



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: DECEMBER 12, 2013

*Date:* December 5, 2013  
*Case No.:* **2013.0663C**  
*Project Address:* **333 Dolores Street**  
*Zoning:* RM-1 (Residential, Mixed, Low-Density) District  
40-X Height and Bulk District  
*Block/Lot:* 3567/057  
*Project Sponsor:* Molly Huffman  
Children's Day School  
333 Dolores Street  
San Francisco, CA 94110  
*Staff Contact:* Michael Smith – (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is a request from Children's Day School (CDS) to amend motion No. 16683 for a request to retain the three existing temporary classroom structures on the site for an additional 10.5 years. The structures in question were granted conditional use authorization in 2003 with a condition of approval that was recommended by the Landmark's Preservation Advisory Board that they be removed within 10 years from the date of occupancy (March 2004). No physical work is proposed for the structures.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Dolores Street between 16<sup>th</sup> and 17<sup>th</sup> Streets, Lot 057 in Assessor's Block 3567. The subject property is a mid-block lot that is occupied by the Children's Day School (CDS), a pre-kindergarten through eighth grade day school. The school is housed in three (3) temporary classrooms that measure 24' X 40' each and a three-story, 22,500 square foot structure historical known as St. Joseph's Hall, located on a mid-block, 1.2-acre site. The subject building, St. Joseph's Hall, constructed in 1924, is part of Landmark site #137 "The Notre Dame School". Although St. Joseph's Hall is not described in the designating ordinance for the site it was located on the same Assessor's Block and Lot as the Landmark when the designation was adopted. The subject property has since been subdivided and St. Joseph's Hall is now located on a separate lot. The subject lot is located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X height and bulk district.

The three temporary classroom structures measure 960-square-foot each and are prefabricated wood-frame classroom structures with T-11 clad siding interconnected by a 760-square-foot, wood deck. The 24-foot by 40-foot portable classroom structures are on pier footings and are accessed via a ramp and steps to and from the proposed deck. The structures are located in the southern half of the parcel to the

west of the area called the "Farm." There is a storage area located behind the structures to the south. The structures are partially screened from view by plants and trees.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the project site is primarily residential to the north, south, and west. Located to the east are a variety of commercial establishments located within ground floor storefronts in the Valencia Street NCT, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Specifically, the Boys and Girls Club abuts the subject property to the east. The rear of the Notre Dame Senior Housing Center at 347 Dolores Street abuts the subject property to the west. Buildings in the vicinity typically range from one to four stories in height.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	November 22, 2013	November 20, 2013	22 days
Posted Notice	20 days	November 22, 2013	November 20, 2013	22 days
Mailed Notice	10 days	December 2, 2013	November 21, 2013	21 days

The project is not subject to Section 312-neighborhood notification.

## **PUBLIC COMMENT**

- To date, the Department has received one communication in opposition to the proposal from a neighbor on 18<sup>th</sup> Street who is concerned about the noise from the existing school. The Department has also received numerous communications in favor of the project, including 90+ emails from CDS parents.

## **ISSUES AND OTHER CONSIDERATIONS**

- As stated above, the subject property is part of Landmark site #137, the Notre Dame School. Therefore, the project requires a Certificate of Appropriateness which was granted by the Historic Preservation Commission on November 20, 2013.
- With its purchase of 601 Dolores Street, CDS is moving towards its goal of removing the temporary structures from the site. However, the Department is concerned that the temporary structures not become permanent structures on the site. The conditions of approval limiting the amount of time the structures can remain on the site to 10.5 years and requiring the sponsor to more frequently update the Department on the status of removing the structures will protect

against the structures becoming permanent to the site. CDS has put together a 10 year timeline/plan for the removal of the structures from the site.

- In April 2012, the Planning Commission granted conditional use authorization to CDS for the conversion of the church at 601 Dolores Street into a school. Permits for phase 1 of the conversion are anticipated to be issued within the next few months. The completion of this conversion will allow CDS to transfer students to the 601 Dolores Street campus and begin updating 333 Dolores Street for the eventual removal of the temporary structures in question.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization pursuant to Section 303 of the Planning Code to allow for three temporary classroom structures which were authorized in 2003 for a period not to exceed ten years to remain on the site for an additional 10.5 years.

### **BASIS FOR RECOMMENDATION**

- The project is desirable because it promotes and strengthens the continued operation of a neighborhood serving school.
- The temporary classroom structures will be maintained in a safe, sanitary, and good physical condition so not to detract from the character of the neighborhood.
- The temporary structures will remain on the site for a defined period of time after which point they will be removed.
- Moving forward, the Department will monitor more closely how CDS is meeting their goal of removing the temporary structures from the site in the event that an alternative plan is needed to ensure that the structures are removed in a timely manner.
- Since the location of the subject property is tucked behind the Notre Dame Senior Housing Complex on Dolores Street and cannot be seen from the public right-of-way, the temporary structures do not impact visual character of the neighborhood as seen from public view.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

Attachment Checklist

- Executive Summary
- Draft Motion
- Environmental Determination
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
  
- Aerial Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Context Photos
- Site Photos
- Aerial Photos
- Facilities Master Plan Timeline

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

MES \_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. XXXXX

HEARING DATE: DECEMBER 12, 2013

*Date:* December 5, 2013  
*Case No.:* **2013.0663C**  
*Project Address:* **333 DOLORES STREET**  
*Zoning:* RM-1 (Residential, Mixed, Low-Density) District  
 40-X Height and Bulk District  
*Block/Lot:* 3567/057  
*Project Sponsor:* Molly Huffman  
 Children’s Day School  
 333 Dolores Street  
 San Francisco, CA 94110  
*Staff Contact:* Michael Smith – (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303 OF THE PLANNING CODE TO AMEND MOTION NO. 16683 FOR A REQUEST TO RETAIN THE THREE EXISTING TEMPORARY CLASSROOM STRUCTURES ON THE SCHOOL SITE FOR AN ADDITIONAL 10.5 YEARS. THE SUBJECT PROPERTY IS LOCATED IN A RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 24, 2013, Valerie Veronin, on behalf of Children’s Day School (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 to amend motion No. 16683 to retain the three existing temporary classroom structures on the site for an additional 10.5 years, for the property at 333 Dolores Street (subject property), located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

On December 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. 2013.0259C.

The Department determined the Project to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0663C, 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 subject property is located on the east side of Dolores Street between 16<sup>th</sup> and 17<sup>th</sup> Streets, Lot 057 in Assessor's Block 3567. The subject property is a mid-block lot that is occupied by the Children's Day School (CDS), a pre-kindergarten through eighth grade day school. The school is housed in three (3) temporary classrooms that measure 24' X 40' each and a three-story, 22,500 square foot structure historical known as St. Joseph's Hall, located on a mid-block, 1.2-acre site. The subject building, St. Joseph's Hall, constructed in 1924, is part of Landmark site #137 "The Notre Dame School". Although St. Joseph's Hall is not described in the designating ordinance for the site it was located on the same Assessor's Block and Lot as the Landmark when the designation was adopted. The subject property has since been subdivided and St. Joseph's Hall is now located on a separate lot. The subject lot is located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X height and bulk district.

