



# SAN FRANCISCO PLANNING DEPARTMENT

## Draft Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 18, 2014

*Date:* September 11, 2014  
*Case No.:* **2013.0419CV**  
*Project Address:* **1830 – 1834 SUTTER STREET**  
*Zoning:* RM-3 (Residential, Mixed, Medium Density)  
Japantown Special Use District (SUD)  
40-X Height and Bulk District  
*Block/Lot:* 0676/071  
*Project Sponsor:* Tad Sekino  
HKIT Architects  
538 Ninth Street, Suite 240  
Oakland, CA 94607  
*Staff Contact:* Sara Vellve – (415) 558-6263  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)

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### PROJECT DESCRIPTION

The applicant proposes to construct a new three-story (35 feet) approximately 10,000 square foot building on the vacant western portion of the subject property to consolidate the existing Nihonmachi Little Friends School (preschool) which operates in two locations. The existing Julia Morgan-designed school building on the eastern portion of the lot and the proposed building would be connected to provide access at all levels. Alterations to the Julia Morgan building are not proposed.

Nihonmachi Little Friends (NLF) has operated a preschool at 2031 Bush Street since 1977. In 1985 NLF expanded its preschool program to 1830 - 1834 Sutter Street, the subject property. On October 1, 2014 the lease for 2031 Bush Street will expire, and the proposal will accommodate consolidation of both programs at the Sutter Street property.

At NLF's the two current locations, the existing program enrolls approximately 84 preschoolers between the hours of 7:30 am to 5:30 pm year round. Construction of the new building would increase enrollment by approximately eight children with the same operating hours.

Currently, the overall square footage of the Sutter and Bush Street locations is approximately 13,000 square feet, and the proposed overall square footage on the subject site would be approximately 18,000 square feet. The proposed new building would create a more prominent and gracious entry for the school fronting Sutter Street. The basement/entry level would primarily contain building operations, storage and Class 1 bicycle parking. The first floor would contain a large classroom, bathrooms, an office and circulation. An approximately 2,500 square foot play yard would be located on the new building's roof. The proposed building would project to the rear property line at the first and play yard levels. Access between the existing and proposed buildings could occur at the first and play yard levels. The height of

the proposed building is consistent with both adjacent buildings, and lower than the 5-story Hotel Tomo to the east.

With the two locations, pick-up and drop-off of children has occurred on both Bush and Sutter Streets. The Bush Street location has a white zone that accommodates two cars. The Sutter Street location provides two off-street parking spaces for parents. The proposal includes elimination of the off-street parking and its related 26-foot wide curb cut on Sutter Street, restoration of the curb, and creation of a white zone that would accommodate approximately three cars. NLF has been implementing a supervised pick-up and drop-off program and will continue to do so at the proposed white zone. Preliminary discussions with the SFMTA indicate that the white zone is feasible.

## **SITE DESCRIPTION AND PRESENT USE**

The project is located on the north side of Sutter Street, between Buchanan and Webster Streets, Block 0676, Lot 071. The property is located within the Japantown Special Use District and the RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District. The property's two lots were recently merged (former lots 009 & 010) and is approximately 69 feet wide. The eastern portion is developed with a three-story building containing the Nihonmachi Little Friends Preschool. The western portion is occupied by off-street parking for three cars and an outdoor play area for the preschool. The existing building was constructed in 1932 and was designed by Julia Morgan.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The properties surrounding the project site are a mix of residential, commercial and cultural uses. Properties to the north along Bush Street are primarily residential. The Japanese Cultural and Community Center is located on the adjacent lot to the west. The Hotel Tomo of approximately 150 rooms is located on the adjacent property to the east. Across the street to the south are primarily residential uses with a mixed-use building at the corner of Sutter and Buchanan Streets. The property is located a half block west of the Buchanan Mall and in the northwest portion of the Japantown Special Use District.

## **ENVIRONMENTAL REVIEW**

On August 7, 2014 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	August 28, 2014	August 28, 2014	20 days
Posted Notice	20 days	August 28, 2014	August 28, 2014	20 days
Mailed Notice	20 days	August 28, 2014	August 28, 2014	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT

As of September 11, 2014 the Department had received four letters of support and non in opposition. No other public comment was received.

## ISSUES AND OTHER CONSIDERATIONS

- The proposal constitutes a reconfiguration of the existing school operations and locations. Currently, the school is located in two different buildings on opposite sides of the same block. Constructing the proposed building adjacent and connected to the existing school site on Sutter Street will consolidate the school on one site.
- The proposal requires variances from the rear yard and off-street parking requirements, which will be heard by the Zoning Administrator at the September 18, 2014 Planning Commission hearing.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to:

1. allow a use size over 4,000 square feet in the Japantown Special Use District pursuant to Planning Code Section 249.31;
2. allow a childcare facility providing less than 24-hour care for 15 or more children by licensed personnel and meeting the open-space and other requirement of the State of California and other authorities pursuant to Planning Code Section 209.3.

## BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established and successful childcare facility that has been in operation since 1977.
- The proposed new building is compatible with the adjacent historic resource at 1830 Sutter Street.
- The proposal is consistent with the policies and objectives of the Japantown Special Use District.
- The proposed new building will activate the sidewalk by replacing three off-street parking spaces at the front property line with a building entry and lobby for the childcare facility.
- The proposal includes streetscape improvements such as landscaping, paving, street trees and bicycle racks.
- The project sponsor has submitted a pick-up and drop-off plan to manage vehicular traffic associated with the use.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

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

Draft Conditional Use Authorization Motion  
Environmental Determination  
Parcel Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Public Correspondence  
Plans & Photos

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# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 18, 2014

*Date:* September 11, 2014  
*Case No.:* **2013.0419C**  
*Project Address:* **1830 – 1834 SUTTER STREET**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 249.31 AND 209.3 OF THE PLANNING CODE TO EXPAND THE NIHONMACHI LITTLE FRIENDS SCHOOL TO OVER 4,000 SQUARE FEET AND TO ALLOW A CHILD-CARE FACILITY PROVIDING LESS THAN 24-HOUR CARE FOR 15 OR MORE CHILDREN WITHIN THE JAPANTOWN SPECIAL USE DISTRICT AND THE RM-1 (RESIDENTIAL, MIXED, MEDIUM DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 16, 2013, Tad Sekino (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303, 249.31, and 209. to allow the expansion of the Nihonmachi Little Friends School to over 4,000 square feet and to allow a child-care facility providing less than 24-hour care for 15 or more children within the Japantown Special Use District and the RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District.

On September 18, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0419C.

On August 7, 2014 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

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. 2013.0419C, 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 north side of Sutter Street, between Buchanan and Webster Streets, Block 0676, Lot 071. The property is located within the Japantown Special Use District and the RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District. The property’s two lots were recently merged (former lots 009 & 010) and is approximately 69 feet wide. The eastern portion is developed with a three-story building containing the Nihonmachi Little Friends Preschool. The western portion is occupied by off-street parking for three cars and an outdoor play area for the preschool. The existing building was constructed in 1932 and was designed by Julia Morgan.
3. **Surrounding Properties and Neighborhood.** The properties surrounding the project site are a mix of residential, commercial and cultural uses. Properties to the north along Bush Street are primarily residential. The Japanese Cultural and Community Center is located on the adjacent lot to the west. The Hotel Tomo of approximately 150 rooms is located on the adjacent property to the east. Across the street to the south are primarily residential uses with a mixed-use building at the corner of Sutter and Buchanan Streets. The property is located a half block west of the Buchanan Mall and in the northwest portion of the Japantown Special Use District.
4. **Project Description.** The applicant proposes to construct a new three-story (35 feet) approximately 10,000 square foot building on the vacant western portion of the subject property to consolidate the existing Nihonmachi Little Friends School (preschool) which operates in two locations. The existing Julia Morgan-designed school building on the eastern portion of the lot

and the proposed building would be connected to provide access at all levels. Alterations to the Julia Morgan building are not proposed.

Nihonmachi Little Friends (NLF) has operated a preschool at 2031 Bush Street since 1977. In 1985 NLF expanded its preschool program to 1830 - 1834 Sutter Street, the subject property. On October 1, 2014 the lease for 2031 Bush Street will expire, and the proposal will accommodate consolidation of both programs at the Sutter Street property.

At NLF's the two current locations, the existing program enrolls approximately 84 preschoolers between the hours of 7:30 am to 5:30 pm year round. Construction of the new building would increase enrollment by approximately eight children with the same operating hours.

Currently, the overall square footage of the Sutter and Bush Street locations is approximately 13,000 square feet, and the proposed overall square footage on the subject site would be approximately 18,000 square feet. The proposed new building would create a more prominent and gracious entry for the school fronting Sutter Street. The basement/entry level would primarily contain building operations, storage and Class 1 bicycle parking. The first floor would contain a large classroom, bathrooms, an office and circulation. An approximately 2,500 square foot play yard would be located on the new building's roof. The proposed building would project to the rear property line at the first and play yard levels. Access between the existing and proposed buildings could occur at the first and play yard levels. The height of the proposed building is consistent with both adjacent buildings, and lower than the 5-story Tomo Hotel to the east.

