



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 14, 2014

Date: August 4, 2014
Case No.: **2013.0385CV**
Project Address: **1566 32nd Avenue**
Zoning: RH-1 (Residential, One-Family) District
40-X Height and Bulk District
Block/Lot: 1877/034
Project Sponsor: Marsha Garland
535 Green Street
San Francisco, CA 94133
Staff Contact: Jessica Look – (415) 531-2911
jessica.look@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f) and 303 to convert a single family dwelling unit into a child care facility (d.b.a. San Francisco Montessori Academy) providing less than 24 hour care for 15 or more children. The proposed facility would be located within an existing single family dwelling unit which is currently owned and occupied by the project sponsors. The project sponsors currently operate the San Francisco Montessori Academy at the project site; however the project sponsors wish to expand from its current capacity of serving 12-14 children to up to 36 children (per Planning Code Section 209.3(e), properties in RH-1 that operate as a child care facility for 14 or fewer children are permitted as of right). 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.

The proposed facility will consist of play area, kitchen, etc. etc. occupying a total area of approximately 2,040 square feet. Additionally, the proposed facility will have access to an outdoor play area on the subject property. The estimate hours of the proposed facility would be Monday through Friday, from about 7:30 AM to 6:00 PM. The children would be dropped off in the morning between 8 AM and 9AM and would be pick-up is between the hours 4:00 PM and 5:30 PM. In the future it is planned to have four full time teachers and one full time director, one part time cook and one part time cleaner. All food would be prepared on site and would be organic. The age range of the children is 2 years to 5 ½ years.

The project sponsor has expressed the intention to apply for a part time passenger loading zone curb along 32nd Ave in front of the entrance of the proposed facility during hours of operation. According to the project sponsors, the pre-school will implement a traffic plan and use traffic monitors to assist with

student loading and unloading. Furthermore, the staff will be encouraged to use public transit for trips to work. In addition, according to the project sponsor, currently of the 12 children who attend the Academy, 6 are walked to the center, 1 is taken on bicycle and 5 are driven to the site.

The proposed child care facility is projected to provide childcare for a maximum of 36 children, which will require one off-street parking space per Planning Code Section 151. Since the existing garage is being converted to a play area, the project will need a Variance. According to the project sponsors, the space is needed to meet Children Services strict guidelines for the number of square feet of interior useable open space per child (35 sq. ft.). Children Services also requires exterior useable open space per children (70 sq.ft.).

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of 32nd Street, between Kirkham and Lawton Street, Block 1877, Lot 034. The subject property is located within the RH-1 (Residential-House, One Family) District and the 40-X Height and Bulk District. The property contains a single-family dwelling unit and according to the Project Sponsor also operates as a child care facility (d.b.a. San Francisco Montessori Academy) with a state license to serve up to 14 children. According to the project sponsor, the preschool has won first place for Best of the Bay for the Montessori School in 2013.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is residential in character. The neighborhood is occupied almost entirely by single family houses on lots 25 feet in width. It is unknown however, how many properties may or may not have in-law units. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. The majority of the houses have parking garages. The surrounding properties are located within the RH-1 (Residential House, One-Family). Lawton Elementary School is one block away on 31st Avenue.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. In addition, the project's proposed façade alteration has been reviewed by Preservation staff and staff has determined that it does not remove, alter, or obscure character-defining features.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 25, 2014	July 25, 2014	20 days
Posted Notice	20 days	April 15, 2011	July 22, 2014	22 days
Mailed Notice	10 days	April 25, 2006	July 22, 2014	22 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has received several phone calls from adjacent neighbors with concerns of increased traffic, parking, noise, property values being lowered due to the proposed project and overall concern of conversion to a commercial use in a residential neighborhood.
- Several letters of opposition from adjacent neighbors have been received as well as a letter of opposition with 46 signatures. This has been included in the packet. Concerns range from increase traffic, loss of street parking, noise from children, preservation of existing housing, as well as the proximity of other child care centers and an elementary school located near the project site.
- Several letters of support have been received by the Department and are included in this packet. Some points include the need for additional childcare in San Francisco and in the Sunset,
- The Outer Sunset Merchant and Professional Association has submitted a letter in support of the project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed child care facility is projected to provide childcare for a maximum of 36 children, which will require one off-street parking space per Planning Code Section 151. Since the existing garage is being converted to a play area, the project will need a Variance.
- The project sponsor has expressed the intention to apply for a part time passenger loading zone curb along 32nd Avenue in front of the entrance of the proposed facility.
- Since the project will be converting an existing single family dwelling unit into a childcare center, the project will be reviewed under Planning Code Section 317 criteria, per this Conditional Use entitlement. The project sponsors have expressed the intention of maintaining the property in such a way that the property could be easily converted back into a single family residential house should the Montessori Academy relocate or eventually close.
- The project site is well-served by public transit as it is within an established residential neighborhood that is well served by public transit with four muni lines within approximately a ¼ mile of the site: 29, K, 71 (71L) and 16X.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow a single family dwelling unit to be converted to a child care facility for more than 15 children within an RH -1 (Residential, One-Family) District, pursuant to Planning Code Section 209.3(f) and 303.

BASIS FOR RECOMMENDATION

- The operator will be required to obtain a State issued license to operate the proposed child-care facility and adhere to the Child Care Center General Licensing Requirements of the State of California.

- 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 5 FT and 2 PT staff people consisting of 4 teachers, 1 director, 1 cook and 1 cleaner.
- The project is compatible with the surrounding neighborhood as the proposed child care facility will continue to occupy under the existing property which currently houses the child care facility.
- The project sponsor has expressed the intention to apply for a part time passenger loading zone curb along 32nd Avenue in front of the entrance to the proposed facility.
- The project sponsor has also expressed the intention to maintain the residential character of the property as well as having the property be designed to allow for an easy conversion back to a single family home should the Montessori Academy relocate or eventually close.
- The use is desirable as it will provide a vital service for the residents of the neighborhood and for the city.

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 type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |

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

JLPlanner's



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(f) AND 303 OF THE PLANNING CODE TO ALLOW A CHILD CARE FACILITY FOR 15 OR MORE CHILDREN (D.B.A. SAN FRANCISCO MONTESSORI ACADEMY) WITHIN AN RH-1 (RESIDENTIAL, ONE-FAMILY) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 29, 2014, Marsha Klein filed on behalf of property owners Steven and Isabell Klein (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.3(f) and 303 of the Planning Code to allow a child care facility for 15 or more children (d.b.a. San Francisco Montessori Academy) within an RH-1 (Residential, One-family), and a 40-X Height and Bulk District.

On August 14, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0385CV.

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. 2013.0385CV, 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 is located on the east side of 32nd Street, between Kirkham and Lawton Street, Block 1877, Lot 034. The subject property is located within the RH-1 (Residential-House, One Family) District and the 40-X Height and Bulk District. The property contains a single-family dwelling unit and also operates as a child care facility (d.b.a. San Francisco Montessori Academy) with a state license to serve up to 14 children.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is residential in character. The neighborhood is occupied almost entirely by single family houses on lots 25 feet in width. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. The surrounding properties are located within the RH-1 (Residential House, One-Family). Lawton Elementary School is one block away on 31st Avenue.
4. **Project Description.** The project sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.3(f) and 303 to convert a single family dwelling unit into a child care facility (d.b.a. San Francisco Montessori Academy) providing less than 24 hour care for 15 or more children. The proposed facility would be located within an existing single family dwelling unit which is currently owned and occupied by the project sponsors. The project sponsors currently operate the San Francisco Montessori Academy at the project site; however the project sponsors wish to expand from its current capacity of serving 12-14 children to up to 36 children. The age range of the children is 2 years to 5 ½ years.

The proposed facility will consist of play area, kitchen, etc. etc. occupying a total area of approximately 2,040 square feet. Additionally, the proposed facility will have access to an outdoor play area on the subject property. The estimate hours of the proposed facility would be Monday through Friday, from about 7:30 AM to 6:00 PM. The children would be dropped off in the morning between 8 AM and 9AM and would be pick-up is between the hours 4:00 PM and

5:30 PM. In the future it is planned to have four full time teachers and one full time director, one part time cook and one part time cleaner. All food would be prepared on site and would be organic.

The project sponsor has expressed the intention to apply for a part time passenger loading zone curb along 32nd Ave in front of the entrance of the proposed facility. According to the project sponsor, currently of the 12 children who attend the Academy, 6 are walked to the center, 1 is taken on bicycle and 5 are driven to the site. 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.

5. **Public Comment.** To date, the Department has received several phone calls and letters from adjacent neighbors with concerns of increased traffic, parking, noise, property values being lowered due to the proposed project, overall concern of conversion to a commercial use in a residential neighborhood, as well as the proximity of other child care centers. Letters of support have included the the need for additional childcare in San Francisco and in the Sunset. Finally, the Outer Sunset Merchant and Professional Association has submitted a letter in support of the project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

B. **Parking.** Planning Code Section 151 of the Planning Code requires one parking space for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.

The proposed child care facility will plans to provide child care for up to 36 children, which requires one off-street parking spaces per Planning Code Section 151. The project sponsor will seek a variance to this section of the Planning Code as it will allow for the best possible use of the site and maximize the space for the children.

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 an existing single family residential dwelling unit that currently operates during the day as a childcare facility. The project will not expand the existing building envelope, however a rear stair will be added to the site. The use is desirable as it will provide a vital service for the residents of the neighborhood and to the City.

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

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

The project is not detrimental to the area since it does not involve any physical expansion to the existing building.

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

The project site is located within an established residential neighborhood that is well served by public transit with five MUNI lines within approximately a ¼ mile of the site: N, 29, 16X, 71, and 71L. Additionally, the proposed child care facility is intended to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips citywide. The project sponsor also intends to apply for a part time loading zone curb in front of the child care facility's entrance facing 32nd Avenue.

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

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

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

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

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

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

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 3:

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

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

OBJECTIVE 3:

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

Policy 3.1:

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

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

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child care center will provide educational services for the children of San Francisco residents. No major 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. **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 major 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,

While owner occupied housing will be removed from the housing stock, the project sponsor will provide a much needed use for the residential neighborhood. The project sponsor has also expressed the intention to maintain the residential character of the property as well as having the property be designed to allow for an easy conversion back to a single family home should the San Francisco Montessori Academy relocate or eventually close.

- D. That commuter traffic not impedes MUNI transit service or overburdens our streets or neighborhood parking.

The site is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. In addition, the site is well served by public transit with five MUNI lines within approximately a ¼ mile of the site: N, 29, 16X, 71, and 71L.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

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

- H. 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. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

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

SECTION 317: RESIDENTIAL CONVERSATION CRITERIA

1. Whether the 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;

Project Meets Criteria

The project has been owner occupied by the current owners since 1995 and presumably since 1931 when the property was built. The property has always been a single family owner occupied unit.

2. Whether the Residential Conversion would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

Project Meets Criteria

The conversion will provide much needed day care in a family neighborhood and in a city that strives to maintain family oriented services.

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

Criteria Not Applicable to Project

Only one unit of owner occupied housing will be removed. The housing is not permanently affordable nor is it supportive housing.

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

Project Meets Criteria

The property will function better as a day care center one the dwelling unit is removed as it will allow for more space and classrooms for the children.

5. Whether the Residential Conversion will remove Affordable Housing, or units subject to the Rent Stabilization and Arbitration Ordinance.

Criteria Not Applicable to Project

The existing unit is currently owner occupied and thus not rental housing.

