



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 12, 2013

Date: September 5, 2013
Case No.: **2013.0535CER**
Project Address: **3301 - 3601 LYON STREET**
Zoning: P/OS (Public/Open Space) District and
40-X Height and Bulk District
Block/Lots: 0916/002
Project Sponsor: Town School for Boys
c/o MK Think
Roundhouse One
1500 Sansome Street
San Francisco, CA 94111
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approve with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to occupy the existing vacant space (formerly occupied by the Exploratorium at the Palace of Fine Arts) to allow the temporary (15 months) establishment of a private elementary school (the Town School for Boys) for the 2013 - 2014 academic year while its permanent campus at 2750 Jackson Street is being renovated. The school has a maximum of 400 students (per its 2012 Commission Motion No. 18709 for the main campus), of which approximately 205 students would be located at the project site as well as 45 staff members. The school will also use the site for limited special events that are permitted under the lease with the Recreation and Park Department. A maximum of 40 events are anticipated for the lease period, averaging less than four events per month, ranging from Lower School Parent Night, Parent Information Sessions, Parent Dinners to fundraising training sessions. No physical changes would be made to the existing Palace of Fine Arts building. Existing off-street parking spaces would be maintained. There are 111 parking spaces on the subject site, of which 32 spaces are allocated for the school's use.

SITE DESCRIPTION AND PRESENT USE

The project site occupies an irregularly-shaped block bounded by Jefferson Street and Marina Boulevard to the north, Presidio Parkway to the west, Bay and Lyon Streets to the south, and Baker Street to the east, in Assessor's Block 0916, Lot 002. The property, with a lot area of approximately 685,000 square feet, is owned by the City and under the jurisdiction of the Recreation and Park Department. It is located in a P (Public) District, an OS (Open Space) Height and Bulk District, and the Scenic Special Sign District. The property is developed with a semi-sphere/curved 38-foot tall building constructed for the 1915 Panama Pacific Exposition, known as the Palace of Fine Arts. It is designated as a City landmark (#88) that was

designed by Charles Maybeck. It is the only remaining building occupying its original site dating back to the 1915 Exposition. The curved building is set back approximately 400 feet from Baker Street. The site is densely landscaped with a lagoon fronting on Baker Street.

The existing building contains approximately 148,000 square feet and surface parking for 111 cars. One third of the existing building (on the southern end) is occupied by the Palace of Fine Arts Theatre, while the remaining portion has been vacant since March 2013. It was previously occupied by the Exploratorium, which has since relocated to Pier 15 on the Embarcadero.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The site is situated at the western edge of the Marina neighborhood. It is also located at the northeastern edge of the Presidio at the junction of Highway 101 for both the north and south bound traffic. The Golden Gate Bridge is to the northwest of the site. Crissy Field and the yacht harbor are directly to the north of the site. Two- to three-story residential buildings are to the east of the site. Commercial uses and transit lines are located further south and east of the site.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One for existing facilities involving negligible or no expansion of an existing use.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 23, 2013	August 21, 2013	22 days
Posted Notice	20 days	August 23, 2013	August 23, 2013	20 days
Mailed Notice	20 days	August 23, 2013	August 20, 2013	23 days

PUBLIC COMMENT

- To date, the Department has not received any correspondence in support of or in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The General Plan encourages the retention and preservation of existing landmark buildings in order to maximize the City's social and cultural base.
- The project sponsor is occupying the site on a temporary basis (15 months) while its main campus is undergoing renovation at 2750 Jackson Street.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the temporary establishment of a private elementary school pursuant to Planning Code Sections 234, 234.2 and 303(c).

BASIS FOR RECOMMENDATION

- The project would protect and preserve a landmark from blight and continue the educational and learning traditions at the site.
- The project would ensure the continued operation of the Town School for Boys while its main campus is being renovated.
- During school hours, the public would have access to the public restrooms as well as the exhibition space showcasing the history of the Palace of Fine Arts and the Panama Pacific International Exhibition in the lobby of the building.
- The project would be an important source of revenue for the Recreation and Park Department during the interim period while a long term tenant is sought.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion

Zoning/Parcel Map

Zoning Map

Environmental Determination

General Plan Referral

Recreation & Park Commission Resolution No. 1302-012 Approving the Short-Term Lease

Project Sponsor Submittal, including:

- Site Photographs
- Reduced Plans

Attachment Checklist

- Executive Summary
- Draft Motion
- Environmental Determination
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Recreation & Park Commission
Resolution No. 1302-012
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
-
-

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



Planner's Initials

MW:G:\Documents\CUA3301 Lyon - ExeSum Town School.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary 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 12, 2013

Date: September 5, 2013
Case No.: 2013.0535CER
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 234, 234.2 AND 303(C) OF THE PLANNING CODE TO ALLOW THE TEMPORARY (15 MONTHS) ESTABLISHMENT OF A PRIVATE ELEMENTARY SCHOOL (AT THE SITE FORMERLY OCCUPIED BY THE EXPLORATORIUM AT THE PALACE OF FINE ARTS) FOR THE TOWN SCHOOL FOR BOYS FOR THE 2013 - 2014 ACADEMIC YEAR WHILE THE TOWN SCHOOL'S PERMANENT CAMPUS AT 2750 JACKSON STREET IS BEING RENOVATED, IN A P (PUBLIC) DISTRICT, AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT, AND THE SCENIC SPECIAL SIGN DISTRICT.

PREAMBLE

On April 30, 2013, the Town School for Boys (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use authorization under Planning Code Sections 234, 234.2 and 303(c) to allow the temporary (15 months) establishment of a private elementary school (at the site formerly occupied by the Exploratorium at the Palace of Fine Arts) for the Town School for Boys for the 2013 - 2014 academic year while the Town School's permanent campus at 2750 Jackson Street is being renovated, in a P (Public) District, an OS (Open Space) Height and Bulk District, and the Scenic Special Sign District.

On February 21, 2013, the San Francisco Recreation and Park Commission conducted a special meeting adopting Resolution No. 1302-012 approving the short-term lease of a portion of the Palace of Fine Arts building to the Town School for Boys.

On June 5, 2013, the Department issued a General Plan Referral determination finding that the Project, on balance, is in conformity with the General Plan.

On September 12, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0535CER.

The Department determined that the Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One for existing facilities involving negligible or no expansion of an existing use.

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 Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0535CER, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site occupies an irregularly-shaped block bounded by Jefferson Street and Marina Boulevard to the north, Presidio Parkway to the west, Bay and Lyon Streets to the south, and Baker Street to the east, in Assessor's Block 0916, Lot 002. The property, with a lot area of approximately 685,000 square feet, is owned by the City and under the jurisdiction of the Recreation and Park Department. It is located in a P (Public) District, an OS (Open Space) Height and Bulk District, and the Scenic Special Sign District. The property is developed with a semi-sphere/curved 38-foot tall building constructed for the 1915 Panama Pacific Exposition, known as the Palace of Fine Arts. It is designated as a City landmark that was designed by Charles Maybeck. It is the only remaining building occupying its original site dating back to the 1915 Exposition. The curved building is set back approximately 400 feet from Baker Street. The Site is densely landscaped with a lagoon fronting on Baker Street.

The existing building contains approximately 148,000 square feet and surface parking for 111 cars. One third of the existing building (on the southern end) is occupied by the Palace of Fine Arts Theatre, while the remaining portion has been vacant since March 2013. It was previously occupied by the Exploratorium, which has since relocated to Pier 15 on the Embarcadero.

3. **Surrounding Properties and Neighborhood.** The Project Site is situated at the western edge of the Marina neighborhood. It is also located at the northeastern edge of the Presidio at the junction of Highway 101 for both the north and south bound traffic. The Golden Gate Bridge is to the northwest of the Site. Crissy Field and the yacht harbor are directly to the north of the Site. To the east of the Site, two- to three-story residential buildings surround the Site. Commercial uses and transit lines are located further south and east of the Site.
4. **Project Description.** The proposed Project is to occupy the existing vacant space (formerly occupied by the Exploratorium) to allow the temporary (15 months) establishment of a private elementary school for the Town School for Boys for the 2013 - 2014 academic year while its permanent campus at 2750 Jackson Street is being renovated. The school has a maximum of 400 students (per its 2012 Commission Motion No. 18709 for the main campus), of which approximately 205 students would be located at the Project Site as well as 45 staff members. The school will also use the Site for limited special events that are permitted under the lease with the Recreation and Park Department. A maximum of 40 events are anticipated for the lease period, averaging less than four events per month, ranging from Lower School Parent Night, Parent Information Sessions, Parent Dinners to fundraising training sessions. No physical changes would be made to the existing Palace of Fine Arts building. Existing off-street parking spaces would be maintained. There are 111 parking spaces on the Subject Site, of which 32 spaces are allocated for the School's use.
5. **Public Comment.** To date, the Department has not received any correspondence in support of or opposition to the proposed 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. **Public Use.** Planning Code Section 234.2 states that a Conditional Use authorization is required for an elementary school, as defined by Planning Code Section 209.3(g), in the Public zoned district.

The Town School for Boys is a private elementary school offering grades K through Eighth. The School is seeking temporary use of the Site for the academic year 2013 - 2014.
 - B. **Parking.** Planning Code Section 150 requires that one off-street freight loading space be provided for institutional uses where the gross floor area of structure or use is between 100,000 square feet and 200,000 square feet. Planning Code Section 151 requires one off-street parking for each six classrooms. Planning Code Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided. Planning Code Section 155.1(c)(4) requires that adequate signs be provided to advertise the location of Class 2 bicycle parking spaces. Planning Code Section 155.2(b)(6) requires that elementary schools provide two Class 1 bicycle spaces for every classroom and one Class 2 space for every classroom.

The existing Palace of Fine Arts building contains approximately 148,000 square feet, of which approximately 108,000 square feet would be designated for the proposed Project while the remaining 40,000 square feet would be for the existing Palace of Fine Arts theatre use. Currently, there are two existing loading spaces and eight handicapped parking spaces. The Project proposes 22 classrooms, which would require four off-street parking spaces. The Site contains 111 off-street parking spaces, of which 32 parking spaces are designated for the proposed Project.

The proposed Project is required to provide 44 Class 1 and 22 Class 2 bicycle parking spaces. The Site currently has 12 Class 2 bicycle parking spaces. The proposed Project will provide 44 Class 1 and an additional 10 Class 2 bicycle parking spaces. Adequate signs of the location of Class 2 bicycle parking will be provided at the Project Site.

- C. **Parking Screening and Greening.** Planning Code Section 142 requires off-street parking and vehicle use areas that are greater than 25 linear feet adjacent to the public right-of-way to provide a screening feature around the perimeter of the lot adjacent to the public right-of-way.

The proposed Project will utilize existing off-street parking spaces provided in surface lots. A majority of the parking spaces are located behind the building (screened by trees on both sides) with two dozen spaces located in a circular lot at the northern end of the building. The curved building is set back approximately 400 feet from Baker Street. The Site is also densely landscaped with a lagoon fronting on Baker Street.

- D. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with the Scenic Special Sign District as well as Article 6 of the Planning Code.

7. **Planning Code Section 303(c)** 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 proposed Project is consistent with past institutional and educational uses at the Site. It was previously occupied by the Exploratorium, an interactive and engaged learning center. The existing building contains approximately 148,000 square feet. One third of the existing building (on the southern end, approximately 40,000 square feet) is occupied by the Palace of Fine Arts Theatre, while the remaining portion was occupied by the Exploratorium until February 2013. The proposed Project is to allow the Project Sponsor to temporarily occupy the existing vacant space, approximately 108,000 square feet, for the 2013 - 2014 academic year while its permanent campus at 2750 Jackson Street is being renovated. The Project Sponsor's lease with the Recreation and Park department runs from August 1, 2013 through June 30, 2014, with an option to extend through September 30, 2014. The

Project Sponsor will not be permitted to occupy the premises after September 30, 2014, except for a 30-day post-term storage period (see attached Recreation and Park Department Resolution No. 1302-012). The Town School has a maximum of 400 students (per its 2012 Commission Motion No. 18709 for the main campus), of which approximately 205 students would be located at the Project Site as well as 45 staff members. The School will also use the Site for limited special events that are permitted under the lease with the Recreation and Park Department. A maximum of 40 events are anticipated for the lease period, averaging less than four events per month. The special events may include the following: Lower School Parent Night, Parent Information Sessions, Parent Dinners, Open Houses for prospective families, multi-cultural dinners, fundraising training sessions, and admission workshops for financial assistance.

The proposal would maintain the existing building envelope, height and parking facilities. No physical changes would be made to the existing building or its grounds.

The Project is necessary and desirable because it will protect and preserve a landmark from blight and continue the educational and learning traditions at the Site. The Site, formerly occupied by the Exploratorium, has been vacant since March 2013. The Project will occupy the Site on a temporary basis to care for the property and protect it from vandalism while the Recreation and Park Department searches for a new long-term tenant. The Project will also be an important source of revenue for the Recreation and Park Department during this interim period.

