



SAN FRANCISCO PLANNING DEPARTMENT

Consent Calendar Executive Summary Conditional Use

HEARING DATE: JANUARY 23, 2014

Date: January 16, 2014
Case No.: 2013.1040CE
Project Address: 3065 JACKSON STREET (MAIN/UPPER CAMPUS)
3150 WASHINGTON STREET (MIDDLE CAMPUS)
3185 WASHINGTON STREET (LOWER CAMPUS)
3220 SACRAMENTO STREET (SACRAMENTO ST CAMPUS)
Zoning: RH-3 (Residential, House, Three-Family) District;
Sacramento Street Neighborhood Commercial District, and
40-X Height and Bulk District
Blocks/Lots: 0982/034; 0999/026 and 1007/008
Project Sponsor: San Francisco University High School
c/o Coblenz Patch Duffy & Bass
One Ferry Building, Suite 200
San Francisco, CA 94111
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approve with Conditions**

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

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415.558.6377

PROJECT DESCRIPTION

The San Francisco University High School (SFUHS) is seeking an approximately five percent increase in student enrollment from 389 to 410 students by modifying the conditions of approval from previous Commission approvals under Motion Nos. 13578 (1993) and 17102 (2005) related to an enrollment cap for the school (see attachment). All other conditions attached to the previous approval motions and related to the operation of the school would remain in effect. No physical expansion is proposed to the existing campus buildings.

SITE DESCRIPTION AND PRESENT USE

The project site is comprised of four campuses operated by the SFUHS located in the northern part of the City (see attachment). The original main campus, also known as the Upper Campus, was founded in 1973 at 3065 Jackson Street (Lot 034 in Assessor's Block 0982), followed by the Middle Campus at 3150 Washington Street (Lot 034 in Assessor's Block 0982), the Lower Campus at 3185 Washington Street (Lot 026 in Assessor's Block 0999), and the Sacramento Street Campus at 3220 Sacramento Street (Lot 008 in Assessor's Block 1007). The Lower, Middle and Upper Campuses are in an RH-3 District and a 40-X Height and Bulk District, while the Sacramento Street Campus is in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District.

The four buildings contain a total of approximately 87,500 square feet, housed in two to three-story buildings with a total of 14 off-street parking spaces and 12 bicycle parking spaces. The project sponsor also rents approximately 18 parking spaces off-site for faculty and staff.

All four buildings are used for educational and administrative purposes. The Upper Campus housed in a “U-shaped” building with an interior courtyard at 3065 Jackson Street contains the admissions office, humanities classrooms, and administrative and faculty offices. The Middle Campus at 3150 Washington Street, located directly across the courtyard from the Upper Campus building, contains the academic center, library, student center, cafeteria, auditorium, science laboratories, and a roof-top tennis court. The Lower Campus building at 3185 Washington Street, located across the street from the Middle Campus, contains classrooms for math, science and technology, and an athletic facility. The Sacramento Street Campus at 3220 Sacramento Street contains painting, ceramics, film and photography studios, language classrooms, language lab, and the college counseling office.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The four campuses are located in the Pacific Heights neighborhood. With the exception of the commercially-zoned Sacramento Street Campus, the Lower, Middle and Upper Campuses are located in a residential district surrounded by single-family residences and multi-unit buildings.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 14 for minor addition to schools, where the addition does not increase the original student capacity by more than 25 percent.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 3, 2014	January 2, 2014	21 days
Posted Notice	20 days	January 3, 2014	January 3, 2014	20 days
Mailed Notice	20 days	January 3, 2014	January 2, 2014	21 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 project sponsor is seeking an increase in enrollment only. No new classrooms or physical expansion to existing buildings is proposed.
- The existing enrollment cap of 389 students was last authorized in 1993.
- The project sponsor is seeking an approximately five percent increase from 389 to 410 students.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow an approximately five percent increase in student enrollment from 389 to 410 students pursuant to Planning Code Sections 178, 209.3(h), 303(c) and 724.81.

BASIS FOR RECOMMENDATION

- The project would ensure the continued viability as an institutional and education use at the four campuses located in the northern part of the City.
- The project would provide greater educational opportunities to the community at large.
- The existing buildings would be able to accommodate the additional 21 students without adding any new classrooms or staffing.
- The project sponsor would continue to provide it summer program ("Summerbridge") offering tuition-free academic services to underserved middle school students..