The three temporary classroom structures measure 960-square-foot each and are prefabricated wood-frame classroom structures with T-11 clad siding interconnected by a 760-square-foot, wood deck. The 24-foot by 40-foot portable classroom structures are on pier footings and are accessed via a ramp and steps to and from the proposed deck. The structures are located in the southern half of the parcel to the west of the area called the "Farm." There is a storage area located behind the structures to the south. The structures are partially screened from view by plants and trees.

3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is primarily residential to the north, south, and west. Located to the east are a variety of commercial establishments located within ground floor storefronts in the Valencia Street NCT, including

restaurants, bars, apparel stores, convenience stores, and other types of retailers. Specifically, the Boys and Girls Club abuts the subject property to the east. The rear of the Notre Dame Senior Housing Center at 347 Dolores Street abuts the subject property to the west. Buildings in the vicinity typically range from one to four stories in height.

4. **Project Description.** The proposal is a request from Children’s Day School (CDS) to amend motion No. 16683 for a request to retain the three existing temporary classroom structures on the site for an additional 10.5 years. The structures in question were granted conditional use authorization in 2003 with a conditional of approval that was recommended by the Landmark’s Preservation Advisory Board that they be removed within 10 years from the date of occupancy (March 2004). No physical work is proposed for the structures.
5. **Project Background.** The subject property is part of Landmark site #137, the Notre Dame School. On November 20, 2013, the Historic Preservation Commission held a public hearing and found the proposal to be in conformance with Article 10, as well as the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and unanimously recommended approval with the conditions attached in Exhibit A.

In 2003, CDS was granted conditional use authorization pursuant to Motion No. 16683 to install three temporary classroom structures on the subject site. The authorized structures were to be removed within ten years from the date of occupancy pursuant to the conditions of approval for motion No. 16683. Therefore, the structures must be removed by March 2014.

During the ten years that the temporary structures were in place, CDS contemplated ways to construct a permanent structure on the site to replace the temporary structures. In August 2011, CDS purchased 601 Dolores Street intending to convert the former church into a satellite campus for the school and received conditional use authorization in April 2012 for the conversion. Construction of Phase 1 of the 601 Dolores Street conversion is expected to commence Spring 2014.

6. **Public Comment.** The Department has received one communication in opposition to the proposal from a neighbor on 18<sup>th</sup> Street who is concerned about the noise from the existing school. The Department has also received numerous communications in favor of the project, including 90+ emails from CDS parents.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Land Use.** Section 209.3(g) of the Planning Code allows elementary schools (an institutional use) in a RH-3 District only upon the approval of a conditional use authorization by the Commission.

*Conditional Use authorization is not being sought because the project would not increase student enrollment.*

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

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

*The Project would retain the existing buildings on the site and their present configuration. The proposed use is necessary and desirable for the neighborhood because the presence of quality schools in San Francisco helps to retain families in the city. The inability to find quality schools in San Francisco discourages some families from attempting to raise their children within the city. Every year CDS must reject dozens of requests for placement from families due to lack of capacity. The strengthening of CDS would allow the school to better serve the neighborhoods of Noe Valley, Bernal Heights, Glen Park, Castro/Eureka Valley and the Mission.*

- 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 be detrimental to the health, safety or convenience of those residing or working in the area, in that:

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

*The Project would not increase student enrollment nor alter the existing site configuration of the buildings on the site. The existing site configuration places the temporary classroom towards the southern edge of the site oriented towards the center of the site. This configuration helps to contain the sounds from the play yard located at the center of the site.*

- 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;

*Parking and traffic would not be impacted by the project because it would not increase student enrollment.*

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

*The project would not emit noxious or offensive emissions such noise, glare, dust or odor.*

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

*No additional landscaping or lighting is proposed for the site as part of this project.*

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

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

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

## COMMERCE AND INDUSTRY ELEMENT Objectives and Policies

### OBJECTIVE 7:

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

### POLICY 7.2:

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

### POLICY 7.3:

Promote the provision of adequate health and education services to all geographic districts and cultural groups in the city.

*The Project will allow for additional choices in educational options to neighborhood and city residents. The Project would enhance the educational services available to residents of the local area neighborhoods as well as the city at large. The retention of the temporary structures is part of a larger long term goal to seismically upgrade a St. Joseph's Hall, the historic building on the subject property.*

## HOUSING ELEMENT Objectives and Policies

### OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

### POLICY 11.7:

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

### POLICY 11.8:

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

*The Project would respect the City's historic fabric by indirectly providing for the continued use and rehabilitation of a historic property. The Project help retain an existing school located within a residential District in a property that is suitable for an institutional use. As a result, an educational service will continue to be provided for the local neighborhood and community at large.*

## GOVERNMENT, HEALTH AND EDUCATION SERVICES

### Objectives and Policies

#### OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGINAL 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.

*CDS offers educational services for pre-school through middle school aged children of San Francisco residents. No exterior alteration will be proposed to the existing buildings. The proposed child-care facility's activities will take place either indoors or within the rear yard. The proposed conditions of approval would help ensure that the structures are properly maintained and screened from view from nearby properties.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The proposal would strengthen an existing neighborhood-serving school that has served the neighborhood since 2001.*

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

*The proposed use will retain the existing buildings on the site and the temporary structures in question could be easily be removed and the area of the lot converted back to open space.*

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

*The Project would not affect the City's existing supply of affordable housing.*

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

*The proposed use is well served by public transit but it is located a few blocks away. The proposal would not increase student enrollment and therefore is not expected to increase the burden on neighborhood parking or Muni transit service.*

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

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

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

*The Project will not affect the Subject Property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject property is part of Landmark site #137, the Notre Dame School. Therefore, the project requires a Certificate of Appropriateness which was granted by the Historic Preservation Commission on November 20, 2013.*

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

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

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

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0663C pursuant to Section 303 of the Planning Code** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

Jonas P. Ionin  
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: December 12, 2013

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for conditional use authorization to amend Motion No. 16683 to allow three portable classrooms structures to remain on the Project Site, Block 3567, Lot 057, pursuant to Planning Code Section 303, for a property located within a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District; in general conformance with plans stamped "EXHIBIT B" included in the docket for Case No. **2013.0663C** and subject to conditions of approval reviewed and approved by the Commission on **December 12, 2013** under Motion No. **XXXXX**. 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 **December 12, 2013** under Motion No. **XXXXX**.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval

### PERFORMANCE

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

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

### MONITORING

2. **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](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863*

4. **Expiration.** That the project sponsor will remove the three temporary classroom structures from the subject site within 10.5 years from the date of Planning Commission approval for the conditional use authorization.

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

5. **Maintenance.** That the project sponsor shall maintain the three temporary classroom structures in safe, sanitary, and good physical condition. Any evidence suggesting that the structures are not being properly maintained will be corrected by the project sponsor in a timely manner.

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

6. **Landscape.** The site (including landscaping) shall be maintained in a manner so as to keep the temporary structures screened from view.

