen St.
8. Ue – Pueblo St. & Geneva Ave.
9. Doris L. – Holyoke St. & Burrow St.
10. Child's Time Infant Center – San Bruno Ave. & Olmstead St.
11. Norma – Silver St. & Bowdoin St.
12. Xindi – Rutland St. & Leland St.
13. Doris – Schweinn St. & Velasco St.
14. Gabriela – University St. & Woolsey St.
15. Jin Ying – Arleta Ave. & Bayshore Blvd.
16. Ya Ling – Bacon St. & San Bruno Ave.
17. Norma – Madison St. & Felton St.
18. Jenny Hui & Fong, Frank Sau – Ward St. & Girard St.
19. Marta & Angel – Sawyer & Sunnydale
20. Jian Rong – Felton St. & Brussels St.
21. Cindy Yue Zhen – Sunnydale St. & Talbert St.
22. Jasmine M. – Arleta Ave. & Bayshore Ave.
23. Vileana D. – Mill St. & Harkness St.
24. Xue Hong – Hale St. & Silver Ave.
25. Ana – Tioga St. & Alpha St.
26. Pei Xian – Woolsey & Wayland
27. Yuk Ling – Geneva Ave. & Cielito Ave.
28. Janet – Holyoke St. & Silver Ave.

CHILD CARE FACILITIES WITH OPENINGS IN THE 94112 ZIP CODE

Source: Children's Council of San Francisco - data for the first half of October 2012

TOTAL NUMBER OF FACILITIES WITH OPENINGS: 67

1. Salvacion – Ellington Ave. & Mt Vernon St.
2. Ying – Lobos St. & Orizaba Ave.
3. Jie Xia – Paris St. & France Ave.
4. Maria A. – Alemany Blvd. & Geneva Ave.
5. Julia – Paris St. & Russia St.
6. Gloria – Rotteck & Bosworth
7. Zonia L. – Plymouth Ave. & Ocean Ave.
8. Li Qing – Capitol Ave. & Grafton Ave.
9. Mareta G. – Plymouth & Lakeview
10. YMCA Mission District Preschool – Mission & Bosworth
11. Xiao Yan – Holloway Ave. & Capitol St.
12. Marcy – Cordova & Naples
13. Jin Ping – Delano St. & Seminole St.
14. Yan Qing (Helen) – Brazil Ave. & Moscow St.
15. Lucina E. – Ellington Ave. & Ottawa St.
16. Elisa – Wildwood Way & Homewood Ct.
17. Melva St. – San Jose & Capistrano
18. Lourdes – Pope St. & Brunswick St.
19. Aricela – Cayuga & Sickles
20. Alma I. – Russia Ave. & Madrid Ave.
21. Qiu Mei – Brazil Ave. & Paris St.
22. Mercedes – Harold Ave. & Holloway Ave.
23. Carmen – Madrid & Avalon
24. Yu Ying – Ellington Ave. & Foote St.
25. SFCCD-Orfalea Family Center – Phelan & Judson
26. Ana – Norton & Alemany
27. Karen – Grafton Ave. & Holloway Ave.
28. Ermelinda – Ellington Ave. & Mt. Vernon Ave.
29. Joann Jing Ying – Delano Ave. & Geneva Ave.
30. Ernestina – Mission & Oliver
31. Mio Pre-school – Mission & Avalon
32. Oralia – London & Russia
33. Anna Y. – Geneva Ave. & San Jose Ave.
34. Yan Li – Naples St. & Italy Ave.
35. Heidi L. – Alemany Blvd. & Cotter St.
36. Elva – Mission St. & Geneva St.
37. Mei Rong – Trumbull St. & Alemany St.

38. Wen Hua – Thrift St. & Plymouth St.
39. Angela Michele – Maynard St. & Mission St.
40. Alicia – Milton St. & Bosworth St.
41. Mary – Thrift & Ocean
42. Jeanne & Ken – Castle Manor Ave. & Mission St.
43. Brenda – Brazil & Excelsior
44. Flora – Mission & Alemany
45. Guo Ling – Delano St. & Geneva Blvd.
46. Tao – Jules Ave. & Ocean Ave.
47. Yanick & Jeanne, Liliane – Lobos St. & Plymouth Ave.
48. Shiu Kuen – Silver Ave. & Edinburgh St.
49. Maria Teresa – Allison & Morse
50. Argentina – Mt. Vernon & Geneva
51. Hassel – Capitol St. & Broad St.
52. Gisele – Brazil St. & Excelsior St.
53. Barbara – South Hill & Geneva
54. Angela – Alemany Blvd. & Mount Vernon St.
55. Isolina & Nancy – Peru & Edinburgh
56. Monique N. – Capitol St. & Orizaba St.
57. Sandra A. – Excelsior & Vienna
58. Amy Ma – Moneta Way & Naglee Ave.
59. Dinorah – Madrid St. & Geneva Ave.
60. Agueda – Hanover & Lowell
61. Leann Mei- Ai – Otsego Ave. & San Juan Ave.
62. Mabel H. – Curtis St. & Morse St.
63. Ana Paula – London & Mission
64. Helen Qi Wen – Felton & Silliman
65. Mary Evelyn – Capitol & Sadowa
66. Rosalva – Russia & Naples
67. The Crayon Box Preschool – Cayuga St. & Ocean Ave.

**“CHILD CARE CENTERS” AND “LARGE FAMILY CHILD CARE HOME”
FACILITIES IN 94134 ZIP CODE**

TOTAL COMBINED CAPACITY: 1,144

Source: Community Care Licensing Division, California Department of Social Services website:

https://secure.dss.cahwnet.gov/ccld/securenet/ccld_search/ccld_search.aspx

“CHILD CARE CENTERS” – 94134 ZIP CODE

TOTAL CAPACITY: 970

1. Facility No: 384001195 Capacity: 0027
1ST PLACE 2 START
1252 SUNNYDALE AVE
SAN FRANCISCO, CA 94134
2. Facility No: 384002239 Capacity: 0020
CCFC-VV HERITAGE CENTER (P)
245 REY STREET
SAN FRANCISCO, CA 94134
3. Facility No: 384002237 Capacity: 0024
CCFC-VV JOHN KING CENTER (P)
500 RAYMOND AVENUE
SAN FRANCISCO, CA 94134
4. Facility No: 384002242 Capacity: 0088
CCFC-VV LELAND CENTER (P)
325 LELAND AVENUE
SAN FRANCISCO, CA 94134
5. Facility No: 384002241 Capacity: 0040
CCFC-VV TUCKER CENTER (P)
103 TUCKER AVENUE
SAN FRANCISCO, CA 94134
6. Facility No: 384000521 Capacity: 0022
CHILD'S TIME
3061 SAN BRUNO AVENUE
SAN FRANCISCO, CA 94134
7. Facility No: 380505466 Capacity: 0378
CORNERSTONE ACADEMY
801 SILVER AVENUE

SAN FRANCISCO, CA 94134

8. Facility No: 380504438 Capacity: 0075

EOC - BUSY BEE
548 DELTA STREET
SAN FRANCISCO, CA 94134

9. Facility No: 384000274 Capacity: 0018

PORTOLA FAMILY CONNECTIONS-PRESCHOOL
2565 SAN BRUNO AVENUE
SAN FRANCISCO, CA 94134

10. Facility No: 380500581 Capacity: 0090

SAN FRANCISCO SCHOOL
300 GAVEN
SAN FRANCISCO, CA 94134

11. Facility No: 384001755 Capacity: 0040

SFSU - SUNNYDALE HEAD START CENTER
1652 SUNNYDALE AVENUE
SAN FRANCISCO, CA 94134

12. Facility No: 380504444 Capacity: 0072

SFUSD JOHN MCLAREN EARLY ED. SCHOOL (PRESCHOOL)
2055 SUNNYDALE AVENUE
SAN FRANCISCO, CA 94134

13. Facility No: 380505930 Capacity: 0034

SFUSD-E.R. TAYLOR (EES) PRESCHOOL
423 BURROWS, BUNGALOWS 1 & 2
SAN FRANCISCO, CA 94134

14. Facility No: 384000921 Capacity: 0042

WU YEE CHILDREN'S SERVICES-SUNNYDALE CDC-PRESCHOOL
700 VELASCO AVENUE
SAN FRANCISCO, CA 94134

“LARGE FAMILY CHILD CARE HOME” FACILITIES - 94134 ZIP CODE

TOTAL CAPACITY: 174

1. Facility No: 380505153 Capacity: 0012

CARTER, NORMA
327 MADISON STREET

SAN FRANCISCO, CA 94134

2. Facility No: 384001350 Capacity: 0014
CHOW, SANDY H.
542 BURROWS STREET
SAN FRANCISCO, CA 94134

3. Facility No: 384001201 Capacity: 0014
CUI, PEI XIAN
2864 SAN BRUNO AVENUE
SAN FRANCISCO, CA 94134

4. Facility No: 380503441 Capacity: 0012
DIXON, LEONARD
1050 GOETTINGEN
SAN FRANCISCO, CA 94134

5. Facility No: 384000175 Capacity: 0014
FOOTS, LOUISE
201 ARGONAUT AVENUE
SAN FRANCISCO, CA 94134

6. Facility No: 384000113 Capacity: 0014
HUANG, JAMIE & CHEN, SHAO QUN
28 SOMERSET STREET
SAN FRANCISCO, CA 94134

7. Facility No: 380505106 Capacity: 0012
JACKSON, RUTH
101 HAHN STREET
SAN FRANCISCO, CA 94134

8. Facility No: 384000561 Capacity: 0014
LIAO, XIAO LING
165 GIRARD STREET
SAN FRANCISCO, CA 94134

9. Facility No: 384001639 Capacity: 0014
LIAO, YA LING
139 BACON STREET
SAN FRANCISCO, CA 94134

10. Facility No: 380505406 Capacity: 0012
SIHARATH, ANGELA & PHILIP
137 NUEVA AVENUE

SAN FRANCISCO, CA 94134

11. Facility No: 380503488 Capacity: 0014

SMITH, SHIREL

445 SAWYER ST.

SAN FRANCISCO, CA 94134

12. Facility No: 384001686 Capacity: 0014

TOLBERT, JOSEPHINE

150 ANKENY STREET

SAN FRANCISCO, CA 94134

13. Facility No: 384001956 Capacity: 0014

WARD, JASMINE M.

298 ARLETA AVENUE

SAN FRANCISCO, CA 94134

**“CHILD CARE CENTERS” AND “LARGE FAMILY CHILD CARE HOME”
FACILITIES IN 94112 ZIP CODE**

TOTAL COMBINED CAPACITY: 1,429

Source: Community Care Licensing Division, California Department of Social Services website:

https://secure.dss.cahwnet.gov/ccld/securenet/ccld_search/ccld_search.aspx

“CHILD CARE CENTERS” – 94112 ZIP CODE

TOTAL CAPACITY: 1033

1. Facility No: 384001502 Capacity: 0120
CRAYON BOX PRESCHOOL, THE
65 OCEAN AVE., 10, 12, 15, &16
SAN FRANCISCO, CA 94112
2. Facility No: 384001397 Capacity: 0090
LITTLE BEAR SCHOOL
65 OCEAN AVE.,RMS.1 - 5 & 7-9
SAN FRANCISCO, CA 94112
3. Facility No: 384000503 Capacity: 0036
MIO PRE-SCHOOL
4377 MISSION STREET
SAN FRANCISCO, CA 94112
4. Facility No: 380505833 Capacity: 0224
MISSION CHILDCARE CONSORTIUM, INC.
4750 MISSION STREET
SAN FRANCISCO, CA 94112
5. Facility No: 384001206 Capacity: 0024
MISSION HEAD START - JEAN JACOBS
459 VIENNA STREET
SAN FRANCISCO, CA 94112
6. Facility No: 380506136 Capacity: 0075
SFCCD-ORFALEA FAMILY CENTER-OCEAN AVENUE CAMPUS
50 PHELAN AVENUE
SAN FRANCISCO, CA 94112
7. Facility No: 384000310 Capacity: 0072
SFUSD-EXCELSION AT GUADALUPE (EES) PRESCHOOL
859 PRAGUE STREET

SAN FRANCISCO, CA 94112

8. Facility No: 384002014 Capacity: 0123
SFUSD-JUNIPERO SERRA EARLY EDUCATION SCHOOL (PS)
241 ONEIDA STREET
SAN FRANCISCO, CA 94112
9. Facility No: 380504406 Capacity: 0102
SFUSD-SAN MIGUEL EARLY EDUCATION SCHOOL (PS)
300 SENECA AVENUE
SAN FRANCISCO, CA 94112
10. Facility No: 384001488 Capacity: 0015
SFUSD-SHERIDAN (EES) SCHOOL AGE
431 CAPITOL AVENUE, ROOM130
SAN FRANCISCO, CA 94112
11. Facility No: 384001837 Capacity: 0110
STRATFORD SCHOOL
301 DE MONTFORT AVENUE
SAN FRANCISCO, CA 94112
12. Facility No: 380503900 Capacity: 0042
YMCA OF SF., MISSION BRANCH, MISSION PRESCHOOL
4080 MISSION STREET
SAN FRANCISCO, CA 94112