During school hours, the public will still have access to the public restrooms as well as the exhibition space showcasing the history of the Palace of Fine Arts and the Panama Pacific International Exhibition in the lobby of the building.

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

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

The height and bulk of the existing structure will remain the same. The Project proposes to occupy existing space vacated by the Exploratorium, containing approximately 108,000 square feet. The proposed work will not affect the building envelope or height.

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

The proposed Project is a significantly less intensive use than the Exploratorium, which previously occupied the Site. According to the Project Sponsor, the attendance and associated traffic from visitors to the Exploratorium ranged from 500 to 1,500 visitors on weekdays and up to 3,000 visitors on weekends. During the summer, attendance could reach as high as 2,000 to 3,000

visitors a day. On free admission days and holidays, attendance ranged from 3,000 to 7,500 visitors a day. Additionally, the Exploratorium was open six days a week from 10 a.m. to 5 p.m. The Town School has a maximum of 400 students, of which approximately 205 students would be relocated to the Site as well as 45 staff members. The school operates from 7:30 a.m. to 6 p.m., Monday through Friday. The existing surface parking lots contains a total of 111 spaces, of which 32 spaces are designated for the school's use. Due to the age of the students, most students will arrive at school by car. The school is using "carpooltoschool.com" to coordinate and encourage carpools. Staff will be encouraged to use public transit. Several MUNI transit lines run near the Site, including the "28-19th Avenue," the "30-Stockton," and the "43-Masonic." The Project Sponsor intends to implement an internal traffic and transportation management plan, in which pick-up and drop-off will occur at the rear of the building.

The existing Palace of Fine Arts building contains approximately 148,000 square feet, of which approximately 108,000 square feet would be designated for the proposed Project while the remaining 40,000 square feet would be for the existing Palace of Fine Arts theatre use. Currently, there are two existing loading spaces and eight handicapped parking spaces. The Project proposes 22 classrooms, which would require four off-street parking spaces. The Site contains 111 off-street parking spaces, of which 32 parking spaces are designated for the proposed Project.

The proposed Project is required to provide 44 Class 1 and 22 Class 2 bicycle parking spaces. The Site currently has 12 Class 2 bicycle parking spaces. The proposed Project will provide 44 Class 1 and an additional 10 Class 2 bicycle parking spaces.

The school will also use the Site for limited special events that are permitted under the lease with the Recreation and Park Department. A maximum of 40 events are anticipated for the lease period, averaging less than four events per month, ranging from Lower School Parent Night, Parent Information Sessions, Parent Dinners to fundraising training sessions. The Project Sponsor would need to abide by the parking management plan for private events in use by the Recreation and Park Department.

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

The proposed Project will use the Exploratorium's existing kitchen and vent. The vent is located on the roof at the back of the building, away from neighbors and residents. With regard to noise, students will not have any outdoor activities on the premises. Outdoor activities will be restricted to indoors or at the Marina Green.

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

The Project is not proposing changes to existing landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs. The existing Site is owned and maintained by the City's Recreation and Park 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 relevant requirements and standards of the Planning Code, and is consistent with objectives and policies of the General Plan as detailed below. A General Plan Referral report was also prepared for the Project (copy attached).

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

COMMERCE AND INDUSTRY ELEMENT

Government, Health and Educational 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.

Policy 7.3:

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

The proposed Project is consistent with past institutional and educational uses at the Site. It was previously occupied by the Exploratorium, an interactive and engaged learning center, which vacated the premises in February 2013. The proposal is to allow the Project Sponsor to temporarily occupy the existing vacant space for the 2013 - 2014 academic year while its permanent campus at 2750 Jackson Street is being renovated.

URBAN DESIGN ELEMENT

City Pattern

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Image and Character

Policy 1.1:

Recognize and protect major views in the city, with particular attention to those of open space and water.

The proposed Project would preserve the views of the lagoon since no construction is proposed.

Policy 1.4:

Protect and promote large-scale landscaping and open space that define districts and topography.

Organization and Sense of Purpose

Policy 1.5:

Emphasize the special nature of each district through distinctive landscaping and other features.

The proposed Project would maintain and preserve the existing open space as well as the large mature trees, plantings and landscaping at the Site.

Conservation

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Richness of Past Development

Policy 2.4:

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.7:

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The Palace of Fine Arts building, a semi-sphere/curved 38-foot tall building, was built for the 1915 Panama Pacific Exposition. It is designated as a City landmark (#88) that was designed by Charles Maybeck. It is the only remaining building occupying its original site dating back to the 1915 Exposition. The Project is not proposing any exterior changes to the building. The Project would maintain its existing building height and bulk.

COMMUNITY FACILITIES ELEMENT

Institutional Facilities

OBJECTIVE 9:

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

The proposed Project is consistent with past institutional and educational uses of the Site. It was previously occupied by the Exploratorium, an interactive and engaged learning center. The existing building contains approximately 148,000 square feet. One third of the existing building has been occupied by the Palace of Fine Arts Theatre, while the remaining portion was occupied by the Exploratorium until February 2013. The proposed Project is to allow the Project Sponsor to temporarily occupy the vacant space, approximately 108,000 square feet, for the 2013 - 2014 academic year while its permanent campus at 2750 Jackson Street is being renovated. The Project Sponsor's lease with the Recreation and Park department ends on September 30, 2014.

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 uses exist and none is proposed at the Site.

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

There are no housing units at the Site and none are proposed.

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

No housing is removed for this Project.

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

The Project Site is well-served by public transit and existing on-site parking and loading spaces.

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

The Project is not proposing any alterations to the existing structure.

- G. That landmarks and historic buildings be preserved.

The existing Palace of Fine Arts building, a semi-sphere/curved 38-foot tall building, was built for the 1915 Panama Pacific Exposition. It is designated as a City landmark (#88) that was designed by Charles Maybeck. The Project is not proposing any exterior changes to the building. The Project would maintain its existing building height and bulk.

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

The proposed Project will maintain the existing building's envelope and height, and will not affect existing parks and 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.

DECISION

That based upon the Record, the submissions by the Project Sponsor, 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. 2013.0535CER** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application, dated September 3, 2013 and labeled "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. _____. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 12, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 12, 2013

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow the temporary (15 months) establishment of a private elementary school (at the site formerly occupied by the Exploratorium at the Palace of Fine Arts) for the Town School for Boys located at 3301 - 3601 Lyon Street, Assessor's Block 0916, Lot 002, pursuant to Planning Code Sections 234, 234.2 and 303(c) in a P (Public) District, an OS (Open Space) Height and Bulk District, and the Scenic Special Sign District; in general conformance with plans, dated September 3, 2013, and labeled "EXHIBIT B" included in the docket for **Case No. 2013.0535CER** and subject to conditions of approval reviewed and approved by the Commission on September 12, 2013 under **Motion No. _____**. 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 12, 2013 under **Motion No. _____**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission **Motion No. _____** 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. The 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
3. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

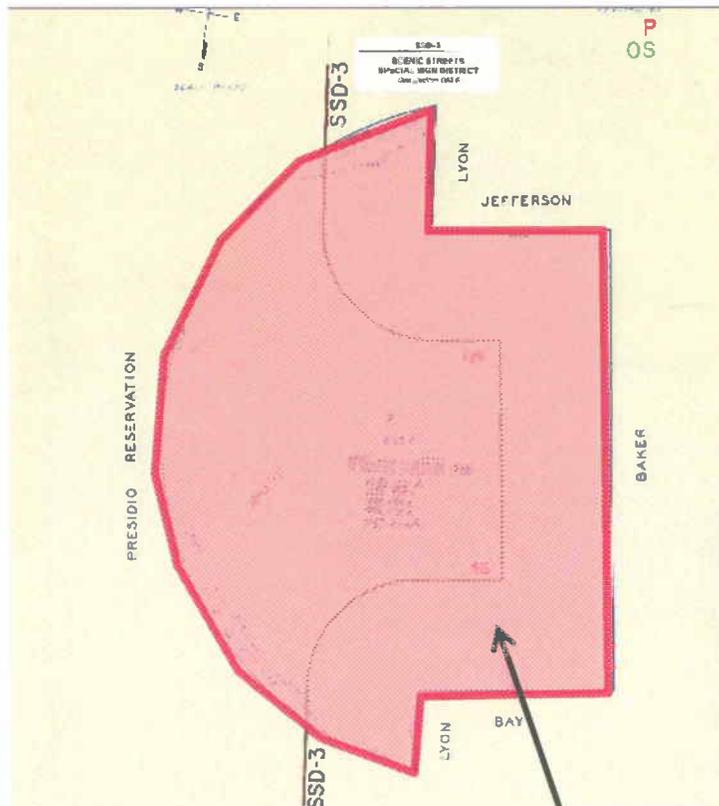
6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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
7. **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

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within trash enclosures on the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org/>.
9. **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/>
10. **Community Liaison.** Prior to issuance of a Building/Site Permit Application 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.

Zoning / Parcel Map

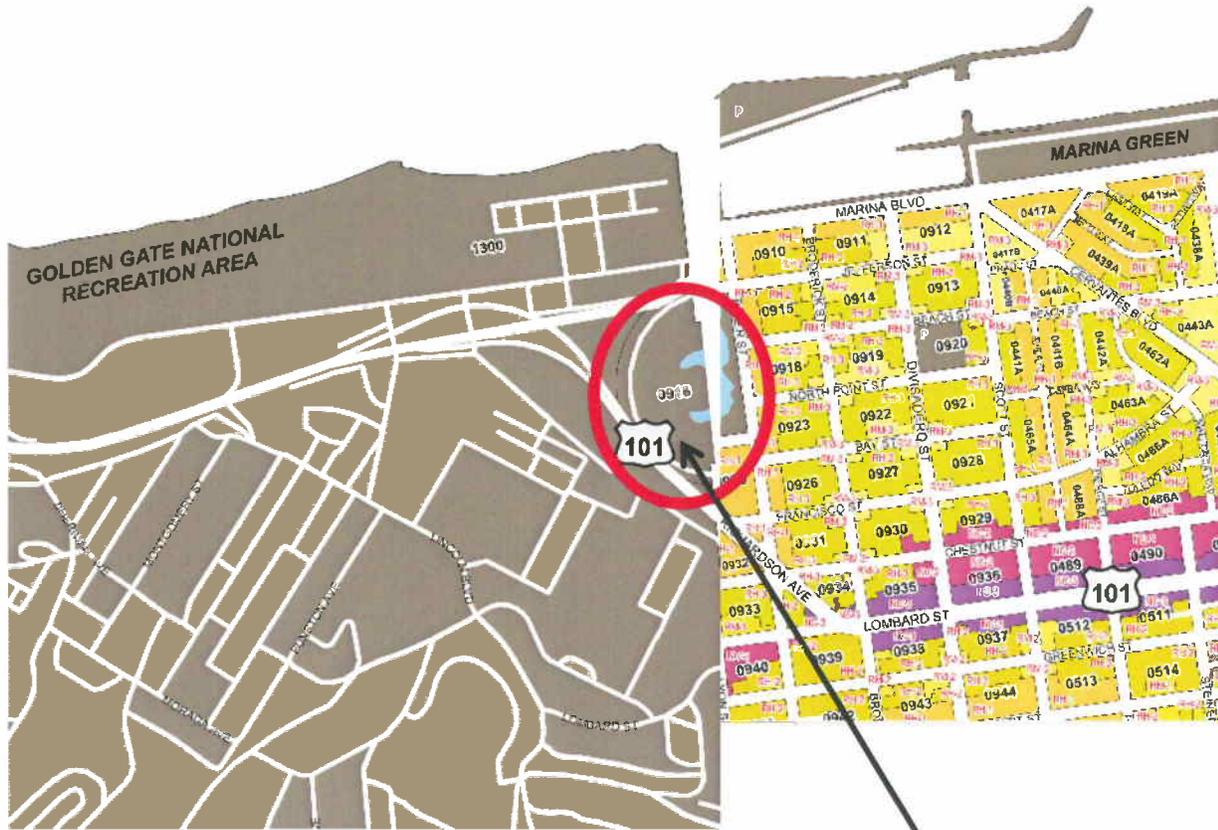
Assessor's Block 0916



SUBJECT PROPERTY



Zoning Map



PROJECT SITE

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

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

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

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

NEIGHBORHOOD COMMERCIAL DISTRICTS

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

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Conditional Use Hearing
Case Number 2013.0535CER
3301 - 3601 Lyon Street



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
06/12/13

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings in 11x17 format (see "Additional Information" on page 4)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information for Historical Resource Evaluation</i> form and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): 

Date: 6/12/13

(For Staff Use Only) Case No. 2013.0535E

Address: _____

Block/Lot: _____

Estimated Construction Costs

TYPE OF APPLICATION:

OCCUPANCY CLASSIFICATION:

BUILDING TYPE:

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

BY PROPOSED USES:

ESTIMATED CONSTRUCTION COST:

ESTIMATE PREPARED BY:

FEE ESTABLISHED:

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:



Date:

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>S.F. Parks and Rec. Dept.</u>	Telephone No.	<u>(415) 831-2791</u>
Address	<u>McClaren Lodge</u>	Fax No.	<u></u>
	<u>501 Stanyan St., SF, CA 94117</u>	Email	<u>cassandra.costello@sfgov.org</u>
Project Contact	<u>Mark Miller</u>	Telephone No.	<u>(415) 720-4414</u>
Company	<u>MKThink</u>	Fax No.	<u></u>
Address	<u>1500 Sansome Street</u>	Email	<u>miller@mkthink.com</u>
	<u>SF, CA 94111</u>		

Site Information

Site Address(es):	<u>3301 Lyon St. San Francisco, CA 94123</u>		
Nearest Cross Street(s)	<u>Marina Blvd.</u>		
Block(s)/Lot(s)	<u>0916/002</u>	Zoning District(s)	<u>P</u>
Site Square Footage	<u>724,624 SF</u>	Height/Bulk District	<u>OS</u>
Present or previous site use	<u>Museum</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input type="checkbox"/> New construction
<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	<u>Estimated Cost</u>		

Describe proposed use Town School for Boys' School

Narrative project description. Please summarize and describe the purpose of the project.
Our intent is to use the existing Palace of Fine Arts building as a temporary school for the Town School for Boys' School while its permanent location at 2750 Jackson Street is undergoing construction during the 2013-2014 school year. No changes will be made to the existing Palace of Fine Arts building or structure. Town School for Boy's use of the above mentioned property is effective from August 1st, 2013, through June 30, 2014, with possible extension for 3 additional one month increments (September 30, 2014).

the project includes public events that are allowed under lease w/ RPD.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

CLASS 1-Existing Facilities

[Signature]
Approved Planning Dept. **Monica Crisuna Percira,**
Environmental Planner

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information for Historical Resource Evaluation</i> form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Conditional Use Authorization	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

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

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	123,300 SF	123,300 SF	0	123,300 SF
Other (specify use)	A3-MUSEUM 106,390 SF	E-SCHOOL 106,390 SF	0	106,390 SF
Total GSF				229,690 SF
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	111	111	0	111
Loading spaces	2	2	0	2
Number of buildings	1	1	0	1
Height of building(s)	approx. 60'	approx. 60'		approx. 60'
Number of stories	2	2	0	2
Please describe any additional project features that are not included in this table:				
<p>Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.</p>				



SAN FRANCISCO PLANNING DEPARTMENT

**DOCKET COPY
DO NOT REMOVE**

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Date: June 5th, 2013
Case No. Case No. 2013.0535R
**Town School for Boys Lower School Temporary Relocation in
Palace of Fine Arts building**

Reception:
415.558.6378

Fax:
415.558.6409

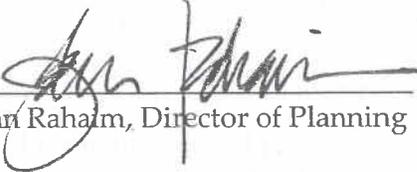
Block/Lot No.: 0916/002
Project Sponsor: Mark Miller
MK Think
3301 Lyon Street
San Francisco, CA 94123

Planning
Information:
415.558.6377

Applicant: Devereaux Smith
Town School for Boys
2750 Jackson St.
San Francisco, CA 94115
415-921-3747

Staff Contact: Kay Cheng – (415) 575-9094
kaycheng@sfgov.org

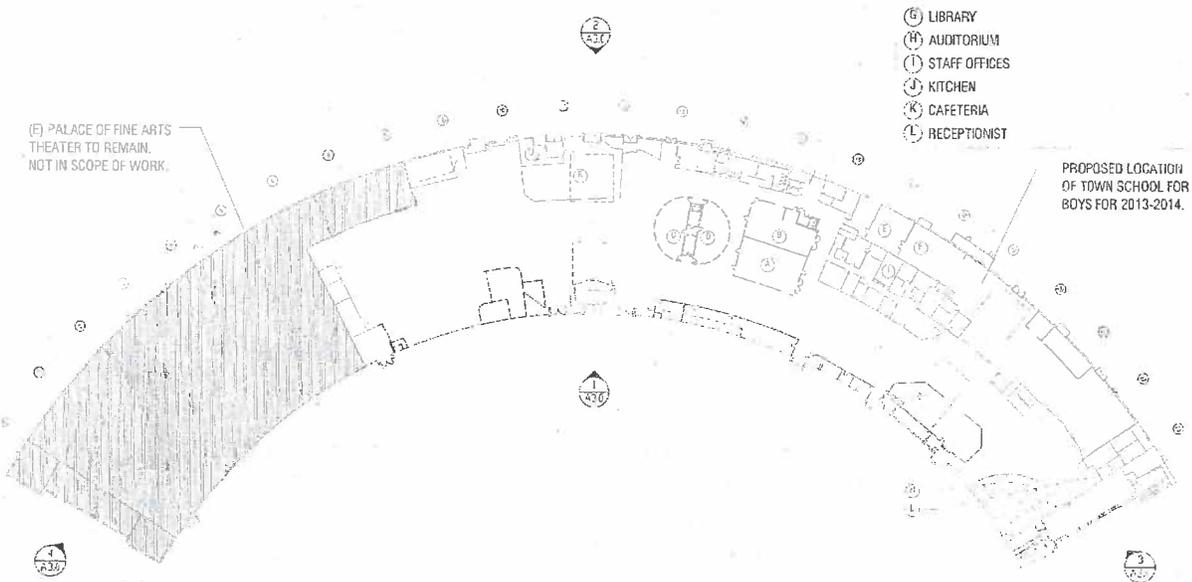
Recommendation: Finding the project, on balance, is **in conformity** with
the General Plan

*Recommended
By:* 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The proposed project calls for the temporary use of a portion of the existing Palace of Fine Arts building as a temporary school for the Town School for the non-profit Boys' Lower School while its permanent location at 2750 Jackson Street is undergoing construction during the 2013-2014 school year. A total of 250 students and 45 staff will be located at the temporary school. The existing Palace of Fine Arts Theater will remain and the project sponsor has agreed coordinate with the Theater to mitigate any impacts on its operation.

The propose location of Town School for Boys can be seen in the diagram below.



The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The proposed project is cleared under Categorical Exemption No. 2013.0535E; dated 06/05/13.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in-conformity with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 8

ASSURE THAT PUBLIC SCHOOL FACILITIES ARE DISTRIBUTED AND LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

POLICY 8.1

Provide public school facilities for education in accordance with the need for such facilities as defined by the Unified School District and Community College District. Locate such facilities according to the Public School Facilities Plan and, wherever possible, make available for community use.

Comment: The proposed project would temporarily relocate a school in a vacant space, while not a public school the same objective set forth in this policy would be met by providing space for education facilities that are needed by the surrounding community.

RECREATION AND OPEN SPACE ELEMENT

POLICY 4.1

Make better use of existing facilities.

Comment: The proposed project would allow the entire Palace of Fine Arts building to remain active and avoid vacancy as the Recreation and Parks Department is still undergoing a search for a long term tenant, meanwhile using the vacant space for a temporary school would be a better use of this existing facility.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
------------------------	---

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

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

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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

The Project would have no adverse effect on the City's housing stock. By allowing the temporary school to locate in the Palace of Fine Arts the space will remain active and continue to add to the neighborhood character with an institutional use as the Exploratorium has vacated. The existing housing and neighborhood character will be not be negatively affected

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

The Project would have no adverse effect on the City's supply of affordable housing.

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

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking. The project has proposed a Transportation Management Plan which was approved through the environmental review process. The temporary relocation of Town School is significantly less intensive use of Palace of Fine Arts than its previous tenant.

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

The Project would not affect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies.

7. That landmarks and historic buildings be preserved.

This building is a known historic resource – no changes will be made to the facades or existing structure of the Palace of Fine Arts.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

Attachments:

Proposed entrance of school, same as Exploratorium
Diagram of vehicular path of travel





RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1302-012

**RESOLUTION APPROVING SHORT-TERM LEASE OF A PORTION OF THE
PALACE OF FINE ARTS BUILDING TO TOWN SCHOOL AND MAKING FINDINGS
OF CONSISTENCY WITH CHARTER SECTION 4.113.**

WHEREAS, The City and County of San Francisco ("City"), through the Recreation and Park Department, owns real property located on Lyon Street, known as the Palace of Fine Arts Building ("the Palace"); and

WHEREAS, That portion of the Palace known as the Palace of Fine Arts Theatre is occupied by the Palace of Fine Arts League; and

WHEREAS, The Exploratorium has occupied the remaining interior space of the Palace for the last forty years under a series of leases with the City, and will be vacating that portion of the Palace as of February 28, 2013 to move to a larger site on Port of San Francisco property; and

WHEREAS, The Recreation and Park Department ("the Department") is currently undertaking a comprehensive community planning process to find a new long-term tenant to operate the Palace as a recreational facility; and

WHEREAS, As part of that planning process, the City has convened the Palace of Fine Arts Advisory Committee, which is advising the Department on potential recreational uses for the Palace; and

WHEREAS, The Department plans to begin a competitive solicitation process this Spring to select a long-term tenant for the Palace that meets the criteria to be established by the Department, and hopes to have a new long-term tenant in place by the Summer or Fall of 2014; and

WHEREAS, The Department seeks to avoid having the Palace be vacant for a significant amount of time and avoid the risk of the Palace falling into disrepair and/or being vandalized during such vacancy; and

WHEREAS, The Department desires to keep the Palace activated and occupied on a temporary basis while the Department undertakes the competitive solicitation process to procure a new long-term tenant; and

WHEREAS, Town School for Boys ("Town School") plans to temporarily vacate its facilities at 2750 Jackson Street, San Francisco, in order to make capital improvements to those facilities, and is in need of temporary space while the capital improvements are being made, which are anticipated to be completed by September 2014; and

WHEREAS, The Department has negotiated a short-term lease agreement (attached hereto as Exhibit A) with Town School to occupy on a short-term basis that portion of the Palace previously leased to The Exploratorium for eleven months from August 1, 2013 through June 30, 2014, with a possible extension of up to three months to September 30, 2014, for the operation of Town School while its campus is under construction, and with the use of up to 15,000 square feet of such space for storage of furnishings commencing June 15, 2013 and ending one month after the lease expires for the remainder of the premises; and

WHEREAS, Town School's temporary occupancy of such space in the Palace offers a low-impact use for this portion of the building and surrounding neighborhood that will help the Department preserve this historic asset during this interim period, and provide the Department with a revenue stream during this interim period that is comparable to the rent the Exploratorium was paying; and

WHEREAS, Under the proposed lease, Town School will provide on-going day to day maintenance for the building, and maintain and make available to the public during the school's hours of operation the public bathrooms located in the building's lobby; and

WHEREAS, Under the proposed lease, the public will have access during school hours to an exhibition space inside the lobby of the Palace that will showcase the history of the Palace and the Panama Pacific International Exhibition; and

WHEREAS, Under the proposed lease, Town School will also endeavor to identify compatible off-hours recreational programming for the Palace such as children's camps, arts and crafts workshops, yoga, and/or other recreational activities open to the public, and to provide space for such public programming outside of school hours from time to time pursuant to sublicenses, thereby attracting parents, children and other members of the public to the Palace and surrounding park; and

WHEREAS, The Department will retain the right to approve the sublicenses for public recreational programming at the Palace; and

WHEREAS, Town School's proposed temporary occupancy of the Palace will not interfere with the public's access to or enjoyment of the grounds of the Palace or the operation of the Palace of Fine Arts Theatre; and

WHEREAS, Absent the proposed lease with Town School, the Department does not have other viable short-term recreational uses for that portion of the Palace that is the subject of the proposed lease, and therefore that portion of the building would remain vacant and closed to the public during this interim period, increasing the risk of vandalism and blight to the property; and

WHEREAS, It is City policy that leases that are expected to produce more than \$2,500 per month in revenue be awarded in accordance with competitive bidding procedures, unless such procedures are impractical or impossible; and

WHEREAS, The administrative burden to the Department and burden and expense to prospective bidders of participating in a competitive bidding process is high given the short term the space will be available to lease (before the Department requires the space to be vacant and available to the long term user to be selected through a competitive bidding process), and the competitive bidding process would

further reduce the time the space would be available, thus a competitive bidding process for this short-term opportunity is impractical and unlikely to attract many bidders; and

WHEREAS, The Department did not receive any comparable offers from other prospective tenants who had the financial means or interest to occupy this portion of the Palace for a comparable short-term basis, make portions of the building accessible to the public, and pay fair market value rent comparable to that being paid by The Exploratorium; and

WHEREAS, Execution of the proposed lease is subject to the Department obtaining any waivers required under Chapter 12 of the Administrative Code; and, therefore, be it

RESOLVED, That based on the findings set forth above, the proposed short-term lease serves a "recreational purpose" consistent with Charter Section 4.113 because the school's temporary occupancy of the Palace will help the Department preserve and maintain this historic asset that would otherwise sit vacant and be subject to vandalism during this interim period, will not interfere with the public's use or enjoyment of the surrounding grounds, will make an exhibition space and restrooms available to the public, will increase the possibility that recreational activities will be available to the public at the Palace during the interim period, and will provide the Department with an important revenue stream during this interim period; and be it

FURTHER RESOLVED, That the Commission hereby authorizes Department staff to execute a lease with Town School in substantially the same form as the draft attached hereto as Exhibit A, subject to staff securing any requisite approvals or waivers under Chapter 12 of the Administrative Code.