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. 2013.0385CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 14, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 14, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 14, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a child care facility (d.b.a. San Francisco Montessori Academy) located at 1566 32nd Avenue, 1877/034 pursuant to Planning Code Section(s) 209.3 (f) and 303 within the **RH-1** (Residential, One-Family District), and a 40-X Height and Bulk District; in general conformance with plans, dated **September 2013** and stamped "EXHIBIT B" included in the docket for Case No. **2013.0385CV** and subject to conditions of approval reviewed and approved by the Commission on **August 14, 2014** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 14, 2014** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

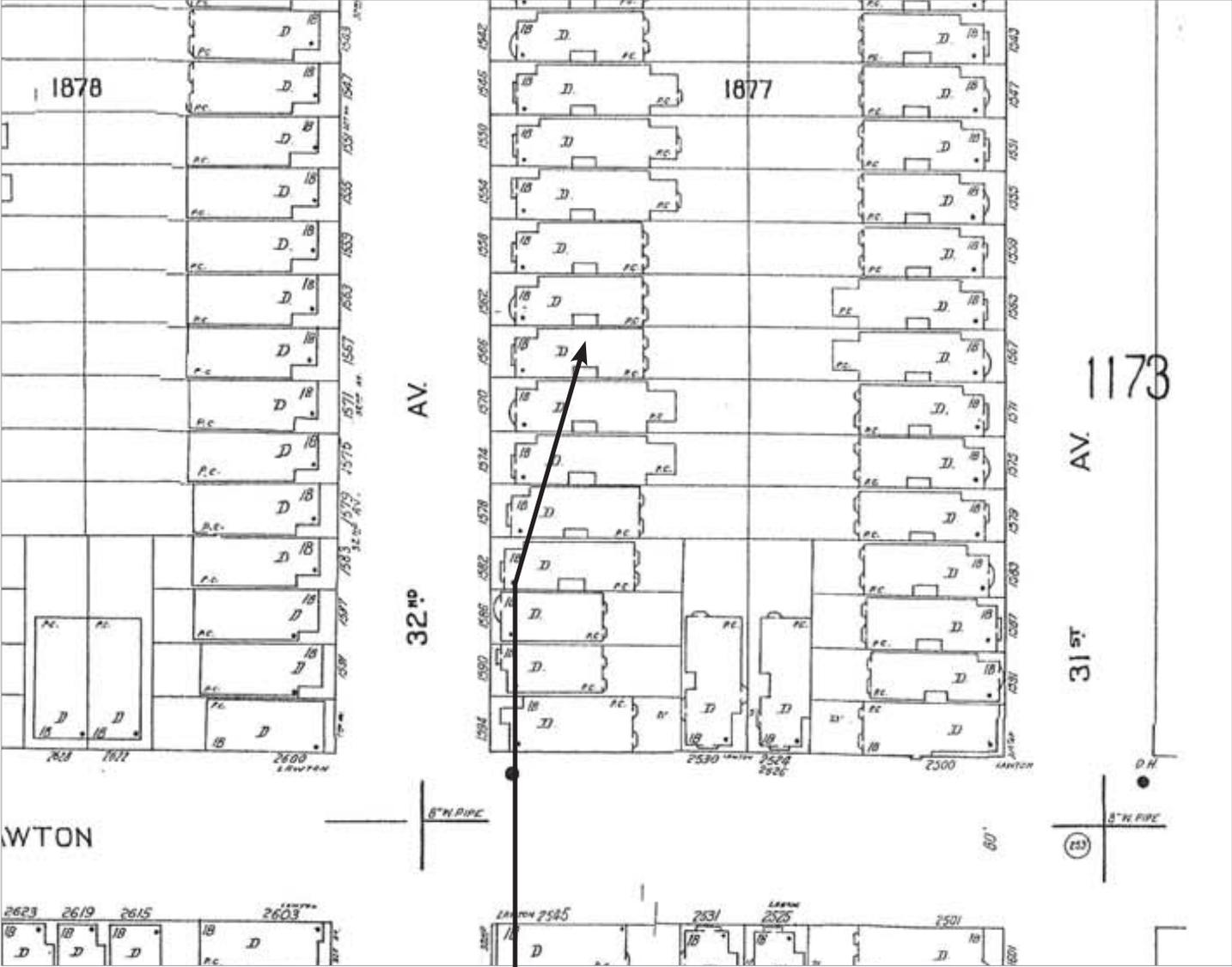
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

Attachments

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Sanborn Map



Subject Property

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



Aerial Map



Subject Property



Site Photos



Subject Property



Subject Property (Existing Entrance)



Looking North



Looking West



Looking North



Looking West

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Project Sponsor Submittals



San Francisco Montessori Academy
1566 – 32nd Avenue
San Francisco, CA 94122

Owners: Isabell and Steven Klein – Isabell Klein is Montessori Teacher

Days of Operation: Monday – Friday

Drop Offs: Between 8 am and 9 am Pick Ups: Between 4 pm and 5:30 pm

Currently: 12 – 14 children Projected: 36 children

Age Range: 2 years – 5 ½ years

Projected Staff: Four full-time teachers, one full-time director, one part-time cook and one part-time cleaner.

Location: 32nd Avenue between Lawton and Kirkham, one block from Lawton Alternative School on 31st Avenue, in the Sunset District

General Information: The children are multi-ethnic and come from many areas including the Richmond District, the Sunset District, Noe Valley, The Marina, as well as Marin County, Burlingame, Antioch, and Tiburon. People from Europe (Germany, Spain and France) who are in this country on a short-term basis for work, such as professors and doctors, have chosen the San Francisco Montessori Academy for their children while staying in San Francisco. All food prepared for the children is homemade and organic.

Currently of the 12 children attending the academy, 6 are walked to the center, 1 is taken by bicycle and 5 are driven. The same ratios are expected to continue.

Standards are high and results are excellent. Children prove to be high achievers and do exceptionally well in subsequent schools.

Goal: To expand from 12/14 children to 36 children because there is a 2 – 3 year waiting list.

Biography
Isabell Klein
Founder and Director
San Francisco Montessori Academy
1566 – 32nd Avenue
San Francisco, CA 94122

Isabell Klein was born in Balty, Moldova. Her first educational path led her to medical school and in 1983 she graduated from the Medical College of Balty, Moldova with BS degree as a lab technician. At the same time she married Stephen Klein and moved to Odessa, Ukraine.

In Odessa she took her first job as a lab technician, excelled and was promoted quickly. Soon Isabell realized that the medical field was not exactly as she had imagined it to be. Her first pregnancy was a welcome exit from her profession and she became a full time mother. A second child soon followed and Isabell decided to continue her education but this time in different field. She decided to attend the Pedagogical (Teaching) University of Odessa specializing in pedagogy and psychology of preschool children. Just before getting her diploma, Isabell and her family left the USSR to live in the United States permanently. Isabell arrived in the United States with her husband and two small children in 1989 to start a new life.

The Klein's three year old daughter had a difficult time adapting to child care it being the first time away from her mother. Consequently, Isabell had to be there for her and following her true calling she took care of many other children at the same time. Children responded by flocking around her and only her. In just a few days Isabell was offered a job. It was a real challenge since she could not yet speak English. So children became her first English teachers. She worked there for a few years, then yielding to pressure from her family, obtained credentials from San Francisco State University and worked as a lab assistant at St. Mary's Hospital in San Francisco. Still the medical field was not her calling and when her husband needed help in his business, she gladly left her medical career for good and went to help her husband. There, she proved to be as good a businesswoman as she was a teacher.

She wanted another child but instead she decided to open a small family daycare to fulfill the need to be with children and that was it. In just one year her childcare became very popular with parents and Isabell increased the capacity from 6 to 12 children. Another few years passed buy and a daycare transformed into a preschool. Working with preschoolers Isabelle decides to implement the Montessori Method from what she remembered from University. It worked but it wasn't enough. Isabell again returned to school. This time she enrolled in the Montessori Certification Program. After a year of very intense studies (they do not accept any grade but "A+"), she becomes a Certified Montessori Teacher and the San Francisco Montessori Academy was born.

Since 2007 Isabell and her husband Steven have been trying to bring their San Francisco Montessori Academy to the next level, which is to increase its capacity. It has proven to be a challenge particularly in San Francisco due to its unique real estate configuration. After six years of a fruitless search for a commercial property with a backyard in a residential area they realized that the only way to achieve their goal would be to convert their own house which fits all the criteria except one: the zoning.

Biography
Steven Klein
Founder and Director
San Francisco Montessori Academy
1566 – 32nd Avenue
San Francisco, CA 94122

Steven Klein was born in Odessa, Ukraine. He graduated from Odessa Polytechnical College with BS in Industrial Electronics and worked as IT for a few years. After that he started a small business. From there on he was engaged in number of business enterprises including in the United States. In the last few years, however, he has helped his wife Isabell with her daycare by literally building it with his own hands. Now looking forward to implement his business experience in the future child care center as a school administrator.

Needed: A conditional use permit

Letters and/or E-Mails of Support to be Sent to: Jessica Look, Planner
San Francisco City Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

jessica.look@sfgov.org

Cc: marshagarland@att.net

Questions/Concerns: Marsha Garland 415/531/2911 or Stefano Cassolato 415/875-0818
Garland Public & Community Relations
535 Green Street, San Francisco, CA 94133

Isabell Klein Background:

Isabell Klein was born in Balty, Moldova. Her first educational path led her to medical school and in 1983 she graduated from the Medical College of Balty, Moldova with BS degree as a lab technician. At the same time she married Stephen Klein and moved to Odessa, Ukraine.

In Odessa she took her first job as a lab technician, excelled and was promoted quickly. Soon Isabell realized that the medical field was not exactly as she had imagined it to be. Her first pregnancy was a welcome exit from her profession and she became a full time mother. A second child soon followed and Isabell decided to continue her education but this time in different field. She decided to attend the Pedagogical (Teaching) University of Odessa specializing in pedagogy and psychology of preschool children. Just before getting her diploma, Isabell and her family left the USSR to live in the United States permanently. Isabell arrived in the United States with her husband and two small children in 1989 to start a new life.

The Klein's three year old daughter had a difficult time adapting to child care it being the first time away from her mother. Consequently, Isabell had to be there for her and following her true calling she took care of many other children at the same time. Children responded by flocking around her and only her. In just a few days Isabell was offered a job. It was a real challenge since she could not yet speak English. So children became her first English teachers. She worked there for a few years, then yielding to pressure from her family, obtained credentials from San Francisco State University and worked as a lab assistant at St. Mary's Hospital in San Francisco. Still the medical field was not her calling and when her husband needed help in his business, she gladly left her medical career for good and went to help her husband. There, she proved to be as good a businesswoman as she was a teacher.

She wanted another child but instead she decided to open a small family daycare to fulfill the need to be with children and that was it. In just one year her childcare became very popular with parents and Isabell increased the capacity from 6 to 12 children. Another few years passed by and a daycare transformed into a preschool. Working with preschoolers Isabelle decides to implement the Montessori Method from what she remembered from University. It worked but it wasn't enough. Isabell again returned to school. This time she enrolled in the Montessori Certification Program. After a year of very intense studies (they do not accept any grade but "A+"), she becomes a Certified Montessori Teacher and the San Francisco Montessori Academy was born.

Since 2007 Isabell and her husband Steven have been trying to bring their San Francisco Montessori Academy to the next level, which is to increase its capacity. It has proven to be a challenge particularly in San Francisco due to its unique real estate configuration. After six years of a fruitless search for a commercial property with a backyard in a residential area they realized that the only way to achieve their goal would be to convert their own house which fits all the criteria except one: the zoning.

July 31, 2014

Dear Neighbor:

Recently you signed a petition where assumptions were made that your property values will decrease due to the expansion of our Montessori school.

We believe the opposite is true. One of the first things potential homebuyers look for is location of nearby schools. Our school will provide a vital service for the residents of the neighborhood who want a quality pre-school for their children. Our consistently award winning school can only enhance your property value. It is well documented that people with families are leaving the city because of the lack of childcare facilities, pre schools, good public schools, parks, and other amenities. Well-managed preschools can only increase the value of properties in our neighborhood. San Francisco is losing far too many young families that feel they must move away to raise their children. As pre-schools go, ours is a small – mid-sized one. One in Noe Valley in residential zoning, for instance, takes 42 students.

Another concern raised in the letter was parking and traffic. We fully intend to implement a Traffic Plan and use traffic monitors to assist with student loading and unloading. Our staff will be encouraged to use public transit - San Francisco prides itself on being a transit first city. The passenger loading zone (white) curb in front of our property will operate during the school hours: 8-6, M-F. The most important times -- overnight, weekends and holidays -- parking will be available for neighbors. By moving out, we remove three vehicles from the block; therefore freeing three parking spots for the neighbors also.

We will work with parents on how important it is to be respectful of the neighbors during the pick up and drop off times without compromising your right of way and safety at any time. We also ask that you let us know immediately whenever there is an infraction of your right of way by telephoning us.

A Child Care Center should not be squeezed in between a convenience store and gas station on a commercial street as the petition suggests. Providing a safe environment to our children is of utmost importance.

Have you seen at least one public school located on a commercial street? Perhaps there is a reason for that?

Furthermore we looked for six years for a commercial property elsewhere that would accommodate both the state's and the city's stringent regulations regarding preschools and open space and backyards. We found nothing. Schools and churches are permitted in RH-1 zoning by San Francisco Planning Code. That is why we applied for a Conditional Use Permit. We are changing only the use of the property not the zoning.

Our property will remain zoned RH-1 conditioned to school use only and will return back to residential the moment the school stops operating.

We feel that most of you signed the petition due to the lack of information or simply by misguided interpretation of Notification Letter from Planning Department.

We ask that you consider withdrawing your name from the petition letter by sending an e-mail to us or the planner prior to the hearing. The planner is Jessica.look@sfgov.org and our e-mail is sklein59@gmail.com.

We are solemnly committed to being respectful of our neighbors. We will do all we can to minimize our impact and be a positive presence in our neighborhood.

Thank you for your consideration. If you have any further concerns or questions, please feel free to call us at 415-759-5710.

Thank you.