“LARGE FAMILY CHILD CARE HOME” FACILITIES - 94112 ZIP CODE

TOTAL CAPACITY: 396

1. Facility No: 384001615 Capacity: 0014
AMAYA, JOVANNYA L.
41 DELANO AVENUE
SAN FRANCISCO, CA 94112
2. Facility No: 384000235 Capacity: 0014
ARANIVAR, ARICELA M. & GONZALO G.
2223 CAYUGA AVENUE
SAN FRANCISCO, CA 94112
3. Facility No: 384001000 Capacity: 0014
CORTEZ, GLORIA & MARTINEZ, MARIA
249 ALLISON STREET
SAN FRANCISCO, CA 94112

4. Facility No: 384001783 Capacity: 0014
DOMINGO, KARINA EME
163 JUDSON AVENUE
SAN FRANCISCO, CA 94112
5. Facility No: 384001921 Capacity: 0014
FANG, HELEN QI WEN
719 PERU AVENUE
SAN FRANCISCO, CA 94112
6. Facility No: 384001701 Capacity: 0014
GARCIA-MEZA, KIM M.
155 EASTWOOD DRIVE
SAN FRANCISCO, CA 94112
7. Facility No: 384001543 Capacity: 0014
GUIDRY, MONIQUE N.
289 FARALLONES STREET
SAN FRANCISCO, CA 94112
8. Facility No: 384001678 Capacity: 0014
HERRERA, MARIA TERESA & DARSY YANINA
120 JUSTIN DRIVE
SAN FRANCISCO, CA 94112
9. Facility No: 384001659 Capacity: 0014
KUANG, KAREN
112 JULES AVENUE
SAN FRANCISCO, CA 94112
10. Facility No: 384000146 Capacity: 0014
LEE, DEANNA
163 MT. VERNON AVENUE
SAN FRANCISCO, CA 94112
11. Facility No: 380505478 Capacity: 0014
LEWIS, KAREN
178 BRIGHTON AVENUE
SAN FRANCISCO, CA 94112
12. Facility No: 384002032 Capacity: 0014
LI, GUI PING
74 OTSEGO AVENUE
SAN FRANCISCO, CA 94112

13. Facility No: 384002024 Capacity: 0014
LI, QIU MEI
204 BRAZIL AVENUE
SAN FRANCISCO, CA 94112
14. Facility No: 384001923 Capacity: 0014
LI, XIAO YAN
520 A HOLLOWAY AVENUE
SAN FRANCISCO, CA 94112
15. Facility No: 384001352 Capacity: 0014
LIANG, JOANN JIAN YING
675 DELANO AVENUE
SAN FRANCISCO, CA 94112
16. Facility No: 384001061 Capacity: 0014
MALDONADO, CARMEN & EVELIO
922 PLYMOUTH AVENUE
SAN FRANCISCO, CA 94112
17. Facility No: 380505500 Capacity: 0012
MANZANARES, BARBARA
287 SOUTH HILL BLVD.
SAN FRANCISCO, CA 94112
18. Facility No: 380505839 Capacity: 0012
MARTINEZ, MARIA E. & HUGO M.
186 ASHTON AVENUE
SAN FRANCISCO, CA 94112
19. Facility No: 380505442 Capacity: 0012
NG, JEANNE - JEANNE FAMILY DAY CARE
29 CASTLE MANOR AVENUE
SAN FRANCISCO, CA 94112
20. Facility No: 384001170 Capacity: 0014
OSORIO, DINORAH
932 MADRID STREET
SAN FRANCISCO, CA 94112
21. Facility No: 384001285 Capacity: 0014
RAMIREZ, ELENA
631 HEARST AVENUE
SAN FRANCISCO, CA 94112

22. Facility No: 384001793 Capacity: 0014
RIEBER, MIRIAM
107 JUSTIN STREET
SAN FRANCISCO, CA 94112
23. Facility No: 384001364 Capacity: 0014
SANCHEZ, MARY SOL
754 LONDON STREET
SAN FRANCISCO, CA 94112
24. Facility No: 384002161 Capacity: 0014
SCRIBNER, CLAIRE
519 MT. VERNON AVENUE
SAN FRANCISCO, CA 94112
25. Facility No: 380504493 Capacity: 0012
STOKES, MARGIE PINNACE - MARG'S CHILD CARE
50 GRAFTON
SAN FRANCISCO, CA 94112
26. Facility No: 380503937 Capacity: 0012
THOMAS, MARY E. & WATSON, JOSEPH SR.
226 CAPITOL AVENUE
SAN FRANCISCO, CA 94112
27. Facility No: 384001751 Capacity: 0014
TORRES, ZONIA L.
1242 PLYMOUTH AVENUE
SAN FRANCISCO, CA 94112
28. Facility No: 384001542 Capacity: 0014
VOLYNSKY, OLGA
19 SOUTHWOOD DRIVE
SAN FRANCISCO, CA 94112
29. Facility No: 384002324 Capacity: 0014
ZHANG, JIE MIN
47 GORHAM STREET
SAN FRANCISCO, CA 94112

Jackson, Erika

From: John Golden <johng@playphone.com>
Sent: Thursday, November 01, 2012 12:00 PM
To: Jackson, Erika
Cc: 'John Golden' (jrgolden@sprintmail.com)
Subject: 281 Harvard Street Day Care Center - confersation between John Golden and Project Manager, Lawrence Mariner

Importance: High

Hi Erika,

This is John Golden from 252 Harvard Street, across the street from the planned child care facility at 281 Harvard Street. I reached out to the project manager, Lawrence, this morning as you recommended. Please find below transcript of the conversation. As discussed, they don't have solutions in place to the issues that will impact neighborhood parking, traffic congestion and noise congestion in place for a project of this scale.

Conversation between resident of John Golden, 252 Harvard Street (across from proposed child care facility) and project manager of 281 Harvard project regarding concerns about scale and impact of large (23+ People) Child Care business moving into quiet residential neighborhood without solutions in place to address concerns of neighbors.

"Me" - John

"Lawrence" - Lawrence Mariner, project manager of 281 Harvard Street Child Care Facility permit for up to 25 children and 3 full time staff.

11/1/12 at 10:10am.

Me: Hello, is the Lawrence the project manager?

Lawrence: Yes.

Me: I'm a neighbor of your planned child care facility and I have a few questions for you. How do you plan to manage drop off and pick-up so people aren't double parked in front of your house and causing traffic congestion?

Lawrence: We just make sure people come in and out and don't allow them to double park. They drop off for 1 hour in the morning and 1 hour in the afternoon. We ask them not to double park. They are supposed to park in legal parking spaces and walk.

Me: People who live in the neighborhood park on the street in front of you house, so where are your customers going to park?

Lawrence: Well, we'll put up a white curb so people don't park there during our drop off and pick up times.

Me: So you're planning to reduce street parking on the block by 3+ cars. I'm not sure the neighbors would like that. Many people in our neighborhood work from home. Does that mean they would have to move their car every day during your business' authorized drop off and pick up times?

Lawrence: If the neighborhood wants the white curb, yes.

Me: it sounds like you must have to have the while curb to legally accommodate your business needs. How many full time and part time employees do you have and where do you plan for them to park?

Lawrence: We have 3 full time employees. There doesn't seem to be a parking problem in the neighborhood. We don't have issues at our other facility.

Me: There is a parking problem in our neighborhood and in most of the city. Your proposed facility has over 2 times the number of children than your other facility and actually, your permit states that you could have up to 25 children and 3 full time employees. That sounds to me like a lot more people in the neighborhood every day.

Lawrence: We're only allowed 20 children.

Me: Well, the posted permit states 25 and with 3 full time employees that makes 28, so those are the numbers that I have to go with. As a 15 year resident of the Portola, I moved into the neighborhood when there were security bars on

the windows of most of the homes to protect residents, McLaren Park was a dangerous place and crime was very high. I've worked very hard with my neighbors to improve the neighborhood by planting trees in the neighborhood through Friends of the Urban forest, upgrading McLaren Park with friends of McLaren and attending many meetings with the city's parks and rec department to plan improvements to the park and manage growth (Disc golf course) so plans are in place to accommodate additional users of the park and upgrade areas in disrepair. I've planned multiple neighborhood block parties, Saturday picnics, progressive dinners, and holiday dinners at the Italian American club—all events that were and are well attended with 50+ people—all in an effort to build a sense of community in the neighborhood. I've also worked with neighbors to create the Yahoo Portola group list serve. Our neighborhood and park has a long history of being very underserved by the city, probably because we are a working class neighborhood, and we did not receive the many city resources other neighborhoods received. It was also during a time of reduced budgets. We have had numerous double parked cars on Harvard Street as well multiple abandoned cars. I have called 311 countless times and the city has never responded. I'm not hopeful that if your facility caused a double parking issue or traffic congestion issue or noise issue that we would get help from the city to resolve these problems. How does your business plan to contribute to the neighborhood?

Lawrence: The school contributes to the neighborhood. Child care is a big need for the city. Many families need child care. We have people from the excelsior at our other facility.

Me: No one will live at the house of your facility 24/7 to help build community. It is a commercial operation that will be run like a business. Is your plan to operate a profitable business or help the community? If it's to help the community, why do need to accommodate so many children? What efforts do you propose to contribute to the community beyond your business? And how would those people in the excelsior drop off their children? Would they walk to your house?

Lawrence: It sounds like you are against the school and there is nothing I can do to change your mind.

Me: I am against a full time, for-profit commercial business opening up in my neighborhood. Many people in the neighborhood work from home. How do you plan to manage the noise of 23+ people in your yard?

Lawrence: They don't make much noise. The kids are only out for a few hours in the morning and a few hours in the afternoon. What's your name?

Me: I'd prefer not to disclose my name. I'm against your full time business moving into my neighborhood that accommodates 28 additional people and could add multiple issues directly in front of my house including double-parked cars, traffic congestions of 30 additional cars every morning and evening, noise congestion of 28 kids and teachers playing in a small 2 bedroom house and yard with a driveway that can't be used because the incline is too steep to park in it. There are numerous parking issues on the block and it is already difficult for me to find a place to park in front of my own house. These are my concerns.

Lawrence: I don't think you have control over your mind. Maybe you'll reach an epiphany. I'm going to have to let you go now.

I'll put together an email or package and forward to you early next week, but wanted to let you know I reached out to Lawrence. Please reach out to me if you need more info or have questions. my cell is 415-793-4543.

Best,
John

John Golden, Senior Director, Corporate Marketing

P: 415-793-4543

PlayPhone, Inc.

PLAY GAMES TOGETHER

114 Sansome Street, Suite 1000, San Francisco, CA 94104

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Lisa Campbell
122 Gambier St.
San Francisco, CA 94134
lisamorriscampbell@gmail.com
415/517-6138

November 2, 2012

San Francisco Planning Commission

Erika S. Jackson

Planning Department

1650 Mission St., Suite 400

San Francisco, CA 94103

Regarding: 2012.1095 C.

Dear Ms. Jackson,

I am writing to oppose the proposed change of use at 281 Harvard Street. I have lived two blocks away at 122 Gambier St. for over 10 years. My husband, young son, and I treasure the residential quiet of this area. Changing a residence to a commercial building will increase traffic, impact already limited parking, and change the character of the neighborhood. I also fear it will set a precedent that will turn our pleasantly uniform corner of the city into a hodgepodge of residential

and commercial properties. (We already have a few unattractive stand-alone businesses on Silver Ave. that cheapen the homes around them; we don't want to do the same thing to Harvard St.)

A childcare is certainly a noble business, so my opposition has nothing to do with the content of the business, but commercial activities should be limited to main thoroughfares like Mission St. and San Bruno Ave. (In fact, there are several vacancies on San Bruno that would make good locations for childcare, I would think.)

Thank you for making my voice heard at the meeting.

Sincerely,

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

Lisa Campbell

Joan Loeffler

1718 Burrows St

San Francisco, CA 94134

November 2, 2012

Hello Erica:

I am writing to say that I say I do not think they should take the single family home at 281 Harvard Street, in the Portola neighborhood, and make a change in the zoning to permit it to be a big fulltime child care center. This will set a precedent that is not right. We owners purchased our homes to live in. I have been in the city for 37 years and selected my nice single family home because it is not in a commercial area. This will create traffic issues, parking issues, and is not a fair thing to do in a RH1 Zoning area. The homes in the adjacent area will be depreciated because of the noise. Increasingly, more and more people are working from home and this would be a total distraction for anyone nearby. Most of the homes are attached and you can hear your neighbor through the walls. Starting businesses like this in a residential area is NOT a good precedent.

I strongly recommend that you DO NOT LET THIS HAPPEN.

Thank you very much.

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

Joan Loeffler

Neighbor 1718 Burrows

415-816-1335

San Francisco, Nov. 2, 2012

Erika Jackson

SF Planning Commission

Dear Ms. Jackson and members of the SF Planning Commission,

As a 13-year old proud resident of the Portola neighborhood, I am writing to you to voice my extreme concern over the proposed child care center at 281 Harvard St. For those of us who have worked extremely hard to create a sense of community in a primarily residential area, it is hard to understand how such a COMMERCIAL endeavor could be considered without the center's owner reaching out in a proactive way to the long-time residents of this quiet oasis in the city.