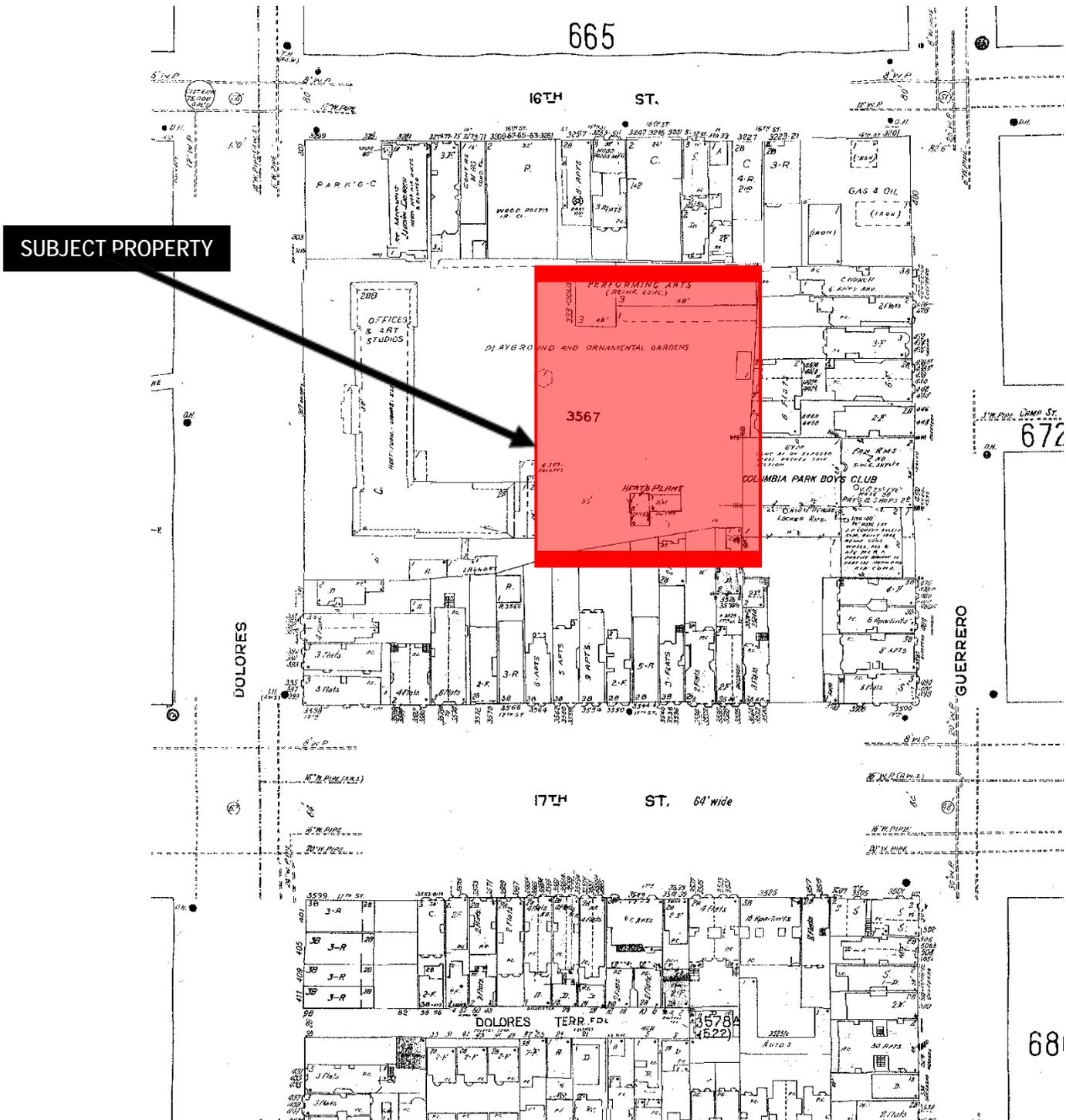
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Report Back.** Within five years from the date of this approval, the Project Sponsor will provide an update to the Commission in the form of an informational hearing on the progress of CDS fund raising and general capital improvements that would result in the removal of the temporary classroom structures from the subject site.

Every two years, beginning at the date of this approval, the Project Sponsor will provide the Department's Preservation Coordinator and Zoning Administrator with a written update on the progress of CDS fund raising efforts and general capital improvements in accordance with the Facilities Master Plan Timeline that was provided to the Department for review and consideration.

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

# Sanborn Map



**SUBJECT PROPERTY**

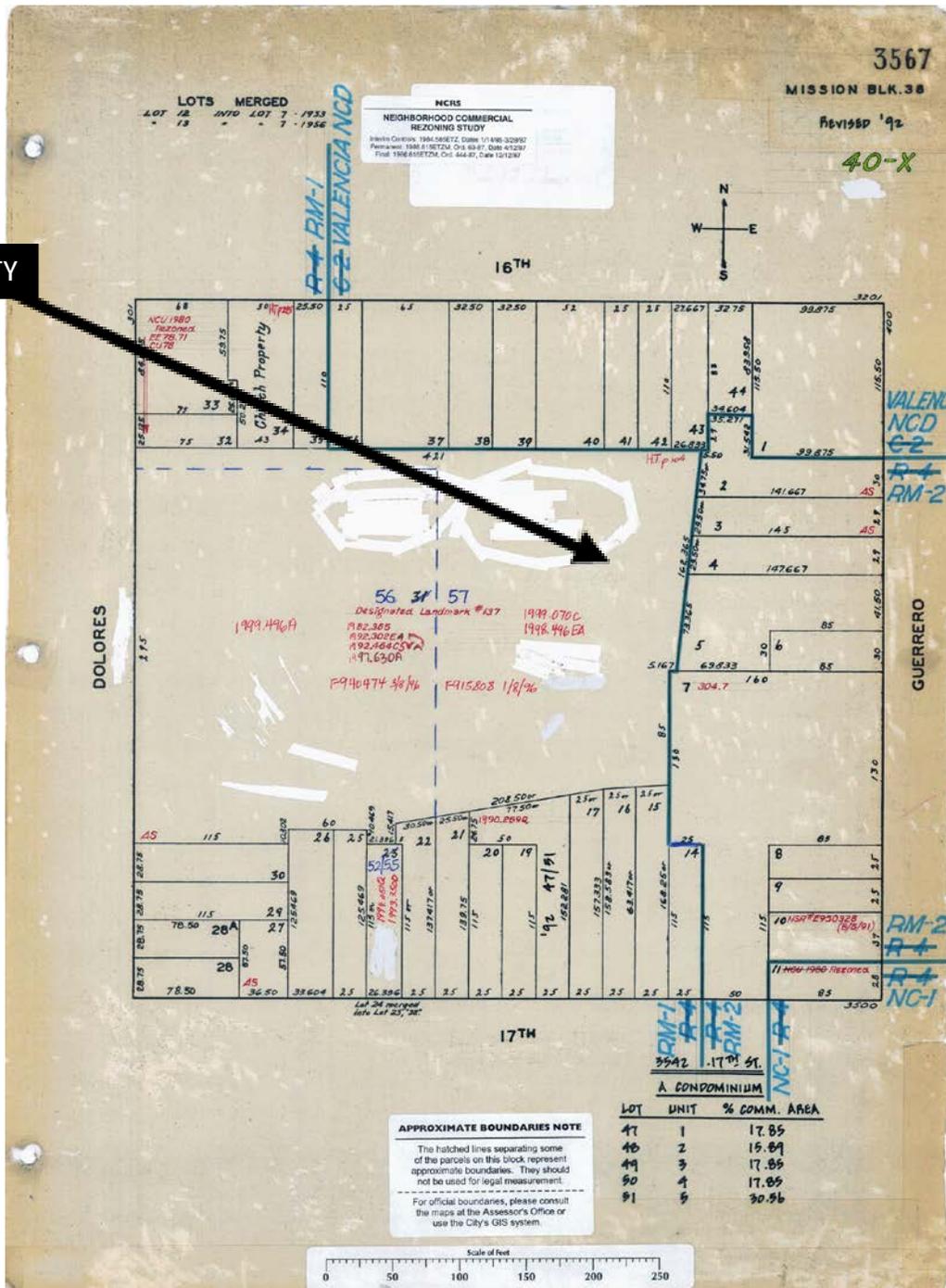
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use  
Case Number 2013.0663C  
333 Dolores Street