Sincerely,

Steven & Isabelle Klein

From: [Marsha Garland](#)
To: [Look, Jessica](#)
Subject: 1566 - 32nd Avenue
Date: Monday, October 28, 2013 2:10:57 PM

Dear Jessica:

The Kleins sent personal letters to all of their neighbors So far this is the only response. Marsha

Marsha Cowen Garland
Garland Public & Community Relations
535 Green Street
San Francisco, CA 94133
marshagarland@att.net
415/531/2911

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

From: "Ivan Iannoli" <ivaniannoli@gmail.com>
Date: Oct 28, 2013 1:00 AM
Subject: Preschool
To: <sklein59@gmail.com>
Cc: "Thea Anderson" <theaanderson05@gmail.com>

Hi, Steven & Isabelle.

My name is Ivan Iannoli. Our family lives 1t 1579 31st Avenue (just behind you) and we received your note about remodeling your home to better suit the school. Sounds good!

We are actually looking to get our daughter Frankie enrolled in preschool pretty soon, so I'm eager to discuss the school with you. I just tried downloading the pre-application file, but it seems to not agree with my version of Word and so it won't open. I'm also not able to fill out the form online.

Would you be able to email me a copy of the pre-application? I'd be much obliged. Once that's done, my wife Thea and I would probably like to get more info.

Please let me know if you can send us an app. Otherwise we can probably swing by this week at some point and get one.

Many thanks in advance!

Ivan

IVAN IANNOLI
(415) 794 - 5658
www.ivaniannoli.com

Stuart Hall &
Convent *of the* Sacred Heart

Schools of the Sacred Heart | San Francisco

June 18, 2014

Dear Director,

As you may know, this is my last year as Director of Admissions for Convent Elementary School and Stuart Hall for Boys. I am retiring after 27 years here at Schools of the Sacred Heart on Broadway.

As I look back over the years, I cannot help but think about the wonderful families and children that I have met from your school and I couldn't leave without thanking you for your support and wishing you much continued success.

We have announced my successor and I would like to introduce him to you. His name is Erwin Wong and he joins us from the Damien Memorial School in Honolulu where he served as Manager of Institutional Advancement. Prior to his move to Hawaii, he was Admissions Director at Calvary Christian School in West Los Angeles. I know Erwin will enjoy getting to know you and your school as much as I have.

With heartfelt thanks for a fantastic 27 years,



Pamela Thorp
Convent Elementary School
Stuart Hall for Boys

**Z LIPOVETSKY
& ZINCHIK
REAL ESTATE GROUP**



5840 Geary Blvd., Suite 101, San Francisco, CA 94121 • t. 415.418.6262 • f. 415.520.0533
LZREGroup.com

August 1, 2014

To Whom It May Concern:

I am writing this letter to express my professional opinion in regards to neighboring homes value depreciation after 1566 32nd Avenue is converted to a school center.

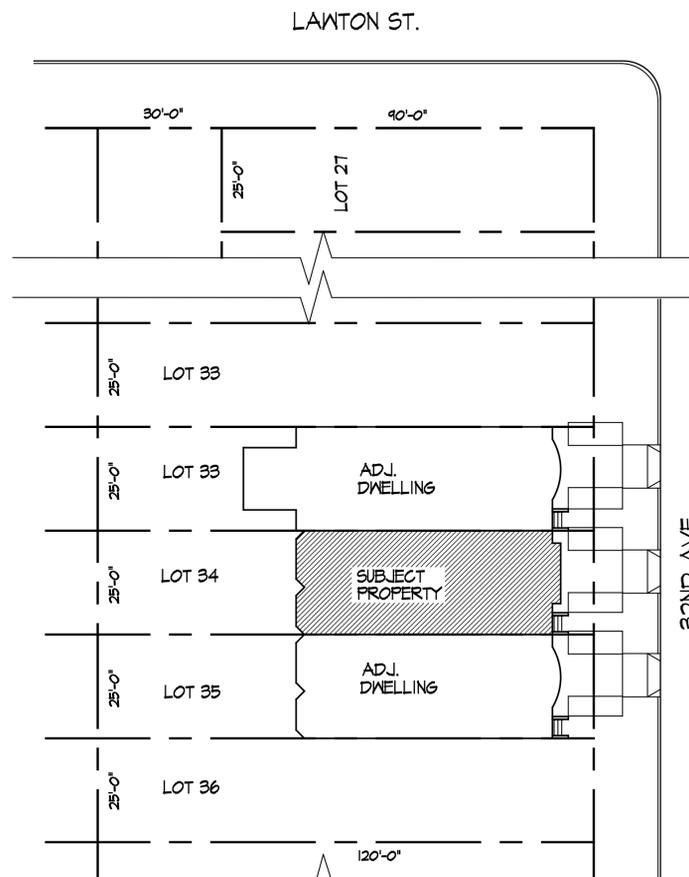
In my professional opinion the conversion will not have negative affect on the value of neighboring homes. If you look at the selling trends, the properties that are sold next to schools, are selling for the same amounts as the homes that are not next to school. Also properties that are close to elementary school usually are in higher demand and are more desirable.

Sincerely,

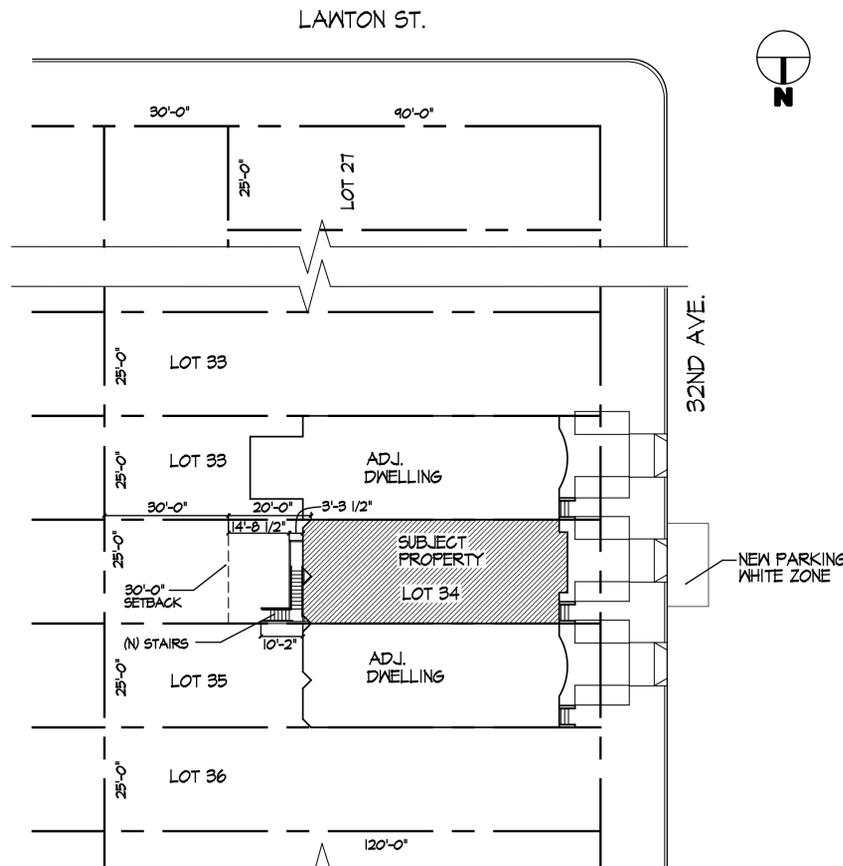
A handwritten signature in black ink, appearing to read 'Paul Zinchik', written over a horizontal line.

Paul Zinchik
Lipovetsky & Zinchik Real Estate Group
5840 Geary Blvd., Suite 101,
San Francisco, CA 94121
415.297.1300 Mob.
415.520.0533 Fax
pzinchik@gmail.com
www.LZREGroup.com
DRE# 01454157

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1A EXISTING PLOT PLAN
SCALE: 1" = 20'-0"



1B NEW PLOT PLAN
SCALE: 1" = 20'-0"

BUILDING INFORMATION

ADDRESS: 1566 32ND AVE., SAN FRANCISCO, CA 94122
 BLOCK: 1877 LOT: 34
 BUILDING TYPE: V-B
 LOT AREA: 25'X120' = 3,000 SF
 (E) OCCUPANCY: R-3
 (N) OCCUPANCY: E

SCHEDULE OF DRAWINGS

A-1 PROJECT INFO., SCOPE OF WORK, PLOT PLAN AND EXIST. 1ST FLOOR PLAN
 A-2 EXIST. AND PROP. 1ST & 2ND FLOOR PLANS
 A-3 EXIST. & PROP. 3RD FLOOR PLANS AND ELEVATIONS

SCOPE OF WORK

CONVERSION OF EXISTING DWELLING TO BE USED FOR PRESCHOOL

LEGEND

- WALLS TO BE REMOVED
- ===== EXISTING WALLS
- /////// NEW WALLS



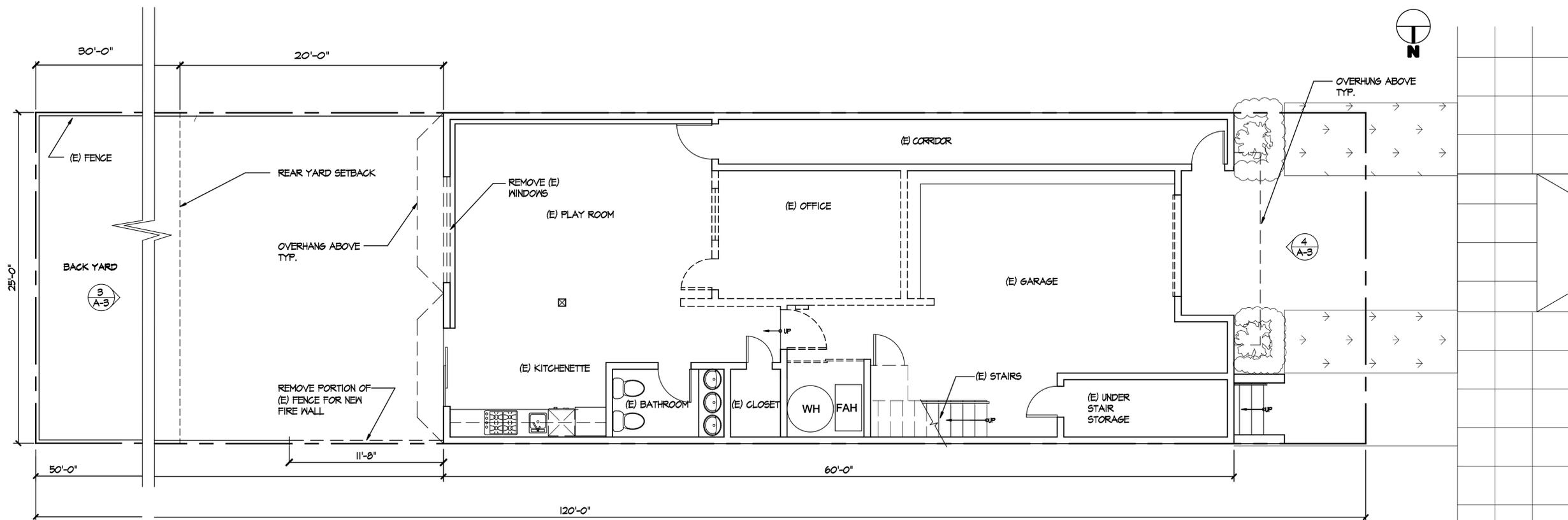
ARCHITECTURE + PLANNING
 61 Walter U Lum Pl
 3/F San Francisco
 94108-1801 CA
 U S A
 (415) 391-3313
 (Fax) 391-3649

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Project Title:
**1566 32ND AVE.
 SAN FRANCISCO**

**MONTESSORI
 ACADEMY**

Consultants:



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOB NO. 2013-18

Date: 9/4/2013
 Checked By: SK
 Drawn By: YK

ISSUANCES & REVISIONS:

No.	Date	Description

Stamp:



Sheet Title

**PROJECT INFO.,
 SCOPE OF WORK,
 PLOT PLAN +
 EXIST. 1ST FLOOR
 PLAN**

Sheet No.