It would be great to know how this proposed care center will contribute to our community, other than create increased illegal double-parking, reduction in parking spaces in a densely populated area where parking is already at a premium, increased traffic and noise issues. Do we really need an additional day care facility when there are already **FOURTEEN (14)** such existing centers plus 3 major elementary/high schools (Cornerstone Academy, Hillcrest Elementary School and The SF School) within **ONE MILE** of 281 Harvard St.?

I am respectfully asking that you deny the application for the proposed child care center at 281 Harvard St.

Thank you for your consideration.

FERNANDO LAINEZ

DAY CARE CENTERS WITHIN ONE MILE OF 281 HARVARD ST., SF

The Room to Grow School, 3786 Mission St.

Glen Park Montessori, 647 Chenery St.

Brilliant Kids Family Child Care, 506 Silver Ave.

Crayon Box Preschool & Little Bear School, 65 Ocean Ave.

Trevor Martin Montessori School, 300 Moutrie St.

Fun Flower Day Care, 134 Milton St.

Child Field Care Day Care, 28 Somerset St.

Brenda's Day Care, 27 Prague St.

Mio Preschool, 4377 Mission St.

My Little Sunshine Care, 542 Burrows St.

Anna's Day Care, 585 Gates St.

Lynn's House Family Child Care, 1118 Excelsior Ave.

Jeanne Day Care, 29 Castle Manor Ave.

Jackson, Erika

From: Stuart Brady <sbrady55@yahoo.com>
Sent: Friday, November 02, 2012 12:51 PM
To: Jackson, Erika
Subject: 281 Harvard St

Follow Up Flag: Follow up
Flag Status: Completed

Erika,

This is regarding case number is: 2012.1095C, the project on 281 Harvard St.

As much as I would like to see a quality day care facility move into the Portola district, I am against the project proposed at 281 Harvard St. The Portola district has San Bruno Ave, Silver Ave, and various scattered properties that have commercial space, (or at least properties with origins as commercial space) that could be used for a commercial enterprise. I feel it would be a detriment to the neighborhood to allow a residential zoned property surrounded by residential properties, to be converted into a commercial business. The commercial corridors in the Portola (Silver Ave, San Bruno Ave, and various scattered properties) are under developed or not being used for their intended commercial purpose, that would be a much more suitable location for such a business.

Thanks
Stuart Brady
1239 Silver Ave

Jackson, Erika

From: ffernando1963@aol.com
Sent: Friday, November 02, 2012 4:24 PM
To: Jackson, Erika
Subject: Deny application for 281 Harvard St.

Good afternoon,

I am writing to voice my dissatisfaction with the planned care child care center at 281 Harvard St., SF (2012.1095C). I have lived in the Portola District for a long time and only after years of very hard work and joint community effort are we able to take pride in what is now an example for so many other neighborhoods in the city. Our district has designated commercial corridors (Silver Ave., Mission St., San Bruno Ave.) that might well benefit from a commercial business like the proposed child care center but building it in the midst of a **residential** area with complete disregard for the impact it would have in the vicinity is unacceptable.

Not only would we be dealing with extra traffic, less parking spots for the residents and undoubtedly more double parking but also with the noise resulting from a business of such nature. Very elderly people live within a 1/2 block radius from 281 Harvard, long time residents who deserve the peace and quiet that for now is provided in this very special part of SF.

Also, will having this business near my house affect its value? The answer is YES, in a very negative way.

Has anyone bothered to follow-up with the neighbors of 141 Leese St. in Bernal Heights about the impact that this care center's other preschool has had in that neighborhood? 2 of the neighbors I interviewed are sorely disappointed by the increased noise, parking, and traffic issues that now plague a once quiet block in Bernal: we really don't want that story repeated in the Portola.

I kindly request that you turn down the child care center application for 281 Harvard St.: please help keep our area noise-free and peaceful.

Sincerely,

Connie Behrens

Jackson, Erika

From: Carol Antraccoli <dudett@pacbell.net>
Sent: Sunday, November 04, 2012 6:25 PM
To: Jackson, Erika
Subject: 281 Harvard St 2012.1095C

To Whom it May Concern:

As a property owner at 224 Oxford St since 1989 as well as an off and on resident since childhood I am completely opposed to having 281 Harvard becoming a day care center....my yard backs up to this property a few homes down and I do not want to hear 25 children at play during the day...I am also concerned about the traffic and influx of people who do not belong or contribute to this neighborhood...I think the facility proposed is way too big for Harvard Street where all the other homes are just that homes for families....I do not like the precedent that this could set in our neighborhood and know it will bring the property values down on the properties near this facility as who would want to live near a strictly day care facility. I am a neighborhood safe coordinator and I know many of the neighbors on Oxford Street are highly upset over this matter...

Carol Antraccoli
Harry Kincannon
224 Oxford St.,
San Francisco, CA 94134
415-333-8058

Jackson, Erika

From: John Golden <jrgolden@sprintmail.com>
Sent: Sunday, November 04, 2012 7:08 PM
To: Jackson, Erika; Campos, David
Subject: Case Number 2012.1095C - Proposed 281 Harvard Street Child Care Center

Date: November 4, 2012
TO: SF Planning Commission
RE: Case Number 2012.1095C - Proposed 281 Harvard Street Child Care Center
From: John Golden, 252 Harvard Street, San Francisco, CA 94134 phone: 415-793-4543

Dear San Francisco Planning Commission,

I am a 14+ year resident of the Portola and I want to voice opposition to a proposed full time child care facility at 281 Harvard Street with up to 20 children (or 25 as permit states) and 3 full time staff members.

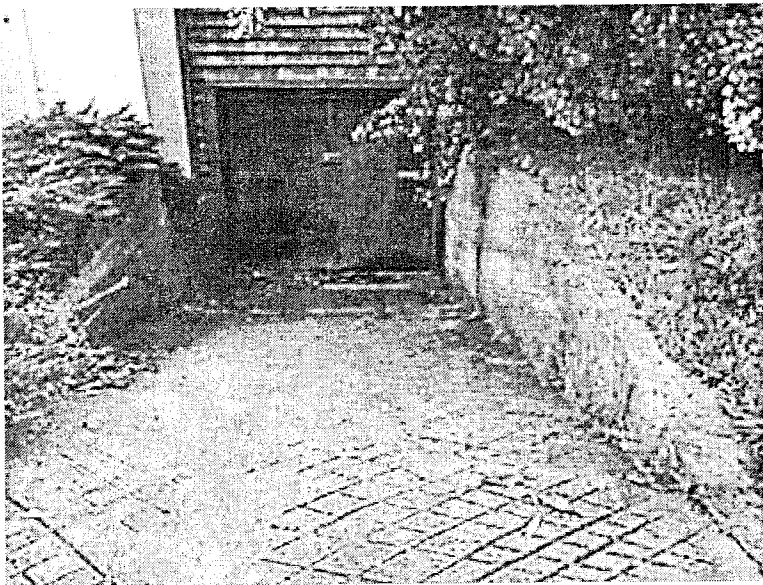
When I moved into the Portola neighborhood in 1998, this was a rather dangerous neighborhood. There were security bars on the windows of most of the homes to protect residents, McLaren Park was a dangerous place and crime was very high. I've worked very hard with my neighbors to improve our neighborhood by planting trees throughout the streets with Friends of the Urban Forest, upgrading McLaren Park with Friends of McLaren and attending many meetings with the city's parks and rec department to plan improvements to McLaren Park that will benefit the neighborhood. I've planned multiple neighborhood block parties, Saturday picnics, progressive dinners, and holiday dinners at the Italian American club—all events that were and are well attended with 50+ people—all in an effort to build a sense of community in the neighborhood. I've also worked with neighbors to create the Yahoo Portola group list serve.

I am greatly concerned that a full time, "for profit" child care business of this scale is being considered for approval. No effort was made to reach out to nearby neighbors. We found out about the planned facility through the notice posting.

We are deeply concerned about the size and scope of this project-- an additional 23+ people every day inhabiting a very small 2 bedroom cottage home and yard that was built to accommodate 5 or 6 people at the most. We are concerned about the precedent it is setting, and that a large commercial business is being planning for our neighborhood without regard to impact on residents: increased double-parked cars, reduction in parking spaces, increased traffic issues and increased noise issues.

The SF permit is for a commercial business to have up to 20 children and 3 full time employees -- although the use permit (which would be a permanent feature of the property) states up to 25 children—that's 23 cars (or possibly 28 cars), driving through our neighborhood twice a day or more likely double parking to drop off/pick up their preschool children, especially in inclement weather when parking further away or walking is not an option.

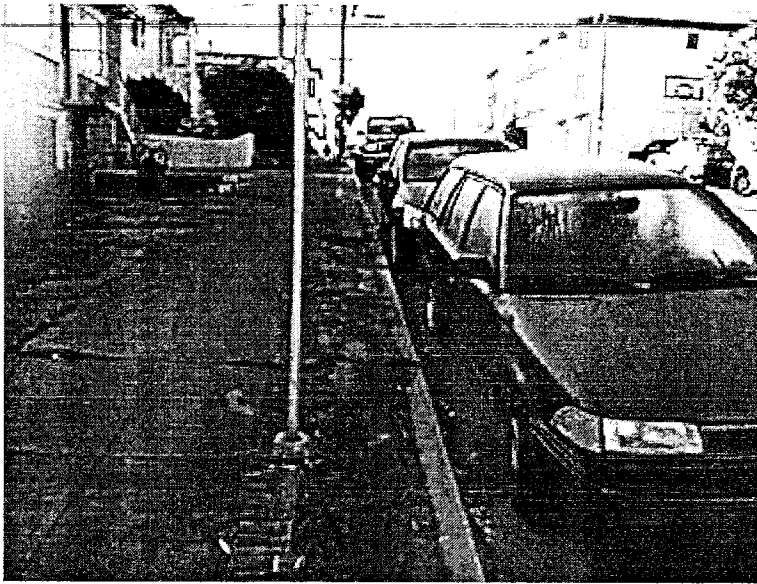
The pictures below show the frontage of the cottage and a driveway that is not easy to park in. Where is the loading zone where 20+ cars park every day will drop off pre-school aged children and pick them up? The driveway is very steep and most likely people will not want to park in it. Most likely, the cars will be double-parked, making it difficult for residents to maneuver around, get to work or go about daily activities.



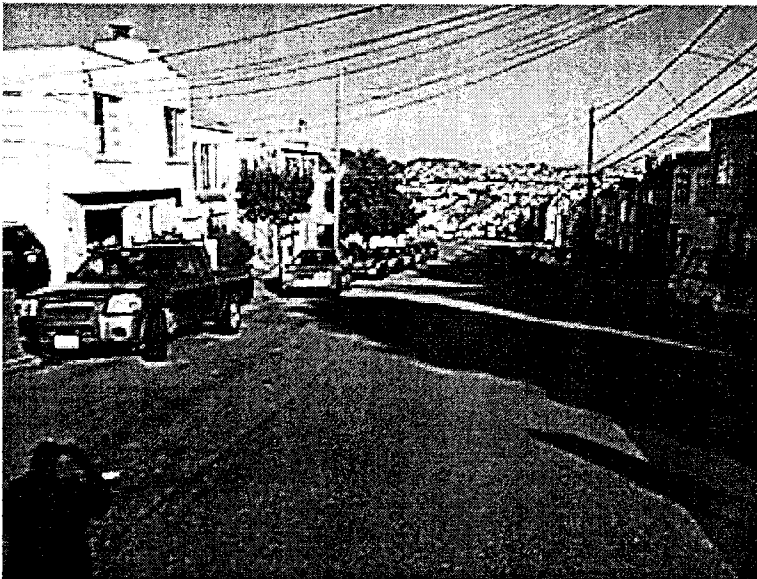
We currently have multiple cars double parked on the street at various times or cars that are not used for weeks until the owner can get the car up and running again. I have called 311 numerous times before about these issues and have not seen the city respond. Our neighborhood is a working class neighborhood that has been under served in the past.

Bottom line--there is not a plan in place to accommodate additional 23+ cars driving through the neighborhood twice a day looking for parking, double parked cars, and additional noise of 23+ people in small house / yard for extended periods of time.

Parking is a problem in our neighborhood just like it is in every SF neighborhood as evidenced by the pictures below:



(Parking directly in front of the property)



(Parking on the street)

I understand that this new facility could apply for/obtain a white curb loading zone in front of their house through transit department. This would reduce 3+ parking spaces from residents on the street during the day. Many neighbors work from home, as I do, so we would not be able to park our cars on the street in front of this facility. When factoring in full time employees, this is a reduction of 6 or more parking spaces in a neighborhood where it is difficult to park.

No one will live at the property, which raises the question as to how the facility plans to contribute to the neighborhood.

This entire commercial project is a bad precedent that could be used for similar future permit applications in our neighborhood. We are a residential neighborhood with a great community feeling and want to remain that way. We are zoned residential and don't want large scale commercial projects approved for our neighborhood.

Is there really a need for an additional day care facility in this neighborhood when there are already 14 existing day care facilities and plus 3 major elementary/high schools (Cornerstone Academy, Hillcrest Elementary School and The SF School) within one mile of 281 Harvard St.?