RECOMMENDATION: Approve with Conditions

Attachments:

- Draft Motion
- Environmental Determination
- Commission Motion No. 13578
- Commission Motion No. 17102
- Project Sponsor Submittal, including:
 - Campus Location Map
 - Site Photographs

Attachment Checklist

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

- Commission Motion No. 13578
- Commission Motion No. 17102

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Campus Location Map
- Site Photos

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



Planner's Initials

MW:G:\Documents\CU\3065 Jackson - ExeSum UHS.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion HEARING DATE: JANUARY 23, 2014

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 178, 209.3(H), 303(C) AND 724.81 OF THE PLANNING CODE TO MODIFY CONDITIONS OF APPROVAL UNDER PLANNING COMMISSION MOTION NUMBERS 13578 AND 17102 TO INCREASE THE STUDENT ENROLLMENT OF AN EXISTING EDUCATIONAL/INSTITUTIONAL FACILITY (SAN FRANCISCO UNIVERSITY HIGH SCHOOL) WITH FOUR CAMPUSES IN THE PACIFIC HEIGHTS NEIGHBORHOOD. THE LOWER, MIDDLE AND UPPER CAMPUSES ARE IN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT; AND THE SACRAMENTO STREET CAMPUS IS IN THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 6, 2013, the San Francisco University High School (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use authorization under Planning Code Sections 178, 209.3(h), 303(c) and 724.81 to modify conditions of approval under

Planning Commission Motion Nos. 13578 and 17102 to increase the student enrollment of an existing institutional/education facility with four campuses in the Pacific Heights neighborhood. The Lower, Middle and Upper Campuses are in an RH-3 District and a 40-X Height and Bulk District, while the Sacramento Street Campus is in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District.

On January 23, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1040CE.

The Department determined that the Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 14 for minor addition to schools, where the addition does not increase the original student capacity by more than 25 percent.

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. 2013.1040CE, 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 is comprised of four campuses operated by the San Francisco University High School located in the northern part of the City. The original main campus, also known as the Upper Campus, was founded in 1973 at 3065 Jackson Street (Lot 034 in Assessor's Block 0982), followed by the Middle Campus at 3150 Washington Street (Lot 034 in Assessor's Block 0982), the Lower Campus at 3185 Washington Street (Lot 026 in Assessor's Block 0999), and the Sacramento Street Campus at 3220 Sacramento Street (Lot 008 in Assessor's Block 1007). The Lower, Middle and Upper Campuses are in an RH-3 District and a 40-X Height and Bulk District, while the Sacramento Street Campus is in the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District.

The four buildings contain a total of approximately 87,500 square feet, housed in two to three-story buildings with a total of 14 off-street parking spaces and 12 bicycle parking spaces. The Project Sponsor also rents approximately 18 parking spaces off-site for faculty and staff.

All four campus-wide buildings are used for educational and administrative purposes. The Upper Campus housed in a "U-shaped" building with an interior courtyard at 3065 Jackson

Street contains the admissions office, humanities classrooms, and administrative and faculty offices. The Middle Campus at 3150 Washington Street, located directly across the courtyard from the Upper Campus building, contains the academic center, library, student center, cafeteria, auditorium, science laboratories, and a roof-top tennis court. The Lower Campus building at 3185 Washington Street, located across the street from the Middle Campus, contains classrooms for math, science and technology, and an athletic facility. The Sacramento Street Campus at 3220 Sacramento Street contains painting, ceramics, film and photography studios, language classrooms, language lab, and the college counseling office.

3. **Surrounding Properties and Neighborhood.** The four campuses are located in the Pacific Heights neighborhood. With the exception of the commercially-zoned Sacramento Street Campus, the Lower, Middle and Upper Campuses are located in a residential district surrounded by single-family residences and multi-unit buildings.
4. **Project Description.** The school is seeking an approximately five percent increase in student enrollment from 389 to 410 students by modifying the conditions of approval from previous Commission approvals under Motion Nos. 13578 (1993) and 17102 (2005) related to an enrollment cap for the school. All other conditions attached to the previous approval motions and related to the operation of the school would remain in effect. No physical expansion is proposed at any of the four campuses.
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. **Secondary School Use.** Planning Code Section 209.3(h) states that a Conditional Use authorization is required for a high school, as defined by Planning Code Section 209.3(h), in the residential zoned district.