With the two locations, pick-up and drop-off of children has occurred on both Bush and Sutter Streets. The Bush Street location has a white zone that accommodates two cars. The Sutter Street location provides two off-street parking spaces for parents. The proposal includes elimination of the off-street parking and its related 26-foot wide curb cut on Sutter Street, restoration of the curb, and creation of a white zone that would accommodate approximately three cars. NLF has been implementing a supervised pick-up and drop-off program and will continue to do so at the proposed white zone. Preliminary discussions with the SFMTA indicate that the white zone is feasible.

5. **Public Comment.** As of September 11, 2014 the Department had received four letters of support and none in opposition. No other public comment was received.
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. **Use.** Planning Code Section 209.3(f) requires Conditional Use Authorization for a childcare facility providing less than 24-hour care for 15 or more children by licensed personnel and meeting the open-space and other requirement of the State of California and other authorities.

*The subject use has been in operation since approximately 1977 at 2031 Bush Street. In 1985 the use expanded to 1830 Sutter Street and has been operating since at both locations with approximately 84 preschool-age children enrolled. Standard operating hours are 7:30 am to 5:30 pm Monday through Friday. The proposal is to construct a new building of approximately 10,000 square feet on the same lot as 1830 Sutter Street (approximately 8,000 square feet) and consolidate both programs with an overall use size of approximately 18,000 square feet. The project would accommodate approximately eight additional preschoolers for an overall enrollment of approximately 92 children. Nihonmachi Little Friends is licensed by the State of California. Through programming and the proposed rooftop play area the school meets the open space requirement of the State of California.*

- B. **Building Height.** Planning Code Sections 252 and 260 establish a 40-foot maximum height for the proposed building, determine how the height is measured and define height limits of certain rooftop projections.

*Based on plans submitted with the application, the roof, penthouse and play yard screening would not exceed a height of 40 feet as measured from the curb at the midline of the building.*

- C. **Rear Yard Requirement in the RM-3 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The subject lot is 137' – 6" deep and a 34' – 6" rear yard is required. The proposed first floor, rooftop play yard and egress stairs project to the rear property line and into the 25% required rear yard. The project sponsor has requested a variance from Planning Code Section 134.*

- D. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space for every 25 children to be accommodated at any one time, where the number of such children exceeds 24.

*Nihonmachi Little Friends (NLF) proposes to accommodate 92 children at the site, which requires four off-street parking spaces. The proposal would eliminate three existing off-street parking spaces at the Sutter Street location in order to accommodate the proposed building. The project sponsor has requested a variance from Planning Code Section 151.*

- E. **Bicycle Parking.** Planning Code Section 151.30 requires the following bicycle storage requirements. Class 1 Spaces – minimum two spaces or 1 space for every 20 children. Class 2 Spaces – 1 space for every 20 children.

*The basement floor plans shows three Class 1 bicycle racks (6 total spaces) in the storage room and the proposed site plan shows three Class 2 (6 total spaces) to be installed on the sidewalk.*

- F. **Japantown Special Use District (SUD):** Planning Code Section 249.31 establishes the Japantown SUD in order to maintain the cultural and historic integrity and neighborhood

character of Japantown, and requires Conditional Use authorization for any change in use in excess of 4,000 square feet. Two criteria for Conditional Use authorization must be met.

1. The use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern and design aesthetic of the Special Use District.
  - i. *Nihonmachi Little Friends (NLF) has been in operation in Japantown since 1977. NLF is specifically committed to offering culturally sensitive childcare in San Francisco's Japanese community. The school integrates Japanese bilingual language curriculum, culture and community into its program, which supports the neighborhood's Japanese identity.*
  - ii. *Neighborhood character will be augmented through thoughtful design of the proposed building through the Japanese-inspired entry garden, shoji patterned double entry doors, "structural" expressions of traditional Japanese architecture through reveals at large smooth finish panels that relation to traditional stucco finishes found in Japantown. The proposed building would replace a lot used for unscreened off-street parking, a blacktop playground and circulation to a landscaped playground at the rear of the lot.*
  - iii. *The proposed building is consistent with the development pattern of the area in that both adjacent properties contain buildings that project to their rear property lines, and the building would not be taller than those surrounding it. The proposal improves the streetscape by eliminating a wide curb cut and proposing street trees and a landscaped front setback, which will provide relief from a solid street wall mid-block.*
  
2. The use supports one or more of the purposes for establishing the Japantown SUD.
  - i. *The proposal will redevelop a lot used for unscreened off-street parking, internal circulation and screened playgrounds. Establishing a culturally appropriate use that is expressed through landscaping and architecture will help to develop Japantown.*
  - ii. *The proposal will enhance Japantown by eliminating a wide curb cut and improving the streetscape through plantings, landscaping and a building that projects Japanese-inspired architecture.*
  - iii. *The proposal will strengthen and support Japantown's identity along the Sutter Street community/cultural core by allowing a bilingual Japanese preschool to occupy an underutilized portion of the subject lot.*
  - iv. *The proposed building incorporates a Japanese-inspired entry garden, shoji patterned double entry doors, "structural" expressions of traditional Japanese architecture through reveals and large smooth finish panels that relate to traditional stucco finishes found in Japantown for a Japanese bilingual preschool.*
  
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 size of the proposed use and building is in keeping with surrounding buildings as it is of similar height and depth as adjacent and surrounding buildings. The proposal improves the overall streetscape on Sutter Street by removing a wide curb cut, eliminating vehicular traffic crossing the sidewalk, and introducing landscaping and street trees to the site. Nihonmachi Little Friends school has been operating in the neighborhood at a similar intensity and size as proposed since 1985, without negatively affecting the neighborhood. Consolidation of the program and construction of an architecturally appropriate building will strengthen the preschool's identity and the neighborhood's cultural identity.*

- 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 proposed building depth is consistent with those immediately adjacent on each side, which are institutional uses as well. The proposed height is consistent with immediately adjacent buildings, and those across Sutter Street.*

- 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;

*While the proposal requires a variance from the off-street parking requirement, the project will reduce vehicular crossing of the sidewalk, restore the curb, and create a white loading zone for pick-up and drop-off. The sponsor has indicated that it holds 6 teachers' on-street parking permits, rents one space from a local church and that the majority of staff takes public transportation. The sponsor reports that approximately 50% of families participating in the program do not depend on cars to provide transportation to and from the school. The school has been implementing a drop-off and pick-up program at the current locations, and this program will continue to be implemented at the project site. The existing school buildings do not provide any bicycle storage and the proposal includes storage for 12 bikes.*

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

*The proposal would not create glare, dust or odors. The roof play area would be screened and a rubber material would be used on the surface of the play yard to attenuate noise.*

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

*The proposal includes a Japanese-inspired garden at the street, street trees, additional landscaping, screening and a rubber surface for the play area.*

- 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.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The proposed project is located in an RM-3 (Residential, Mixed, Medium Density) District.*

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

**Commerce and Industry Element**

**Objective 2. MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.**

**Policy 2.3:** Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The State-licensed child-care facility operated as proposed will enhance the total City living and working environment by helping to address a high demand for child care services by working families, particularly those interested in a Japanese bilingual and multicultural program in the Japantown neighborhood. By providing a favorable social and cultural climate, San Francisco's sound and diverse economic base and fiscal structure will be supported.*

**Objective 7. ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.**

**Policy 7.3.** Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

*The proposal will support the continuation and growth of a Japanese bilingual and multicultural preschool in Japantown that has been in operation for nearly 40 years.*

**Urban Design Element**

**Objective 4. IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY**

**Policy 4.4.** Design walkways and parking facilities to minimize danger to pedestrians.

*The proposal will eliminate off-street parking for three cars and an approximately 25-foot wide curb cut, which will increase pedestrian safety of young children and their caregivers by eliminating the need for cars to cross the sidewalk to access off-street parking immediately adjacent to a preschool.*

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.

*The proposal is to construct an addition to an existing preschool on a lot that does not contain a neighborhood-serving retail use.*

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

*Through construction of a new building to accommodate a Japanese bilingual and multicultural preschool, the cultural diversity of the City will be preserved.*

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

*No housing would be removed for this Project.*

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

*The existing use has six parking permits and leases off-street parking in the neighborhood for its teachers. The proposal includes up to 12 bicycle storage spaces and a white zone for pick-up and drop-off that will accommodate three cars at once. It is reported that only 50% of the school's families rely on private vehicles for transportation to and from the school, and that the majority of staff use public transportation. Overall, the number of cars accommodated in the white zone will increase by one, and the bicycle storage spaces will increase by 12.*

- 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 proposal is related to the continuation of a bilingual preschool in Japantown. No industrial or service use is involved.*

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

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

- G. That landmarks and historic buildings be preserved.