# Sanborn Map

**SUBJECT PROPERTY**



Conditional Use  
 Case Number 2013.0663C  
 333 Dolores Street

# Zoning Map

SUBJECT PROPERTY



Conditional Use  
Case Number 2013.0663C  
333 Dolores Street

# Aerial Photo

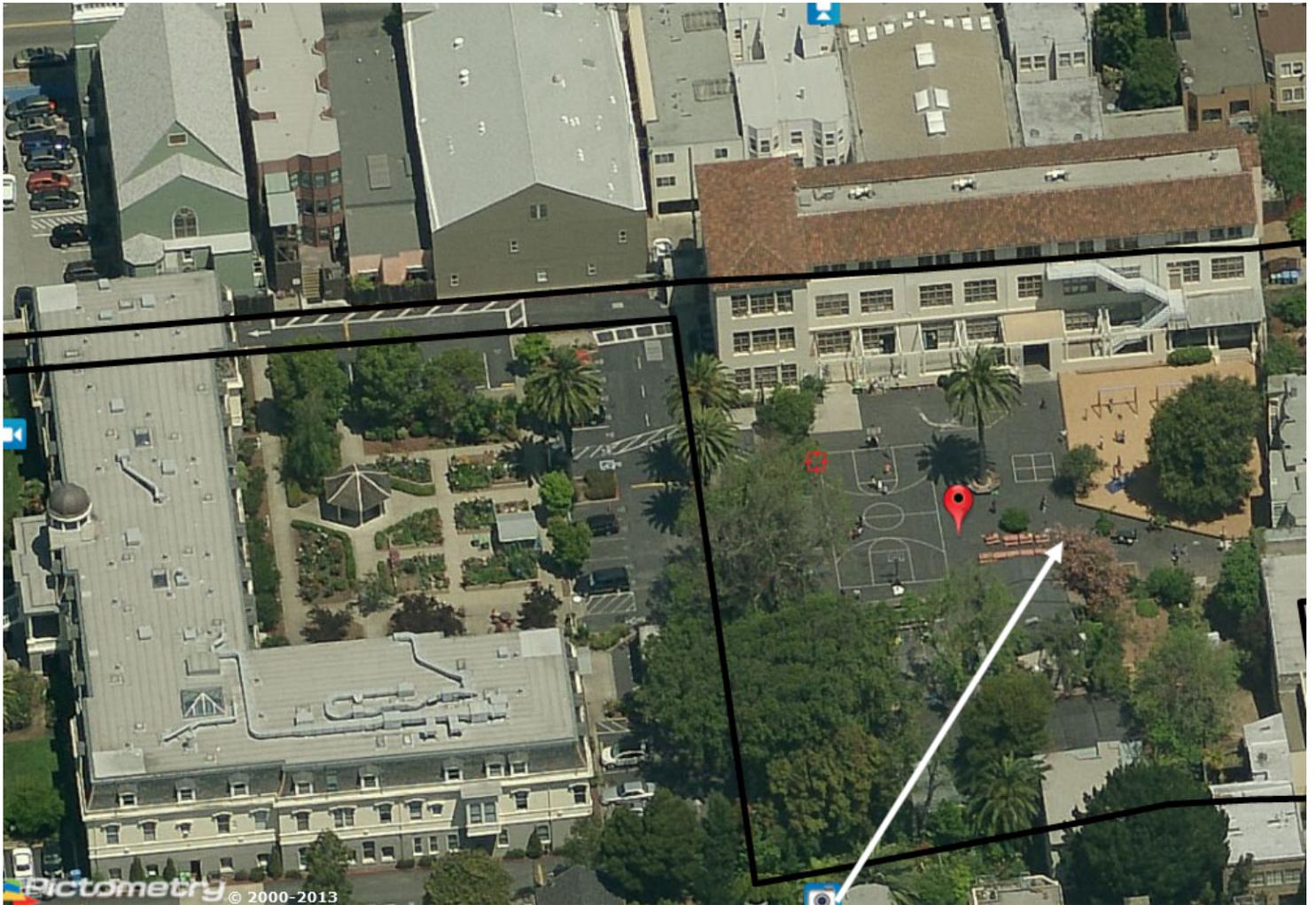


**SUBJECT PROPERTY**



Conditional Use  
Case Number 2013.0663C  
333 Dolores Street

# Aerial Photo



SUBJECT PROPERTY



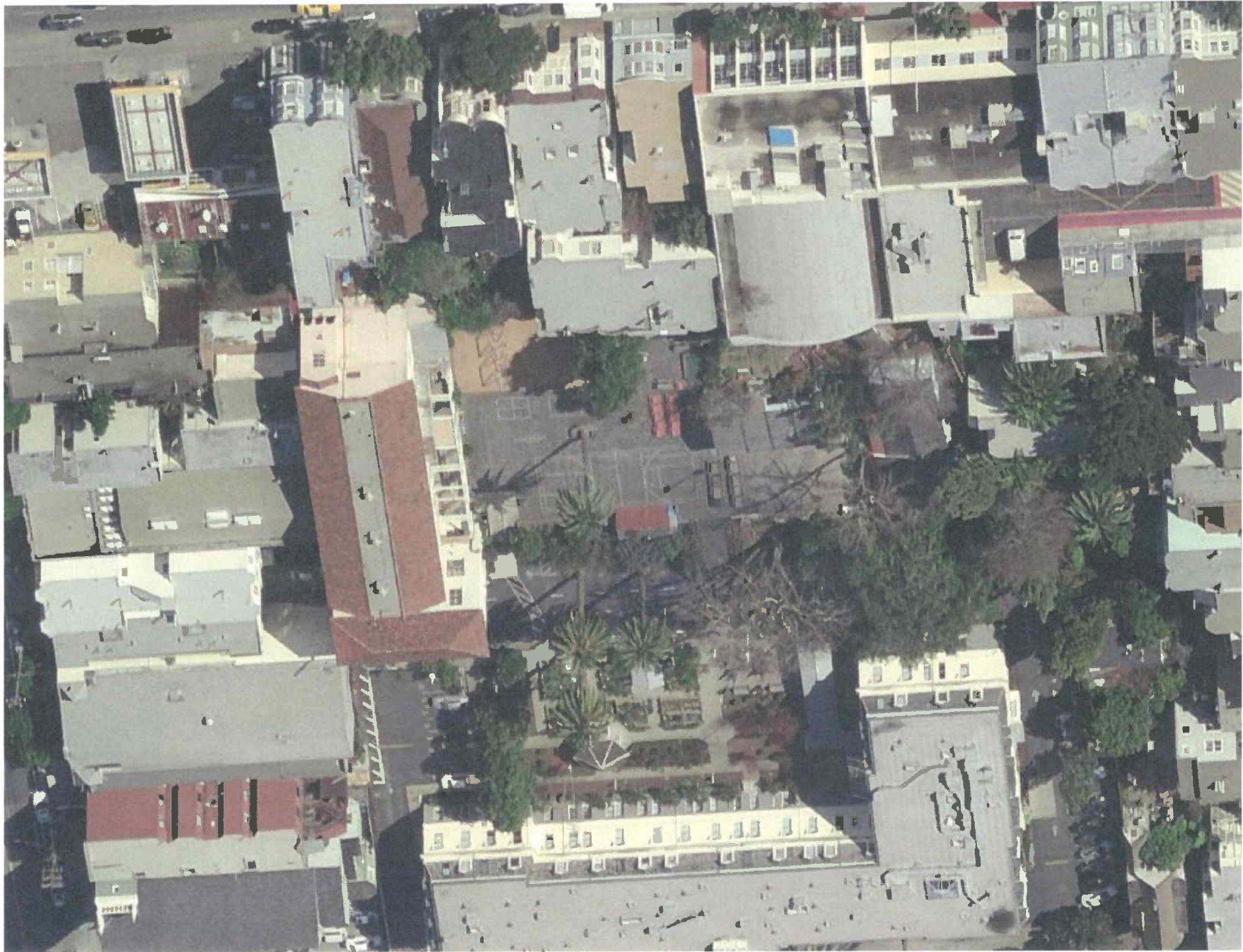
Conditional Use  
Case Number 2013.0663C  
333 Dolores Street