A-1



ARCHITECTURE
+ PLANNING
61 Walter U Lum Pl
3/F San Francisco
94108-1801 CA
U S A
(415) 391-3313
(Fax) 391-3649

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Project Title:

1566 32ND AVE.
SAN FRANCISCO

MONTESSORI
ACADEMY

Consultants:

JOB NO. 2013-18

Date: 9/4/2013
Checked By: SK
Drawn By: YK

ISSUANCES & REVISIONS:

No.	Date	Description

Stamp:

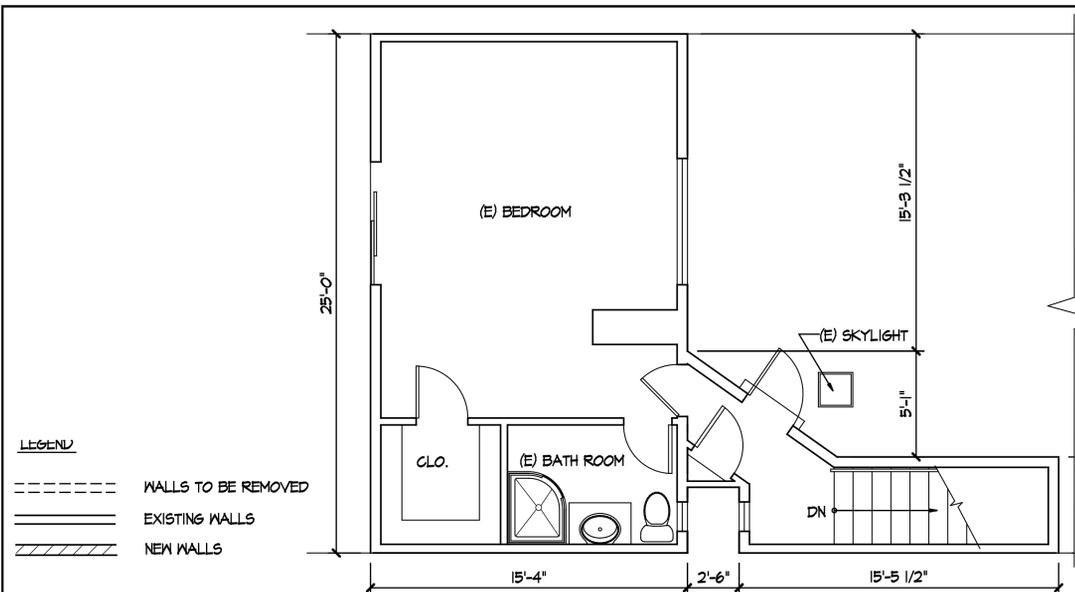


Sheet Title

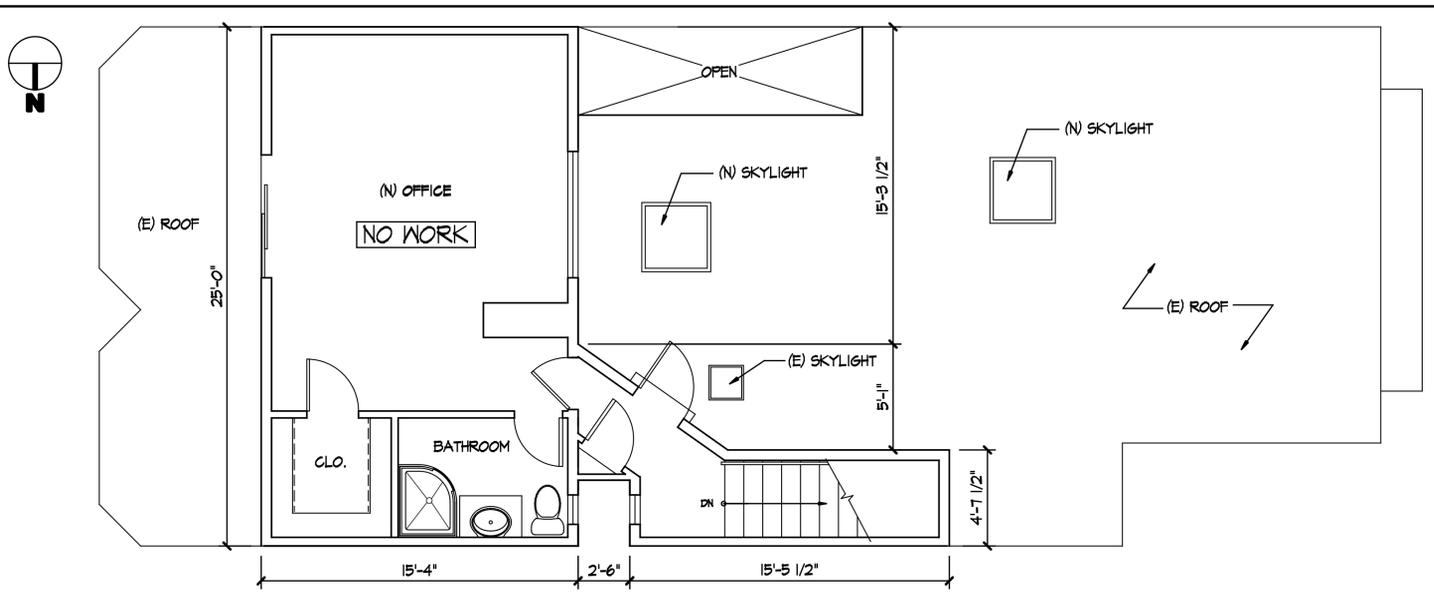
EXIST. + PROP.
3RD FLOOR PLANS
AND ELEVATIONS

Sheet No.

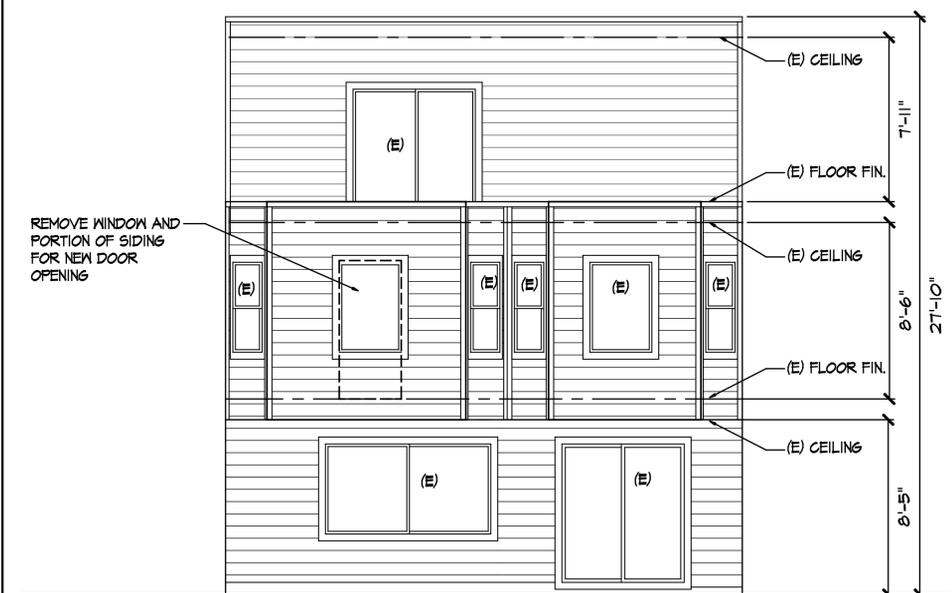
A-3



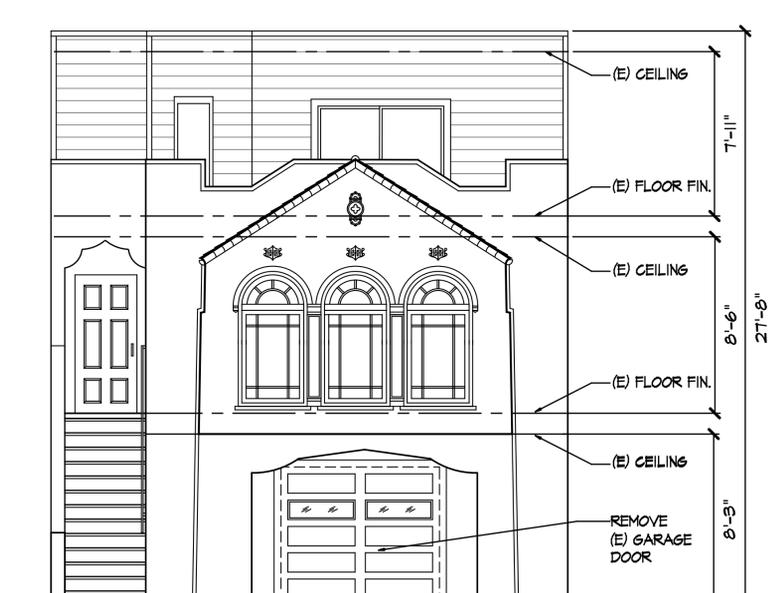
1 EXISTING PARTIAL THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



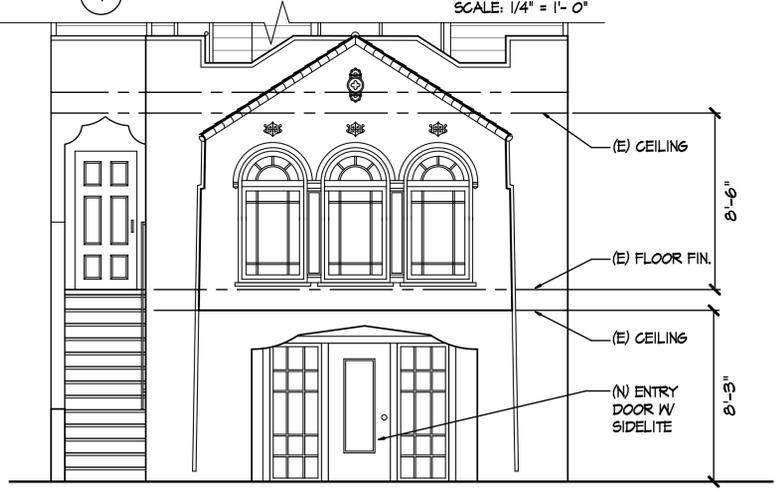
3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



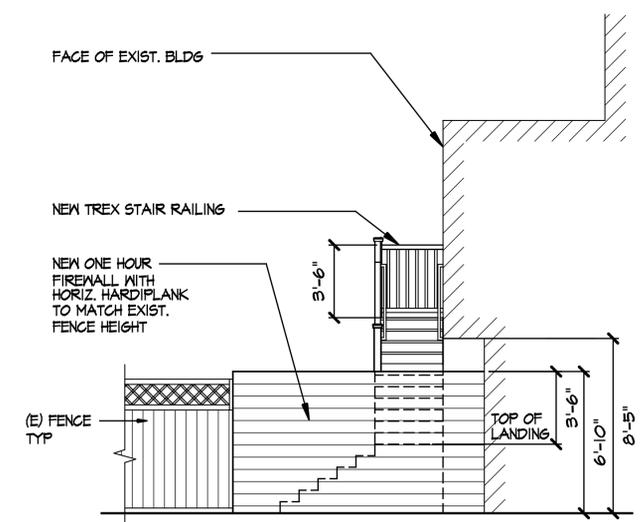
4 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 PROPOSED PARTIAL REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 PROPOSED PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"



7 PARTIAL NORTH ELEV.
SCALE: 1/4" = 1'-0"

Public Comment

Letters of Support



Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street – 4th Floor
San Francisco, CA 94103

February 25, 2014

RE: Case Number 2013-0385C

Dear Ms. Look,

The Outer Sunset Merchant and Professional Organization fully supports the proposed expansion of the San Francisco Montessori Academy to increase their student capacity from twelve to thirty-six, located at 1566 32nd Avenue.

The OSMPA feels that the San Francisco Montessori Academy is a valuable part of our diverse neighborhood, and that their efforts help to make the education of our neighborhood's children accessible. We would like them to be able to expand their service to our community with this proposed capacity expansion, and ask you to approve their proposal.

Thank you for your consideration of this matter that impacts our neighborhood.

Sincerely,

Angela Tickler
President, OSMPA

Diana and Greg Machkovsky
2643 31st Ave
5/3/2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look:

Our child, Ariella Machkovsky, has been attending the San Francisco Montessori Academy since October 2013.

Ariella had always enjoyed learning new things but it was a challenge to keep her attention for more than five minutes when we tried to teach her the alphabet or numbers or anything else of substance. Since attending SFMA, Ariella always has positive things to say about her class, and loves to tell us what she learned that day. It is truly amazing to hear her talk about the world map, what is a desert and an island, the different seasons, the calendar months, the animal anatomy, the animated storytelling and her counting to 100! SFMA also has great staff that is very professional and kind to all the children. It is comforting to know that not only is Ariella getting a great education, but she is happy at school as well.

I understand the Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list. I also understand that in order to remodel the property and provide the space for 36 children the Klein's dwelling unit will be removed: the entire building will be used for preschool purposed and Mr. & Mrs. Klein will move elsewhere.

Given the above, my husband and I are fully supportive.

Sincerely,
Diana and Greg Machkovsky

Dear Ms. Look:

Our child, Lucas Lum, attended the San Francisco Montessori Academy from August 2011 to August 2012. It was one of the best decisions we had made for our son. Despite the short tenure at SFMA, Lucas had flourished remarkably both in academics and social skills due to the great teachers and comprehensive curriculum. I still remember how our little guy would come out of class everyday wearing a big smile, telling us how much he loved school and how much fun he had with his friends.

He learned not only to excel in academic subjects such as math, reading/writing, science, geography, art and music, but also how to be a disciplined, organized and compassionate person. Those qualities are what Lucas has definitely taken to heart and continued to exhibit as he prepares for kindergarten next year!

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list and many children who could benefit from the care simply did not have the opportunity. We also understand that in order to remodel the property and provide the space for 36 children the Klein's dwelling unit will be removed: the entire building will be used for preschool purposes and Mr. & Mrs. Klein will move elsewhere.