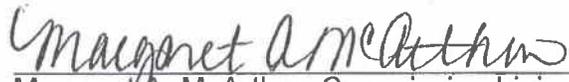
Attachments: Exhibit A (Draft Lease dated March 1, 2013)

-February 13, 2013

Adopted by the following vote:

Ayes	5
Noes	0
Absent	2

I hereby certify that the foregoing resolution was adopted at the Special Meeting of the Recreation and Park Commission held on February 21, 2013.


Margaret A. McArthur, Commission Liaison



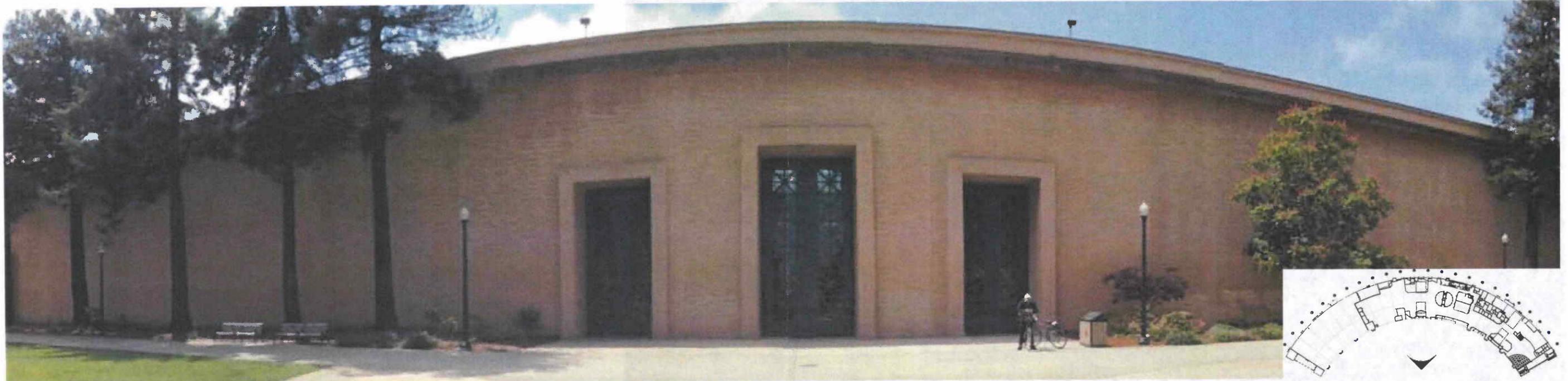
View of Palace of Fine Arts - 1915



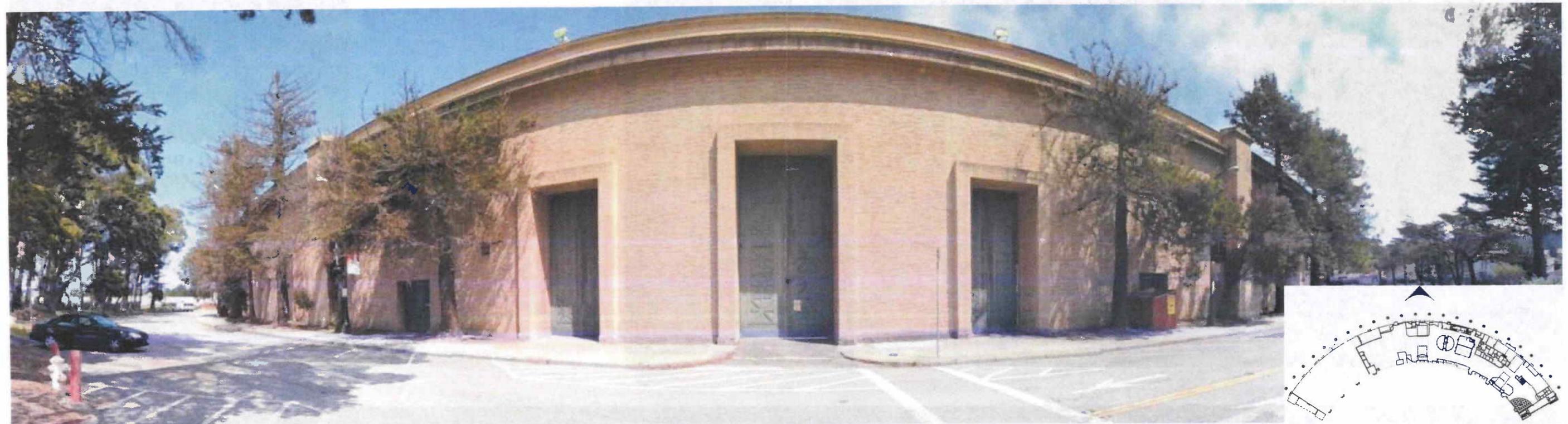
View of Palace of Fine Arts from lagoon - 1915



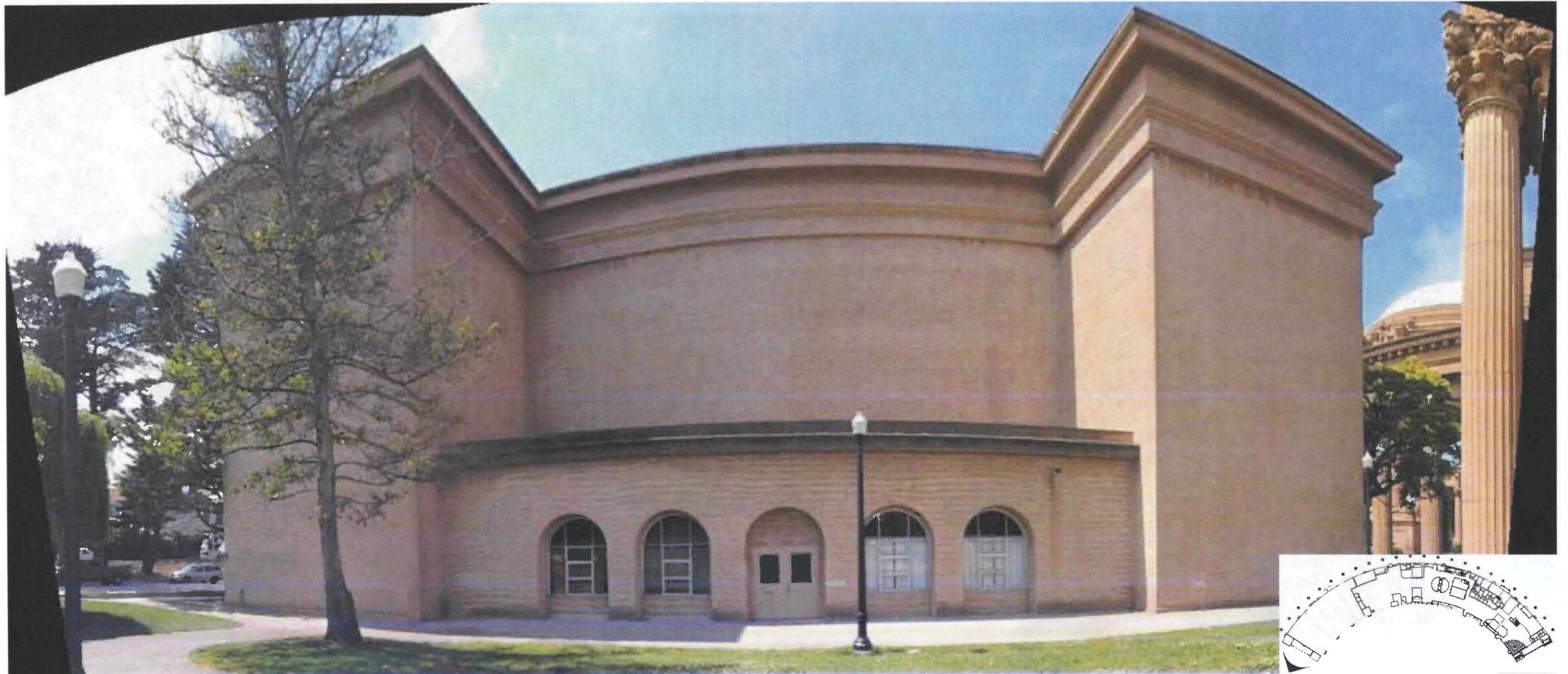
Aerial view of Palace of Fine Arts - July 1938



East Facade - Lagoon side facing Baker Street - "Front of Building"



West Facade - Lyon Street - "Rear of Building"



SouthEast Facade - Side of Building - Palace of Fine Arts Theatre Entry, Not affected by Town School for Boys Relocation



Baker St, looking East down North Point St



Baker St/North Point St, looking West





Baker St, looking East down Beach St

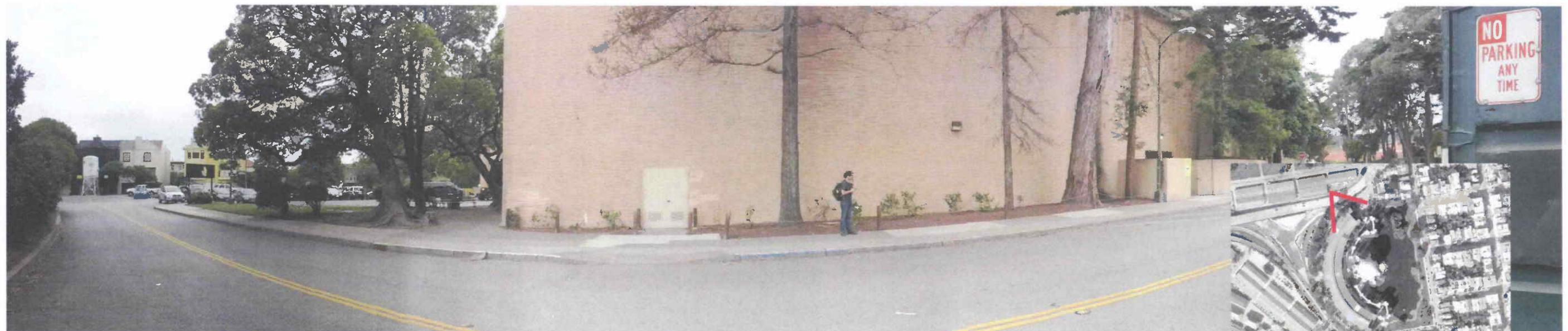


Baker St/Beach St, looking West





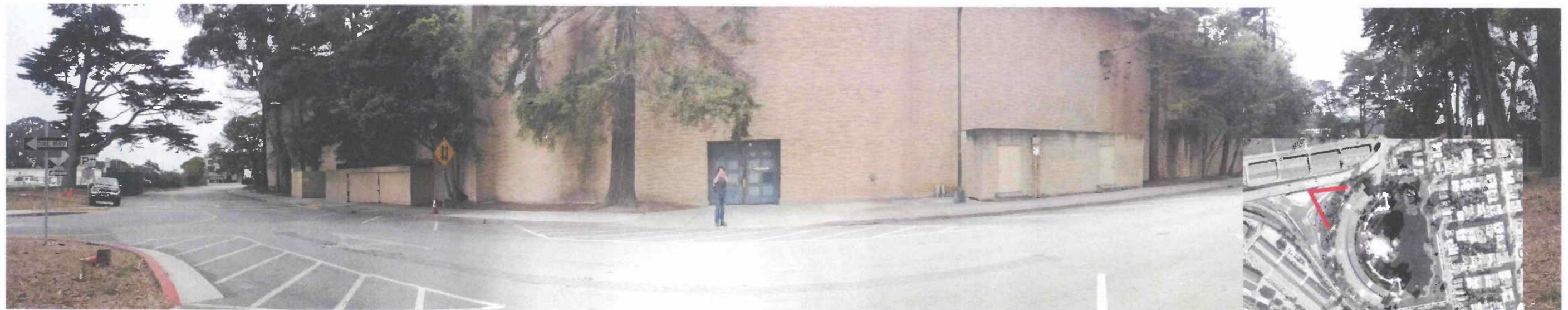
Lyon St, looking Northwest



Lyon St, looking Southeast



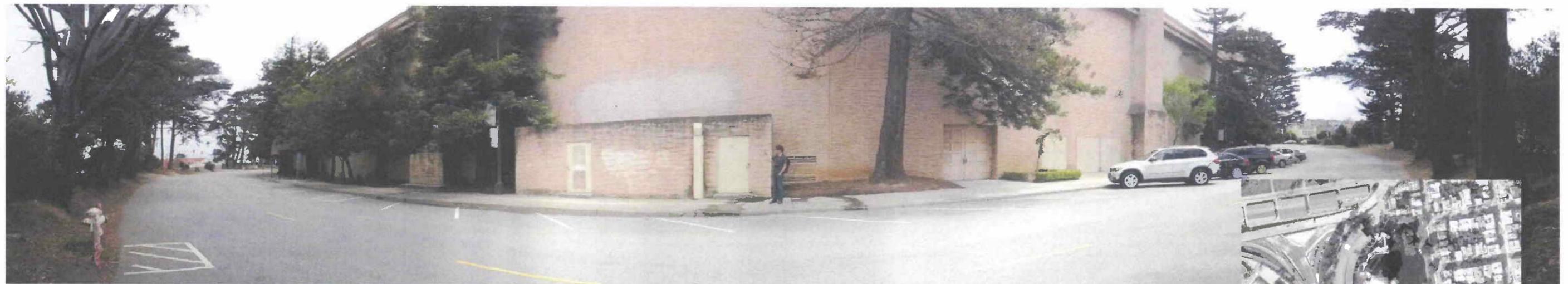
Lyon St, looking Northwest



Lyon St, looking Southeast



Lyon St, looking West



Lyon St, looking East



Lyon St, looking Northeast



Lyon St, looking Southwest

CONDITIONAL USE AUTHORIZATION

Town School for Boys - 3301/3601 Lyon St., San Francisco, CA 94123

MKTHINK

INTENT:

Our intent is to use the existing Palace of Fine Arts building as a temporary school for the Town School for Boys' K-8 School while its permanent location at 2750 Jackson Street is undergoing construction during the 2013-2014 school year. The building will only be occupied by grades K-4 with 250 students and staff being relocated. Occasionally and for special events will K-8 occupy the space. No changes will be made to the existing Palace of Fine Arts building or structure. Town School for Boy's use of the above mentioned property is effective from August 1st, 2013 through June 30th, 2014, with the option to extend through September 30, 2014.

FORM:

No changes to be made to the existing Palace of Fine Arts building form.

MATERIALS:

No changes to existing building materials of the Palace of Fine Arts.

ASSESSOR'S BLOCK/LOT: 0916/002

ZONING: P

HEIGHT/BULK DISTRICT: OS

PROJECT INFORMATION

	EXISTING	PROPOSED
USE:	MUSEUM OF SCIENCE, ART, AND HUMAN PERCEPTION	TEMPORARY SCHOOL FOR TOWN SCHOOL FOR BOYS
OCCUPANCY:	A-3 MUSEUM	"E" EDUCATION
OCCUPANT LOAD:	28,870 OCCUPANTS	3,479 OCCUPANTS
CONSTRUCTION TYPE:	III	NO CHANGE
NUMBER OF STORIES:	2	NO CHANGE
LOT AREA	684,760 SF	NO CHANGE
BLOCK/ LOT	0916/002	NO CHANGE

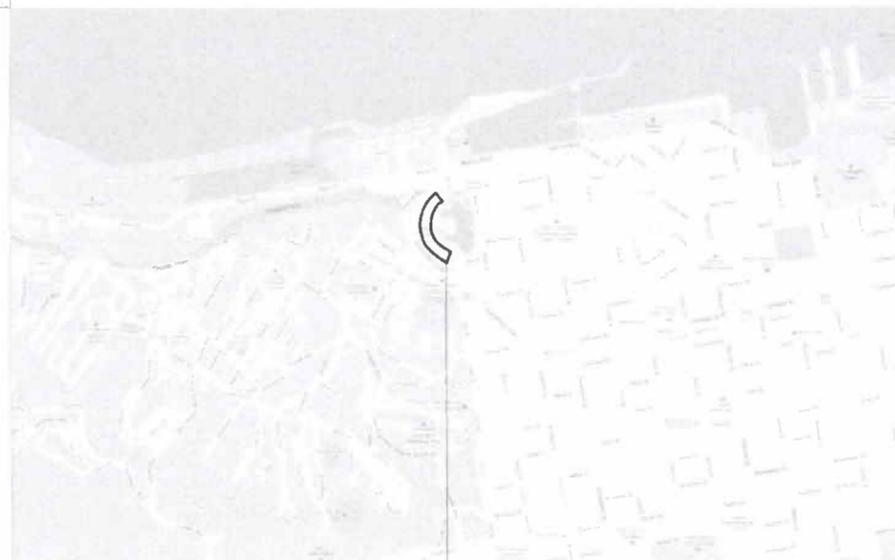
APPROX. GROSS FLOOR AREAS FOR TOWN SCHOOL ONLY (PER SFPC SEC. 102.9)			PROGRAM, STUDENTS & STAFF	
LEVEL	EXISTING	PROPOSED	STUDENTS	STAFF
FIRST FLOOR	88,000 SF	NO CHANGE	400 STUDENTS MAX; 205 STUDENTS DAILY	45 TOTAL STAFF
SECOND FLOOR	20,030 SF	NO CHANGE	PROGRAM	22 CLASSROOMS, 10 STAFF OFFICES, 1 AUDITORIUM, 1 LIBRARY, 1 KITCHEN, 1 CAFETERIA, 2 RESTROOMS
TOTAL	108,030 SF	NO CHANGE		
TOTAL BUILDING AREA (PALACE OF FINE ARTS THEATER AND TOWN SCHOOL) = APPROX 147,650 SF				

SHEET INDEX

- A0.0 PROJECT INFORMATION, SHEET INDEX, LEGEND
- A0.1 CODE COMPLIANCE
- A0.2 SITE AERIAL + TRANSPORTATION MANAGEMENT PLAN
- A0.3 EVENT MANAGEMENT PLAN
- A0.4 SITE PLAN
- A0.5 SITE LANDSCAPE

- A1.0 EXISTING FLOOR PLAN - 1ST FLOOR
- A1.1 PROPOSED FLOOR PLAN - 1ST FLOOR
- A2.0 EXISTING FLOOR PLAN - 2ND FLOOR
- A2.1 PROPOSED FLOOR PLAN - 2ND FLOOR
- A3.0 EXISTING ELEVATIONS

SITE LOCATION MAP



PROJECT LOCATION

AERIAL SITE PHOTO



PROJECT LOCATION

Architects

MKTHINK
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mkthink.com

Project
TOWN SCHOOL FOR BOYS PALACE OF
FINE ARTS TEMPORARY RELOCATION
3301/3601 Lyon St.
San Francisco, California 94123
Project Number:
487-12-4A

Clients
TOWN SCHOOL FOR BOYS
2750 Jackson St.
San Francisco, California, 94115

Rev.	Issue	Date
	PLANNING SUBMISSION	04.30.13
	PLANNING SUBMISSION REV. A	05.09.13
▲	PLANNING SUBMISSION REV. A	06.20.13
▲	PLANNING SUBMISSION REV. B	07.24.13
▲	PLANNING SUBMISSION REV. C	09.03.13



Scale: **N.T.S.**

Drawing Description:
PROJECT INFORMATION

Drawn By: MC Checked By: MS
Sheet Number:

**A0.0
EXHIBIT B**

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	111 within parcel boundary	111 within parcel boundary	0	111 within parcel boundary
Loading Spaces	2	2	0	2
Number of Buildings	1	1	0	1
Height of Building(s)	58'	58'	0	58'
Number of Stories	2	2	0	2
Bicycle Spaces	12 class II spaces	12 class II spaces	44 class I spaces 10 class II spaces	44 class I spaces 22 class II spaces
GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	0	0
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	384 spaces	352 spaces for general public	32 spaces for Town School	384 spaces
Other (Specify Use)	A3 (108,030 sf)	E (108,030 sf)	0	E (108,030 sf)
TOTAL GSF	108,030 sf	108,030 sf	0	108,030 sf

THIS CHART REFERS ONLY TO THE PROPOSED TOWN SCHOOL FOR BOYS PROPERTY. THE PALACE OF FINE ARTS THEATER IS NOT IN SCOPE.

Zoning Analysis (San Francisco Planning Code with 2013 Ordinances)					
Address: 3301 Lyon St., San Francisco, CA 94123					
Block/Lot: 0916/002					
Code Ref.	Item	Code Requirements	Existing	Existing Compliant	Proposed
Ref. Map ZN02	Zoning District	P	-	-	-
Floor Area					
Sec. 102.9	Floor Area, Gross	Includes basements (except dedicated storage/mech), balconies, elevator shafts, stairwells, exit enclosures and smokeproof enclosures, at each floor; penthouses for mech, elevator, if at the roof	approx 106,390 sf	-	no change
Sec. 102.10	Floor Area, Occupied	Gross area minus nonaccessory parking, loading & driveways, exterior walls, mechanical equipment appurtenances & areas, restrooms, areas for building operation & maintenance, incidental convenience storage	approx 92,000 sf	-	no change
Sec. 121	Lot Width and Area	Width: 25 feet Area: 2,500 sf	845' x 1159' 684,763 sf	complies	no change no change
Parking/Loading					
Sec. 151	Off-Street Parking	1 for each 6 classrooms. Town School has 22 classrooms, and therefore requires a minimum of 4 parking spaces.	111	complies	no change
Sec. 152	Off-Street Loading	no more than 1 space per 50,000 sq ft of gross floor area	2	complies	no change
Sec. 155.3	Shower & Locker Facilities	Not required for elementary schools.	provided	r/a	no change
Ordinance 183-13	Bicycle Parking	Class I and Class II bicycle parking required.	12 Class II	12 Class II	44 Class I; 22 Class II total
Sec. 209.3g	Conditional Uses	Elementary school	elementary	conditional	no change
Bulk and Height					
Sec. 270	Bulk Height District	OS	height varies; majority of structure is approx. 36' tall; NE and SE façade approx. 58'	-	no change

MKTHINK

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▲	PLANNING SUBMISSION REV. C	07.24.2013
▲	PLANNING SUBMISSION REV. D	09.03.2013

Seal



Scale: **N.T.S.**

Drawing Description:
CODE COMPLIANCE

Drawn By: MC Checked By: MS
Sheet Number:

A0.1

TRANSPORTATION MANAGEMENT PLAN OVERVIEW

The temporary relocation of Town School for Boys is a significantly less intensive use of the Palace of Fine Arts than its previous tenant the Exploratorium. The attendance and associated traffic from visitors to the Exploratorium ranged from 500 unique visitors on the slowest days up to 7,500 visitors during its peak use. The Exploratorium was open six days a week, Tuesday through Sunday from 10:00 AM to 5:00PM. In comparison, the Town School for Boys will only draw a maximum of 445 students, staff and teachers Monday through Friday from 7AM-6PM.

PICK UP / DROP OFF ZONE HOURS

The following are the anticipated hours of operation that the Town School for Boys will conduct normal operations. The drop-off time for all grades occurs at the same time. Students arrive at school at 7:50 am, with the exception of earlier drop-offs at 7:30 am to accommodate parents' work schedules. Pick Up is staggered from 2:15pm - 3:30pm with up to 100 students departing between 3:30pm and 6:00pm

ROUTE OF TRAVEL + METHODS OF TRAVEL

The Transportation Management Plan identifies the existing loading zone on the rear of the building as the Student Drop Off and Pick Up zone. This zone is annotated on the plan to the right by the large white circle. This zone is located on Lyon Street and was selected as the location furthest away from residential streets and driveways to minimize the effect of the School on its neighbors. The Transportation Management Plan has identified Richardson Avenue as the primary arterial route that shall be used by all Parents, Guardians and Staff who anticipate driving to the relocated Town School for Boys. Lyon Avenue is directly accessible off of Richardson so that there will be less traffic on the residential streets adjacent to the Palace of Fine Arts than when the Exploratorium was its principal tenant. Due to the age of the students, most students will arrive by car. Town School for Boys is using carpooltoschool.com to coordinate and encourage carpooling. Town School for Boys is encouraging staff and teachers to use public transportation.

PARKING + LOADING

There are currently 384 parking spaces operated by San Francisco Parks and Recreation department for the Palace of Fine Arts building. There are 111 parking spaces directly on the Palace of Fine Arts building perimeter, of which, 32 will be designated solely for use by Town School for Boys. There will be no additional parking spaces added for the proposed Town School relocation. Loading will remain in its existing location along the rear of the building, at the furthest location away from existing residences and driveways. There are three existing white zones. All of the white zones are located along the rear of the building on Lyon Street. The two northern most white zone measure 19' and 32'. The southern most white zone is designated for temporary tourist bus traffic and measures 108'. All of these loading zones will remain during Town School for Boys' conditional use of the Palace of Fine Arts. There are currently 8 distinct handicap parking zones located along the rear of the building and along the former entrance to the Exploratorium along the side of building. In these 8 zones, there are 20 unique handicap spaces in these 8 zones, all of which will remain available to the public during Town School for Boys' relocation.