# Children's Day School Facilities Master Plan Timeline

## ***Priority #1***

### **Conversion of 601 Dolores Street to CDS Middle School (Grades 5-8)**

Estimated total cost \$15,000,000

Due to funding availability and fundraising strategy, this project must be accomplished in two phases.

#### ***601 Dolores Street - Phase 1.***

Estimated Total Cost	\$12,000,000
Construction Schedule	12-15 months
Construction Start	March 2014
Construction Completion	Summer 2015

#### Scope of Work:

Structural and seismic upgrade of unreinforced masonry building

Complete fire, life safety and accessibility for code compliance and E-occupancy

Renovated 1<sup>st</sup> floor with new entry off of 19<sup>th</sup> Street

First floor to contain:

Lobby entrance and reception

Five classrooms

Six staff offices

Restrooms for girls, boys and staff

Janitor's closet

Elevator and stairs

Mechanical space

Partial completion of the second floor for use of the assembly space and exiting to Dolores Street

When Phase 1 is complete, CDS will relocate its Middle School program to 601 Dolores Street. Classes are scheduled to begin in September 2015. At this point, the Middle School will be limited to use of 1-1/2 floors of this 3-story, plus roof top facility and cannot fully function until all of the improvements planned for 601 Dolores Street are completed. Those remaining improvements will be completed in Phase 2. In the interim, CDS will schedule Middle School classes so that two full classes are always off site (at the Boys and Girls Club on Guerrero Street for Physical Education or Art).

## **601 Dolores Street - Phase 2.**

Estimated Total Cost	\$3,000,000
Construction Schedule	6-12 months
Construction Start	Summer 2016
Construction Completion	Summer 2017

### Scope of Work:

Completion of 2<sup>nd</sup> and 3<sup>rd</sup> floors and rooftop at 601 Dolores Street

### Second floor to contain:

Completed assembly space  
Two multi-purpose classrooms  
Break Room  
Restrooms for girls and boys

### Third floor to contain:

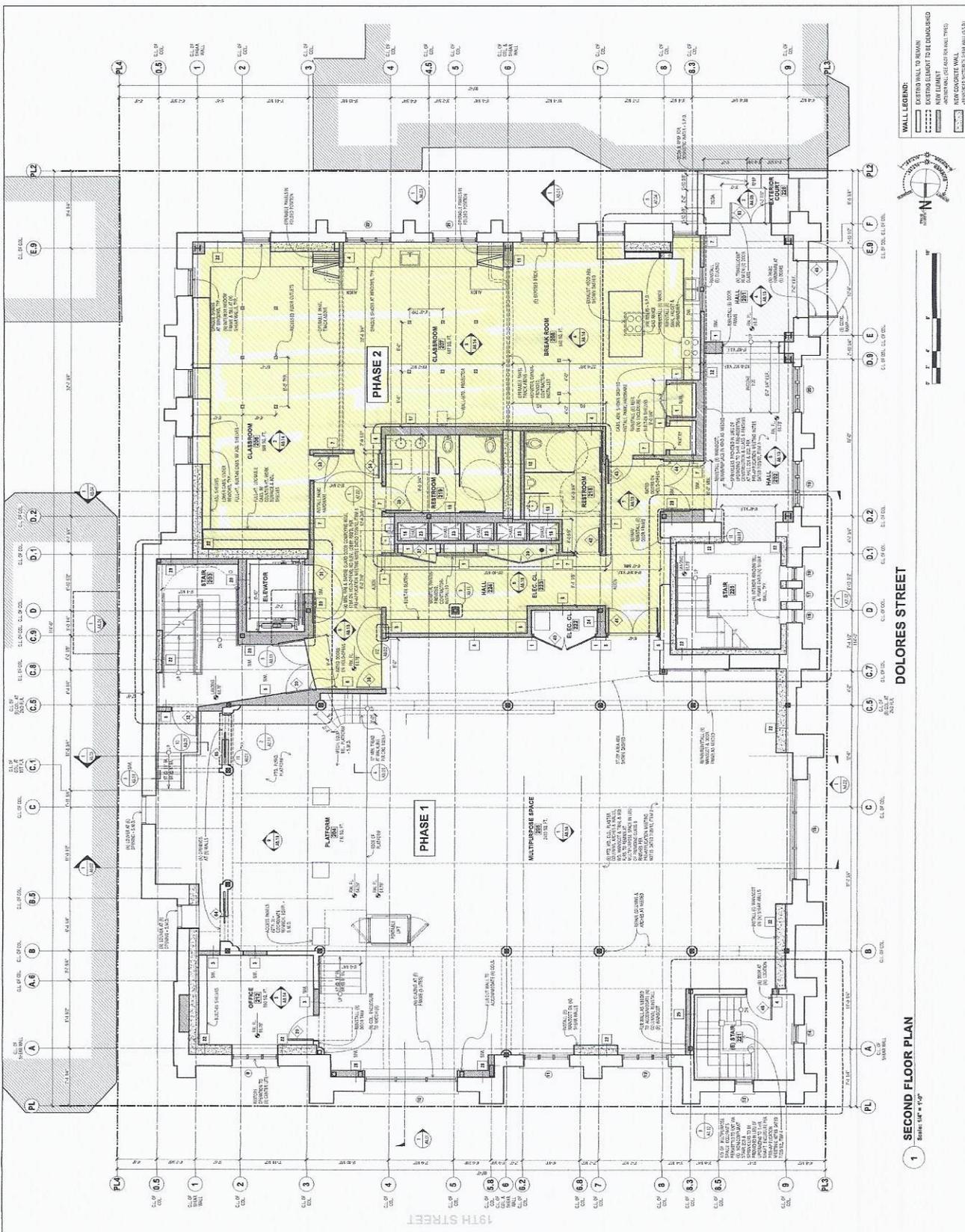
Three classrooms  
One faculty workroom  
One student study area  
One IT/server room  
One faculty restroom