I am respectfully asking that you deny the application for the proposed child care center at 281 Harvard Street.

Sincerely,
John Golden
252 Harvard Street
San Francisco, CA 94134

DAY CARE CENTERS WITHIN ONE MILE OF 281 HARVARD ST., SF

The Room to Grow School, 3786 Mission St.
Glen Park Montessori, 647 Chenery St.
Brilliant Kids Family Child Care, 506 Silver Ave.
Crayon Box Preschool & Little Bear School, 65 Ocean Ave.
Trevor Martin Montessori School, 300 Moutrie St.
Fun Flower Day Care, 134 Milton St.
Child Field Care Day Care, 28 Somerset St.
Brenda's Day Care, 27 Prague St.
Mio Preschool, 4377 Mission St.
My Little Sunshine Care, 542 Burrows St.
Anna's Day Care, 585 Gates St.
Lynn's House Family Child Care, 1118 Excelsior Ave.
Jeanne Day Care, 29 Castle Manor Ave.

Jackson, Erika

From: Gary Chappell <gary@lightwriter.net>
Sent: Monday, November 05, 2012 7:05 PM
To: Jackson, Erika
Subject: Regarding Case No. 2012.1095C, the CU at 281 Harvard St

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Ms. Jackson,

I'm writing to express my concern, and some confusion, about this Conditional Use application. I live at 236 Harvard, so I have a material interest in the nature of the case. I've been participating in a Yahoo group utilized by residents of the Portola District to keep each other informed about events in the district, and this case has generated a fair amount of traffic :).

My first confusion is about whether the owners plan to use the existing structure, and just convert it to a Day Care Facility, or whether they plan to tear down the existing structure and build a new commercial building. One of my neighbors says she talked with the occupants, and they plan to use the existing structure. Another neighbor claims they plan a tear-down, so we're getting conflicting information. I also note that the owners did not reach out to most of the neighbors on the street, I've heard they only contacted those houses immediately adjacent to 281 on Harvard and Oxford. If not for the mail from the Planning Commission (since I'm within 300 ft) and/or the Yahoo group, I would have been unaware of this conversion, which tells me something about the consideration that the owners are taking (or not) regarding their presence in the neighborhood, their plans, and their participation in the area community.

The application says:

2012.1095C : 281 HARVARD STREET – east side between Felton and Silliman Streets; Lot 029 in Assessor's Block 5940 – Request for Conditional Use (CU) authorization under Planning Code Sections 209.3(f), 317 and 303 to allow the operation of a child-care facility for 13 or more children within a RH-1 (Single-Family Residential) District with a 40-X Height and Bulk designation. This project is a CU proposal to convert a one-unit two-story residential building into a full-time child-care facility for a maximum of 25 children.

so it would appear to me that with a maximum of 25 children they would have to replace the existing structure, if they're going to be in compliance with CA regulations (more below).

Useful links:

<https://daycare.com/california/>
https://daycare.com/california/california_daycare_center_licensing_requirements.html
<http://www.childaction.org/providers/booklets/docs/ccresourceguide.pdf>

Some information of relevance:

1) 141 Leese St, the current Polka Dot Preschool with the same owners/operators, was built in 1900, has 1200 sq. ft. with 2 bedrooms & 1 bathroom (according to Trulia.com). Appears to be licensed for 12 children (based on a review, not their license).

2) 281 Harvard St, the proposed new facility, was built in 1905, has 970 sq. ft. with 2BR / 1 bathroom (Trulia.com), and the CU is for up to 25 children + 3 adults. [I have no information about whether it might be considered a 'historic structure' that's worth preserving.]

3) The following is one of the related California regulations:

101238.3 INDOOR ACTIVITY SPACE 101238.3

(a) There shall be at least 35 square feet of indoor activity space per child based on the total licensed capacity.

(1) Bathrooms, halls, offices, isolation areas, food-preparation areas and storage places shall not be included in the calculation of indoor activity space.

(2) Floor space occupied by shelves, permanent built-in cabinets, space used to meet the requirements of Section 101238.4, and office equipment shall not be included in the calculation of indoor activity space.

(3) Floor area under tables, desks, chairs and other equipment intended for use as part of children's activities shall be included in the calculation of indoor activity space.

25 children * 35 sq ft = 875 sq. ft. I can't imagine how that cottage meets the regulation for indoor activity space based on the CU.

4) Another related regulation:

101239 FIXTURES, FURNITURE, EQUIPMENT AND SUPPLIES

(Continued)

... (subsections deleted)

(h) Based on the total licensed capacity, one toilet and one handwashing fixture shall be maintained for every 15 children or fraction thereof.

(1) Urinals may be used to meet the requirements of this section provided they are low enough for children to reach them, or broad-based platforms or anchored steps are provided to enable children to reach them.

(A) There shall be at least two toilets for each urinal counted.

(B) Centers with toilet-urinal ratios approved prior to December 31, 1983, are not required to meet the ratio in (h)(1)(A) above.

(i) There shall be one toilet and one handwashing fixture, separate from and in addition to the number of toilets and handwashing fixtures required in (h) above, designated for use by children who are ill, for use by staff, and for emergency use. This toilet and handwashing fixture shall be conveniently located in relation to the isolation area.

The 281 Harvard St cottage has 1 bathroom. That immediately fails the test for the proposed capacity of up to 25 children, and fails the test for having a separate toilet and sink for use by staff.

4.

1.

~~So it would appear to me, without having further information about their plans, that to support their upper limit of 25~~
children, they must either make very substantive changes to the interior of the existing structure, and I still don't see how they could meet the regulations even so; or they must completely replace the existing structure which would have significant impact on the quality of the neighborhood, and I'm sure subsequent negative impact on housing values. It's also problematic for me that the house would be unoccupied during non-business hours (according to what I've heard), since that opens up an additional attraction for criminal activity on the street.

I bought my house in 2003 specifically because it's located in a quiet, relatively safe, completely residential neighborhood. I recognized that I'd have to drive some distance for any kind of commercial facilities (e.g. to Glen Park, or Diamond Heights, or Bayshore Blvd), and I'm fine with that. Opening up the neighborhood to one commercial enterprise, even one as seemingly innocuous as a Day Care Facility, will begin the erosion of the 'residential neighborhood' nature of my street and environment, which I find very disturbing. This will provide a 'precedent' for other commercial enterprises to similarly attempt to locate in the immediate area. The increases in traffic on workdays during morning and evening commutes, the double-parking that must result, the decreases in available street parking whether the day care providers drive to work and/or the facility requests a white-curb, will further impact the quiet nature of the neighborhood. There are a number of commercial zones that are not that far away within which this business could locate. I will try to attend the meeting on 11/15, but I wanted to be sure that I could get this information, and my thoughts and feelings on the topic, to you for your timely consideration in advance of the meeting. Please don't hesitate to reply, or feel free to call my cell (415-845-4607) if you find that preferable. Thank you for your patience in reading through my missive.

Sincerely,

--gary

Gary Chappell, 236 Harvard St, SF, CA. 94134

Jackson, Erika

From: may woo <mae474@yahoo.com>
Sent: Monday, November 05, 2012 9:25 PM
To: Jackson, Erika
Subject: case # 2012.1095C

Follow Up Flag: Follow up
Flag Status: Completed

Hi Erika,

I am owner of 218 Oxford St. against the commercial project at 281 Harvard St because of couple concerns:

*Our residential neighborhood, not commercial zone.

*Increase traffic problem.

*Parking spots.

*Increase illegal double park on narrow street issue.

Thank you for you time,
Mae Feng

Jackson, Erika

From: Mercedes <mercedes200305@aol.com>
Sent: Tuesday, November 06, 2012 1:05 PM
To: Jackson, Erika
Subject: 2012.1095C - The Day Care center would have a terrible effect on the neighbor

Hello. I am writing to you to voice my complete opposition to the above referenced conversion of a small house into a large business. The Day Care center would have a terrible effect on the neighbor with it's attendant long lines (20 cars each morning and each afternoon dropping off and picking up children) of double parked vehicles. It would absolutely overwhelm the neighborhood and alter this quiet, serene area. Please consider the negative impact it will have and reject the application. There are far more suitable places in the city for such a high use business. Thank you, Very much, Mercedes Panameno

Jackson, Erika

From: Montecinos, Mercedes <Montecim@anesthesia.ucsf.edu>
Sent: Tuesday, November 06, 2012 1:25 PM
To: Jackson, Erika
Subject: 2012.1095C - NO Day Care Center

Hello, my name is Mercy Montecinos and I am a homeowner living near 281 harvard Street which has applied to turn a residential structure into a large Day Care Center. I and many people I have spoken with in the neighborhood (I have gone door to door in the four streets - Harvard, Silliman, Oxford and Felton which border the proposed business and not a single person supports the day care center) are opposed to the conversion. This is a quiet, residential neighborhood that would not benefit in any way from this day care center. the application states 25 children That would bring at least 20 double parked cars twice each day. This is a quiet neighborhood The proposed business would do NOTHING for this neighborhood and create only many negatives and change the flavor and make-up of it There are more suitable locations for a large day care center than a quiet residential street. Thank you so much for your consideration, Mercy Montecinos

Jackson, Erika

From: suziweav@earthlink.net
Sent: Tuesday, November 06, 2012 3:57 PM
To: Jackson, Erika
Subject: RE: Case 2012.1095C 281 Harvard

Dear Ms Jackson,

As a Portola neighborhood resident, I write to contest the application for 281 Harvard St / Case 2012.1095C to demolish and/or convert a very small cottage in a purely residential area to a large, commercial structure for a 25-child daycare center.

This is not a small, 4 or 8 child family daycare run by people who live in the home- the proposed business is a large commercial facility. 30 people a day in the place instead of the 2 or 3 that would be expected in a 2 bedroom cottage?!

This type of commercial establishment, and conversion of the small cottage is inappropriate in size, scale and use for this part of the neighborhood. There are MANY vacant commercial properties along San Bruno, Mission Street and Silver Avenue which could accommodate a business like this.

I believe these business owners bought a tiny cottage at a bargain price, taking it away from a buyer who would be a true resident, such as a young family who would actually live there, with ill motive to demolish or significantly alter it and build a large structure in what is obviously a single family-home neighborhood.

There was no warning to the neighborhood until now, the 11th hour when neighbors happened to notice the required posted notice. The owner has not conducted any community meetings or reached out to discuss neighborhood concerns such as double parking and traffic.

I am a parent and a pediatric nurse, so I certainly appreciate the need for quality childcare options- but this is not an appropriate location.

Please do not approve this application!

Sue Weaver
763 Dartmouth ST
San Francisco, CA 91434
(415) 894-7650

Carmen L. Garza
315 Harvard Street
San Francisco, CA 94134-1345
November 11, 2012

Erika S. Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

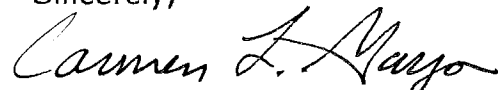
Regarding: **2012.1095C – 281 Harvard Street** – Request for Conditional Use (CU) authorization under Planning Code Sections 209.3(f), 303, and 317 to allow the operation of a child-care facility for 13 or more children for a maximum of 25 children.

Dear Ms Jackson,

I am in opposition to the establishment of a child-care business at **281 Harvard Street** for these reasons:

- 1) The additional traffic and illegal double parking: The intersection of Felton Street and Harvard Street has 4 way stop signs that are frequently ignored by motorists going down hill on Felton and on Harvard Street. The added congestion of double-parked cars during peak rush hour traffic puts law-abiding motorists at high risk for accidents. The fact that it is illegal to double-park does not seem to be a deterrent to parents double-parked around day care centers during drop-off/pickup times.
- 2) The loss of residential parking spaces: If the day-care owners apply for a white leading zone it will take away legal parking spaces from the residents. I seriously doubt that the loading zone is going to accommodate 13 to 25 cars of anxious parents waiting to drop off/pickup their child.
- 3) The reduction of the property value: The value of my house will be reduced if there is a child-care business established less than 300 feet away. The state of this quiet residential neighborhood will be changed to a commercial setting. The quiet nature of this neighborhood was the main reason I purchased my first and only home on Harvard Street in 1999.
- 4) Duplication of child-care services: There are several child-care businesses already established on Silver Avenue and on the east end of the Portola District providing plenty of child-care services.
- 5) Non-resident business owners: The owners of the proposed business are not residents in the house and don't have a stake in the quality of our neighborhood.
- 6) Failure to notify: I did not receive previous notification from the business owners of their intent to submit an application to establish a business. If I had been notified I would have stated my opposition with the reasons listed in this letter.

Sincerely,



Jerry Carpenter
315 Harvard Street
San Francisco, CA 94134-1345
November 11, 2012

Erika S. Jackson
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

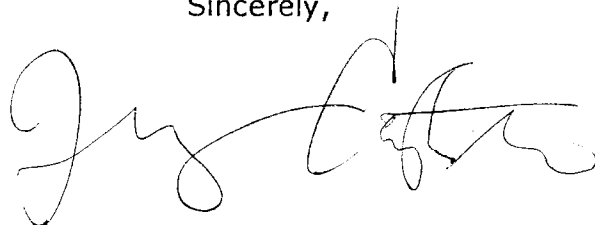
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- 5) Non-resident business owners: The owners of the proposed business are not residents in the house and don't have a stake in the quality of our neighborhood.
- 6) Failure to notify: I did not receive previous notification from the business owners of their intent to submit an application to establish a business. If I had been notified I would have stated my opposition with the reasons listed in this letter.