Given the above, we are fully supportive and please provide them the necessary approval to proceed.

Thank you.

Sincerely,

Ms. Vivian and Dr. Ryan Lum

April 2014

Jessica Look Planner
San Francisco Planning Dept
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Steven and Isabell Klein, San Francisco Montessori Academy (SFMA)
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look,
My daughter, Karina, attended SFMA for two years from 2010 to 2012 and my son, Christian, currently attends SFMA (from 2012 to present).

I truly believe that the education that SFMA has provided to both my children has helped them to be more than ready for kindergarten. Karina has gone on to do extremely well in kindergarten and first grade; I know that I will have a similar experience when Christian attends kindergarten this fall.

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert their large family home daycare into the daycare center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list. I understand that in order to remodel the property and provide the space for 36 children, the Klein's dwelling unit will be removed and the entire building will be used for preschool purposes and Mr. & Mrs. Klein will move elsewhere.

Given the above, I am fully supportive.

Sincerely,
Carolyn Kwan
34th Avenue
San Francisco, CA

April 23, 2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy
1566 32nd Avenue, San Francisco, CA 94122
Case No: 2013:0385C

Dear Ms. Look:

My son is currently attending the San Francisco Montessori Academy where he continues to progress and achieve. He is challenged daily while still surrounded by friends in a comfortable and nurturing environment. S.F. Montessori teachers are committed to my son's personal growth, well being and learning, and ultimately his preparedness for kindergarten. I am always reminded of this, and am very happy with my decision thus far

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare into the Daycare Center and increase the enrollment from 12 to 36 children. There is a need for quality preschool in the Sunset, as there was a wait list, and this would help serve that need. I also understand that Mr. & Mrs. Klein's dwelling unit will be removed, and they will have to relocate as the entire building will be used for preschool.

Given the above, I am fully supportive of their plans.

Sincerely,

J.H.

Parent of 4 year old at S.F.
Montessori Preschool

Romeo Aurelio & Sharlotta Velger
1817 31st Ave.
San Francisco, CA 94122

April 20, 2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look:

Our child, Simone Velger Aurelio, is currently attending the San Francisco Montessori Academy (SFMA) and has been there for a little over 2 years. Previous to the SFMA our daughter had gone to a daycare facility, which we thought very highly of, but realized that she needed more of a challenge and school type structure. Not only did we get more than we were hoping for, but Mr. & Mrs. Klein, the SFMA and their entire staff, has far exceeded our expectations and standards. In fact, since our daughter has a December birthday, she was eligible for a TK program within the San Francisco Unified School District this past school year, however our level of comfort and trust in the SFMA, made it a very easy decision to keep her exactly where she is.

During the past several years, we have recommended the SFMA to family and friends alike and know that due to number issues, kids have had to be turned away. There are even siblings of current students who are awaiting spots to open up! We understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since, as stated above, there has always been a waiting list. It is also our understanding that the only way to provide enough space for 36 children that the current property will to be renovated, with the current dwelling unit being removed and Mr. & Mrs. Klein will need to relocate their residence, so that the entire building can be used for preschool purposes, which we are fully in favor of.

As evidenced above, we are entirely supportive of all that it entails for Mr. & Mrs. Klein and the SFMA to be allowed to expand their operation. Our daughter is living proof that they have a wonderfully run organization that is truly making lives better in the process. The more children they can have a positive influence on will, in turn, make this a better City to live in.

Thank you for your time and consideration of our opinions and we look forward to hearing great news from the Klein's' and the SFMA. Should you have any questions, concerns and/or require any further information, please don't hesitate to contact us by any of the means below.

Regards,

Romeo Aurelio
(415) 602-1921

Romeo2323@gmail.com

Sharlotta Velger
(415) 602-1844

LottaV@wilkesbashford.com

April 19, 2014

San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

To Whomever It May Concern

I am writing this letter in support of the expansion plans of San Francisco Montessori Academy (1566 32nd Ave, San Francisco, CA 94122). We vouch for the professionalism and educational value that Isabell Klein and her staff showed in their service and what they were able to teach our son. We sent our son (almost seven now) to SFMA the whole of 2011 when we lived in San Francisco. Our son went to a family run day care before that. So we wanted to send him somewhere that would prepare him for Kindergarten. When we visited the place after exploring a few options, we were immediately impressed with how clean and well organized the place was. After talking to Isabell we were impressed with the curriculum and we enrolled. Isabell chooses her staff very well too. Alyssa (one of the teachers), was our son's favorite teacher till that point. Our son totally loved her. She along with Isabell and Luda were very good with the kids and the parents. The Montessori-Style learning environment she created was fun and exciting and our son loved going there. Our experience there gave us the impression that they did not teach for the sake of teaching and doing a job but had a genuine passion for it. By the time we left there, our son is very well prepared for Kindergarten and, thanks in part to that good early training, he is well ahead of all the kids in his class now.

SFMA was very flexible in many ways too. One of us works as a professor at San Francisco State University and the other is training to be a physician. So we really benefited from this flexibility.

Kudos to Isabell for putting together a great little Montessori! We hope that the city helps her continue and expand the service she provides to the community.

Please do not hesitate to contact us if you have any questions on the content of this letter.

Best regards,

Minu Kumar and Josna Choodikottamel
5606 Owens Drive, Apt. 207
Pleasanton, CA 94588

April 16, 2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy
1566 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look:

Our son attended San Francisco Montessori Academy from 2008 to 2010. To this day, I miss the engaging learning environment Isabell has cultivated in her school. SFMA is a gem in a city with a shortage of high-quality, affordable preschools. Isabell hires great educators and the school gave our son the best foundation we could have asked for.

I understand that Mr. and Mrs. Klein have applied for a conditional use permit in order to convert a Large Family Home Daycare into a Daycare Center and increase the number of children who attend the school from 12 to 36. I am happy they are planning this expansion so that other parents have the opportunity to send their children there! The school always has a waiting list; waiting lists in San Francisco preschools are such a source of stress for parents—it is one of the reasons people start moving away. Anything the city can do to support families in their children's early years helps keep more families here.

We understand that in order to remodel the property and provide the space for 36 children the Kleins' dwelling unit will be removed: The entire building will be used for preschool purposes and Mr. and Mrs. Klein will move elsewhere.

We fully support the Kleins and SFMA in their request to expand and continue serving San Francisco families so well.

Sincerely,
Jennifer and Devin Wolfe
846 45th Avenue
San Francisco, CA 94121

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C
April 18th, 2014

Dear Ms. Look:

We understand the San Francisco Montessori Academy is looking to expand their operation on 32nd Avenue, and are writing in support of their business and this project.

For five years our child Owen attended the SFMA, so we have a very good idea of the quality of service the owners provide, their operation, as well as what their competitors are offering.

There are many other pre-K programs available to working parents in the Sunset, but none can match what the SFMA could offer our child. Over the course of 5 years there was some turnover in personnel, but that never negatively impacted the excellent level of care, the cleanliness of the facility, the additional programming offered to our child, or the high level of nutrition provided.

As a parent I would be concerned if I learned that my child's facility would be doubling in size, but based on the SFMA quality-of-care history that we have experienced I would have no qualms about having our child at SFMA through any transition period. Isabell and Steven have professionally managed their personnel as well as the relationship with their clients. I don't recall any neighbor complaints, nor saw SFMA parents blocking driveways during pickup or drop-off. There was little drama on-site, and we liked it that way.

We understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert their Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list, and if there is one thing that SF parents need more of it is day care capacity in the Sunset. We also understand that in order to remodel the property and provide the space for 36 children the Klein's dwelling unit will be converted for preschool purposes and Mr. & Mrs. Klein will live elsewhere. This seems a shame, but given the lack of suitably sized commercial buildings in the Sunset this is no surprise.

Please approve this project. Working San Francisco parents need your support.

Sincerely,
Jack Commins & Yien Kuo

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

4/16/14

Dear Ms. Look:

Our daughter Harriet Won has attended the San Francisco Montessori Academy since August of 2011. She loves it, and her attendance there has been a boon to our family during our transition to being California residents.

We have been told that Mr. & Mrs. Klein have applied for a conditional use permit to convert SFMA into a daycare center in order to increase the number of children that can attend the school. This would serve the community since good daycare opportunities are hard to come by and there is always a wait list.

We understand that in order to provide space, the Kleins will move elsewhere and the whole building will be renovated to provide space for the preschool. This would allow more children to benefit from this institution.

We are fully supportive of this proposal. San Francisco needs more quality childcare!

Sincerely,

Andrea Stevenson Won
Eugene T. Won
1274 24th Avenue
San Francisco, CA 94122

Loan and Forrest Leblo
2621 Pacheco Street
San Francisco, CA 94116

April 17, 2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy
1566 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look,

Our children have both attended the San Francisco Montessori Academy. Our daughter, Sydney, attended from 2009-2012 and our son, Owen is currently attending SFMA and has been enrolled since 2012.

Within the first week of Sydney attending the school, we were very pleased with the Montessori method of teaching, but even more pleased with the way the school is run. Steven and Isabell do an amazing job to provide a wonderful curriculum, fun enrichment classes such as dance, karate and art, and a safe learning environment. Every week both Sydney and Owen would come home and talk about all of the new things that they learned. We've noticed that it has helped Sydney tremendously, as the academic transition into kindergarten went so smoothly. She now attends Sunset Elementary school and is consistently doing well in all of her subjects. We feel it is very important to build that strong foundation early, so that our children can continue with their successes in education. We are looking forward to the same achievements with Owen when he attends kindergarten.

With all of the preschool options available in the Sunset district, SFMA really does stand apart from the rest of them. I would never hesitate to recommend the school. The school is exceptionally clean, the teachers and aides are wonderful, they provide a delicious hot lunch and healthy snacks for the children and most importantly, all of the children who attend the school are the most well-behaved, intelligent 2-6 year olds that you will ever meet. We love the school!

I understand that Steven and Isabell have applied for a conditional use permit in order to convert the existing Large Family Home Daycare into the Daycare Center and increase the number of children to attend the school from 12 children to 26 children. This would be ideal since there has always been a waiting list. We also understand that in order to remodel the property and provide the space for 36 children, the Klein's dwelling unit will be removed and that the entire building will be used for preschool purposes, meaning they will move elsewhere.

Give the above, we are fully supportive.

Sincerely,

Loan & Forrest Leblo

Parents to Sydney (7) and Owen (5)

Tuesday, April 15, 2014

From: Diana Kenig

To: Jessica Look, Planner

San Francisco Planning Department

1650 Mission Street, 4th

San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy

Ave., San Francisco, CA 94122

1566 32nd

Case No. 2013:0385C

Dear Ms. Look,

I have two children. My older child, Sophia, attended and graduated from San Francisco Montessori Academy (SFMA) last year. My son, David, is currently attending SFMA. Both of my children greatly benefited from the program at SFMA, both academically and socially.

Sophia started at SFMA a few years ago and graduated last year. Once she started at the school, I immediately noticed an improvement in her academic and social development. Sophia is currently in Kindergarten at Lafayette Elementary (SFUSD). She was very prepared for school. I constantly get praise from teachers that she has a good base of knowledge that set her up well for academic rigor of K. Not only she is well prepared academically, she knew exactly what to expect from school on her first day at K and had a smooth transition from preschool to kindergarten. I feel very thankful to the teachers at SFMA for given her the knowledge and confidence to succeed in school.

David is currently enrolled at SFMA and he loves it. I definitely see him follow his older sister's footsteps. He is learning a lot and making new friends. He is excited to go to school every morning. He often talks about what he learned at school and has a lot of good follow up questions that we are happy to touch on at home. Not only teachers find good topics to cover at school, they also present it in a very interesting way for children to think about later on. On top of that children participate in a variety of other classes offered at school; art, music, dance, PE just to mention a few.

As a mother, I couldn't have made a better decision than to send my children to SFMA. The school is very popular and there is always a waiting list. I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert their Large Family Home Daycare into the Daycare Center that will allow them to

increase the number of children attending the school from 12 currently to 36 in the future. Thus, more children will be able to benefit from rigorous curriculum and good care provided by the staff at SFMA.

I also understand that in order to remodel the property and provide the space for 36 children, the Klein's dwelling unit will be removed so that the entire building will be used for preschool purposes and Mr. and Mrs. Klein will move out.

I am very happy that Kleins decided to go this route and I fully support their endeavor.

Sincerely,

Diana Kenig

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Mr.Look,

My daughter Ava is currently enrolled and has been attending San Francisco Montessori Academy for almost one year now. She has thrived socially, emotionally and educationally in this short time. Before attending SFMA, Ava was a very shy child who did not speak much. SFMA helped build her self confidence and in this short year she has come around full circle. As a parent we want the very best for our children, and I found that at SFMA.