### Roof:

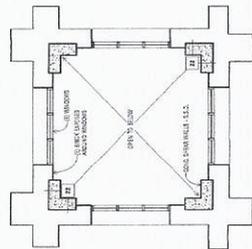
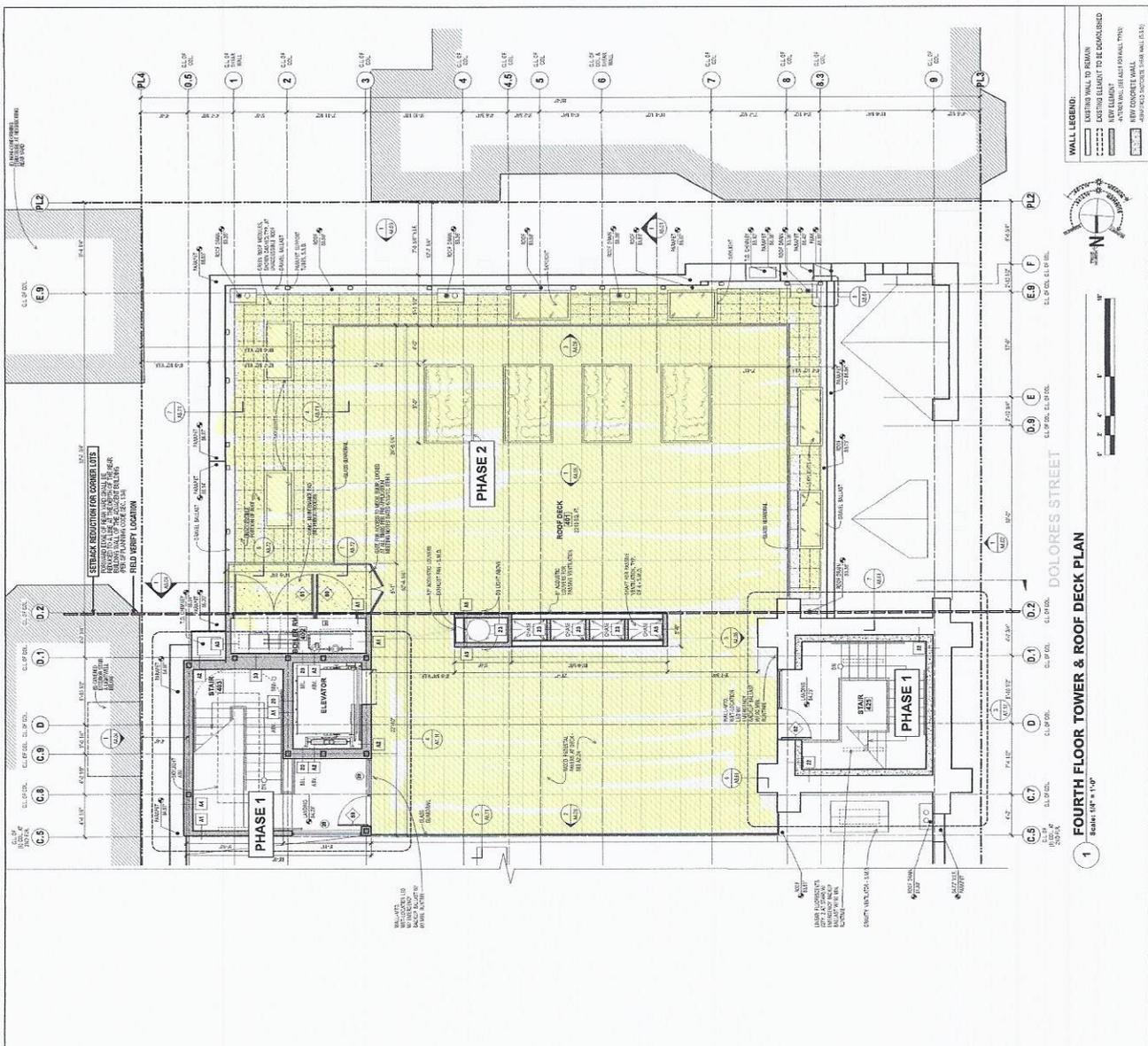
Roof garden  
Lunch area  
Elevator and stair access

*Please note that when CDS completes 601 Dolores Street, the school community will have reached a major milestone involving countless staff and volunteer hours dedicated to raising the funds required for the renovation. It will be necessary for these individuals to pause and regroup before turning their efforts to raising the funds required at St. Joseph's Hall.*









## **Priority #2**

### **Conversion of St. Joseph's Hall (at 333 Dolores Street) to CDS Lower School (Pre-K through 4<sup>th</sup>)**

Estimated total cost \$5,000,000

The work planned in St. Joseph's Hall includes a voluntary seismic upgrade, installation of an elevator for accessibility to all floors, classroom exiting and dedicated restrooms so that rooms on the first and second floors can be used by Pre-Kindergarten through Second Grade students<sup>1</sup>. The exiting improvements will occur through the addition of an exiting terrace along the front façade. This change will require Planning Department approval. Construction is estimated to take 6-8 months and will take place over two summers so that the building can be used for classes during the school year. Construction is scheduled to begin as soon as funds are in hand – the fundraising timeline estimates this to be Summer 2021.

**St. Joseph's Hall - Phase 1** construction, scheduled for the Summer of 2021, will include modification of three classrooms to allow for the installation of the new elevator and the installation of the seismic shear wall. After the Middle School moves to 601 Dolores, the third floor of St. Joseph's Hall will be reassigned as 3<sup>rd</sup> and 4<sup>th</sup> Grade classrooms. On the second floor, a partition will be removed making two small classrooms into one standard size room. This will be used for lower school Spanish. Art will be assigned to the former 4<sup>th</sup> Grade classroom. The first floor will not change and the portables will continue to be used for Pre-Kindergarten.

**St. Joseph's Hall - Phase 2** construction, scheduled for the Summer of 2022, will include construction of the exterior terrace for exiting from the second floor classrooms. Once this exiting is complete, the second floor rooms will be reconfigured to provide (6) kindergarten, first and second grade classrooms with dedicated restrooms. The first floor will be reconfigured to provide (3) preschool classrooms and the portables will be removed.

---

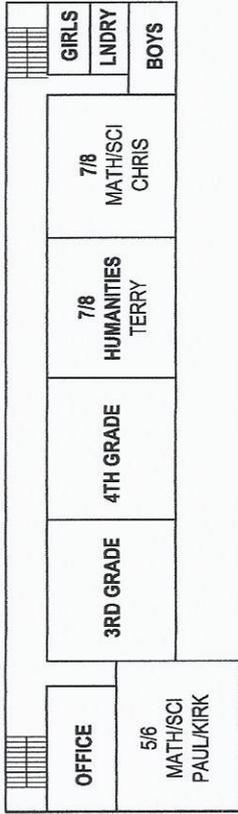
<sup>1</sup> The Building Code, states:

**SECTION 442 GROUP E [SFM]**

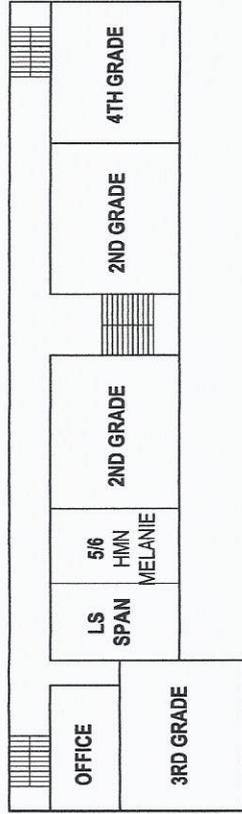
**442.4 Special provisions.** *Rooms used by kindergarten, first-, or second-grade pupils, and Group E day care, shall not be located above or below the first story.*