Sincerely,



Jackson, Erika

From: Gordon Lew <gordonlew@hotmail.com>
Sent: Monday, November 12, 2012 3:48 PM
To: Jackson, Erika
Subject: Case No 2012.1095C

Hello Ms. Jackson,

I had planned to be at the public hearing on the 15th of November but something else has come up. Since it might be too late to send written comments and having it being received by you, I am hoping this email will be OK.

Just need to let you know how I feel about this conditional use being requested for 281 Harvard Street. As a resident on this particular block since 1975 and it being a residential neighborhood, I feel that the zoning should stay residential and not made a mixed-use zone.

It has always been a nice peaceful residential area and putting a day care would really change the make up of the area. I am assuming that it would bring quite a bit more traffic to the neighborhood which we don't need.

Respectfully, I am requesting that this conditional use permit be denied.

Gordon Lew

Jackson, Erika

From: NOEL LOCSIN <turbocivic89@yahoo.com>
Sent: Tuesday, November 13, 2012 9:04 AM
To: Jackson, Erika
Subject: Case No 2012.1095C

Hello Erika. I am writing to on behalf of my mother who lives next door to the proposed child-care facility. She had never received any information about the planned child-care until the letter which your office just sent. My mother is against the building of the child-care due to the possibility of traffic congestion within the particular block. She is unable to attend the open meeting due to her age and no source of transportation. She has live there for more than 30 years and at her age, she likes the quietness of the neighborhood. By having a child-care next door, her "peacefulness" of her retirement will be diminished. I also lived there for a lot of years and when I moved out, I always love the time I come and visit her and the quietness of the area. I am sorry that both of us cannot attend the meeting/discussion but if I were able to, I would attend without a doubt.

thank you

Noel locsin

Jackson, Erika

From: John Golden <jrgolden@sprintmail.com>
Sent: Sunday, November 25, 2012 11:24 AM
To: Jackson, Erika
Cc: Campos, David
Subject: FW: [theportola] Re: 281 Harvard/change of use/follow up: Case Number 2012.1095C - 281 Harvard Street Child Care Center

FYI

From: theportola@yahoogroups.com [<mailto:theportola@yahoogroups.com>] **On Behalf Of** Tiffany Delloue
Sent: Saturday, November 24, 2012 11:32 PM
To: theportola@yahoogroups.com
Subject: [theportola] Re: 281 Harvard/change of use/follow up

I was wondering if anyone knows why they want to have this (large) childcare facility in a residential area instead of near other businesses? Sounds/looks like terrible plan..

Tiffany

At present, this is a self regulating group where all members agree to respect the time and privacy of every other member. Postings remain unmoderated, however, the typical listserv guidelines apply.

Your email settings: Individual Email|Traditional
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Change settings via email: [Switch delivery to Daily Digest](#) | [Switch to Fully Featured](#)
[Visit Your Group](#) | [Yahoo! Groups Terms of Use](#) | [Unsubscribe](#)

Jackson, Erika

From: John Golden <jrgolden@sprintmail.com>
Sent: Sunday, November 25, 2012 11:25 AM
To: Jackson, Erika
Cc: Campos, David
Subject: FW: [theportola] 281 Harvard/change of use/follow up Case Number 2012.1095C - 281 Harvard Street Child Care Center

FYI

From: theportola@yahoogroups.com [<mailto:theportola@yahoogroups.com>] **On Behalf Of** Lisa Campbell
Sent: Friday, November 23, 2012 9:38 PM
To: theportola@yahoogroups.com
Subject: [theportola] 281 Harvard/change of use/follow up

Hi,
I might be a little behind on the discussion, but I just read the handout from the couple proposing the change of use to a preschool at 281 Harvard that was posted on this list. It's mostly about the teacher's credentials, which is not relevant to our discussion. It still does not address traffic and parking issues of parents coming in and out (only teacher parking), nor lighting and signage, nor the impact on the neighborhood of having a building that is not occupied overnight. It seems the owners are trying to sell us on the worthiness of their business instead of whether it is appropriate to have a commercial building on a residential block. I had emailed Sarah, one of the owners, directly, about this and she has yet to answer me. I am not able to attend the hearing on Dec 13 at noon at the Planning Commission, but I dearly hope that our letters against the project has an impact and that some of you are able to attend the meeting.

Lisa

At present, this is a self regulating group where all members agree to respect the time and privacy of every other member. Postings remain unmoderated, however, the typical listserv guidelines apply.

Your email settings: [Individual Email](#)|[Traditional](#)
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1650 Mission Street, Suite 400
San Francisco, California 94103
415-558-6363

From: ffernando1963@aol.com [mailto:ffernando1963@aol.com]
Sent: Friday, November 02, 2012 4:24 PM
To: Jackson, Erika
Subject: Deny application for 281 Harvard St.

Good afternoon,

I am writing to voice my dissatisfaction with the planned care child care center at 281 Harvard St., SF (2012.1095C). I have lived in the Portola District for a long time and only after years of very hard work and joint community effort are we able to take pride in what is now an example for so many other neighborhoods in the city. Our district has designated commercial corridors (Silver Ave., Mission St., San Bruno Ave.) that might well benefit from a commercial business like the proposed child care center but building it in the midst of a **residential** area with complete disregard for the impact it would have in the vicinity is unacceptable.

Not only would we be dealing with extra traffic, less parking spots for the residents and undoubtedly more double parking but also with the noise resulting from a business of such nature. Very elderly people live within a 1/2 block radius from 281 Harvard, long time residents who deserve the peace and quiet that for now is provided in this very special part of SF.

Also, will having this business near my house affect its value? The answer is YES, in a very negative way.

Has anyone bothered to follow-up with the neighbors of 141 Leese St. in Bernal Heights about the impact that this care center's other preschool has had in that neighborhood? 2 of the neighbors I interviewed are sorely disappointed by the increased noise, parking, and traffic issues that now plague a once quiet block in Bernal: we really don't want that story repeated in the Portola.

I kindly request that you turn down the child care center application for 281 Harvard St.: please help keep our area noise-free and peaceful.

Sincerely,

Connie Behrens

RE: 2012.1095C: 281 Howard St.
San Francisco CA 94134

Dear Ms. Jackson:

I oppose the Request
for Conditional Use proposed

at the above-noted residence.

This is a residential

Zone that deserves the

protection afforded by

local rules.

We already have

ample buildings available

in the Portola that can

reasonably accommodate

a childcare facility

in a commercial zone.

Please do not permit

the change of use. We need

housing in our neighborhood,

and we should maintain

this area as residential.

Thank you in advance

for hearing our objections



-3-
- and concerns.

Kindly,
Leila



Leila Dwight
143 Gambier Street
San Francisco CA 94134
Pomegranate

Arthur Rackham (English, 1867-1939)
Dancing with the Fairies

Illustration in *Peter Pan in Kensington Gardens* by J. M. Barrie, 1906
Private collection

Photograph courtesy The Bridgeman Art Library

Arthur Rackham pictures are reproduced with the kind permission of his family
and The Bridgeman Art Library.




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TO HONORABLE MEMBERS OF THE SAN FRANCISCO PLANNING COMMISSION

We, the undersigned, oppose the permit request to convert the house at 281 Harvard Street to a full-time child-care facility for up to 25 children (Case No.: 2012.1095C).

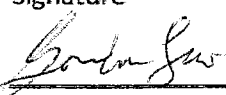
We do not want a large, commercial, for-profit business permitted in our residential neighborhood. Applicants have never lived at 281 Harvard Street and would not live there if it becomes a full-time child-care facility and no longer a single-family home.

The proposed large scale business, which would be permitted to have up to 25 children (and, according to applicants, 2-3 full-time employees), would greatly increase traffic in the neighborhood (up to 56 additional trips per day), likely causing unlawful double parking, blocking of sidewalks, loss of parking for residents, and/or concentrated circling for parking spaces. Applicants have no plan to address these problems.

We are also concerned about the noise that the facility would create, especially for close neighbors, and the fact that the relatively small building would be used as a business for up to 28 people.

Our neighborhood is a residential community and is properly zoned that way. We greatly value the quiet of our neighborhood. We are not a commercial corridor and would oppose any outside, large business moving in and setting a precedent for our neighborhood.

Respectfully submitted,

Signature	Name	Address	Date
	Gordon Lew	242 Harvard Street	11-12-12

Letters in Support

Ms. Erika Jackson
SF Planning Department
Re: case # 2012.1095C
281 Harvard Street,
San Francisco, CA

November 6, 2012

Dear Ms. Jackson,

I am writing in support of the proposed plan to have a day care at 281 Harvard Street. Both of my children had Sarah Stein and Lawrence Mariner as preschool teachers and I can't say enough about how wonderful they are as teachers and how well they run their school. They offer a very loving and supportive child care option to working families and it would be a great benefit to the Portola neighborhood to have their daycare located there.

Sarah and Lawrence are very respectful people and provide a clean, safe and enriching environment for early minds to grow. It is very difficult for working parents to find good quality childcare and I think it would be wonderful for families to have this as an option. They charge a lot less than some of the larger day care centers and this is very important for parents who are struggling to make it in our expensive City.

I believe that the concerns the neighbors are presenting won't be issues. As I said we attended her daycare, which is currently located on a small and narrow street in Bernal Heights and parking was never an issue. The school and the parents are very respectful of neighbor's driveways. Harvard Street is a wider street and there is a long curb in front of the property where kids could easily be dropped off or parents can find a spot nearby and walk their kids into school. Traffic was never an issue because the children are dropped off and picked up at different times and with only 20 families there will not be congestion. As far as the noise concerns, the children are not outside all day long. They are inside much of the day for games, snacks, lunch and nap time. They also go out to the local park for part of the day. I can tell you that LICENSED daycares are not plentiful and this is something that San Francisco families need and want.

People are typically fearful of change, but Polka Dot Preschool opening in this neighborhood would be an asset to the City. Please allow this wonderful and enriching school environment to open on Harvard Street.

Sincerely,

Michelle Long
244 Duncan Street,
SF, CA 94131

Kelly Kaufman and Eric Eidel
706 Myra Way
San Francisco, CA 94127

F 415-595-7831

kelkauf@yahoo.com

November 8, 2012

Ms. Erika Jackson
SF Planning Department
Case # 2012.1095C
Regarding Polka Dot Preschool 281 Harvard ST

Dear Ms. Jackson,

We are writing to you in support of the Polka Dot Preschool. We lived at 51 Justin Drive from 2005 until 2011, just a block-and-a-half from the school. We never had any problems with traffic, noise or other inconveniences. My daughter and I (Kelly) regularly encountered the school on visits to the playgrounds at St. Mary's Rec. Center and Holly Park and found the teachers and students to be a respectful, organized, and cheerful group. In fact, they were the only preschool of the several we encountered that made such a positive impression with regards to behavior and teacher guidance. We liked them so much that we ended up sending our own child to the school in 2011.

Since moving and beginning the daily drop-off and pick-up of our daughter last year, I have never had to double-park or block driveways or had neighbors complain, and find that the school, its students, and their parents are respectful of the neighborhood and the people who live there. We believe that Polka Dot will be an asset to their future neighborhood as well.

Sincerely yours,

Kelly Kaufman and Eric Eidel

Colin-Lebas Family

November 10, 2012

SF PLANNING DEPARTMENT
Attention to Erika Jackson

Case 2012.1095C
Polka Dot Preschool, 281 Harvard street, San Francisco

Dear Miss Jackson:

We are writing you today to support the amazing preschool that our two children used to call theirs.

Polka Dot Preschool is a gem, a rare place for children to be accepted like they are family. Sarah's pedagogy articulates around three pillars: respect, love and structure. Sarah, Lawrence and their staff have developed a dream school where our two children, Luce and Malo, now 9 and 5, have blossomed while learning all aspects of social life, safe rules and good behavior.

Polka Dot Preschool pushed perfection to include home cooked organic meals, with convivial time for children to sit all together and learn to appreciate fresh food and new recipes.

Sarah and Lawrence have worked very hard to find the right space for the right sized school. This institution would be an incredible asset for any neighborhood and we're constantly recommending it to friends, parents and neighbors.

Sincerely,

Sandrine Lebas and Youenn Colin
Parents of Luce and Malo, Polka Dot alumni

November 12, 2012

Ms. Erika Jackson
SF Planning Department

Re: Case # 2012-1095C
Polka Dot Preschool
281 Harvard Street

Dear Ms. Jackson,

I am writing to you on behalf of Sarah Stein and Lawrence Mariner. I am writing you not only as a parent who's child attended Polka Dot (he's now in Kindergarten) but also as a neighbor who lives in close proximity to the current location of the school.