*Pursuant to Case No. 2013.0419E, the proposed building was found to be compatible with the historic resource adjacent to the east at 1830 Sutter Street, designed by Julia Morgan and constructed in 1932.*

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

*The project does not involve a building subject to Planning Code Section 295.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0419C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 11, 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 September 18, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 18, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a childcare facility serving more than 15 children for less than 24 hours (d.b.a. **Nihonmachi Little Friends School**) located at **1830 – 1834 Sutter Street, Block 0676, and Lot 071** pursuant to Planning Code Section(s) **303, 249.31 and 209.3** within the Japantown Special Use District and the RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped “EXHIBIT B” included in the docket for Case No. **2013.0419C** and subject to conditions of approval reviewed and approved by the Commission on **September 18, 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 **September 18, 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](http://www.sf-planning.org).*

### DESIGN

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

### MONITORING

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.
4. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### OPERATION

5. **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/>*



# CEQA Categorical Exemption Determination

SAN FRANCISCO  
PLANNING  
DEPARTMENT

## Property Information/Project Description

PROJECT ADDRESS 1830/1834 Sutter Street	BLOCK/LOT(S) 0676/009
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CASE NO. 2013.0419E	PERMIT NO.	PLANS DATED
------------------------	------------	-------------

- Addition/ Alteration (detailed below)       Demolition (requires HRER if over 50 years old)       New Construction

### STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**  
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**  
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

**NOTE:**  
If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

- Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
- Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?
- Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)*
- Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas*
- Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area*
- Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography*

*Project requires transportation clearance.*

*Have requested a pickup/dropoff plan from sponsor.*

*04/05/13*

*Per GIS database, all other CEQA resources are cleared.*

**Slope = or > 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

*Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.*

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

**Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

*Exceptions: Do not check box for stairs, patio, deck and fence work.*

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

**Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

*Exceptions: Do not check box for stairs, patio, deck and fence work.*

Geotechnical report will likely be required. File an Environmental Application

**Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

*No exceptions.*

File an Environmental Application to determine the applicable level of CEQA analysis

**NOTE:**  
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

**GO TO STEP 3**

**STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE**

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5** *see HRER memo dated. Aug 4, 2014*
- Category B: Potential Historical Resource ( over 50 years of age )** **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible ( under 50 years of age )** **GO TO STEP 6**

**STEP 4 PROPOSED WORK CHECKLIST ( To be completed by Project Planner )**

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).
2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**NOTE:**  
Project Planner must check box below before proceeding.

- Project is not listed:**  
**GO TO STEP 5**
- Project does not conform to the scopes of work:**  
**GO TO STEP 5**
- Project involves 4 or more work descriptions:**  
**GO TO STEP 5**
- Project involves less than 4 work descriptions:**  
**GO TO STEP 6**

**STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW** ( To be completed by Preservation Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- \_\_\_\_\_ 2. **Interior alterations to publicly-accessible spaces.**
- \_\_\_\_\_ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- \_\_\_\_\_ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- \_\_\_\_\_ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- \_\_\_\_\_ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- \_\_\_\_\_ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

**NOTE:**  
If ANY box is initialed in STEP 5, Preservation Planner **MUST** review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

\_\_\_\_\_  
Preservation Planner Initials

SAC 8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: See HREER memo dated Aug. 4, 2014

**Project Can Proceed With Categorical Exemption Review.**

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

**GO TO STEP 6**

SAC  
Preservation Planner Initials

\* 9. **Reclassification of property status to Category C**

- a. Per Environmental Evaluation Evaluation, dated: \_\_\_\_\_  
\* Attach *Historic Resource Evaluation Report*
  - b. Other, please specify: \_\_\_\_\_
- \_\_\_\_\_  
\* Requires initial by Senior Preservation Planner / Preservation Coordinator

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION** ( To be completed by Project Planner )

**Further Environmental Review Required.**  
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

**No Further Environmental Review Required.** Project is categorically exempt under CEQA.

**STOP!**

Must file *Environmental Evaluation Application*. \_\_\_\_\_

Muelly Catta  
Planner's Signature

8/7/14  
Date

S. Caltagirone  
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

*Date Reviewed:* August 4, 2014 (Part 1 and 2)  
*Case No.:* 2013.0419E  
*Project Address:* 1830-34 Sutter Street  
*Zoning:* RM-3 (Residential, Mixed Use, Medium Density) Zoning District;  
40-X Height and Bulk District  
*Block/Lot:* 0676/009  
*Staff Contact:* Shelley Caltagirone, Preservation Planner  
(415) 558-6625  
[shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org)

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### PART I: HISTORIC RESOURCE EVALUATION

#### Building and Property Description

The parcel is located on the north side of Sutter Street between Buchanan and Webster streets in the Japantown neighborhood. The property is located in an RM-3 (Residential, Mixed Use, Medium Density) Zoning District and a 40-X Height and Bulk District. 1830 Sutter Street is a 3-story, wood frame community building designed in a Japanese-inspired style. The rectangular-plan building, clad in smooth stucco, is capped by a combination gable, shed, and flat roof covered in clay tile. The building was designed by Julia Morgan and constructed in 1932. For a full property historic context and architectural description, please refer to the attached Historic Resource Evaluation (HRE) report prepared by Carey & Company (March 2003) and the DPR 523A Form prepared by Page & Turnbull (November 2007).

#### Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. However, previous property evaluations have found that it to be eligible for listing on the California Register under Criteria 1 and 3 (see attached DPR Form B and Historic Resource Evaluation report). The property is also near the proposed boundary of a previously surveyed Japantown Community & Cultural Historic District found to be eligible for listing on the National and California registers under Criterion A/1 (see attached DPR Form D). The survey evaluations have not yet been adopted by the City; however, they provide sound historical analysis of the property and its surroundings. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1932) and the previous evaluations.

#### Neighborhood Context

The boundaries of Japantown may be roughly defined as the areas within and along California (north), O'Farrell (south), Gough (east) and Fillmore (west) streets. Historically, many Japanese residences and businesses also existed beyond these boundaries; however, this is considered the core of the

neighborhood. The area has been, and is, defined more by its cultural identity as the historic center of Japanese society in San Francisco than by its architectural identity. However, the built environment does reflect the history of the Nikkei (individuals of Japanese ancestry) from initial occupancy of existing infrastructure by predominantly Japanese and Japanese Americans to the eventual construction of purpose-built community institutions and other structures.

The Western Addition site of the present Japantown was an established Victorian-era neighborhood, home to a mix of European immigrants and their native-born offspring. The 1900 Census shows a concentration of persons born in German speaking parts of Europe in the area, the second most prevalent national group in San Francisco. There were no Japanese households in the area at that time. However, immediately after the earthquake, San Francisco's Japanese relocated here in significant numbers. This process was recorded and encouraged by editorials in Shin-Sekai (The New World, originally a publication of the Japanese YMCA until it split off in 1897) which predicted that rents in the area would soon be forced down as ruined parts of the city were rebuilt. The community prospered through the 1920s and 30s. By 1940, the Japanese population of Japantown, although by then second in size to Little Tokyo in Los Angeles, numbered over 5,000—with more than 200 Japanese-owned businesses.

The building types that comprise Japantown are institutional structures either purpose-built or associated by usage with the Japanese community, commercial structures in the core of Japantown, and residential structures in the core area, especially those historically adapted as hotels or boarding houses for the Japanese community. These property types are united and defined primarily by their cultural and historic associations with the Japanese community in Japantown. Physically, most buildings are Victorian-era frame structures that pre-date the Japantown period (1906-1986).

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1932-42	Period of Significance: 1906-1960
	<input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the DPR forms and HRE report cited above, the Department finds that the subject property appears to be eligible for inclusion on the National and California registers as an individual resource and as a contributor to the Japantown Community & Cultural Historic District. The Planning Department concurs with the historic significance analysis presented in DPR forms HRE report and has briefly summarized the historical significance arguments below.

***Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.***

The former YWCA located at 1830 Sutter Street represents an important element in the social history of Japanese American women in the United States. The Japanese YWCA was established on July 20, 1912 by women from Japanese Christian churches in Japantown, who were otherwise barred from joining the mainstream Young Women's Christian Association. The San Francisco YWCA appears to be the only building purpose-built for a Japanese American chapter of the organization. Please see the attached DPR Form B for a full description of the property's historical significance under Criterion A/1. The Department concurs with the DPR Form B finding that the property appears to be individually eligible for listing on the California and National registers under this criterion with a period of significance of 1932-1942, beginning with the construction of the building and ending with the internment of the Japanese Americans when they were forced to vacate the building.