After touring many schools in San Francisco and the Peninsula, I have not found one to even come close to the warmth, cleanliness, attention and environment that is provided at SFMA. It would be a great loss to the city and to the many future families of this school if they did not expand.

My husband and I understand that Mr and Mrs. Klein applied for a conditional use permit and fully **support** their decision to expand the school. We wish them the best of luck in the process.

Sincerely,
Inga and Alex Zukin

Jessica Look, Planner

San Francisco Planning Department

1650 Mission Street, 4th

San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,

1566 – 32nd

Case No. 2013:0385C

Dear Ms. Look:

Our child, Jaclyn Berdichevsky, attended the San Francisco Montessori Academy in 2008-2009.

During this period she built and enhanced her English skills (we are Russian speaking family) so much that was able to pass SFUSD test with grade as “native speaker”. Her math, reading and writing skills were so high that she had no issues to pass admission exams to private schools. Now she goes to Stratford school and she is one of the best achievers in the school and gets SAT10 scores around 80-99.

She was able to be so successful as she got great basic while learning new staff in SF Montessori Academy.

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list. We also understand that in order to remodel the property and provide the space for 36 children the Klein’s dwelling unit will be removed: the entire building will be used for preschool purposes and Mr. & Mrs. Klein will move elsewhere.

Given the above, we are fully supportive.

Sincerely,

Yana Fird and Boris Berdichevsky

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look:

My child, Blake Wong, attended the San Francisco Montessori Academy for 3 years from 2009-2012.

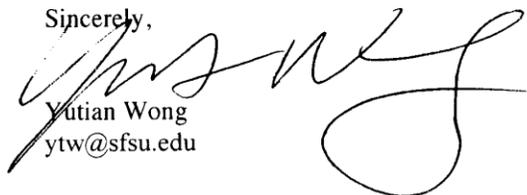
One of the most nerve-wrecking things that a working parent has to do is to find a high quality pre-school/daycare for their child. After having a less than satisfactory experience at another pre-school, it was a relief when I discovered the SF Montessori Academy. The minute I walked into Ms. Klein's school, I could tell that it was going to be the ideal place to send my child. An added bonus was the fact that the school was located two blocks from my house and my husband and I could walk our son to and from school.

SF Montessori Academy provided high quality educational instruction for my son. Because of Isabell Klein and her staff, my son had a smooth transition into Kindergarten and was reading and writing at an advanced level. My son is now in second grade and continues to excel academically. In addition to academic instruction, Ms. Klein provided her students with extra activities such as ballet, karate, and ballroom dance. The children even had art lessons that were informed by art history. It is quite impressive when your 4 year old brings home artwork inspired by Van Gough's *Haystacks*. My son's experience at SF Montessori was so wonderful that I would have kept him there for an additional year if he did not get into a SFUSD public school of our choice for Kindergarten.

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list. I also understand that in order to remodel the property and provide the space for 36 children the Klein's dwelling unit will be removed: the entire building will be used for preschool purposes and Mr. & Mrs. Klein will move elsewhere.

Given the above, I am fully supportive.

Sincerely,


Yutian Wong
ytw@sfsu.edu

Marisa Chiu
2355 40th Ave.
San Francisco, CA 94116

April 17, 2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

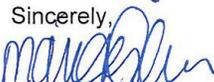
Dear Ms. Look:

I have two children and my oldest child Lawrence attended San Francisco Montessori Academy from fall of 2011 through summer of 2013. My younger child Lucas will be attending San Francisco Montessori this fall.

During Lawrence's time at San Francisco Montessori Academy, my son really evolved as a student and as a person. He learned so much during his time there and often times when I picked him up from school, I was truly amazed at how much he learned and absorbed in just one day. He has made so many wonderful friends from preschool as Isabell and the other teachers were really good about teaching the kids manners, sharing, to be caring, and just overall appropriate behavior. San Francisco Montessori Academy is filled with attentive and loving teachers and as a result of Lawrence's time at San Francisco Montessori, he is now doing very well in Kindergarten. He was very well prepared for the kindergarten curriculum and we have been so happy with how much he has excelled.

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list. We/I also understand that in order to remodel the property and provide the space for 36 children the Klein's dwelling unit will be removed: the entire building will be used for preschool purposes and Mr. & Mrs. Klein will move elsewhere.

Given the above, I/we are fully supportive.

Sincerely,

Marisa Chiu

Michelle Chu Rivadeneyra
372 Glenwood Avenue
Daly City, CA 94015

April 28, 2014

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: Steven and Isabell Klein, San Francisco Montessori Academy
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C**

Dear Ms. Look:

Our child, Matthew Chu Rivadeneyra, attended the San Francisco Montessori Academy from September 2011 to August 2013. The education he received from Isabell Klein and the teaching staff at the San Francisco Montessori Academy was incomparable. We could not imagine or ask for a better experience, both in terms of academics and social education. Mrs. Klein not only taught our child how to perform reading and mathematics at a 2nd-grade level by the age of 5, but she also instilled a high level of life skills and social skills in her curriculum. Matthew was accepted to a prestigious Catholic elementary school in San Francisco in Fall 2013, and he has received continued praise from his Kindergarten teachers on how advanced he is in both mathematics and reading comprehension. Matthew excels in all core and extra-curricular activities, and we have no doubt that the ease of adjustment into Kindergarten was largely in thanks to the wonderful education provided by San Francisco Montessori Academy.

We have a 2-year old at home, and have already asked Mrs. Klein to be put on her waiting list. We simply cannot say how much we love and appreciate all that Mrs. Klein and her staff provides the children at the San Francisco Montessori Academy. We are very excited to continue our relationship through our little one as well.

I understand that Mr. & Mrs. Klein have applied for a conditional use permit in order to convert Large Family Home Daycare in to the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list. We also understand that in order to remodel the property and provide adequate space for 36 children, the Klein's dwelling unit will be removed as the entire building will be used for pre-school purposes and Mr. & Mrs. Klein will move elsewhere.

Given the above, we are fully supportive and excitedly looking forward to enroll our younger child to San Francisco Montessori Academy.

Sincerely,



Michelle Chu Rivadeneyra

Zsuzsa Mellin
San Francisco, CA, 94116

Jessica Look, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Steven and Isabell Klein, San Francisco Montessori Academy,
1566 – 32nd Avenue, San Francisco, CA 94122
Case No. 2013:0385C

Dear Ms. Look:

I have been working as an Early Childhood Educator at San Francisco Montessori Academy since August of 2012. Previously, I worked for the public education system that uses the Kodaly Method (music in education). As an early childhood educator, I consider innovative methods such as those used at the San Francisco Montessori Academy to be an important alternative to offer parents in the community at large.

The surrounding area (of the school) is a very culturally diverse neighborhood and more and more new families with young children are arriving every day. Although the Sunset District has several schools that offer high quality elementary education, there are few locations where children can receive preschool education at a similar level. I believe that increasing the facilities at San Francisco Montessori Academy will serve to meet this growing need. Furthermore, with the cultural diversity of the area, experience has led me to believe that quality early childhood education can make a considerable difference in helping children of all ethnic and cultural backgrounds better integrate into their future elementary school.

I understand that Mr. and Mrs. Klein have applied for a conditional use permit, in order to convert Large Family Home Daycare into the Daycare Center and increase the number of children that attend the school from 12 children to 36 children. This would be ideal since there has always been a waiting list to get into the program. I also understand that in order to remodel the property and provide space for 36 children, the Klein's dwelling unit will be removed: the entire building will be used for preschool purposes and Mr. and Mrs. Klein will move elsewhere.

Given the above, I am fully supportive,

Sincerely,
Zsuzsa Mellin

Letters of Opposition

July 23, 2014

Ms. Jessica Look
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103

Dear Ms. Look,

We are adamantly opposed to the change of use/alteration application for the project site listed below.

Project Address: 1566 32nd Avenue
Block/Lot No.: 1877/034
Zoning District: RH-1 – 40-X

Do not change the zoning from a residential property to a commercial property. The change to a commercial property will cause financial harm to our community and will make the existing parking and traffic situation worse. This project will burden neighboring homeowners with lower property values, unsafe streets due to increased traffic and lack of parking, and higher levels of noise coming from 36 families driving and/or parking at this proposed site. We want the project address to remain a residential property.

We are extremely upset that our property values will decrease due to a commercial property in the middle of our residential zone. Neighbors have purchased their homes at premium prices with the knowledge that their homes are in a quiet residential neighborhood. Many people will either not purchase or pay less for homes with a commercial property or school on their block. This project belongs in a commercial zone. There are commercial zones along Irving, Judah, Lawton, Noriega, Taraval, and Vicente Streets in our neighborhood.

Traffic, parking, garbage, and noise generated from this proposed commercial enterprise are of utmost concern. In addition to the childcare facility at the project site, Lawton School is located one block away on 31st Avenue. We are already inundated with traffic, little to no parking, doubled parked cars, blocked driveways, garbage, and the noise associated with families getting to and from the childcare facility and the school. Parking, traffic, garbage and noise are especially bad when Lawton School is in session. We have elderly homeowners who cannot walk up and down 32nd Avenue safely for exercise. They often have to dodge cars parked illegally in driveways because families cannot find parking spaces in order to drop off or pick up their children at the existing childcare facility. This project will add an additional 24 families into the mix of our existing problems. The owners of this project already have parking issues with their immediate neighbors.

What happens if the childcare facility closes down? Can a new owner open up any type of commercial business at this proposed site? Can a half-way house or nursing home open for business at this site? Can you stipulate that the property reverts back to residential zoning if the

childcare facility closes? There are so many unanswered questions. Please do not put a financial burden on the neighbors by converting this residential property into a commercial site.

We strongly believe that the project address should remain a residential property. This proposed project benefits the property owner by generating more revenue. It benefits the city by generating increased taxes, and it benefits 36 families who do not have to suffer the consequences of this project. But, this project destroys our property values and adversely affects the way of life for many more families than the 36 families who get childcare. Our wellbeing needs to be taken into account as well. We want to keep the existing childcare facility as a residential property. Please take into consideration the negative ramifications of having 36 preschool children and their families added to the middle of our quiet residential block. Do not approve this proposed project.

Sincerely,

- 1) Yew M. & Marjorie Louie 1591-32nd Ave.
- 2) Martha Conner 1590 32 ave SF
- 3) Simon & Joan Lee 1587 31st AVE S.F. CA 94122
- 4) David & Lin 1571-31st AVE, SF CA 94122
- 5) Paul Lee 1567 31st AVE SF, CA 94122
- 6) Emeline G. Hopp 1591-31st Ave. SF. CA 94122
- 7) Tong Park 1587-32nd AVE. S.F. CA 94122
- 8) Daniel & Doreen Toy 1571-32nd Ave SF CA 94122
- 9) Rosalyn Huey Rosalyn Huey 1543 32nd Ave, SF, CA
- 10) Maria Contador MARIA CONTADOR 1555-32nd SF, CA
- 11) MANERAT VIPUSITHIMAKOOL Maneratt Y. 1559-32nd SF, CA
- 12) THOMAS G. WONG Thomas G. Wong 1567-32nd Ave,
- 13) HENRY DOMBRIQUE 1571 32ND AVE, S.F. CA
- 14) Andrew Pang 1579 32nd AVE SF. CA

- 15) Marie Buckley MARIE BUCKLEY, 1583 32nd Ave, SF CA ~~UNIVERSITY~~
- 16) Sarah Martyn Sarah Martyn 1594 32nd Ave.
- 17) Katherine Wang Katherine Wang 1586 32nd Ave
- 18) Michael Robinson Michael Robinson 1570 32nd Ave
- 19) Inna Bogomolny Inna Bogomolny, 1582 32nd Ave.
- 20) Anne Chen QIUMEI CHEN 1562 32nd Ave.
- 21) Young Han Young Han 1550 32ND AVE
- 22) Janny Lau JANAY LAU. 1554 32nd AVE
- 23) Yukihiko R. Kakiki YUKIHIRO R. KAKIKI 1558 32nd AVE
- 24) Olga Astromoff OLGA ASTROMOFF 1526-32nd Ave
- 25) Dana Leavitt DANA LEAVITT 1514 32nd Ave
- 26) Melissa McGee MELISSA MCGEE 1514-32nd Ave
- 27) Anna Gilg Anna Gilg 1510 32nd Ave
- 28) Raymond Toy RAYMOND TOY 1531-32nd AV.
- 29) Berc Eldemir BERK ELDEMIR 1501-32nd Ave
- 30) Patsy GEE PATSY GEE 1546-32nd Ave

31) Yimin Shi Yimin Shi 1547 31st Ave

32) Wen Pi Tei 1515 31st Ave S.F. CA 94122

33) ~~James Phung~~ JAMES PHUNG 1559 31st Ave SF CA 94122

34) Julie Fneash JULIE FNEASH 1583 31st Ave, SF CA 94122

35) Maruska Oyafuso MARUSKA OYAFUSO 2530 LAWTON ST. SF CA 94122

36) Edward Sargent EDWARD SARGENT 1575 32nd Ave

37) Amy Young AMY YOUNG 1535 32nd Ave

38) Deri Golda DERI GOLDA 1511 32nd Ave

39) Kuen Cheung KUEN CHEUNG 1507 32nd Ave

40) Jennifer Jgalin JENNIFER JGALIN 1515 32nd Ave

41) Chung Mok CHUNG MOK 1530³² Ave

42) John Stuve JOHN STUVE 1542 32nd Ave

43) Louann Piranti LOUANN PIRANTI 1551 32nd Ave

44) Nino Vdovicenco NINO VDovicenco 1523 32nd Ave

45) DAVID H. LIN Ho L. Mgalobely 1571-31st Ave

46) John-Paul Contador JOHN-PAUL CONTADOR 1511-32nd Avenue

47)

From: [Patsy Gee](#)
To: [Look, Jessica \(CPC\)](#)
Subject: 1566 32nd Avenue SF Montessori Academy
Date: Wednesday, July 23, 2014 3:01:29 PM

Dear Ms. Look,

I am writing to formally express my concerns about the project located at:

1566 32nd Avenue
Block/Lot: 1877/034
Zoning District: RH-1 / 40-X
Case No. 2013.0385CV
Building Permit: 2014.05.07.5171

Neighbors representing approximately 20 residents surrounding the applicant's site met last night and we unanimously oppose to this plan. We do not want this residential property to be converted to a business property (childcare facility). We have several concerns, especially surrounding the parking and traffic congestion. Please accept this email as our formal objection to this project.