**Exceptions:**

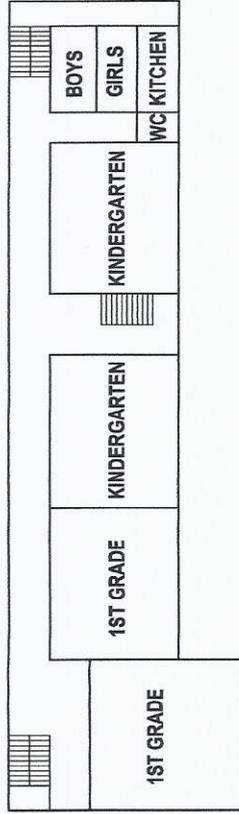
**2.** *In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten, first- and second-grade children or for day-care purposes may be located on the second story, provided there are at least two exterior exit doors, or other egress systems complying with [Section 1018](#) with two exits, for the exclusive use of such occupants. Egress systems for the exclusive use of such occupants shall be maintained until exit discharge at grade is attained.*



**FLOOR 3**



**FLOOR 2**

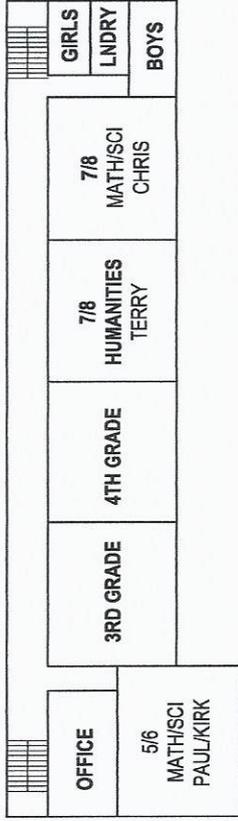


**FLOOR 1**

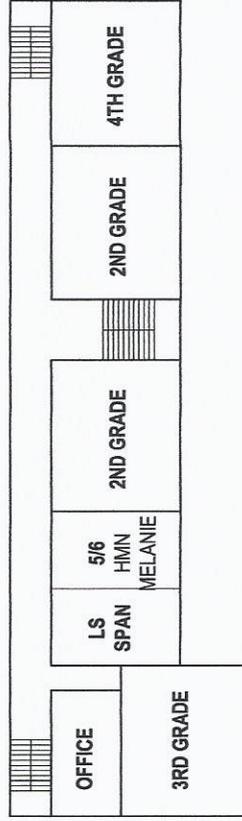
**333 DOLORES - 2013/2014 PROGRAM DISTRIBUTION**

NOTES:

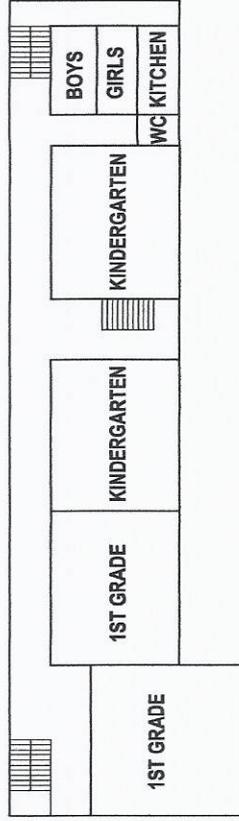
1. ART AT B & G CLUB
2. SPANISH + MUSIC CLASSROOM LOCATED @ 16TH ST
3. PRESCHOOL REMAINS IN PORTABLES



**FLOOR 3**



**FLOOR 2**

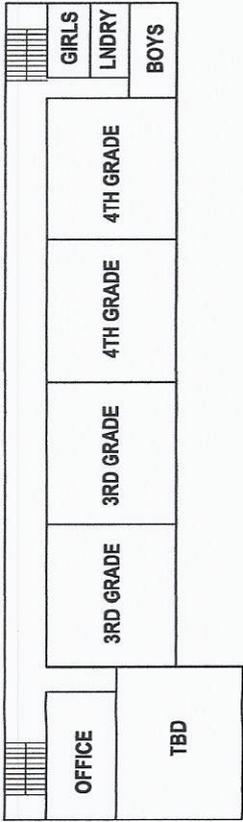


**FLOOR 1**

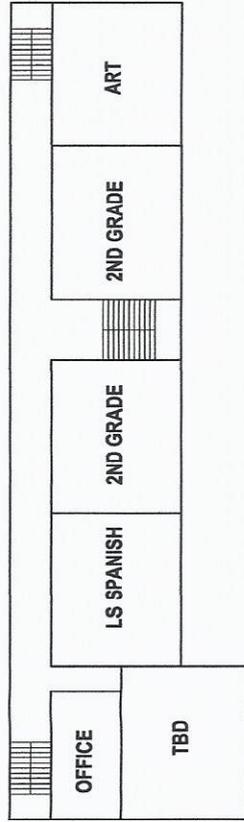
**333 DOLORES - 2014/2015 PROGRAM DISTRIBUTION**

NOTES:

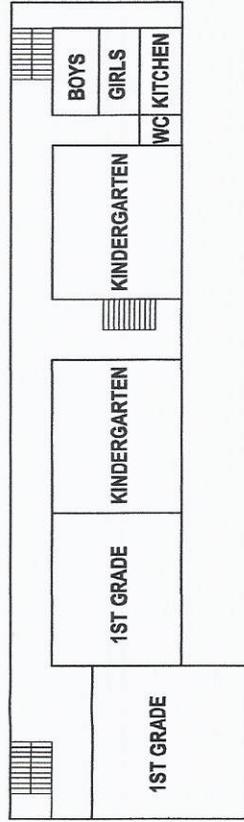
1. ART AT B & G CLUB
2. SPANISH + MUSIC CLASSROOM LOCATED @ 16TH ST
3. PRESCHOOL REMAINS IN PORTABLES
4. NEED ADDITIONAL 5TH GRADE CLASSROOM



FLOOR 3



FLOOR 2

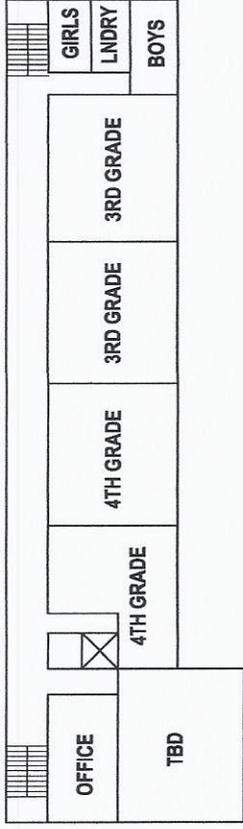


FLOOR 1

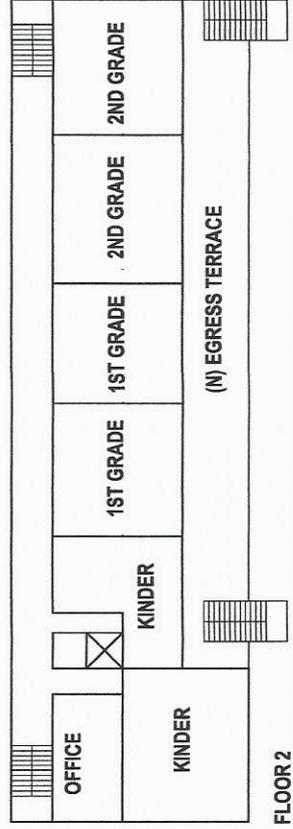
**333 DOLORES - 2015/2016 PROGRAM DISTRIBUTION**

(INTERIM OPERATING PLAN-NO WORK REQUIRED)