I first met Sarah many years ago when she was my older son's preschool teacher. She was warm and caring and all those great qualities you hope to see in a preschool teacher. Our experience was so superlative that once Polka Dot was open, I pulled my younger son from his school just to have Sarah teach him. We have continued to have the same experience and I give both Sarah and Lawrence every bit of credit for making my son into the confident, inquisitive, caring child he's become. He was well prepared for Kindergarten and is doing very very well.

As a neighbor of the school, I have also been impressed. To be honest, you would never know a preschool is there, which reflects Sarah and Lawrence's values - they are good neighbors and they keep a low profile for the safety of the children. They respect the people who live around them and make no impositions on them. The house is well maintained and they run the school with those same values: respect others and the neighborhoods in which they work, Even with the expanded size of the new school, it is still small so traffic is minimal. Also, because people maintain different schedules, there was never a crush of parents at any one time. Rather, kids trickled in over the drop off hour each morning. The evening pick up had the same routine.

Sarah and Lawrence are the type of people who lead by example. They model the very attributes and qualities they teach the children and in no time, the children pick it up. It is a wonderful cycle to witness and it makes me thankful my sons were in their care.

I thoroughly endorse Sarah and Lawrence with two thumbs up as great teachers and great neighbors.

I am happy to answer any additional questions you might have.

Sincerely,
Anna Bonderenko
289 Crescent Avenue

Jackson, Erika

From: Yann Kerherve <yann@cyberion.net>
Sent: Tuesday, November 13, 2012 4:52 PM
To: Jackson, Erika
Cc: caroline kerhervé
Subject: case # 2012.1095C, regarding Polka Dot Preschool 281 Harvard street

Ms. Erika Jackson,

Our 4 years old daughter, Maelys, has been a student at Polka Dots for a year.

In 2011 we used to reside in Potrero Hill neighborhood and we looked at a lot of different pre-schools in the city in search for nurturing, safe and fun space for her during these critical years before kindergarten. We settled on Polka dots as the best match for us despite the remote location. We later moved to Bernal Heights, in part to be closer to the school.

We've been very happy with the teacher staff and friendly parents. Maelys has found a good environment to socialize and learn to speak english (We're not a native-english speaking family).

Sarah Stein, the preschool head teacher, is very experienced with children 2-5 years old and is a terrific leader. She is able to adjust to different children personalities and to guide them in a firm but positive and warm way. When we pick our daughter up, the school is quiet as children are paired on various activities. What was really important to us was to find a non-competitive school, who didn't put unnecessary pressure on the children early on. Sarah knows exactly how to get them ready for Kindergarten, cover the basics and foster their normal abilities while staying low key and focusing on social or physical strengths. Our daughter learnt to function within a group of other kids and was able to listen better at home, becoming more independant and confident. She is happy and made friends, which matters so much to us.

We're sad to see Polka Dots leaving the neighborhood as it's been a driving force in the community, we think Bernal Heights' loss is Portola's gain.

Polka Dots has been appreciated by immediate neighbors. This is how we initially heard about the school; on Yelp a neighbor wrote:

The cutest and happiest little children in preschool. I'm sans kids right now yet they are near my area and every sunny and warm day the kids always go out for a walk and day in the playground. They also have at least 2 coordinators to shepherd them and they ride around in a big red child truck with seat belts! The coordinators are always calm and careful with the kids and I've never seen a sad or upset child from their outings! I'd definitely suggest this day care!

ref: <http://www.yelp.com/biz/polka-dot-preschool-san-francisco>

Dropping off or picking up kids in the narrow street that is Leese street has never been a problem. Traffic congestion is not an issue as pickup and drop off times varies from families to families, some take the muni, others bike or walk.

We hope this letter gave you some context and perspective on the school and the positive impact it has on the neighborhood and community. We're more than happy to answer any question you may have in the most truthful way.

Thank you very much for taking our feedback into consideration.

Best regards,

Yann and Caroline Kerherve
580 banks st.
415-359-8141

235 Bonview Street
San Francisco, CA
94110
415.503.7710

November 13, 2012

San Francisco Planning Department

RE: case # 2012 1095C, 281 Harvard Street. Polka-dot school

Dear Ms. Jackson:

We are Maura Ferguson and Miguel Ramalho Santos, parents of a child who attends Polka-dot Preschool on a full time basis. As all parents who live in San Francisco are aware, there is a shortage of high quality childcare and preschools in this city. Sarah Stein and her partner Lawrence are wonderful caregivers, educators and are highly committed to supporting community and families in San Francisco. Their highly professional and personal approach to their work is abundantly clear to all those parents who have come in contact with them.

The relatively small expansion that Polka-dot hopes to make is essential not only to the development of the Polka-dot community but is necessary in order to make San Francisco a livable place for young families who continually face pressure to be squeezed out of the city.

Polka-dot's current location is within the residential neighborhood of Bernal Heights. When we pick up our son, we are often fortunate enough to do so by bike, on foot or public transit due to its location near our home. At times, we do drive to pick up our son and have never found the street parking adjacent to the school to be congested due to the fact that parents tend to drop off and pick up their children within time windows that vary as much as one and a half hours. I have never detected any disturbance to the area near the school. The Polka-dot school is an asset to this neighborhood and would be so to any community lucky enough to have it.

Sincerely,

A handwritten signature in black ink that reads "Maura Ferguson". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Maura Ferguson

Jackson, Erika

From: swoopcat@gmail.com on behalf of michael huff <michael@michaelhuff.net>
Sent: Friday, November 16, 2012 12:39 PM
To: Jackson, Erika
Subject: case # 2012.1095C, regarding Polka Dot Preschool 281 Harvard ST

TO: Ms. Erika Jackson, SF Planning Department

Dear Ms. Jackson,

My name is Michael Huff, and I am writing to you to express something close to astonishment regarding apparent neighborhood complaints about the Polka Dot Preschool relocating to 281 Harvard St. here in the City.

I've lived in San Francisco for going on three decades now, and strongly believe in active community input, but from long personal experience with the preschool and the family that runs it, I can only assume that complaints are based on misinformation and/or, well, ignorance. We are talking about the kind of family that anyone should be happy to have as neighbors, and the kind of operation that any family trying to make it in San Francisco would count themselves very fortunate to find.

My two children, aged 2 and 3 at the time, were in the very first class of children when Sarah and Lawrence Mariner-Stein started the school, and attended until Kindergarten. We simply could not have been, and still could not be, happier about the way the school was operated or more satisfied with the extraordinary skill Sarah displayed with the children.

To find such exceptionally able caretakers for one's small children so the parents can both work - an enormous challenge, as any parent trying to raise a family in San Francisco will attest to - was one of the principle reasons we were able to stay in the City while bringing our family up, and we are, and were, extremely grateful to the Polka Dot Preschool and it's wonderful operators.

Given that an otherwise eye sore of a building that needs major renovations in any case will be vastly improved, and given that the nature of the business and the surrounding neighborhood is such that there would be almost no disruption or impact at all aside from the property improvements - typically thought of as a 'good thing' - and then taking into account the limited number of students, and the conscientious, intelligent approach that Lawrence and Sarah take to both their business and their neighborhood, I can't strongly enough state my support for their school and their efforts to offer quality, reasonably priced day care for working San Francisco families.

Please feel free to contact me if I can in any way provide additional assistance in supporting the school on 281 Harvard St. My cell is 415 994 2822.

Sincerely,

Michael Huff
845 Dolores St.
San Francisco 94110

-_==

Jackson, Erika

From: sarah stein <steingirl@gmail.com>
Sent: Monday, November 19, 2012 11:30 AM
To: Jackson, Erika
Subject: 281 Harvard Community Meeting Feedback from Lindsay and Jason Traff

----- Forwarded message -----

From: **Lindsay Traff** <lindsaytraff@gmail.com>
Date: Sat, Nov 17, 2012 at 4:50 PM
Subject: Community Meeting Feedback
To: steingirl@gmail.com

Dear Sarah,

My husband and I came to the community meeting today and although we couldn't stay until the end I wanted to contact you directly as up until this point we hadn't had opportunity to speak. We live at 1600 Felton (the blue/green victorian directly opposite) and so we consider ourselves one of the most likely to be affected if there is any negative impact from your project. That being said, my husband and I are both in favor of your project and we would like to welcome you to the neighborhood.

We have only recently become homeowners, we moved in at the end of August, and so the whole being part of a neighborhood thing is new to us. We read your sign when it was first posted in the window and our initial reaction was 'that's nice'. We are planning on starting a family in the future and so childcare facilities will become significant to us. We quickly realized that other people have a far more involved view of neighborhood development and whilst we understood the concerns of the neighbors we really felt that we couldn't side for or against the project until we had heard more information and learned more comprehensively what the plans included.

Having been at the meeting today, we really feel that this is a benefit to both our neighborhood and to us personally. I respected the passion with which you spoke and I am sure you run a wonderful school.

Although I am sure the reaction of neighborhood has been surprising to you, in the future, this level of participation within the neighborhood will have its benefits. These same people will be watching your property when you are not around, dissuading suspect behavior and continuing to ensure the neighborhood you have invested in continues to prosper and improve. It really is a great place to be.

Thank you for your time today, we look forward to seeing you around Felton/Harvard in the future.

Lindsay and Jason Traff

Jackson, Erika

From: sarah stein <steingirl@gmail.com>
Sent: Friday, November 30, 2012 1:57 PM
To: Joann Mariner; Jackson, Erika
Subject: Fwd: From Your Neighbors at 266 Harvard

----- Forwarded message -----

From: **Amanda!** <amanda.maystead@gmail.com>
Date: Fri, Nov 30, 2012 at 11:40 AM
Subject: From Your Neighbors at 266 Harvard
To: Sarah Stein <steingirl@gmail.com>, Lawrence <lpymariner@hotmail.com>
Cc: groogroo@gmail.com

Hi Sarah & Lawrence,

My name is Amanda and my husband is Matt. We live at 266 Harvard St., right across from where Polka Dot Pre-School will be. We wanted to write you a note of our support.

It is unfortunate that we have been unable to attend any of the neighbor meetings or hearings, especially given some of the negativity and rancor that has been expressed about Polka Dot moving into Harvard St. However, as one of your immediate neighbors, we wanted to let you know that we support the intent to transform the home into Polka Dot Pre-School. We understand things will be different and a little hectic when the school opens, but we also appreciate the home will no longer be vacant as well as providing a useful service.

Please know that even though we may not be able to make it out to meetings or events, there is at least one household nearby who supports the school.

Sincerely,

Amanda Maystead and Matt Williams

SVKINTERIORDESIGN

2339 3rd St. Floor 2R, Suite #7

San Francisco, CA 94107

P: 650-743-6147

E: senalee@svkinteriordesign.com

W: www.svkinteriordesign.com

To Whom it May Concern,

My name is Senalee Kapelevich, I am a San Francisco resident, a mother of a three year old daughter, and a small business owner. My daughter Sophia has been attending Polka Dot Preschool in Bernal Heights since June 2012. It has recently come to my attention that the move and expansion of Polka Dot Preschool into the Portola neighborhood has been road blocked by some concerned residents. In this letter I would like to express my passionate plea to the city of San Francisco to allow Polka Dot Preschool to move and expand their school.

As much as I love being a resident of San Francisco, being a parent in San Francisco has many unique challenges, and one of those challenges is to find a quality preschool program that is close to home, and is affordable. I started applying to preschools for my daughter when she was one year old. Most schools that I applied to accepted my application, but told me that my chances of getting into their preschool were very slim, and I should have started to apply for preschools before she was born! Of the seven preschools that I applied for, I was only accepted to one! Every single parent in the city of San Francisco who has gone through this process knows without a shadow of a doubt that there just aren't enough quality preschools in San Francisco to meet the demand. In fact it is this very grueling process that has forced many young families out of San Francisco.

When Sara accepted Sophia into her preschool I was ecstatic! Sara, Lawrence, and Chelsea have created a truly incredible school. When my daughter wakes up in the morning she asks me if she gets to go to preschool today, when she comes home she asks me why she has to leave preschool. As a working parent it is such a great feeling to know that your child is truly happy at school. Sara, Lawrence and Chelsea have cultivated a really outstanding learning environment for the children. Their days are filled with wholesome meals, art, activity, socialization, music, and exploration. The addition of the Polka Dot

School to the Portola neighborhood will only enrich the lives of the families and neighbors who live close by.

It has come to my attention that some of the new neighbors of the Polka Dot School are concerned with traffic and parking. In any urban environment this is always a concern, and one that I share as well. At its current location, the Polka Dot School has two driveways that you can pull into while you are picking up your child. I have never had trouble, pulling into one of these driveways, or finding adequate parking on the street. I have never double parked, nor blocked anyone's driveway while dropping off or picking up my child. As families have different schedules, children are dropped off, and picked up at many different times during the course of the day.