DISTRIBUTION + ENFORCEMENT

The Transportation Management Plan will be distributed to all parents and guardians prior to the start of the academic year. Town School for Boys' Transportation Management Plan will be actively managed. During Pick Up and Drop Off hours, there will be adults present at all times, safety monitors and the support of the 4th grade class. During the School's hours of operation, there will also be a security guard on campus. Double Parking will not be permitted and will be enforced by safety monitors. If the plan is not being adhered to by the Town School for Boys community, each failure to comply will be noted by the School and if more than 2 instances occur, the school will issue a formal correspondence. There will be a complaint log with the receptionist for all concerned raised by neighbors. Lastly, the Transportation Management Plan is not a rigid document; it is flexible and will adapt as necessary to address the concerns and needs of Town School for Boys' neighbors.

LEGEND

- EXISTING WHITE ZONE
- EXISTING HANDICAP PARKING
- PROPOSED VEHICULAR PATH OF TRAVEL



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Project:
 TOWN SCHOOL FOR BOYS PALACE OF FINE ARTS TEMPORARY RELOCATION
 3301 Lyon St.
 San Francisco, California 94123
 Project Number:
 487-12-4A

Clients:
 TOWN SCHOOL FOR BOYS
 2750 Jackson St.
 San Francisco, California, 94115

Rev	Issue	Date
	PLANNING SUBMISSION	04.30.13
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	PLANNING SUBMISSION REV A	06.12.13
	PLANNING SUBMISSION REV B	07.19.13
	PLANNING SUBMISSION REV C	09.03.13

Seal

Scale 1/128" = 1'-0"

Drawing Description:
SITE AERIAL + TRANSPORTATION PLAN

Drawn By MC Checked By MS
 Sheet Number

A0.2

EVENT MANAGEMENT PLAN

OVERVIEW

The temporary relocation of Town School for Boys is a significantly less intensive use of the Palace of Fine Arts than its previous tenant, the Exploratorium. The attendance and associated traffic from visitors to the Exploratorium ranged from 400 unique visitors on the slowest days up to 2,300 visitors during its peak use. The Exploratorium was open six days a week, Tuesday through Sunday from 10:00 AM-5:30 PM. For comparison, Private Events held by Town School for Boys will draw a maximum of 500 attendees. The school will hold up to 40 of these events during its 15 month lease. Most events start inbetween 5:30-7:00 PM, Monday through Friday and last no more than 3 hours, ending prior to 10:00 PM. Less than 15% of events occur on the weekend.

EVENT LOADING

The Event Management Plan identifies the Event Loading zone on the plan to the right with a large white circle. This zone is located on Lyon Street and was selected as the location furthest away from residential streets and driveways to minimize the effect of the School on its neighbors. Town School for Boys will use 3 of its parking spaces in this location for pick-up/drop-off by using cones to prevent parking.

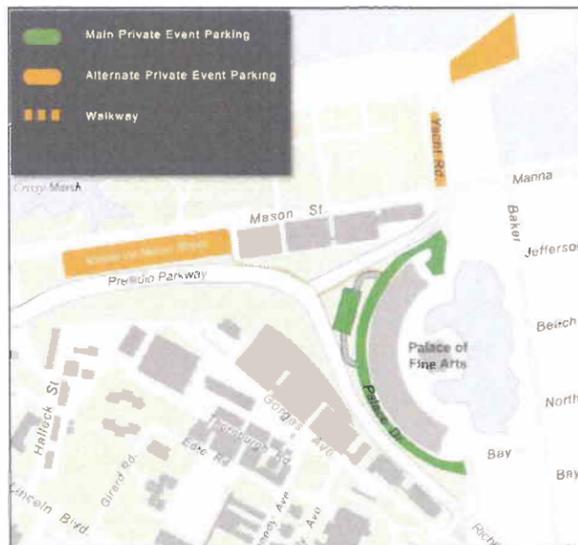
EVENT PARKING

There are currently 384 parking spaces operated by San Francisco Parks and Recreation department for the Palace of Fine Arts building. There are 111 parking spaces directly on the Palace of Fine Arts building perimeter, of which, 32 will be designated solely for use by Town School for Boys. There will be no additional parking spaces added for the proposed Town School relocation. Faculty and staff will be encouraged not to drive/park but to use alternative modes of transportation, especially on event days. The building entrance will remain in its existing location along the rear of the building, at the furthest location away from existing residences and driveways. There are three existing white zones. All white zones are located along the rear of the building on Lyon Street. The two northern most white zone measure 19' and 32'. The southern most white zone is designated for temporary tourist bus traffic and measures 108'. All of these white zones will remain during Town School for Boys' conditional use of the Palace of Fine Arts. There are currently 8 distinct handicap parking zones located along the rear of the building and along the former entrance to the Exploratorium along the side of building. In these 8 zones, there are 20 unique handicap spaces in these 8 zones, all of which will remain available to the public during Town School for Boys' temporary relocation. For events requiring the extensive use of additional parking areas, Town School for Boys will establish a valet parking system if needed.

DISTRIBUTION + ENFORCEMENT

During Town School for Boys' temporary relocation to the Palace of Fine Arts, the Event Management Plan will be actively managed. During Event Loading hours, there will be event staff present at all times. During School event hours, there will be a security guard on campus. Double parking will not be permitted and will be enforced by safety monitors. There will be a complaint log with the receptionist for all concerns raised by neighbors. Event invitations will encourage the use of alternative modes of transportation. Lastly, the Event Management Plan is not a rigid document; it is flexible and will adapt as necessary to address the concerns and needs of Town School for Boys' neighbors.

In addition, see Parking Management Plan below for Private Events currently in use by SF Recreation and Parks for additional off-site parking availability.



Architects

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	PLANNING SUBMISSION REV B	07.19.13
	PLANNING SUBMISSION REV C	09.03.13

Seal

Scale: 1/128" = 1'-0"

Drawing Description:

EVENT MANAGEMENT PLAN

Drawn By: MC Checked By: MS

Sheet Number:

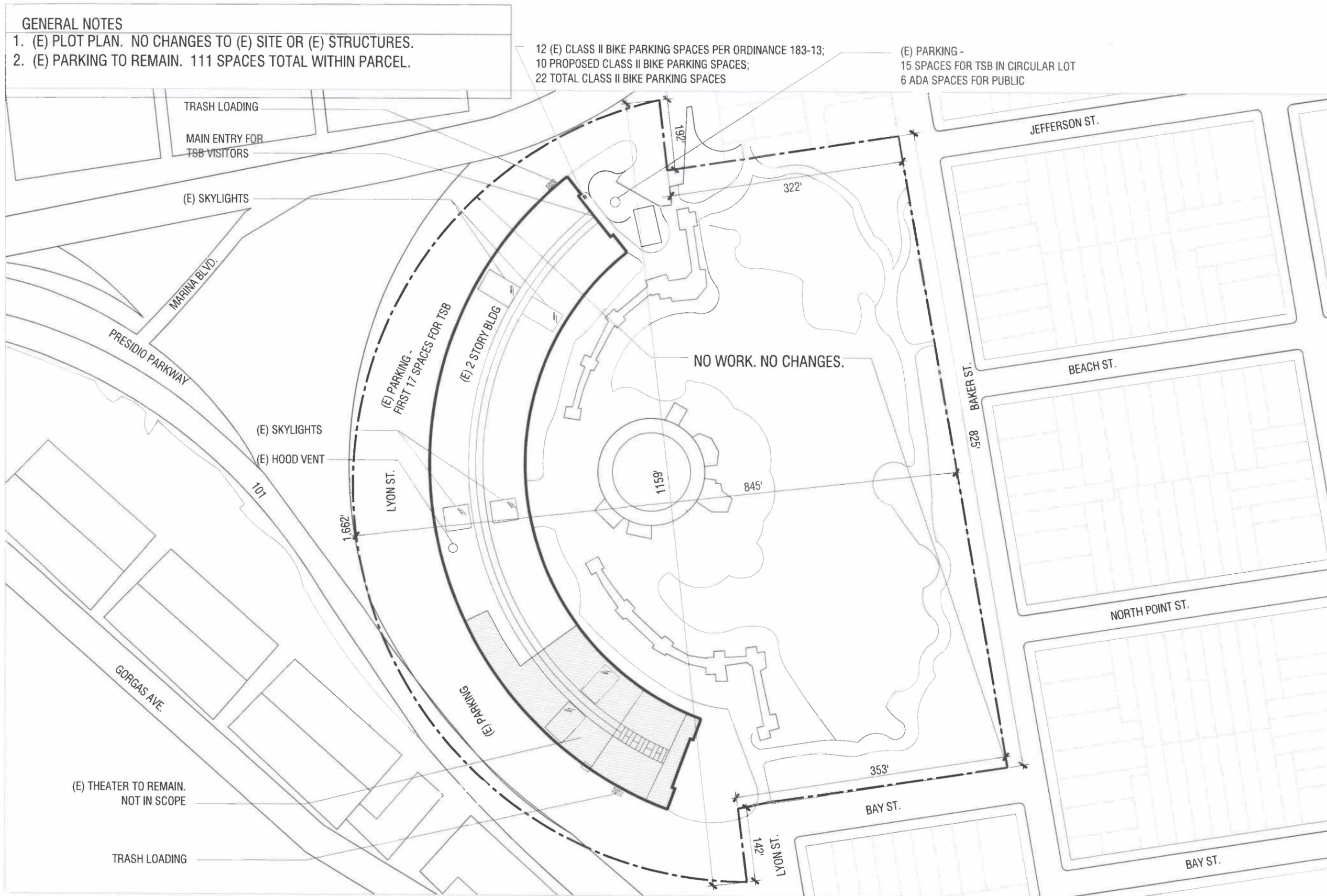
A0.3

GENERAL NOTES

1. (E) PLOT PLAN. NO CHANGES TO (E) SITE OR (E) STRUCTURES.
2. (E) PARKING TO REMAIN. 111 SPACES TOTAL WITHIN PARCEL.

12 (E) CLASS II BIKE PARKING SPACES PER ORDINANCE 183-13;
10 PROPOSED CLASS II BIKE PARKING SPACES;
22 TOTAL CLASS II BIKE PARKING SPACES

(E) PARKING -
15 SPACES FOR TSB IN CIRCULAR LOT
6 ADA SPACES FOR PUBLIC



TRASH LOADING
MAIN ENTRY FOR
TSB VISITORS

(E) SKYLIGHTS

MARINA BLVD.

PRESIDIO PARKWAY

(E) SKYLIGHTS

(E) HOOD VENT

101

(E) PARKING -
FIRST 17 SPACES FOR TSB

(E) 2 STORY BLDG

NO WORK. NO CHANGES.

1159'

845'

1,662'

LYON ST.

(E) PARKING

353'

BAY ST.

142'

LYON ST.

JEFFERSON ST.

BAKER ST.
825'

BEACH ST.

NORTH POINT ST.

BAY ST.