The San Francisco University High School (SFUHS) is a co-educational, college-preparatory high school founded in 1973. The School is seeking an approximately five percent (21 students) increase in the enrollment cap of 389 students that was last authorized in September 1993 under Motion No. 13578. Subsequent Commission approval of the Sacramento Street Campus at 3220 Sacramento Street under Motion No. 17102 maintained the enrollment cap at 389 students. No physical expansion of the existing facilities (at 3065 Jackson Street, 3150 Washington Street and 3185 Washington Street) is proposed.

- B. **Institutional Use.** Planning Code Section 724.81 states that a Conditional Use authorization is required for "other large institution" use, such as school on the second and third floors, as defined by Planning Code Section 790.50, in the neighborhood commercial zoned district.

The San Francisco University High School is a co-educational, college-preparatory high school housed in a three-story building at 3220 Sacramento Street. No physical expansion of the existing facility at 3220 Sacramento Street is proposed.

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 seeks only to modestly increase its enrollment cap in order to ensure its continued viability as an institutional and educational use at the four campuses located in the northern part of the City. All other conditions related to the operation of the school would remain in effect. No physical expansion is proposed at any of the four campuses.

The San Francisco University High School was founded in 1973. According to the Project Sponsor, SFUHS attracts applicants from a wide array of public, parochial and independent middle schools. It receives over 450 applications annually for a freshman class of approximately 96 to 98 students. Approximately 75 to 80 percent of the students are from San Francisco, while the remaining are from the East Bay, Marin and the Peninsula. The current freshman class of 98 students comes from 42 middle schools, of which 11 are public schools, 11 parochial schools and 20 independent schools. SFUHS believes in a culturally and economically diverse student body. Students of color comprise approximately 42 percent of the student body. Approximately 22 percent of the students currently receive scholarships, totaling about two million dollars.

The SFUHS has not sought an enrollment increase since the cap of 389 students was authorized in 1993. The Project Sponsor believes that the existing facilities are underutilized leading to inefficiencies of its facilities, curriculum and faculty. The Project Sponsor asserts that the Lower, Middle and Upper Campus buildings were accommodating 389 students prior to the opening of the Sacramento Street Campus. Currently, the Lower to Upper Campus buildings serve approximately 292 students, while the Sacramento Street Campus serves approximately 97 students. The Project Sponsor believes that 308 students could be accommodated at the Lower, Middle and Upper Campuses and 102 students at the Sacramento Street Campus, for a total of 410 students.

The Project is necessary and desirable because it will provide greater educational opportunities to a diverse body of students drawn from the San Francisco community at large. The proposal involves a modest increase in enrollment from 389 to 410 students. The current enrollment cap was last authorized in 1993. The SFUHS would be able to accommodate this modest increase of 21 students without adding any new classrooms or physical expansion to existing facilities and no increase in staffing. The SFUHS will continue to provide its summer program ("Summerbridge") offering tuition-free academic services to underserved middle school students for over 35 years.

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

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

The proposed Project does not involve any physical expansion to existing facilities. The proposed Project seeks only to increase its enrollment cap from 389 to 410 students in order to ensure its continued viability as an institutional and educational use at the four campuses located in the northern portion of the City.

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 an approximately five percent increase in enrollment from 389 to 410 students. Existing school operations would not be affected by this increase. SFUHS would continue to provide personnel to monitor traffic and general safety throughout the neighborhood. The monitors would assist students in crossing legally between the campuses and enforce the no littering or loitering policy. SFUHS would also maintain its policy of no student driving to school without written permission from the Dean of Students, which permission is given only in cases where no acceptable alternative exists. Because of this no student driving policy, the Project Sponsor asserts that less than one percent of its student body drives to school. In addition, the Project Sponsor would continue to maintain its 14 off-street parking spaces and 12 bicycle parking spaces, as well as renting approximately 18 parking spaces off-site for faculty and staff.

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

The proposed Project will not result in noxious or offensive emissions..

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

The proposed Project is not proposing changes to existing landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs. SFUHS would continue to maintain the white-curb passenger loading zones on both sides of Washington Street, as well as its on-site and off-site parking spaces.

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.

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.