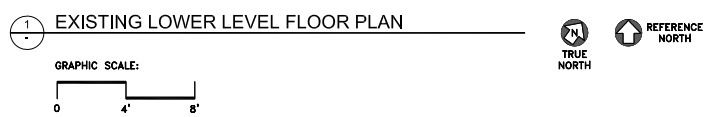
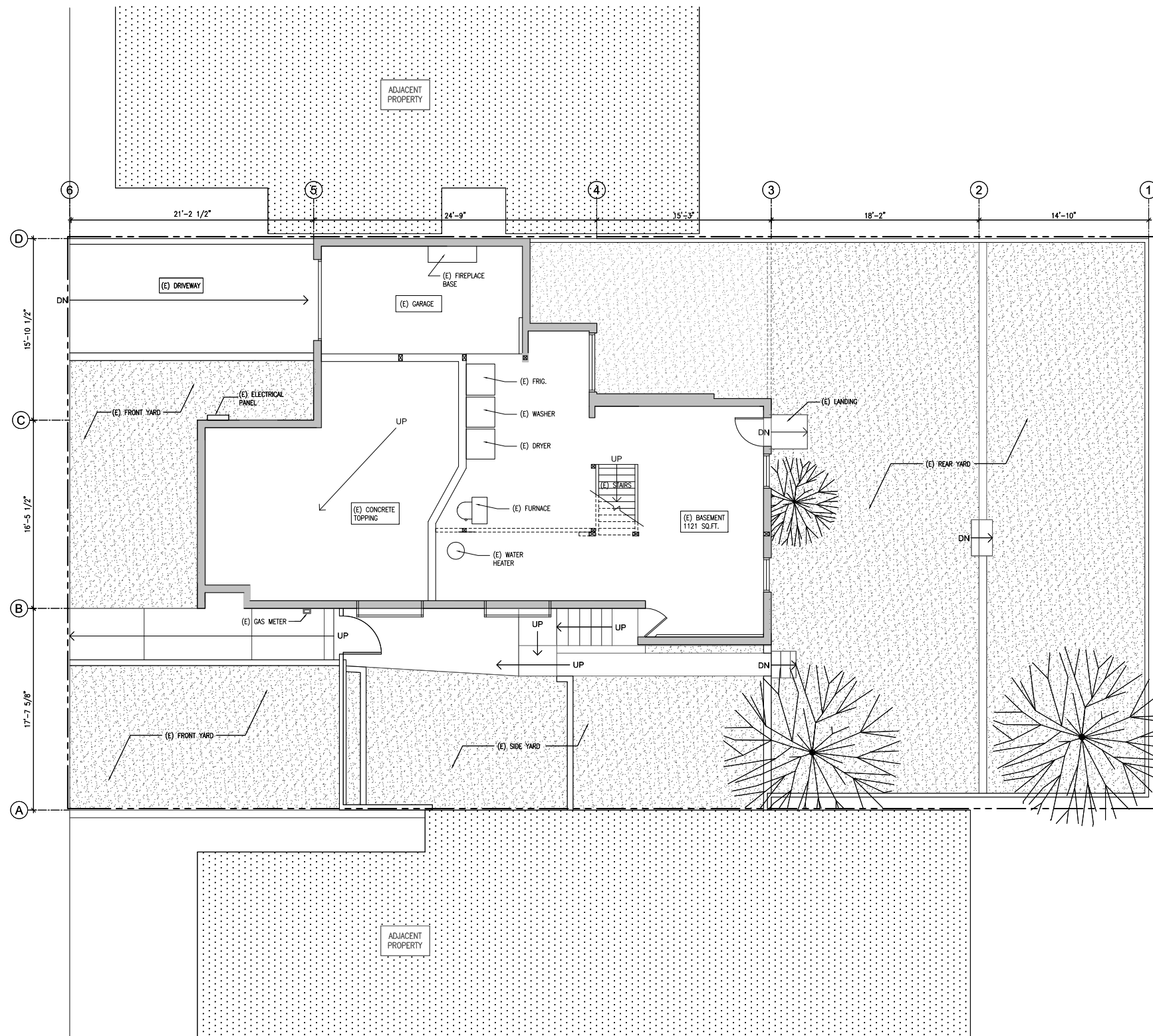
As a small business owner in the city of San Francisco, I know that San Francisco has a healthy reputation for supporting small business. I would think that in a time of significant economic challenges that the city of San Francisco would want to support the growth a truly outstanding small business such as the Polka Dot School. Let's keep great small business in San Francisco, and not force them out. Let's keep families in San Francisco, and not force them to leave due to lack of schools.

The Polka Dot has my full support, and I will be happy to speak at any hearing, or take any further action to make sure that this school can move and grow, and be allowed to thrive in San Francisco.

Thank you for taking the time to read this petition.

Sincerely,

Senalee Kapelevich



GENERAL NOTES

SHEET NOTES

WALL LEGEND

- EXISTING WALL
- - - EXISTING LOW WALL
- - - - - EXISTING WALL OR ITEM ABOVE

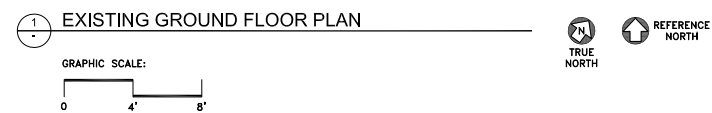
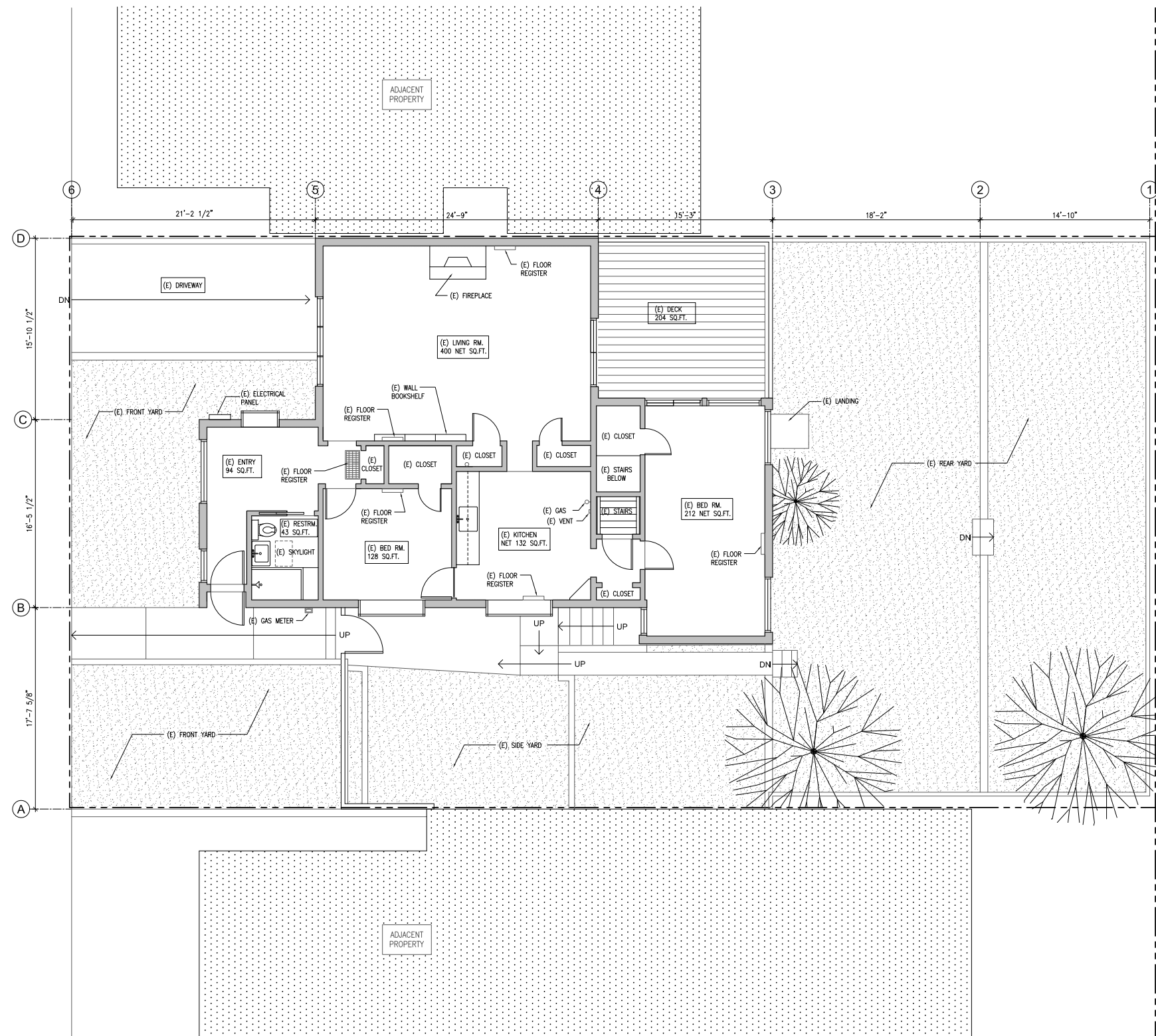
ISSUE	DATE
PRE-APP	2011.10.18
NEIGHBORS	7-25-2012

Aslan Neighborhood Design
 1245 Howard Street
 San Francisco, CA 94103
 (415) 575-0423, Fax (415) 575-0424

PROJECT: **281 HARVARD STREET CHILD CARE**
 SAN FRANCISCO CA. 94134
 FOR: SARAH STEIN AND LAWRENCE MARINER

EXISTING LOWER LEVEL FLOOR PLAN

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 Scale: AS NOTED
 Drawn: FB, MK, T
 Job: 11.023.10
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 Of: **1** Sheets



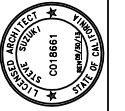
GENERAL NOTES

SHEET NOTES

WALL LEGEND

EXISTING WALL

ISSUE	DATE
PRE-APP	2011.10.18
NEIGHBORS	7-25-2012

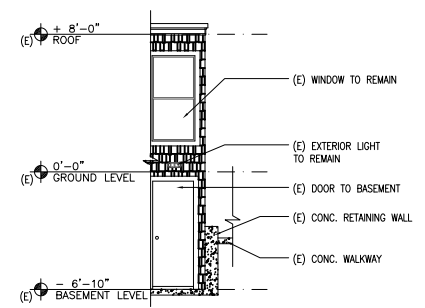


Architect
Asian Neighborhood Design
 1245 Howard Street
 San Francisco, CA 94103
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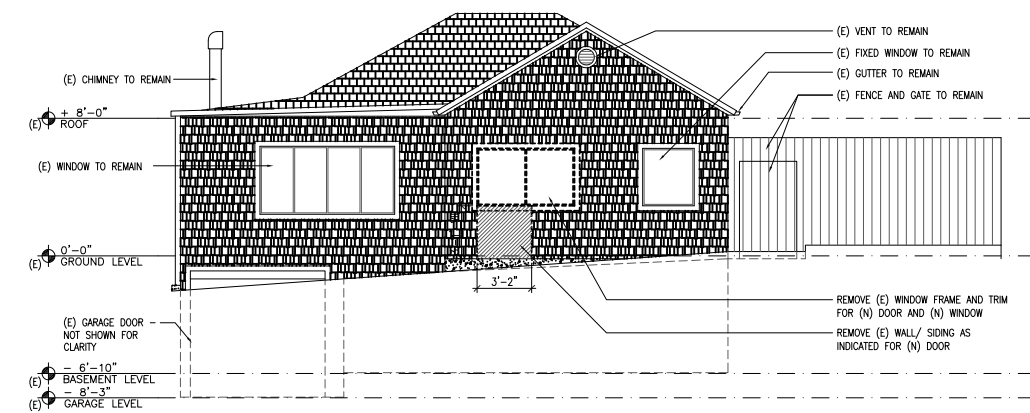
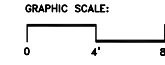
PROJECT: **281 HARVARD STREET CHILD CARE**
 SAN FRANCISCO CA. 94134
 FOR: SARAH STEIN AND LAWRENCE MARINER

EXISTING GROUND FLOOR PLAN

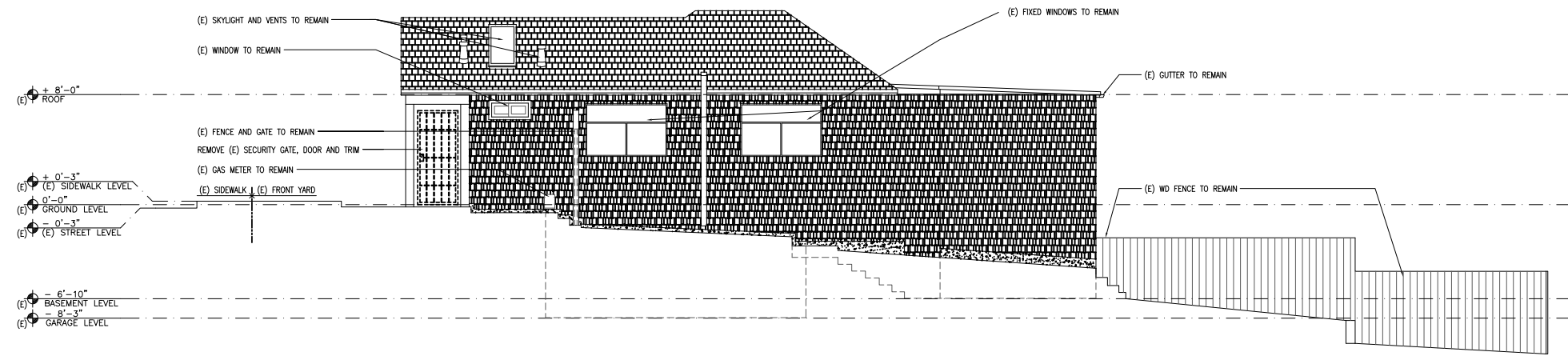
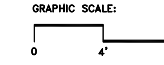
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 Of: 2 Sheets