As per the guidelines that we received in the mail, we are planning to schedule a meeting with the applicant to discuss our concerns. Can you please let us know what other steps we need to take to block this project?

Thank you,
Patsy Gee

From: [Katherine Wong](#)
To: [Lock, Jessica \(CPC\)](#)
Subject: 1566 32nd Avenue SF Montessori Academy
Date: Friday, July 25, 2014 11:48:15 AM

July 25, 2014

Ms. Jessica Lock
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103

Dear Ms. Lock:

We are strongly opposed to the change of use/alteration application for the project site listed below:

Project Address: 1566 32nd Ave
Block/Lot No.: 1877/034
Zoning District: RH-1-40-X

Our home is located 4 houses away from the project site. My neighbors and I chose our homes on this block because it is a peaceful, quiet residential neighborhood. Whether we are raising families or spending retirement years, we have worked extremely hard to pay mortgage and property tax for our homes. It would be an injustice to impose this change as it effects the quality of living we all have invested into.

I anticipate a significant increase in traffic and noise, double-parked cars, and blocked driveways. Even now, with 12 students at the site, I find parents parking carelessly in front of my house blocking my driveway because they are running late to drop off their child. More than once, that has caused a delay in getting our car out of our driveway safely. I can only imagine what the block would look like with 36 parents/cars—it would be chaos. This residential block is not equipped for that kind of traffic and the neighborhood should not be subject to the detrimental effects of the traffic and noise. There are plenty of commercial areas in the Sunset neighborhood that the owners of the Montessori school could rent which would provide sufficient space for their expansion. My hope is that they are looking at those options instead of changing the landscape of our homes.

As a result of the traffic and noise, and the fact that there is a commercial property in the middle of the block, our property values will decrease. I worked and sacrificed for close to forty years to own a home. My home is an investment in my family and myself. It provides security should there be any unexpected long-term illness or

tragedy. Any decrease in property value will compromise that security I have worked so hard for.

I strongly believe the project address should not be converted to a commercial property. It will have a negative impact on our neighborhood and there are other viable options for the Montessori School in a commercial area.

Thank you for your time.

Sincerely,

Katherine Wong
1586 32nd Ave
San Francisco, CA 94122

Re: Permit Application No. 2014.05.07.5171
1566 32nd Avenue

July 29, 2014

SF Planning Department:

Please note that approximately half of the homes on 32nd Avenue between Kirkham and Lawton have been designated as (1) Identified Eligible Picturesque Period Revival Tracts Historic District; or (2) Identified Eligible Mediterranean Revival Tracts Historic District; or (3) Identified Eligible Individual Historic Resource.

TO CONVERT A RESIDENCE THAT IS A FEW DOORS DOWN FROM, IN THE MIDST OF, AND IN BACK OF IDENTIFIED HISTORIC DISTRICT HOMES INTO A LARGE, FOR-PROFIT CHILD-CARE FACILITY WOULD DEFEAT THE PURPOSE AND EFFECT OF THE HISTORIC DESIGNATION.

A large, for-profit child-care facility in the middle of this residential block would destroy the history and character of 32nd Avenue between Kirkham and Lawton.

San Francisco has a housing shortage. In an unaffordable city, the Sunset District is one of the few neighborhoods where single-family residences are available for sale or rent at a cost within reach for middle-class families. To remove a single-family home from the market and replace it with a commercial child-care business is ill-advised when SAN FRANCISCO NEEDS MORE FAMILY RESIDENCES NOT LESS.

Moreover, the owners/operators of 1566 32nd Avenue maintain a commercial sign below their front window announcing, "SAN FRANCISCO MONTESSORI ACADEMY." There is the only commercial sign on this residential block and looks horribly out of place.

THE 1500 BLOCK OF 32ND AVE SHOULD MAINTAIN ITS ORIGINAL INTENDED PURPOSE: A RESIDENTIAL NEIGHBORHOOD.

Please reject the unfortunate, misguided proposal to alter the use of 1566 32nd Avenue.

Michael Sweeney
1527 32nd Ave.

James Sweeney
1527-32nd Ave

Subject: Re: Opposing the project at 1566 32nd ave.

maria_contador@yahoo.com;

Date: Saturday, August 2, 2014 10:17 AM

On Aug 1, 2014, at 2:57 PM, Maria Contador <maria_contador@yahoo.com> wrote:

On Friday, August 1, 2014 2:54 PM, Maria Contador <maria_contador@yahoo.com> wrote:

I am very opposed to the Conditional Use/Variance at 1566 32nd ave.
San Francisco, Ca. 94112. F. F. Montessori Academy Block/Lot 1877/034
Zoning District Rh-1/40-x
Case #2013.0385cv
Bld. Permit #2014.05.07.5171

I have lived on this block for twenty four years, I also pay taxes on two homes on this block.

I love it just the way it is, I don't object to a twelve licensed childcare, however, thirty six is too much!

The traffic will be unmanageable, the noise, and the danger of children running into the street.

About two months ago while the Parents talked to each other, a child crossed the street and almost got hit.

Our homes will also lose value no one wants to live next to a large preschool in a residential area.

The applicants must look elsewhere for a commercial space.

Sincerely:

Maria Contador



1555-32nd ave.

S.F., CA. 94122

Aug 4-2014



Planning Department

Sunset Historic Resource Survey Google Map

Instructions

This map provides links to the survey evaluations of buildings included in the Sunset District Historic Resource Survey.

The Historic Preservation Commission (HPC) adopted the Sunset survey findings on September 18, 2013. Visit the project website for more information.

Zoom in and click on any lot to view survey results for that property. For a specific property, type the address, click the 'Search' button and click on the lot to view survey results for that property.

Your Feedback
Tell us what you think of this map

1543 32nd ave



Map Legend

-  Identified Eligible Individual Historic Resource (not in a Historic District)
-  Identified Eligible Picturesque Period Revival Tracts Historic District
-  Identified Eligible Mediterranean Revival Tracts Historic District
-  Identified Eligible Rivera Heights Historic District

SEPT

2013

Community Meeting

Thursday, August 22nd, 6:30pm-8:00pm
Sunset Recreation Center, 2201 Lawton St.

Department Staff will present the findings of the Sunset Survey, including the survey process, eligible historic resources that were identified and the effects of owning a surveyed property.

Historic Preservation Commission Hearing

Wednesday, September 18th 12:30pm
San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place
4th Floor Hearing Room, Room 400

Department Staff will present survey results to the Historic Preservation Commission, which will hear public comments and confirm the accuracy of the survey results. (Confirm agenda one week prior.)

Questions?

The Planning Department welcomes your input regarding the survey results, including factual corrections and any questions you may have. Please attend the upcoming events, or contact Preservation Planner Mary Brown by email at Mary.Brown@sfgov.org or by phone at 415-575-9074.

For a Chinese-speaking staff member, please contact Cathy Thai at Cathy.Thai@sfgov.org or by phone at 415-558-6476.



社區會議

8月22日, 星期四, 晚上6:30-晚上8:00
日落區康樂中心 (Sunset Recreation Center),
2201 Lawton St.

規劃局工作人員將介紹對日落區調查的結果, 包括調查過程, 被確認符合資格的歷史資源, 以及擁有一個被調查的物業所產生的影響。

歷史保存委員會聽證會

9月18日, 星期三, 中午12:30
三藩市市政廳 (City Hall),
1 Dr. Carlton B. Goodlett Place
4樓聽證室, 400室

規劃局工作人員將給歷史保存委員會介紹調查結果, 並將聽取公眾意見以及確定調查結果的正確性。(請提前一星期確定議程。)

有問題?

規劃局歡迎你對調查結果提出意見, 包括實際性的更正和你可能有的任何問題。請參加將要舉行的活動, 或通過電郵至 Mary.Brown@sfgov.org, 或致電415-575-9074聯繫保存規劃員Mary Brown。

如需講中文的工作人員, 請通過電郵至 Cathy.Thai@sfgov.org 或致電415-558-6476聯繫Cathy Thai。

This notice is to inform you of upcoming events regarding the Planning Department's recently completed Sunset District Historic Resources Survey.

Survey materials, including information for houses constructed from 1925-1950, are available for public review at the Planning Department and on the Department's webpage.

For information regarding the survey results please see the Sunset Survey Map and FAQs posted on the website at:

<http://sunsetsurvey.sfplanning.org>

這個通知是告知你有關規劃局最近完成的日落區歷史資源調查而即將舉行的活動。

調查資料，包括1925至1950年期間建造的房屋，在規劃局和規劃局網頁上都可供公眾瀏覽。

如需有關調查結果的資訊，請參閱日落區調查圖和公佈在以下網站的常見問答：

<http://sunsetsurvey.sfplanning.org>

SAN FRANCISCO
PLANNING DEPARTMENT
1650 MISSION ST., SUITE 400
SAN FRANCISCO, CA 94103

2013

NOTICE TO PROPERTY OWNERS
sunset district survey results + events



SAN FRANCISCO AUGUST 1-2014

TO: JESSICA LOOK
SAN FRANCISCO PLANNING DEPARTMENT.
1650 MISSION STREET-SUITE 400
SAN FRANCISCO, CA 94103

I WOULD LIKE TO EXPRESS MY OPPOSITION TO THE CONDITIONAL USE-VARIANCE AT 1566 32 AVENUE, SAN FRANCISCO, CA 94122.
SAN FRANCISCO MONTESSORI ACADEMY
BLOCK -LOT 1877-034
ZONING DISTRICT RH-1-40-X
CASE 3 2014.05.07.5171

THIS IS A RESIDENTIAL AREA, I LIVED ALMOST ACROSS THIS ACADEMY, AND MANY TIMES, SINCE THEY OPEN THEIR BUSINESS, I HAD BEEN DEALING WITH THEIR PARENTS BLOCKING MY DRIVEWAY.

THERE ARE A HUGE AMOUNTS OF CHILD DAY CARE, ALL OVER OUR PERIMETER.

THE TRAFFIC, THAT THIS BUSINESS WILL CREATE WILL BE EXTREMELY HIGH. PAINTING A WHITE ZONE IS ACCORDING TO THE LAW, IS A BUSINESS PARKING. ONCE THE OWNERS GET THIS PROJECT GOING, THEY WILL MOVE AWAY, AND LEAVE US, SENIOR CITIZENS, WITH THIS "COMERCIAL-PROFIT-BUSINESS" IN OUR BLOCK.

WE WANT TO PRESERVE, THE WAY OUR BLOCK LOOKS, AND OVER THE YEARS, WE HAVE MAINTAIN IT.

IF YOU GIVE THE GREEN LIGHT FOR THIS PROJECT, YOU ARE OPENING THE FLOOD GATES FOR MANY OTHER BUSINESSES.

ALSO, THERE ARE COMMERCIAL BUILDING OR LOTS, THAT THE OWNERS CAN USE, FOR THEIR PROPOSE PLAN.

J.F. CONTADOR
1555-32 AVENUE
SAN FRANCISCO, CA. 94122



Building Permit Application Nos. 2014.05.07.5171
Project Address: 1566 32nd Avenue
Cross Street: Kirkham and Lawton
Block/Lot: 1877/034
Zoning District: RH-1- 40 – X

Dear Jessica Look,

I'm writing to inform you and the Planning Department that we, the resident at 1578 32nd Avenue, do not approve of this project. We ask the Planning Department to disapprove this project because of the following reasons listed below.