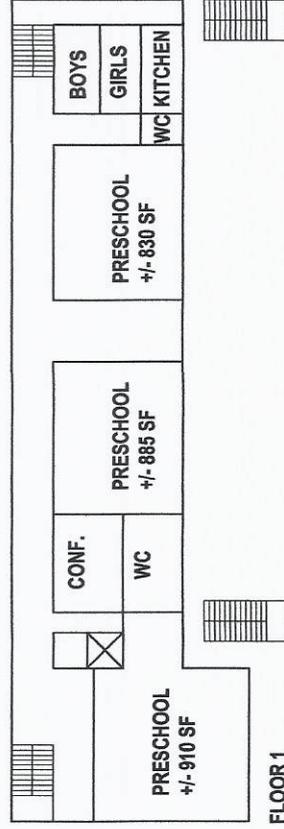
- NOTES:
1. MIDDLE SCHOOL MOVES TO 601 DOLORES
  2. PRESCHOOL REMAINS IN PORTABLES
  3. PORTABLES TO REMAIN IN PLACE TO FACILITATE RENOVATION OF 333 DOLORES



FLOOR 3



FLOOR 2

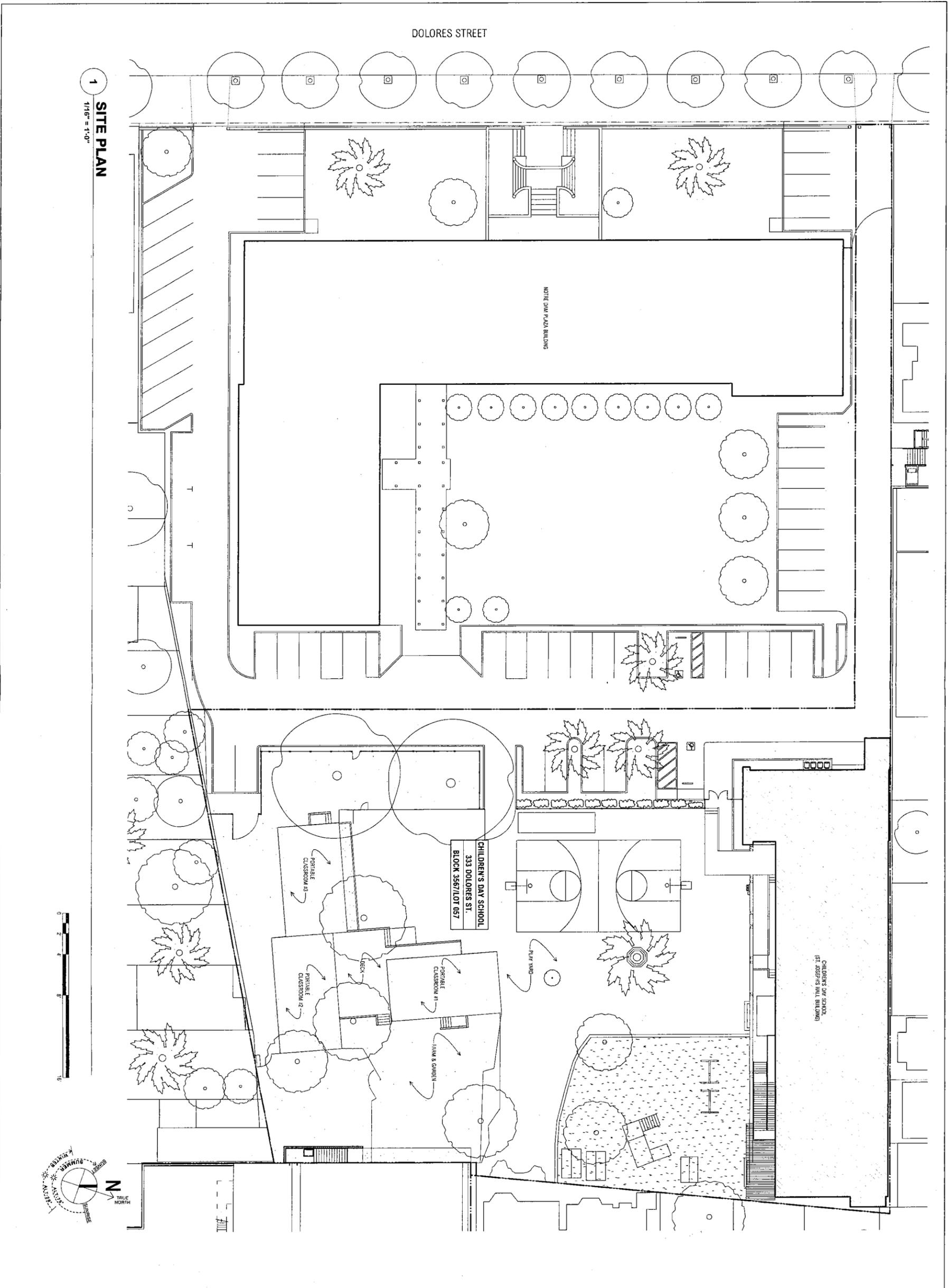


FLOOR 1

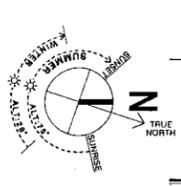
**333 DOLORES - 2023/2024 PROGRAM DISTRIBUTION**

NOTES:

1. ART & SPANISH CLASSROOMS LOCATED @ B & G CLUB
2. PORTABLES REMOVED
3. 2ND FLOOR 2ND MEANS OF EGRESS BUILT
4. ELEVATOR INSTALLED
5. FIRST FLOOR REMODEL FOR PRESCHOOL
6. DESIGNATED PRESCHOOL RESTROOMS BUILT
7. CONFERENCE ROOM CREATED AT FIRST FLOOR (PARENT ROOM?)
8. 2ND FLOOR RECONFIGURED TO ADD CLASSROOM / INFILL STAIR



1  
1/16" = 1'-0"  
**SITE PLAN**



<b>A1.01</b>	SHEET	ISSUES & REVISIONS	PROJECT	CONSULTANTS	STAMP
	<b>SITE PLAN</b>		<b>CHILDREN'S DAY SCHOOL PORTABLE CLASSROOMS</b>		
	DATE: 5/1/13		333 DOLORES ST. SAN FRANCISCO, CA 94110		
	PHASE: SCALE: 1/16" = 1'-0"		<small>Copyright © 2013, Jensen Architects. All drawings and written material appearing herein constitute original work of said Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.</small>		
					<b>JENSEN ARCHITECTS</b> 833 MARKET STREET 7th FLOOR SAN FRANCISCO, CA 94103 tel 415.348.9650 fax 415.348.9651 JENSEN-ARCHITECTS.COM

**JENSEN**