The Department also concurs with the DPR Form D finding that the Japantown Community & Cultural Historic District appears to be eligible for listing on the California and National registers under Criterion A/1 for its association with important events, patterns, and trends related to the social, cultural, and physical history of the Japantown neighborhood. Please see the attached DPR Form D for a full description of the property's historical significance under this criterion. Although the proposed western boundary ends at Buchanan Street, a few parcels to the east of 1830 Sutter Street, the evaluation recommends refinement of the boundary based upon further research. The Department finds that the subject property falls within the period of significance (1906-1960), shares the association with the development of Japantown, and is located in proximity to a high concentration of similar properties. Therefore, the Department finds that the subject property is also eligible as a contributor to this district.

***Criterion 2: It is associated with the lives of persons important in our local, regional or national past;***

There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important in our local, regional, or national history. None of the owners and occupants was influential or claims any noteworthy accomplishments that would make the property significant by association.

***Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;***

The building at 1830 Sutter Street was designed by Julia Morgan and constructed in 1932. As such, the building represents the work of a master architect and fits into the context of Morgan's work on other YWCA facilities, both in San Francisco and elsewhere. Please see the attached DPR Form B for a full description of the property's historical significance under Criterion C/3. The Department concurs with the DPR Form B finding that the property appears to be individually eligible for listing on the California and

National registers under this criterion with a period of significance of 1932, relating to the building's construction date.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;**

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

**Step B: Integrity**

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from its individual period of significance of 1932-1942:

- |                     |   |                                |                   |   |                                |
|---------------------|---|--------------------------------|-------------------|---|--------------------------------|
| <b>Location:</b>    | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Setting:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Association:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Feeling:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Design:</b>      | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Materials:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Workmanship:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |                   |   |                                |

1830 Sutter Street retains integrity of association. Though it is now used as a child care facility rather than a community center, it retains close ties to the Japanese American community, it represents a significant pattern of events in the history of the neighborhood, and it continues to provide educational, cultural and community-building services similar to those that were promoted by the YWCA. The building retains integrity of location, having never been moved from its original location. Its integrity of setting is slightly diminished as the area around 1830 Sutter Street was reshaped largely by redevelopment projects in the 1960s and 1970s. The building possesses high integrity of design, material, workmanship, and feeling. Few alterations appear to have been made to the original building and it retains the original character and detailing that are true to Julia Morgan's design.

The subject property retains integrity from its district period of significance of 1906-1960:

- |                     |   |                                |                   |   |                                |
|---------------------|---|--------------------------------|-------------------|---|--------------------------------|
| <b>Location:</b>    | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Setting:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Association:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Feeling:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Design:</b>      | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Materials:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Workmanship:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |                   |   |                                |

Of the seven aspects of integrity, those most applicable to properties assessed according to Criterion A/1 are location, setting, feeling, and association. To a lesser degree, the integrity aspects of design, workmanship, and materials are considered. The majority of properties within the Historic District exhibit a high level of integrity, with virtually all properties retaining location and setting. Only a few properties within the district have undergone major alterations to design, workmanship, or materials, and in general they retain the character defining features that are necessary to be extant in order to convey association to the important theme of community and cultural development in Japantown.



## PART II: PROJECT EVALUATION

Proposed Project

Demolition

Alteration

Per Drawings Dated: June 16, 2014

### Project Description

The proposed project calls for construction of a new 2.5-story, 9,843-square-foot horizontal addition to be located to the west of the former YWCA building on the existing vacant lot. The new addition would house classrooms, offices, storage, and toilets, and would have a rooftop play yard and garden. The only alterations to the existing building would be limited demolition to the secondary west façade for hallway connections to the new addition.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### Subject Property/Historic Resource:

The project will not cause a significant adverse impact to the historic resource as proposed.

The project will cause a significant adverse impact to the historic resource as proposed.

#### California Register-eligible Historic District or Context:

The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it would not cause a substantial adverse change in either the individually eligible resource or the eligible district such that either the significance of the building or the district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

*Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property would continue to be used as an educational building, which is compatible with its historic use as a YWCA and which preserve the historic building's distinctive characteristics.

*Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The only material to be removed would be relatively small sections a wall along the secondary façade which contain no special features. The vacant lot on which the horizontal addition would be construction was historically developed with a building sharing a similar front setback and massing as the subject building. Therefore, the construction would re-introduce a structure and partially restore the original setting.

*Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project would not create a false sense of history. The proposed horizontal addition would be designed in a contemporary yet compatible style with modern materials. The addition would read as a separate new building from the street, despite sharing internal access.

*Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not result in the loss of distinctive features. The proposed side addition would require removal of horizontal wood siding on the secondary façade.

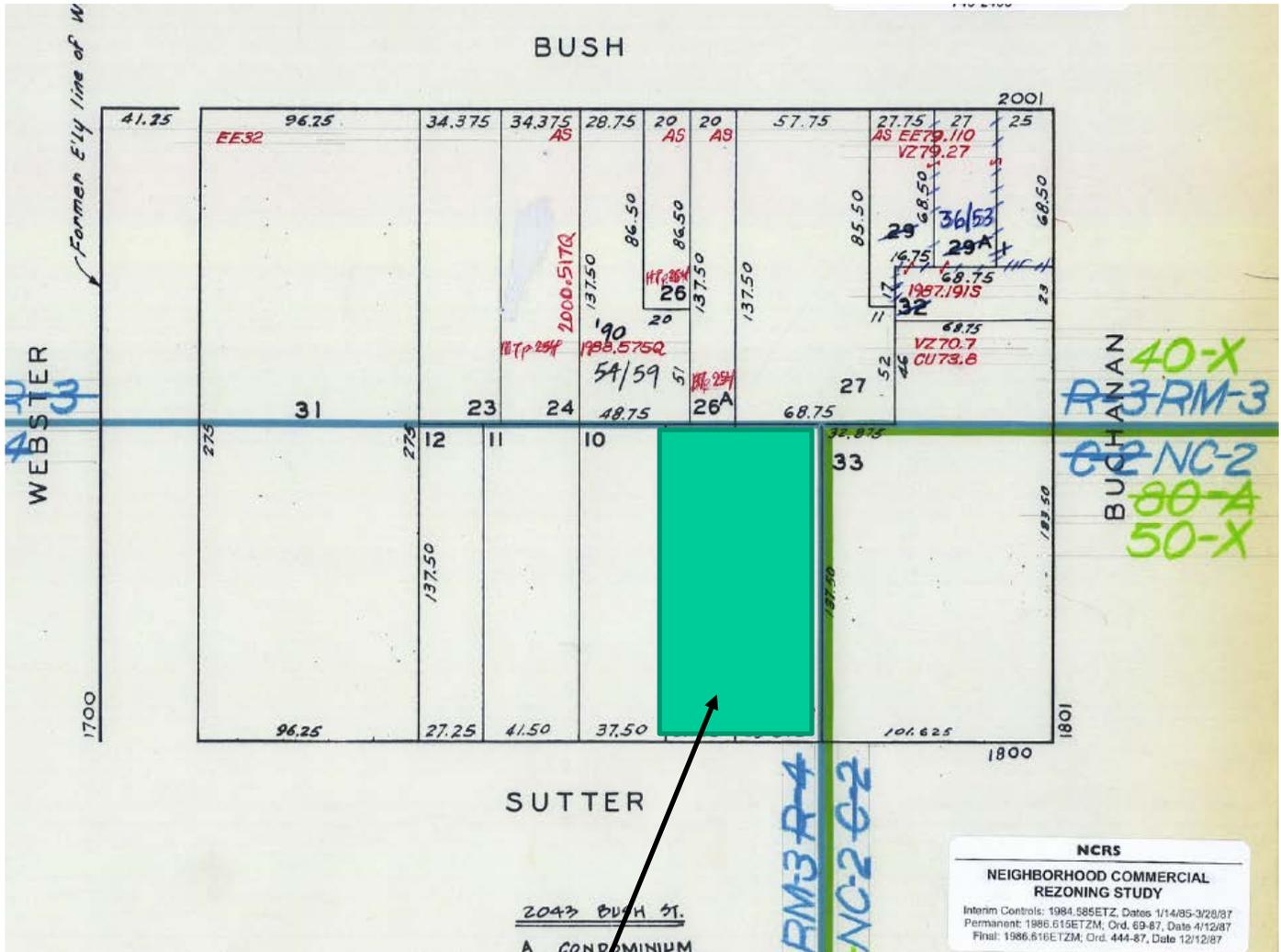
*Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project would comply with this Standard. The new horizontal would be compatible with the historic building in terms of its scale, form, and stucco cladding yet distinguished by the minimized ornamentation and modern detailing. The position of the addition would allow it to read as a separate new building when viewed from the street, despite sharing internal access. The façade treatment is subtle and contemporary and achieves the “structural” expressions of traditional Japanese architecture through the horizontal and vertical reveals in the cement plaster. The alignment of the joints and major horizontal elements relate to the adjacent buildings. Likewise, the stair tower roof and rooftop railing respect the ridge and eave heights of the adjacent buildings. The front setback and recessed panel on the east side of the front façade allow for views of the historic building. The recessed panel also relates well to the recessed first floor of the historic building. Similarly, the prominent center window references the historic center window. The color pallet of the addition is similar to the historic building and uses a darker color in the recess panel to allow the proposed addition to visually recede from view and allow the historic building to read more prominently from the side. The finish of the planter walls would match the tone of the recessed portion of the building and create a welcoming spade leading you to the entry. Overall, the addition is designed in a manner that is compatible yet differentiated from the individually eligible historic resource.