(E) THEATER TO REMAIN.
NOT IN SCOPE

TRASH LOADING

EXISTING SITE PLAN

Scale: 1/128" = 1'-0"

1



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2750 Jackson St.
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	PLANNING SUBMISSION REV.	05.08.13
A	PLANNING SUBMISSION REV. A	08.20.2013
B	PLANNING SUBMISSION REV. B	01.24.2013
C	PLANNING SUBMISSION REV. C	09.03.2013



Scale: 1/128" = 1'-0"

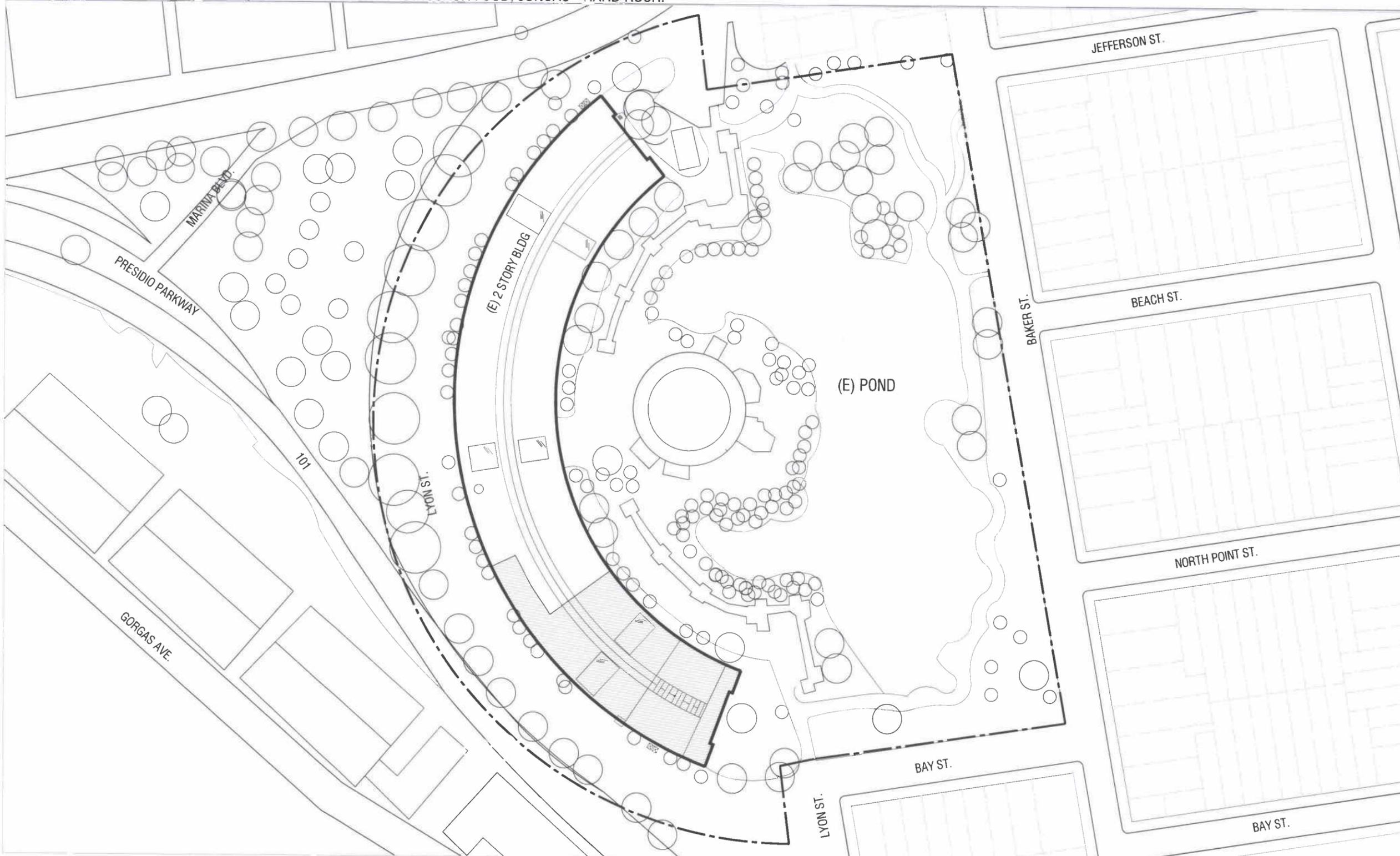
Drawing Description:
(E) SITE PLAN

Drawn By: MC Checked By: MS

Sheet Number:
A0.4

GENERAL NOTES

1. ALL (E) TREES TO REMAIN. (E) SPECIES INCLUDE FOREST REDBUD, TRISTANIA CONFERTA, SALIX 'GOLDEN CURLS,' AUSTRALIAN EUCALYPTUS.
2. ALL (E) LANDSCAPING BUFFERING THE PARKING FROM MARINA BLVD. AND PRESIDIO PARKWAY TO REMAIN. (E) SPECIES INCLUDE HOULTTUYNIA CORDATA 'CAMELEON', SWORD SEDGE, SHRUB ROSE, MICROLEPIA STRIGOSA - LACE FERN, GUNNERA MANICATA - DINOSAUR FOOD, JUNCAS - HARD RUSH.

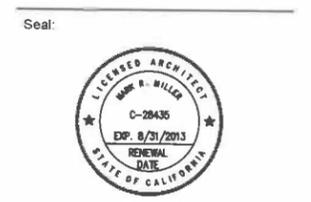


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A	PLANNING SUBMISSION REV. C	09.03.2013



Scale: 1/128" = 1'-0"

Drawing Description:
SITE LANDSCAPE

Drawn By: MC Checked By: MS
 Sheet Number:



GENERAL NOTES

1. (E) PLAN. NO CHANGES TO (E) STRUCTURE OR FLOOR LAYOUT.
2. TOWN SCHOOL FIRST FLOOR AREA = 88,000 SF.

EXISTING 1ST FLOOR LEGEND

- (A) RECEPTION
- (B) OFFICE
- (C) RESTROOMS
- (D) CLASSROOMS
- (E) KITCHEN
- (F) EXHIBIT
- (G) STAGE
- (H) MUSEUM STORE
- (I) AUDITORIUM
- (J) CAFETERIA

MKTHINK

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Seal



Scale: **1/64" = 1'-0"**

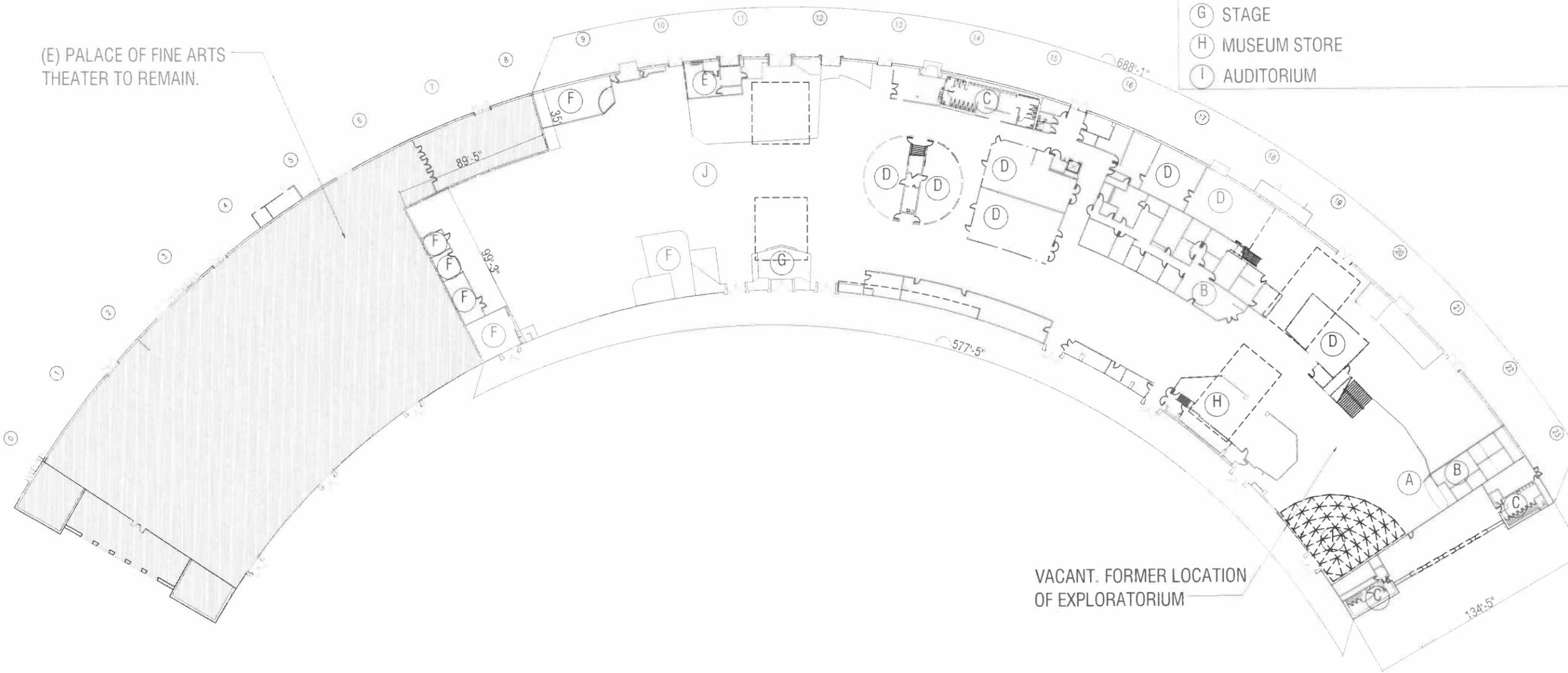
Drawing Description
**EXISTING FLOOR PLAN
 1ST FLOOR**

Drawn By: MS Checked By: MC
 Sheet Number

A1.0

(E) PALACE OF FINE ARTS
 THEATER TO REMAIN.

VACANT. FORMER LOCATION
 OF EXPLORATORIUM

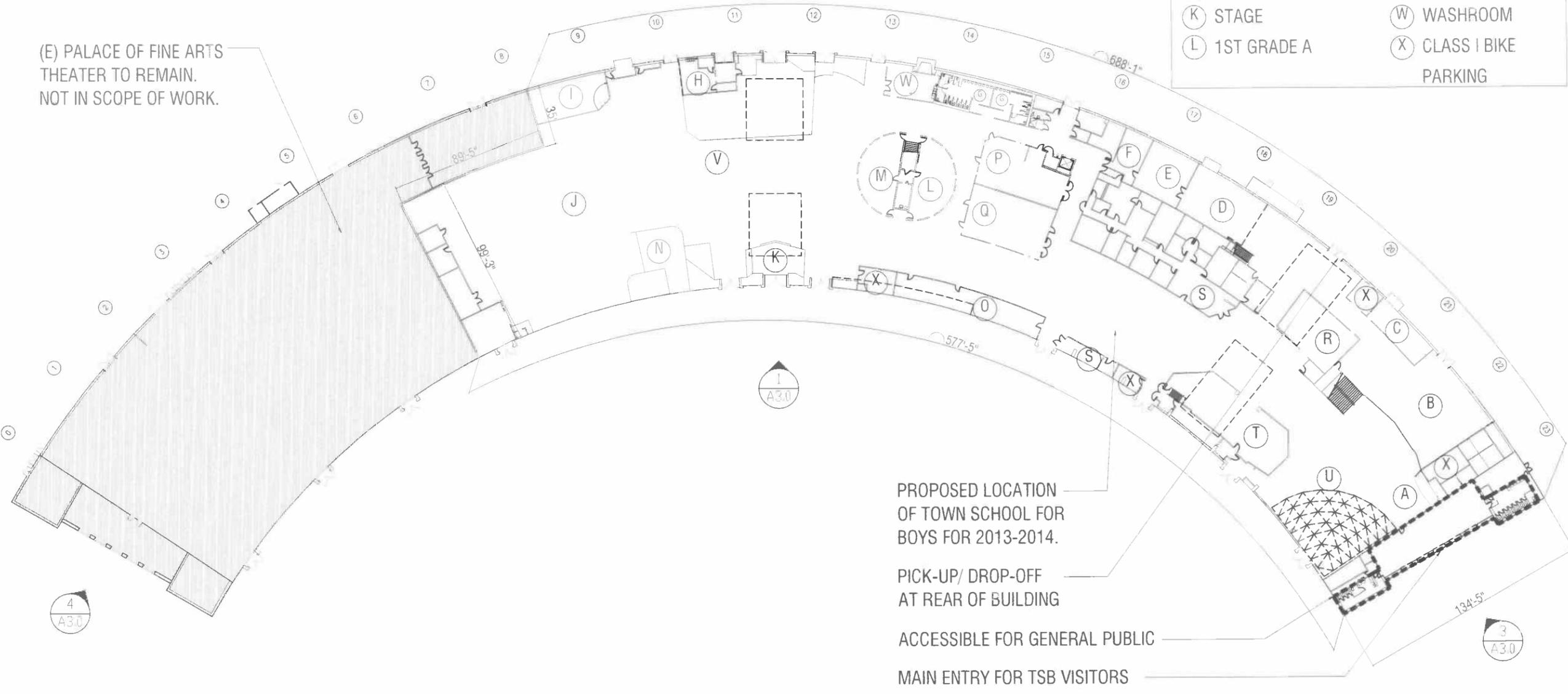


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1ST FLOOR GENERAL NOTES	1ST FLOOR PROGRAM, STUDENTS AND STAFF	1ST FLOOR LEGEND
1. NO NEW CONSTRUCTION. ALL CHANGES ARE IN USE OF EXISTING SPACES.	TOTAL NUMBER OF CLASSROOMS: 15	(A) RECEPTIONIST
2. NO CHANGES TO (E) STRUCTURE.	TOTAL NUMBER OF ASSEMBLY SPACES: 3	(B) ENI
3. TOWN SCHOOL FIRST FLOOR AREA = 88,000 SF	TOTAL NUMBER OF OFFICES: 10	(C) BICYCLE WORKSHOP
4. PROPOSED NUMBER OF CLASS I BIKE PARKING IS 44 SPACES PER ORDINANCE 183-13	TOTAL NUMBER OF AUDITORIUMS: 1	(D) 2ND GRADE A
	TOTAL NUMBER OF KITCHENS: 1	(E) SPANISH
	TOTAL NUMBER OF CAFETERIAS: 1	(F) WORKSTATION
	TOTAL NUMBER OF RESTROOMS: 2	(G) RESTROOM
		(H) KITCHEN
		(I) FACULTY LOUNGE
		(J) PE
		(K) STAGE
		(L) 1ST GRADE A
		(M) 1ST GRADE B
		(N) PLAYLAB
		(O) TECH CLASSROOM
		(P) KINDERGARTEN A
		(Q) KINDERGARTEN B
		(R) 2ND GRADE B
		(S) OFFICES
		(T) ART
		(U) ASSEMBLY/MUSIC
		(V) CAFETERIA
		(W) WASHROOM
		(X) CLASS I BIKE PARKING



Rev	Issue	Date
	PLANNING SUBMISSION	04.30.13
	PLANNING SUBMISSION REV. A	05.09.13
▲	PLANNING SUBMISSION REV. A	06.20.2013
▲	PLANNING SUBMISSION REV. B	09.24.2013
▲	PLANNING SUBMISSION REV. C	09.01.2013



Scale: 1/64" = 1'-0"

Drawing Description:
PROPOSED FLOOR PLAN
1ST FLOOR

Drawn By MS Checked By MC
 Sheet Number

GENERAL NOTES

1. (E) PLAN. NO CHANGES TO (E) STRUCTURE OR FLOOR LAYOUT.
2. TOWN SCHOOL SECOND FLOOR MEZZANINE AREA = 20,030 SF.