First, the project address is located in the RH-1 zone which is for Residential, House, Single-Family zoning district. The very reason San Francisco and other cities have zoning district is to control residential building form, its community, and its usage. We want to keep our neighborhood be kept as a residential area and not have to large business within its area.

Secondly, there are two main business areas (Noriega Street and Irving Street) within two blocks of the said project address. There are many empty and half vacant buildings located on both Noriega Street and Irving Street where SF Montessori Academy can be relocated to accommodate its desire to expand. Locating an expanding childcare business in the heart of the residential area is detrimental to its charms and characters of the Sunset District which is a quiet suburb of San Francisco. We bought our residence on 32nd Avenue because of its charms and characters. By having a large business located within the residential area will bring down the value of our property. We raised both of our kids in this neighborhood because of its quaint housing, quiet street, and neighbors. This is one of Major Ed Lee objective...to bring family into San Francisco. Having a large business in the heart of the residential area is NOT the right way to achieve Mayor Ed Lee objective.

Thirdly, by having a large business operating within a zoned Residential, Single-Family district will bring noise, pollution, traffic, and safety issues to 32nd Avenue and its surrounding streets. The current business size at SF Montessori Academy has already created traffic and parking issues on 32nd Avenue. We have seen an increase in car double parked on both side of the streets making passing cars weaving between cars. This is especially noticeable during the morning hours and afternoon hours when parents arriving to pick up their children. We have confronted many parents not to double-park in front of our residence, blocking our driveway, and just plain parked in our driveway...because they said it will only make a few minutes. Calling Parking Enforcement is not the solution because they have already left by the time a Parking Enforcement officer arrives. We have also witnessed many near misses as children dashed across the street to run into their parent's car that is parked across the street from SF Montessori Academy...because the area is not setup to handle large business.

Fourthly, this is a very important issue to us and our neighborhood. The permit application is asking to CONVERT this single family home into a three story business building. SF Montessori Academy will be the only three story business complex located within an RH-1 zone district completely surrounded by

Residential, House, Single-Family home. This building will completely change the make-up of the neighborhood. Our property value will surely devalue because new owners will not want to move into this neighborhood knowing that there is a large business locating next to it. Currently, there are three homes up for sale at this moment.

Again, I implore the Planning Department to **DO NOT** allow this project to move forward by using its power to disapprove this project.

Regards,

Michael & Theresa Huynh
1578 32nd Avenue
San Francisco, CA 94122

August 1, 2014

San Francisco Planning Department
1650 Mission Street, Ste 400
San Francisco, CA 94103

Project Address: 1566 32nd Avenue
Block / Lot Number: 1877 / 034
Zoning District: RH-1 / 40-X
Case Number: 2013.0385CV
Building Permit: 2014.05.07.5171

Dear Planning Commissioners:

We live a few houses away from the project site and we are writing to ask that you deny granting Conditional Use/Variance for the project located at 1566 32nd Avenue for the following reasons:

- Traffic and Parking Problems: All the children will be coming and leaving at the same time, which is also the same commute time for neighbors. Imagine the traffic and congestion with 36 cars arriving, looking for parking and double-parking, while the neighbors are also coming out of their driveways and leaving. Currently, with 12 students, neighbors are already experiencing problems with double-parked cars, blocked driveways, and children running on the street unattended. It would be horrible with 3 times the number of children and corresponding number of cars. The proposed white zone will not only remove 2 parking spaces, but will not prevent traffic problems. In fact, the cars will double-park in a line waiting to get into the white zone. How will the neighbors get out of their driveways when that happens?

The block on 32nd Avenue between Kirkham and Lawton has a total of 47 parking spaces available for 48 homes. Some of the spaces are currently occupied by teachers and staff from Lawton Elementary School located on 31st Avenue (1 block away from the project site). If this project is approved, two spaces will be removed due to white loading zone, and there will be an additional 2-3 staff who will also park on this block, leaving fewer spaces available for the neighbors.

- Ample Number of Existing Licensed Childcare Facilities in the Neighborhood: There are already 8 Childcare Centers/Pre-Schools/Academies within a half mile radius from the project site with the capacity to care for 144 children. Also, there are 9 Home Child Care facilities within the half mile radius with the capacity to care for up to 126 children. That's a total of 17 existing facilities to care for up to 270 students within approximately 8 blocks from the project site. There is no need to impose changes to our neighborhood and our quality of life just to accommodate 24 more students.
- Mayor Lee's Executive Directive to Protect the Existing Housing Stock: There is currently a City Plan to combat the high cost of housing by increasing the number of housing units and retaining existing units. Allowing this residential unit to be used as a full time Child Care Facility goes against Mayor Lee's directive by eliminating this residential unit. Stand-alone, single family homes are becoming rare in the city because almost all new housing are condominiums. Why would you approve a project that would make it even rarer and drive up the cost of housing even more?
- Consideration to the Neighborhood: 75% of the residents living on the same block, or living across the street from the project site signed the letter that was sent to the Planning Commission opposing this project. Some opposed but did not sign. That is an overwhelming number of neighbors who feel that this project would negatively affect our neighborhood and

our quality of life. We are already burdened by the noise and traffic from Lawton Elementary School located one block away. We do not need to add to the existing problems that we are currently enduring.

We ask that you please consider the neighbors and surrounding neighborhood when voting on this proposed project. We hope that you will deny the request for Conditional Use/Variance for the project located at 1566 32nd Avenue.

Thank you.

Patsy Gee

Patsy Gee

From: [Jeri Golda](#)
To: [Look, Jessica \(CPC\)](#)
Subject: Concerns over 1566 32nd Ave (change of use to a childcare facility)
Date: Thursday, July 31, 2014 7:50:42 PM

To whom this may concern,

I have been notified that a residence on my block is being converted to a preschool.

Although, I like kids, this is a residential block that already suffers from a lack of parking.

36 cars (twice per day) trying to find parking during the busiest times of the day will be a huge set-back for all of us on this block.

We chose to live on a block without businesses because we wanted this to be a quiet area where there was little chance that our kids could be hurt by excessive traffic.

This development would add over 70 instances of cars coming and going during the morning and afternoon hours (when we are trying to find our own spaces, as well as having to worry about potential careless drivers as we wrangle our own kids into our cars... That may already be parked all the way down the block)

There is plenty of commercial space available for them in this area. Please help us to keep our block as it is.

Regards,
Jeri Golda
1511 32nd Ave
SF CA 94122
(415)637-2254

Sent from my iPhone

July 29, 2014

Ms. Jessica Look
Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Look:

Thank you for taking time this afternoon to show me the current plans for the expansion of the Childcare Facility at 1566 32nd Avenue. You requested that I send you a copy of the pictures of the rear of 1570 and 1566 32nd Avenue that are on my iPhone. I will email them to you. I am also attaching two Google Earth shots of the area around this proposed project.

Construction Concerns

Figure 1 is an aerial shot of 1570 32nd Avenue (Lot 33) at the top; 1566 32nd (Lot 34) in the middle, and 1562 32nd (Lot 35) at the bottom. This is from Google Earth on the evening of July 29, 2014.

In reviewing the submitted plans for 1566 32nd Avenue, page A1, **Section 1A Existing Plot Plan**, there are two lot 33s on the plan – probably the top one is for lot 32. It appears that the left rear of adjacent dwelling on Lot 33 is flush with the rear of the buildings on lots 34 and 35. From Figure 1 you can see that both buildings on lots 34 and 35 are about two feet longer than depicted on the submitted plans. Since there are windows on the ground and second floors at the left rear corner of dwelling on lot 33, adding stairs to the end of 1566 32nd Avenue will partially block light and the view from those windows. It will also permit anyone standing at the top of the stairs to look directly into my second story bedroom and basement level windows.

Do you know if the project includes any changes that would dampen or reduce the noise that an additional 27 children and staff will generate?

Loss of Street Parking

Figure 2 is an aerial shot of the 1500 Block of 32nd Avenue with the intersection of 32nd Avenue and Lawton at right corner. This is from Google Earth on the evening of July 29, 2014. I am not sure of the exact time when these images were captured but it appears to be in the early to mid-afternoon by the shadows cast by the telephone and power poles. You can see there are a number of cars parked on either side of 32nd Avenue, and on Lawton with only a limited number of street parking spots available. Street parking along Lawton is

also used by the teachers and staff that work at Lawton Elementary on 31st Avenue and Lawton as well as homeowners.

If this project is approved, the few remaining street parking spaces for homeowners in this neighborhood will be used up. One parking spot will be lost due to the loss of off- street parking at 1566 32nd; a second parking space for the proposed white zone in the front of 1566 32nd ; a third space in front of 1570 32nd (because the resulting size of the parking spot won't be long enough to accommodate a vehicle without blocking the driveway to 1570 32nd Avenue); and the additional parking spaces that will be used by the increased number of staff and employees required to operate this school.

A school of this size (39 Students) is not a good fit for this single family residential neighborhood. There already is a number of existing Child Care Facilities in the Outer Sunset District. YELP lists over **50** Daycare facilities in the Outer Sunset District; there is even one in the next block at 1663 32nd Avenue.

Because of my concerns above and those of other homeowners on or near 32nd Avenue, I am requesting that the project not be approved by the San Francisco Planning Department.

Sincerely,

Michael A. Robinson
1570 32nd Avenue
San Francisco, CA 94122

Figure 1 – 1566 32nd Avenue – Construction Concerns

Get Top Web Mobdt Rel;ntd Producu

Google Earth Plug-in

The Google Earth plug-in allows you to navigate and explore geographic data on a 3D globe using a web browser



Figure 2

Figure 2 – 1566 32nd Avenue – Street Parking Concerns

Google Earth Plug-in

[Desktop](#) [Web](#) [Mobile](#) [Related Products](#)

The Google Earth plug-in allows you to navigate and explore geographic data on a 3D globe using a web browser.



**TONG PARK AND LISA NG
1587-32ND AVENUE
SAN FRANCISCO, CA 94122**

August 3, 2014

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

Re: August 14, 2014 Hearing on Application for (1) Conditional Use Permit in Case No. 2013.0385C; and (2) Variance in Case No. 2013.0385V for 1566-32nd Avenue, San Francisco.

Dear Commissioners:

We are the property owners of 1587-32nd Avenue, San Francisco, California. We oppose: (1) the application for Conditional Use Permit in Case No. 2013.0385C ; and (2) the application for Variance in Case No. 2013.0385V for the property located at 1566-32nd Avenue, San Francisco, California (“Project Property”). Therefore, for the following reasons, we strongly urge you to deny both of them.

THE PLANNING CODE AUTHORIZES THE DENIAL OF A CONDITIONAL USE PERMIT AND VARIANCE WHEN THE PROPOSED USE IS DETRIMENTAL TO THE NEIGHBORS AND INJURIOUS TO NEIGHBORING PROPERTY.

Pursuant to San Francisco Planning Code § 303(c), the Planning Commission can approve an application for a conditional use permit *only if* the facts presented are such to establish, among other things:

- (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;
 - (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 and of proposed alternatives to off-street parking . . .

Pursuant to San Francisco Planning Code § 305(c), the Zoning Administrator can grant a Variance *only if* the Zoning Administrator specifies facts sufficient to establish, among other things:

(4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity . . .

THE COMMISSION SHOULD DENY THE APPLICATIONS FOR A CONDITIONAL USE PERMIT AND VARIANCE.

The conversion of the Project Property – currently, a single family dwelling unit used as a child care facility for 12 preschoolers – to a preschool for an *unlimited* number of children (previously estimated at three times as many preschoolers, that is, up to 36 preschoolers) would have a significant, detrimental impact on the neighbors of the Project Property for the following reasons.

- First, the number of vehicles driven by parents/caregivers dropping off or picking up their children would dramatically increase on a street which already is congested, thus resulting in fewer parking spaces for the residents who live on the block. This results in a material injury to the property owners on the block surrounding the Project Property.
- Second, the noise emanating from the Project Property as a result of an unlimited and unknown number of children – coupled with the increased risk that more children attending preschool at the Project Property might run into the street–significantly worsens the quality of life of those who are living on the block, increases the risk of injury to the preschoolers and the risk of liability to the neighbors, and increases the chance that inadvertent accidents might happen. This results in a material detriment to the public welfare.
- Third, the property values of the family dwelling units would decrease if a preschool intended for an unlimited number of children was approved at the Project Property, given that most people generally do not want to live right next to a school. This results in a material injury to the property owners on the block surrounding the Project Property.

In sum, the conversion of the Project Property is not necessary for the preservation and enjoyment of the property rights of the owner of the Project Property. For many years, the Project Property has been used, presumably to make profit, as a child care facility limited to 12 children. If the requested variance and the conditional use permit are granted, material injury to the property owners on the block surrounding the Project Property, including us, will result.

For these reasons, we respectfully request that the Commission deny the applications for the CONDITIONAL USE Case No. 2013.0385C and VARIANCE Case No.2013.0385V for the Project Property at 1566 32nd Ave. San Francisco, in their entirety.

Very truly yours,

TONG PARK NG



LISA NG

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