The proposed addition is also compatible with the Japantown Community & Cultural Historic District in terms of its scale, form, massing, materiality, and design. The proposed addition would reflect and



# Parcel Map

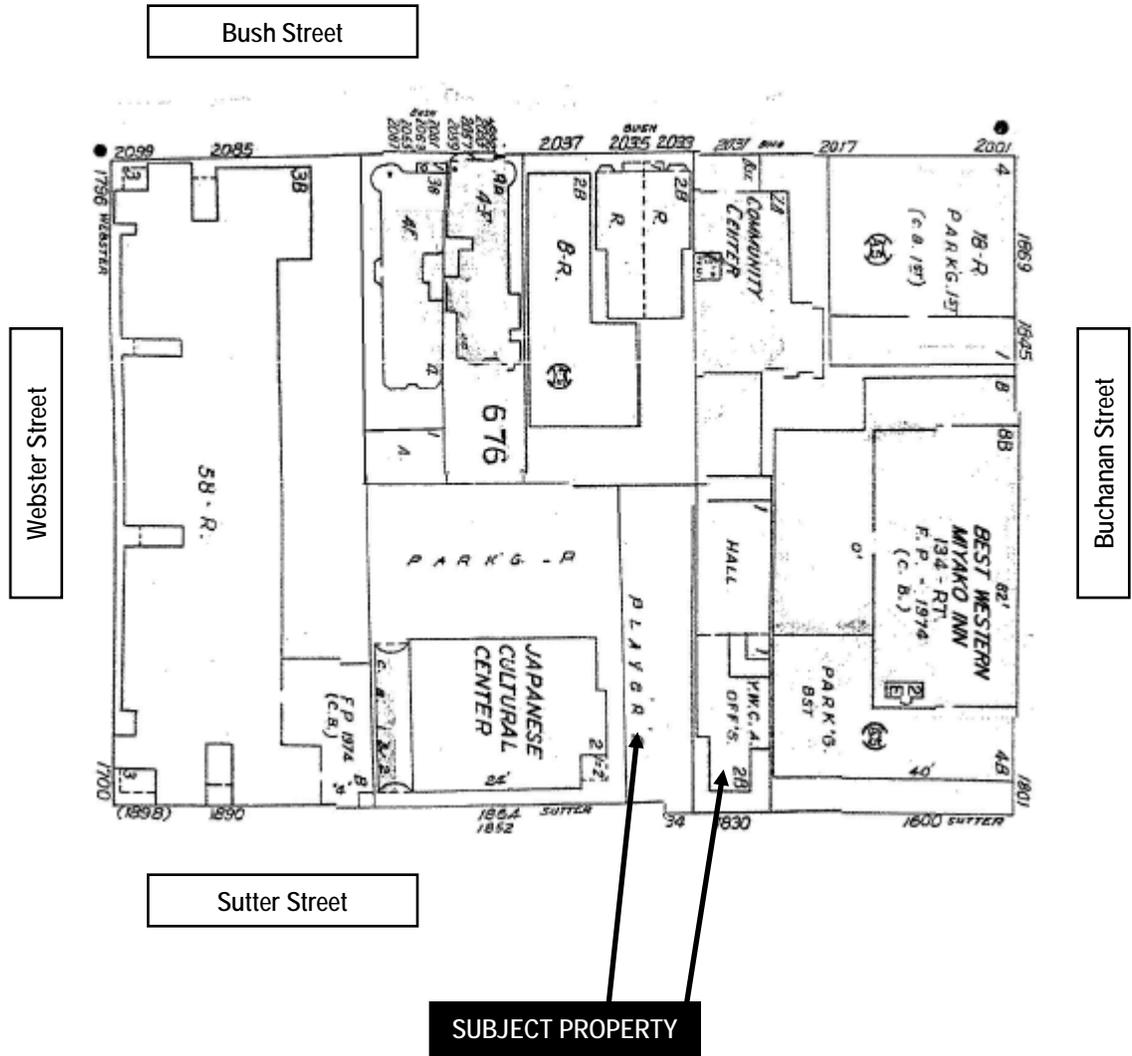


**SUBJECT PROPERTY**



Conditional Use Hearing  
 Case Number 2013.0419C  
 Nihonmachi Little Friends Preschool  
 1830 – 1834 Sutter Street

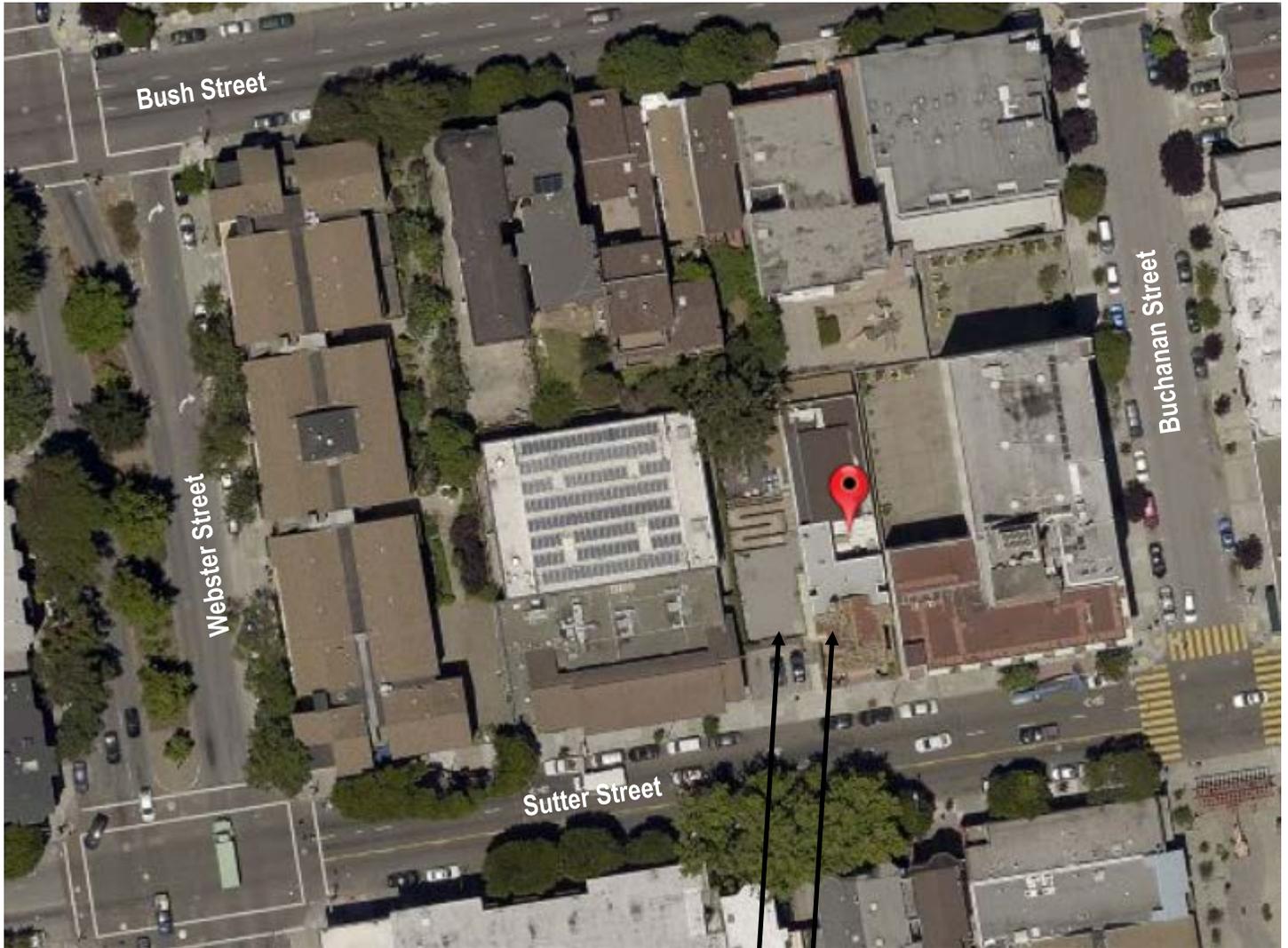
# Sanborn Map\*



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

Conditional Use Hearing  
Case Number 2013.0419C  
Nihonmachi Little Friends Preschool  
1830 – 1834 Sutter Street