EXISTING 2ND FLOOR LEGEND

- (A) STORE OFFICE
- (B) OFFICE
- (C) CLASSROOMS
- (D) EXHIBIT
- (E) LAB

MKTHINK

Architects:
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 Roundhouse One, 1500 Sansome Street
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 mkthink.com

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Project:
 TOWN SCHOOL FOR BOYS PALACE OF FINE ARTS TEMPORARY RELOCATION
 3301/3601 Lyon St.
 San Francisco, California 94123
 Project Number:
 487-12-4A

Clients:
 TOWN SCHOOL FOR BOYS
 2750 Jackson St.
 San Francisco, California, 94115

Rev.	Issue	Date
	PLANNING SUBMISSION	04.30.13
	PLANNING SUBMISSION REV	05.09.13
A	PLANNING SUBMISSION REV A	08.20.2013
A	PLANNING SUBMISSION REV E	07.24.2013
A	PLANNING SUBMISSION REV C	09.03.2013

Seal



Scale: 1/64" = 1'-0"

Drawing Description:
**EXISTING FLOOR PLAN
 2ND FLOOR**

Drawn By: MC Checked By: MS
 Sheet Number:

A2.0

(E) PALACE OF FINE ARTS THEATER TO REMAIN.

VACANT. FORMER LOCATION OF EXPLORATORIUM

EXISTING 2ND FLOOR MEZZANINE

Scale: 1/64" = 1'-0"

1

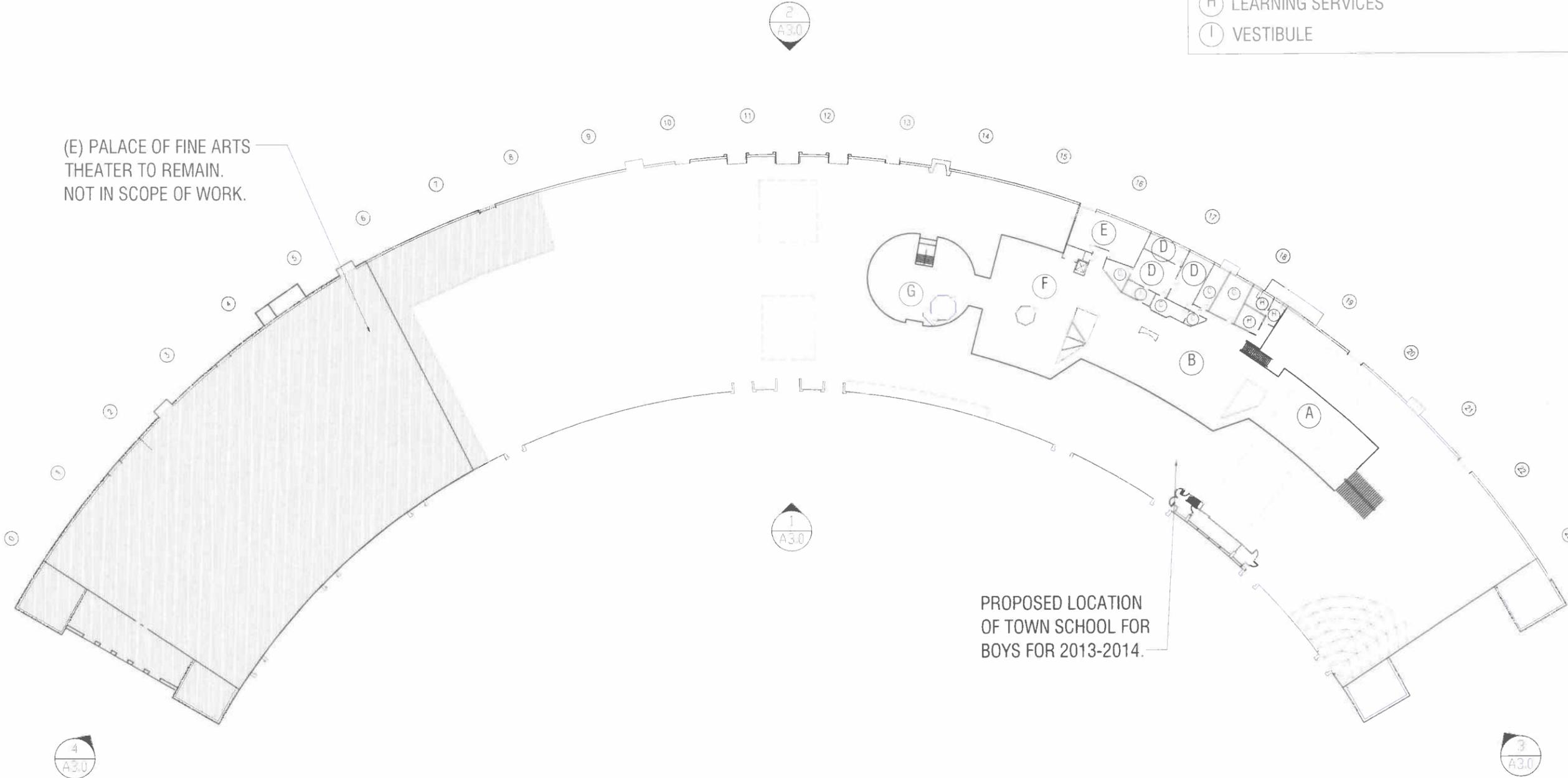


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2ND FLOOR GENERAL NOTES	2ND FLOOR PROGRAM, STUDENTS AND STAFF	2ND FLOOR LEGEND
1. NO NEW CONSTRUCTION. ALL CHANGES ARE IN USE OF EXISTING SPACES. 2. NO CHANGES TO (E) STRUCTURE. 3. TOWN SCHOOL 2ND FLOOR MEZZANINE AREA = 20,030 SF	TOTAL NUMBER OF CLASSROOMS: 7 TOTAL NUMBER OF LIBRARIES: 1	(A) 4TH GRADE A (B) 4TH GRADE B (C) READING ROOM (D) 3RD GRADE A (E) 3RD GRADE B (F) FLEX CLASSROOM (G) LIBRARY (H) LEARNING SERVICES (I) VESTIBULE



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▲	PLANNING SUBMISSION REV A	06.20.13
▲	PLANNING SUBMISSION REV B	07.24.13
▲	PLANNING SUBMISSION REV C	08.03.13

Seal



Scale: 1/64" = 1'-0"

Drawing Description
**PROPOSED FLOOR PLAN
2ND FLOOR**

Drawn By MS Checked By MC
Sheet Number

GENERAL NOTES

1. (E) ELEVATIONS. NO CHANGES TO (E) STRUCTURE OR FACADES.

MKTHINK

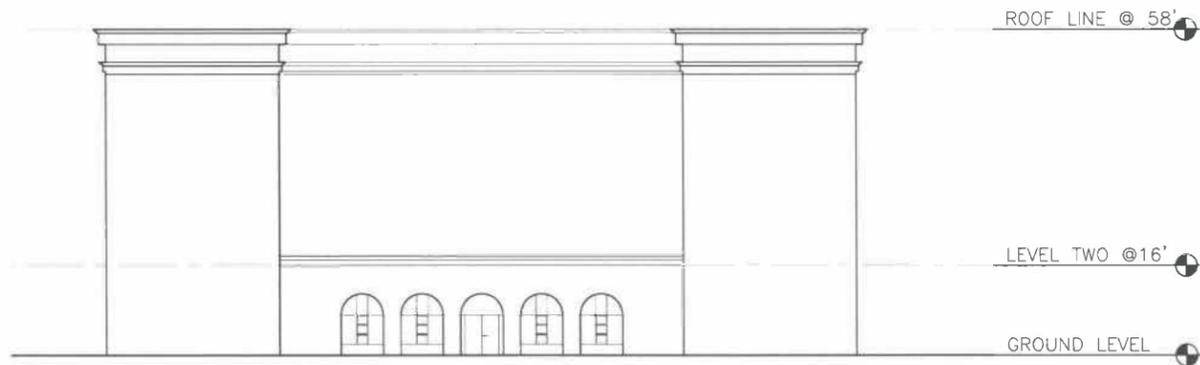
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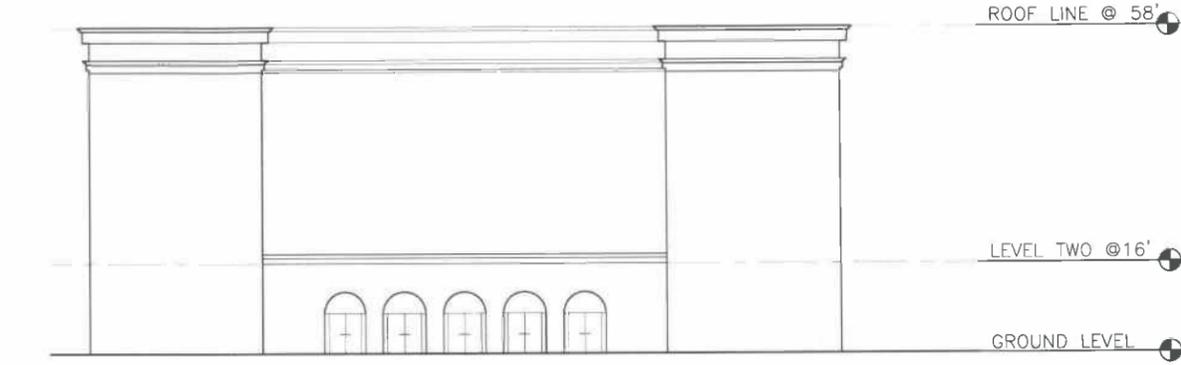
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SOUTHEAST ELEVATION - (E) PALACE OF FINE ARTS THEATRE ENTRY

Scale: 1/32"=1'-0"



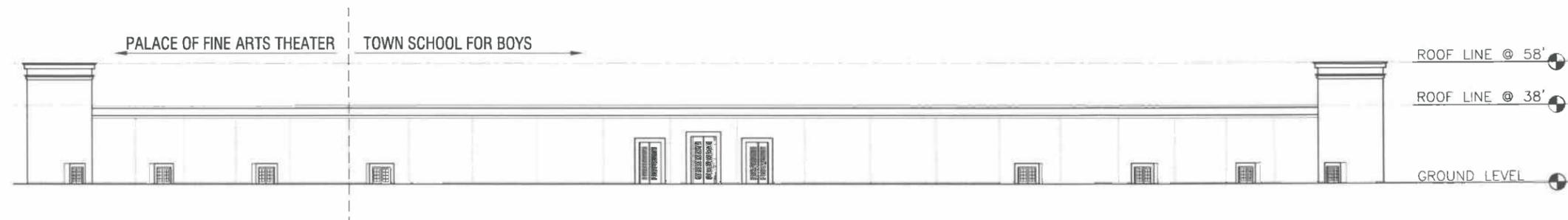
NORTHEAST ELEVATION - PROPOSED TOWN SCHOOL FOR BOYS' GUEST ENTRY

Scale: 1/32"=1'-0"



WEST ELEVATION

Scale: 1/64"=1'-0"



EAST ELEVATION

Scale: 1/64"=1'-0"

Rev.	Issue	Date
	PLANNING SUBMISSION	04.30.13
	PLANNING SUBMISSION REV.	05.09.13
▲	PLANNING SUBMISSION REV. A	06.12.2013
▲	PLANNING SUBMISSION REV. B	07.19.2013
▲	PLANNING SUBMISSION REV. C	09.03.2013

Seal:



Scale: **AS NOTED**

Drawing Description:
EXISTING ELEVATIONS

Drawn By: MS Checked By: MC

Sheet Number:

A3.0