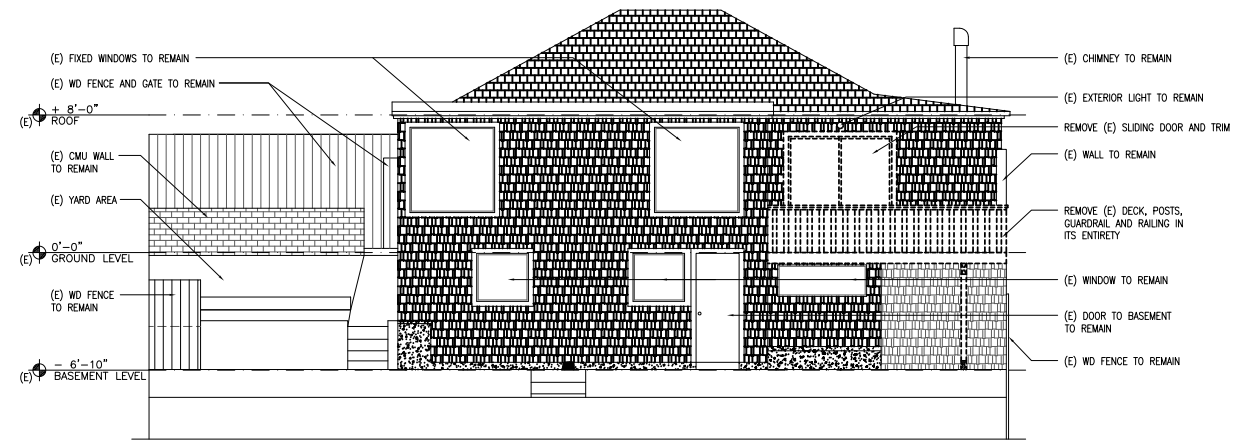
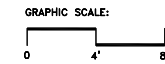
2 EXISTING PARTIAL EXTERIOR ELEVATION
A4.1 1/4" = 1'-0"



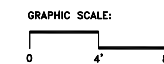
1 EXISTING WEST EXTERIOR ELEVATION
A4.1 1/4" = 1'-0"



3 EXISTING SOUTH EXTERIOR ELEVATION
A4.1 1/4" = 1'-0"



4 EXISTING EAST EXTERIOR ELEVATION
A4.1 1/4" = 1'-0"



GENERAL NOTES

SHEET NOTES

WALL LEGEND

- EXISTING WALL
- EXISTING LOW WALL
- EXISTING WALL OR ITEM ABOVE

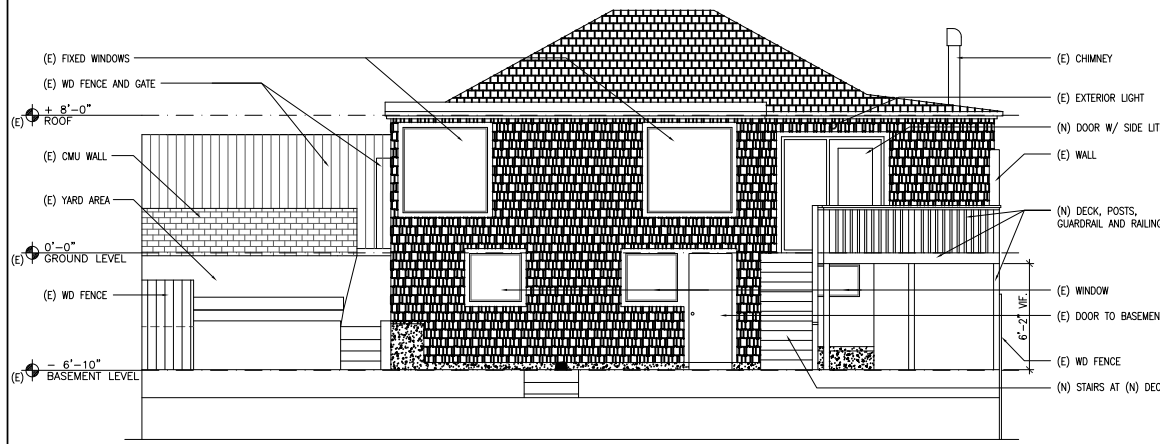
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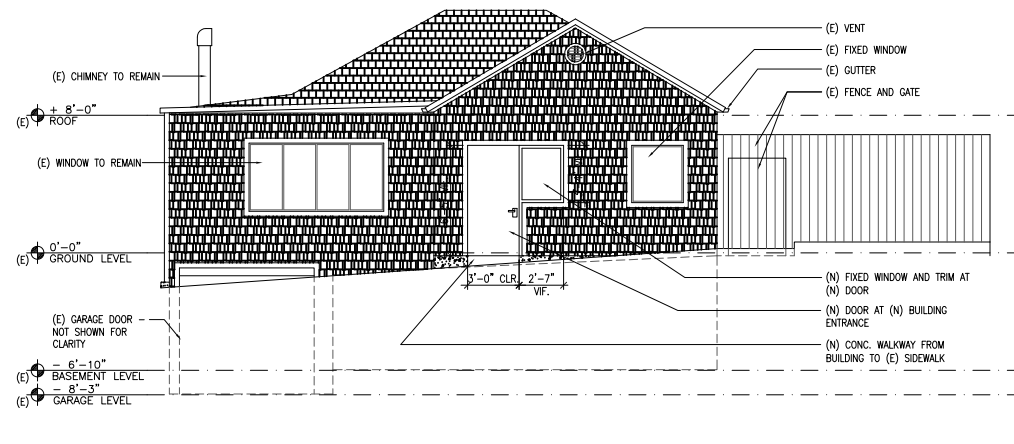
Architect
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PROJECT: **281 HARVARD STREET CHILD CARE**
 SAN FRANCISCO CA. 94134
 FOR: SARAH STEIN AND LAWRENCE MARINER

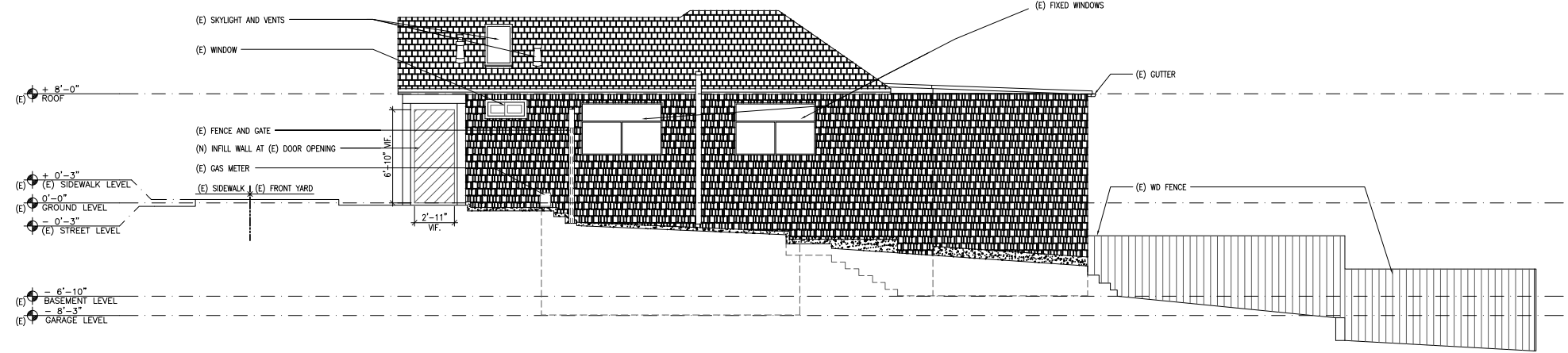
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 SCALE: AS NOTED
 DRAWN: FB, MK, T
 JOB: 11.023.10
 SHEET
A4.1
 OF SHEETS



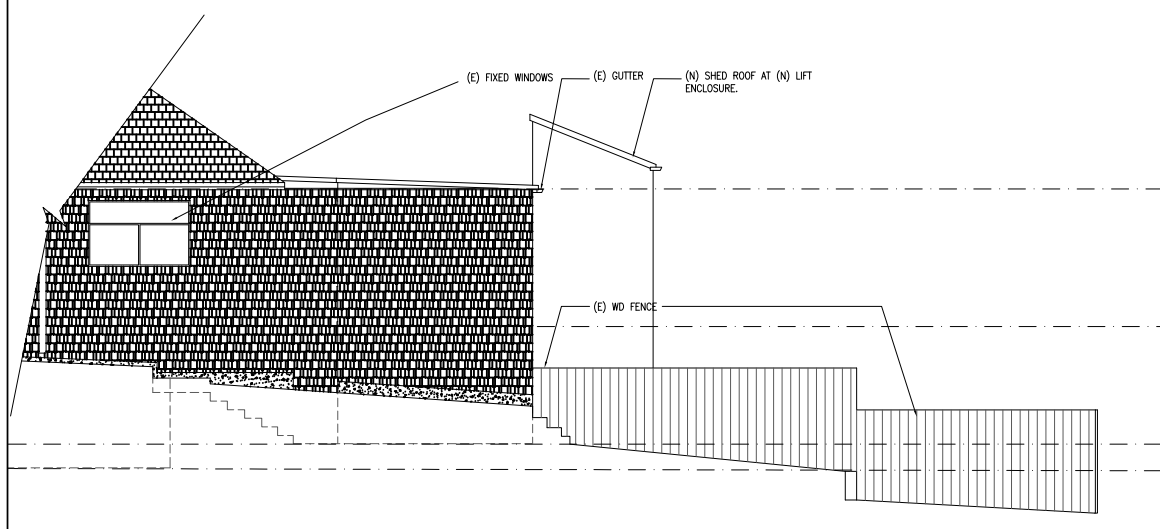
3 PROPOSED EAST EXTERIOR ELEVATION
1/4" = 1'-0" WITHOUT EXTERIOR LIFT



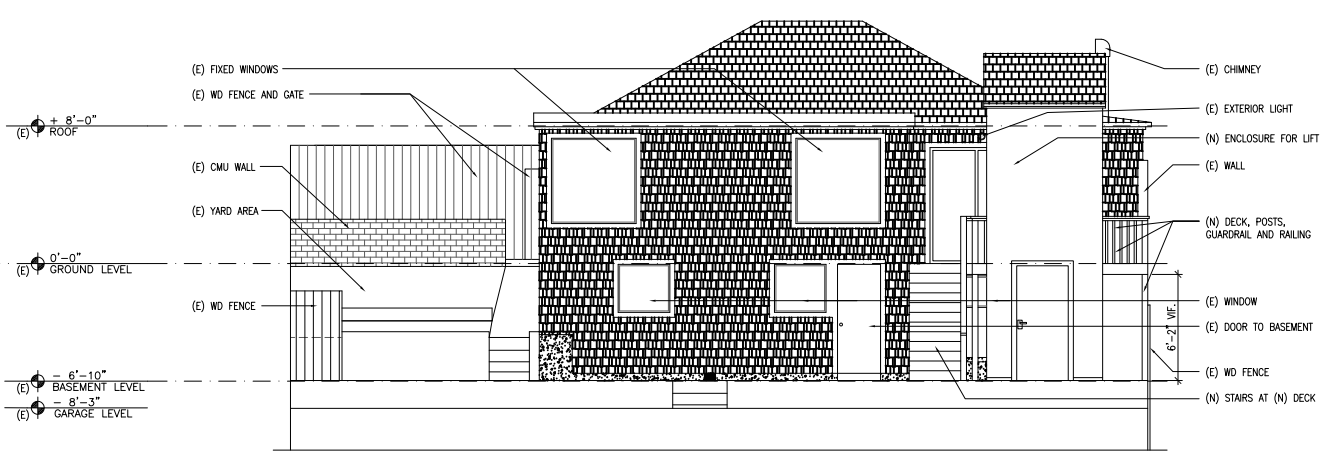
1 PROPOSED WEST EXTERIOR ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



5 PROPOSED SOUTH EXTERIOR ELEVATION
1/4" = 1'-0" WITH EXTERIOR ELEVATOR



4 PROPOSED EAST EXTERIOR ELEVATION
1/4" = 1'-0" WITH EXTERIOR LIFT

GENERAL NOTES

SHEET NOTES

WALL LEGEND

- EXISTING WALL
- EXISTING LOW WALL
- EXISTING WALL OR ITEM ABOVE

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Asst. Architect
Asian Neighborhood Design
1245 Howard Street
San Francisco, CA 94103
(415) 575-0423, Fax: (415) 575-0424

PROJECT: 281 HARVARD STREET CHILD CARE
SAN FRANCISCO CA. 94134
FOR: SARAH STEIN AND LAWRENCE MARINER

Drawing Title: PROPOSED EXTERIOR ELEVATIONS
Date: 2011.10.18
Scale: AS NOTED
Drawn: FB, MK, T
Job: 11.023.10
Sheet: A4.2
Of: 4 Sheets