# Aerial Photo

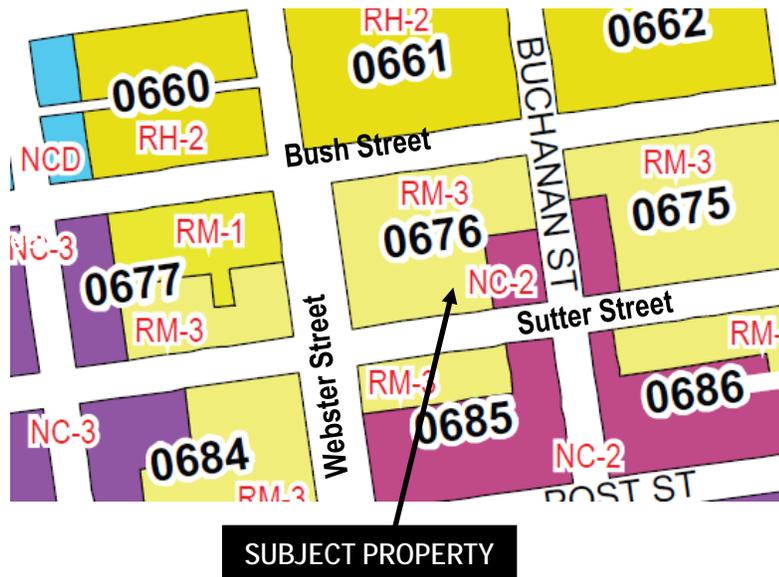


**SUBJECT PROPERTY**

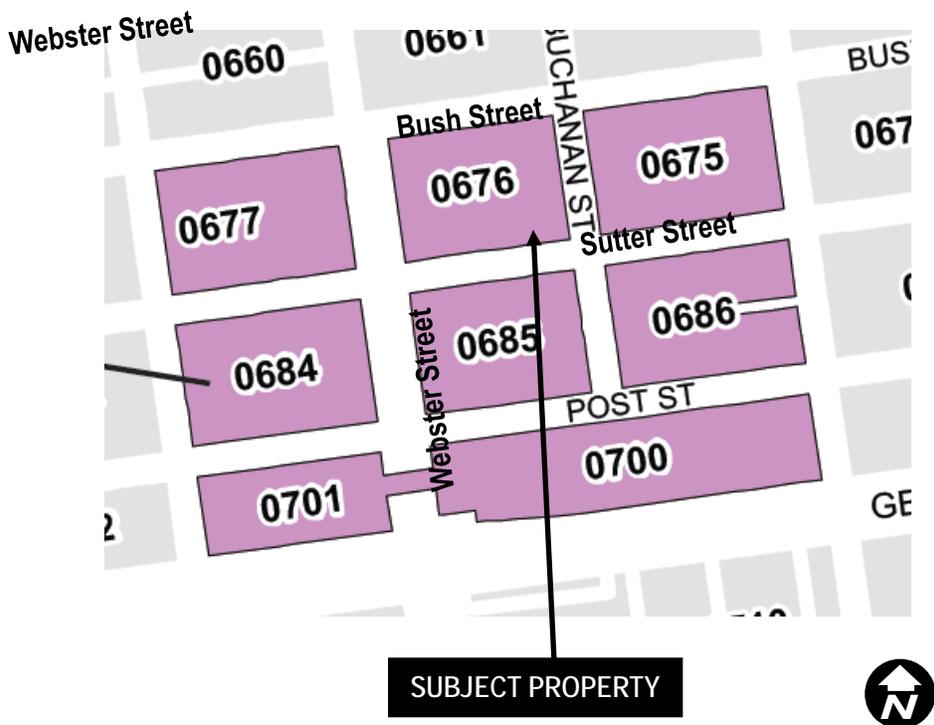


Conditional Use Hearing  
Case Number 2013.0419C  
Nihonmachi Little Friends Preschool  
1830 – 1834 Sutter Street

# Zoning Map



# Japantown SUD Map



Conditional Use Hearing  
Case Number 2013.0419C  
Nihonmachi Little Friends Preschool  
1830 – 1834 Sutter Street



**BENKYODO COMPANY**

**1747 Buchanan Street  
San Francisco, CA 94115  
(415) 922-1244**

September 3, 2014

To Whom It May Concern:

Established in June of 1906, Benkyodo Company, family owned and operated, was one of the original businesses in the Japan Town community. We have been and continue to be active in the local community, a unique community that includes Nihonmachi Little Friends, a non-profit, community-based organization providing high quality and affordable childcare programs that integrate Japanese language and culture.

Benkyodo Company proudly and wholeheartedly supports the proposed expansion of Nihonmachi Little Friends located at 1830 Sutter Street, across the street from our company.

Currently housed in two sites, NLF plans to build a 9,978sf, two-story addition with basement to their existing Sutter Street preschool site, thereby enabling them to secure, consolidate and expand their preschool program.

We acknowledge Nihonmachi Little Friends' efforts to keep us, their neighbors, informed, updated, and engaged through community outreach. They are a good neighbor, and we support this proposed project.

Sincerely,

Rick T. Okamura  
General Partner  
Benkyodo Company



## Japanese American Religious Federation of San Francisco

Mailing Address: c/o Rev. Joanne Tolosa, JARF Secretary  
Konko Church of San Francisco  
1909 Bush Street  
San Francisco, CA 94115-3204

August 25, 2014

Dear San Francisco Planning Department Commissioners;

The Japanese American Religious Federation (JARF) strongly supports the proposed expansion of Nihonmachi Little Friends (NLF) located at 1830 Sutter Street onto the playground space of their property.

Established in 1975, NLF is a non-profit, community based organization providing high quality and affordable childcare programs that integrate Japanese language and culture. An anchor neighborhood institution, they connect diverse families throughout San Francisco to Japantown, thus playing a critical role in the cultural and economic sustainability of the neighborhood.

In order to secure, consolidate and expand their preschool program, which is currently housed in two sites, NLF plans to build a 9,978 sf, two-story addition with basement to their existing Sutter Street preschool – a historically-significant Julia Morgan building – in the location currently occupied by three off-street parking spaces and the play area that serves the preschool. The proposed project maintains the current Sutter Street setback established by the existing preschool building. It also matches the rear setback of the existing building, thus requiring a zoning variance from the rear yard requirement. A rooftop playground will offset the loss of the current play area. The building size and program is driven by California code requirements for indoor and outdoor activity space (sf per child) and licensing mandates.

We support the proposed project on the following basis:

1. **The project supports key goals of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHES)** – The expanded facility supports the long-term sustainability of the organization and its Japanese-enriched curriculum, which plays an important role in preserving cultural heritage. It contributes to a thriving commercial and retail district by attracting new families throughout the city to Japantown. And, it enhances the attractiveness and vitality of the neighborhood through its design and community-serving program.
2. **The project's design is sensitive to, and compatible with, the neighborhood and streetscape** – The contemporary design of the addition respects the prevailing scale of the street and complements its immediate neighbors – the Japanese Cultural and Community Center of No. California (JCCNC) and Julia Morgan structure -- without replicating their architecture. Subtle design strategies, including the alignment of major horizontal elements,

window and doorway configuration and details, integration of “shoji” pattern language, and exterior building materials and color palette create a unique, but cohesive infill project with cultural meaning. An exterior Japanese garden adds a much-needed natural element to the streetscape. The generous setback of the project also provides visual relief and a welcoming street presence and respects the entry to the JCCCNC building.

3. **The project’s design reflects best practices for additions to historic buildings** – Significant care and effort went into crafting a compatible building addition distinct from the Julia Morgan structure, without dominating or distracting from it. This is in keeping with the principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

4. **The project was designed in good faith** – NLF engaged in an extensive design review process with the Planning Department and neighborhood, meeting and surpassing all requirements for community outreach. They consulted with neighbors to understand their concerns and revised the building design to reach mutually-beneficial outcomes. NLF also sought the involvement of the JCHES Land Use Sub-committee through review and input to incorporate JCHES principles into their design.

Crafting a childcare facility addition on a tight, urban-infill property, adjoining a historically-significant structure, in a heritage neighborhood is an exceedingly tall order in San Francisco. We acknowledge NLF for their effort to create a sensitive, culturally-meaningful, and attractive facility that is a good neighbor and advances the goals of the JCHES.

Sincerely,

*Joanne Dixon (JARF Secretary) for Stina Pope*

Rev. Stina Pope, JARF President

On behalf of the JARF Board

# **SUPER MIRA, INC.**

1790 SUTTER ST.  
SAN FRANCISCO, CA 94115

September 5, 2014

Dear Planning Commission Members,

I strongly support the proposed expansion of Nihonmachi Little Friends (NLF) onto the playground space of their property. I am the owner of Super Mira, Inc., a Japanese grocery store, which I opened in September 1, 2000. My shop is located at the corner of Sutter and Buchanan Streets in Japantown, very close to Nihonmachi Little Friends' 1830 Sutter Street building.

Established in 1975, NLF is a non-profit, community based organization providing high quality and affordable childcare programs that integrate Japanese language and culture. It is an important neighborhood institution as they connect diverse families throughout San Francisco to Japantown, which helps to sustain our historic neighborhood.

We hope you will approve their building addition plan as it is important for families of young children, the neighborhood and San Francisco.

Sincerely,



Yasuaki Miura

Owner



September 10, 2014

To Whom It May Concern:

Union Bank recognizes the importance of the proposed expansion of Nihonmachi Little Friends (NLF) located at 1830 Sutter Street onto the playground space of their property.

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In order to secure, consolidate and expand their preschool program, which is currently housed in two sites, NLF plans to build a 9,978 sf, two-story addition with basement to their existing Sutter Street preschool – a historically-significant Julia Morgan building – in the location currently occupied by three off-street parking spaces and the play area that serves the preschool. The proposed project maintains the current Sutter Street setback established by the existing preschool building. It also matches the rear setback of the existing building, thus requiring a zoning variance from the rear yard requirement. A rooftop playground will offset the loss of the current play area. The building size and program is driven by California code requirements for indoor and outdoor activity space (sf per child) and licensing mandates.

We support the proposed project on the following basis:

- 1) **The project supports key goals of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHESS)** – The expanded facility supports the long-term sustainability of the organization and its Japanese-enriched curriculum, which plays an important role in preserving cultural heritage. It contributes to a thriving commercial and retail district by attracting new families throughout the city to Japantown. And, it enhances the attractiveness and vitality of the neighborhood through its design and community-serving program.

- 2) **The project's design is sensitive to, and compatible with, the neighborhood and streetscape** – The contemporary design of the addition respects the prevailing scale of the street and complements its immediate neighbors – the Japanese Cultural and Community Center of No. California (JCCCNC) and Julia Morgan structure -- without replicating their architecture. Subtle design strategies, including the alignment of major horizontal elements, window and doorway configuration and details, integration of “shoji” pattern language, and exterior building materials and color palette create a unique, but cohesive infill project with cultural meaning. An exterior Japanese garden adds a much-needed natural element to the streetscape. The generous setback of the project also provides visual relief and a welcoming street presence and respects the entry to the JCCCNC building.
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Crafting a childcare facility addition on a tight, urban-infill property, adjoining a historically-significant structure, in a heritage neighborhood is an exceedingly tall order in San Francisco. We acknowledge NLF for their effort to create a sensitive, culturally-meaningful, and attractive facility that is a good neighbor and advances the goals of the JCHESS.

Sincerely,



Jerry Ono  
Vice President  
Union Bank  
1675 Post Street  
San Francisco, CA 94115





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- 1. Cement plaster typ. (color to match adjacent historic bldg. (#18))
- 2. 8'-0" high synthetic wood screen
- 3. Translucent panels
- 4. Aluminum window
- 5. Aluminum window wall
- 6. Cement plaster
- 7. Aluminum storefront
- 8. Storefront door (color to match logo)

- 9. Preschool logo
- 10. Concrete planter box
- 11. Concrete tile roof
- 12. Wood siding
- 13. Painted wood trim typ.
- 14. Cement plaster
- 15. Wood slat fence
- 16. Concrete stairs

- 17. Clay tile roof
- 18. Existing NLF cement plaster
- 19. Wood pilasters, eaves, fascia, trim and curvilinear brackets
- 20. Wood window typ.
- 21. Wood flower box with horizontal and vertical banding
- 22. Brick stairs up to pre-entry court

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PRUNUS YEDONENSIS | Yoshino Cherry Tree  
**STREET TREES**



ACER PALMATUM 'ATROPURPUREUM' | Red Japanese Maple  
**EAST ENTRY PLANTER - SMALL FEATURE TREE**



CHIMONOBAMBUSA MARMOREA | Marbled Bamboo  
**WEST ENTRY PLANTER - SHRUB PLANTING**



**PERMEABLE PAVER 'Hydro-Flo' City Estate | 6"x12", Grey, Running Bond**



ATHYRIUM NIPONICUM | Japanese Painted Fern  
**EAST ENTRY PLANTER - GROUNDCOVER**



ACORUS GRAMINEUS | Japanese Sweet Flag



NASELLA TENUISSIMA | Mexican Feather Grass

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SANKO COOKING SUPPLIES  
1758 BUCHANAN STREET

BUCHANAN MALL

BENKYODO CO.  
1747 BUCHANAN STREET

HOUSE  
1809 SUTTER STREET

HOUSE  
1811 SUTTER



HOUSE  
1815 SUTTER

HOUSE  
1825 SUTTER

APARTMENTS  
1881 SUTTER STREET

WEBSTER STREET

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ADJACENT PROPERTY- JCCNC / 1840 SUTTER STREET  
*LOOKING NORTHWEST*



PROJECT SITE- 1830/1834 SUTTER STREET  
*LOOKING NORTH*



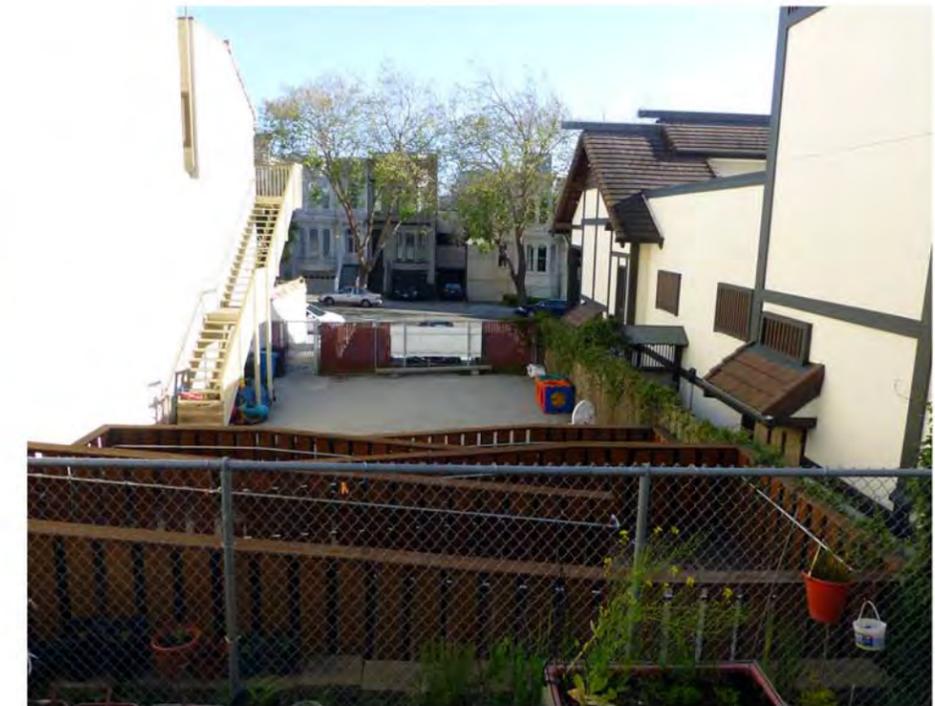
ADJACENT PROPERTY- HOTEL TOMO / 1800 SUTTER STREET  
*LOOKING NORTHEAST*



ON SITE- LOOKING NORTH

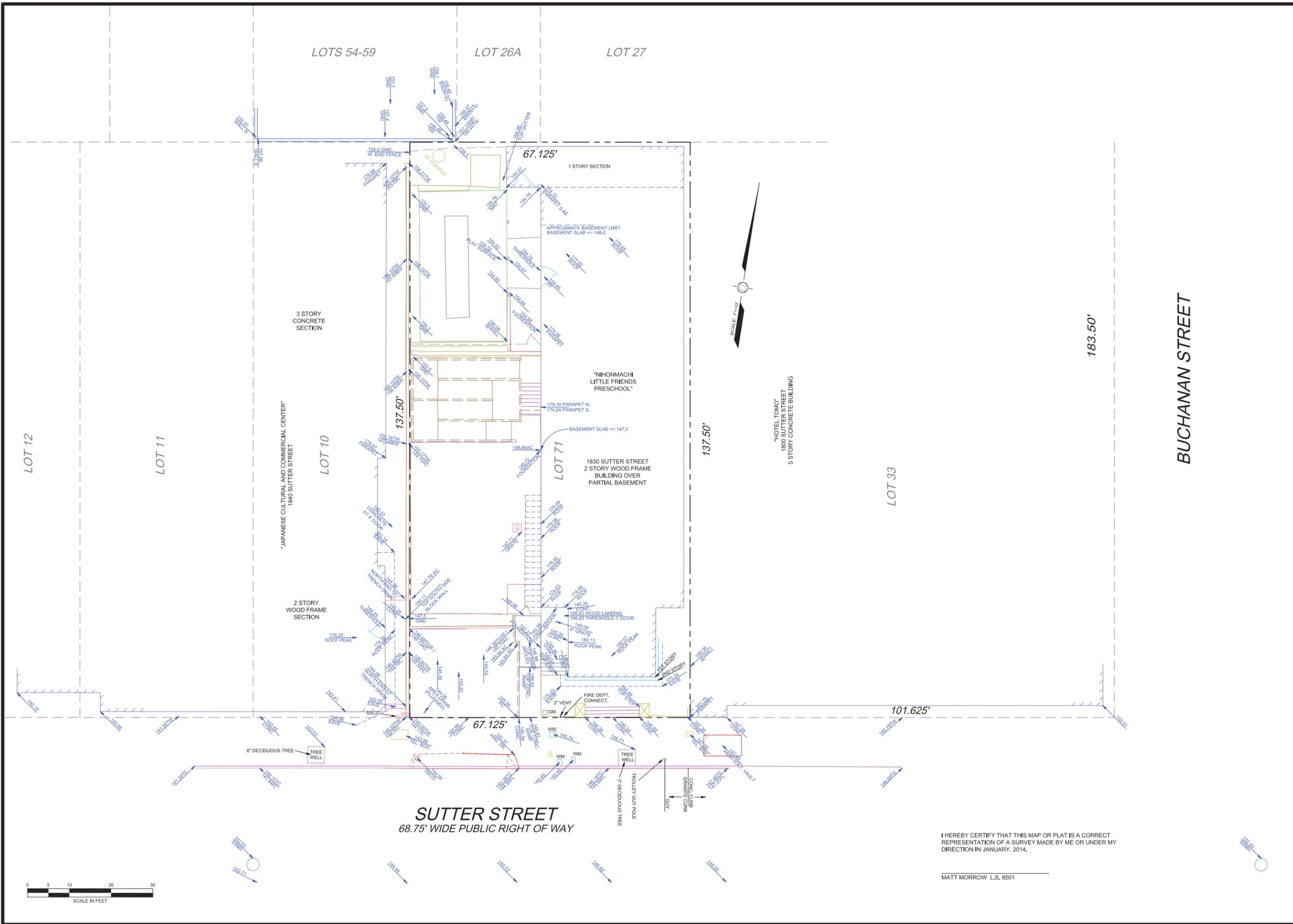


ON SITE- LOOKING NORTH



ON SITE- LOOKING SOUTH

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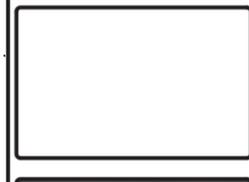


**BOUNDARY & TOPOGRAPHIC SURVEY**  
 Prepared for:  
**CaliChi Design Group**  
**Nihonmachi Little Friends**  
 1830 Sutter Street  
 County of San Francisco  
 State of California

DATE: January, 2014  
 SCALE: 1"=10'  
 SHEET 1 OF 1  
 FIELD BOOK:  
 DRAWING NO. : 0812-006  
 DRAWN BY: P. Wecker

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		

VERTICAL DATUM CITY AND COUNTY OF SAN FRANCISCO.  
 ALL PROPERTY LINE ANGLES ARE 90°.  
 DESIGN CRITICAL SITE FEATURES SHOULD BE VERIFIED AFTER DEMOLITION.



1255 Starboard Drive  
 West Sacramento - CA - 95691  
 Phone: 916-372-8124  
 Fax: 916-372-8538  
 Email: paulw@morrrowsurveying.com  
 www.morrrowsurveying.com

I HEREBY CERTIFY THAT THIS MAP OR PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JANUARY, 2014.

MATT MORROW L.S. 8501



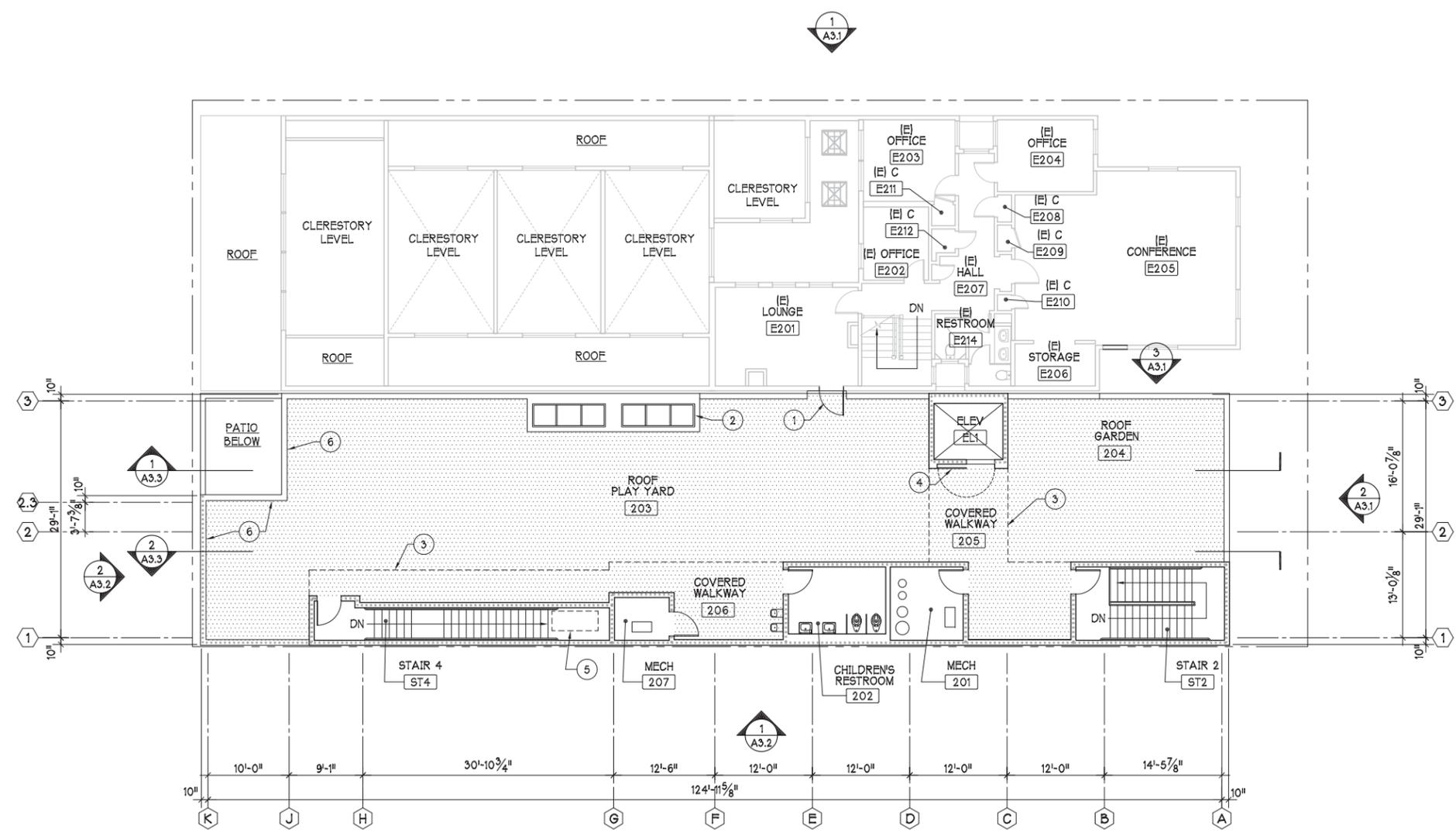








PLOTTED: THURSDAY, JUNE 19, 2014, 02:01:38 PM B234.LIST DWG\_FILE: H:\2010\NIHONMACHI LITTLE FRIENDS PRESCHOOL\2010\DRAWINGS\2010\10\10\2010\_24\NIHONMACHI LITTLE FRIENDS PRESCHOOL\2010\10\10\2010\_24\PLANNING.DWG XREF\_FILES: \BLDG\_FLD1.DWG \2010\_24\BLDG.DWG \2010\_24\MECH.DWG \2010\_24\ROOF.DWG \BLDG\_GRD.DWG \FROM CONSULTANTS\13117-002-2 - STANDARD\13117-002-2.DWG \13117-002-2.DWG



**1 SECOND FLOOR**  
SCALE : 1/8" = 1'-0"

**SHEET NOTES**

- 1 EXIT ACCESS FROM (E) BUILDING
- 2 OPERABLE SKYLIGHT
- 3 ROOF ABOVE SHOWN DASHED
- 4 45MIN. F.R. DOOR WITH E.M. HOLD OPEN
- 5 FIXED SKYLIGHT ABOVE SHOWN DASHED
- 6 SOLID 8' WALL FOR NOISE ATTENUATION

**LEGEND**

	PROTECTED WATERPROOFING MEMBRANE ASSEMBLY
	(E) WALL
	(N) WALL
	(N) 1-HR FIRE-RATED WALL

**NIHONMACHI  
LITTLE FRIENDS  
PRESCHOOL  
BUILDING  
ADDITION**  
SAN FRANCISCO, CALIFORNIA

JOB NO. 20210  
DRAWN FK  
CHECKED --  
JOB CAPTAIN TS  
DATE 03/31/14 100% DD

DRAWING TITLE  
**SECOND FLOOR  
PLAN**

SCALE AS NOTED

**A2.2**  
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