The proposed Project would provide greater educational opportunities to a diverse body of students drawn from the San Francisco community at large. The proposal involves a modest increase in enrollment from 389 to 410 students. The current enrollment cap was last authorized in 1993. The SFUHS would be able to accommodate this modest increase of 21 students without adding any new classrooms or physical expansion to existing facilities and no increase in staffing.

Policy 7.3:

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

Since SFUHS was founded in 1973, the Project Sponsor asserts that it has maintained a community of equity and excellence by admitting students of diverse backgrounds, perspectives and talents, regardless of their financial means. According to the Project Sponsor, students of color make up approximately 42 percent of the student body. Approximately 22 percent of students receive scholarships annually totaling about two million dollars. The proposed Project would continue to provide greater educational opportunities to the City and the community at large.

TRANSPORTATION ELEMENT

General

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.5:

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

SFUHS would continue to maintain its policies on student driving and alternative means of transportation, such as public transit, bicycles and carpools, for its faculty, staff and students.

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 for the Project.

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

There are no existing housing units related to the proposed Project 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 four campus-wide buildings are well-served by public transit and existing on-site and off-site parking spaces would be maintained.

- 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 proposed 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 existing structures. The Upper Campus building at 3065 Jackson Street was renovated in 1975 to meet seismic standards and was also remodeled in 2007 to meet disabled accessibility standards and structural reinforcements.

- G. That landmarks and historic buildings be preserved.

The Upper Campus building at 3065 Jackson Street, designed by Julia Morgan and built in 1918, has been determined by Department staff to be a historic resource. The Project is not proposing any exterior changes to this building or to the other campus buildings.

- 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 buildings' envelopes and heights, 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 no physical changes to any of the four campus buildings are proposed and no new classrooms are added. The Project would maintain 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. 2013.1040CE** subject to the following conditions attached hereto as "EXHIBIT A", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. _____. 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 January 23, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 23, 2014

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow an approximately five percent increase in student enrollment from 389 to 410 students by modifying the conditions of approval from previous Commission approvals under Motion Nos. 13578 (1993) and 17102 (2005) related to an enrollment cap for the school. All other conditions attached to the previous approval motions and related to the operation of the school would remain in effect. No physical expansion is proposed at any of the four campus-wide buildings for the San Francisco University High School located at 3065 Jackson Street, 3150 Washington Street, 3185 Washington Street, and 3220 Sacramento Street, Assessor's Block 0982, Lot 034, Assessor's Block 0999, Lot 026, and Assessor's Block 1007, Lot 008 pursuant to Planning Code Sections 178, 209.3(h), 303(c) and 724.81 in an RH-3 and Sacramento Street Neighborhood Commercial Districts and a 40-X Height and Bulk District; subject to conditions of approval reviewed and approved by the Commission on January 23, 2014 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 January 23, 2014 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 entrances to all the buildings 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.

DOCKET COPY
DO NOT REMOVE

Case No. 92.498C
3065 Jackson Street

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 13578

ADOPTING FINDINGS RELATED TO THE AUTHORIZATION OF A CONDITIONAL USE PURSUANT TO APPLICATION NO. 92.498C BY THE CITY PLANNING COMMISSION FOR A PLANNED UNIT DEVELOPMENT TO PERMIT EXPANSION OF A PRIVATE SECONDARY SCHOOL (SAN FRANCISCO UNIVERSITY HIGH SCHOOL) REQUIRING EXCEPTIONS FROM THE OTHERWISE-APPLICABLE CITY PLANNING CODE STANDARDS FOR OPEN SPACE, FLOOR AREA RATIO AND OFF-STREET PARKING, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On June 17, July 22, August 19, September 23 and September 30, 1993, the City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings on Conditional Use Application No. 92.498C at which times the Commission reviewed and discussed the findings prepared for its review by the staff of the Department of City Planning (hereinafter "Department").

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act, the proposed project is Categorically Exempt under State Guidelines, Sections 15300-15329; Public Resources Code, Section 21085, and under State Classes Numbers 1(a), 1(e) and 14, covering the project which is the subject of Case No. 92.498C.

This Commission has reviewed and considered reports, studies, plans and other documents pertaining to this proposed project.

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

MOVED, That the Commission hereby authorizes the Conditional Use requested in Application No. 92.498C subject to the conditions contained in Exhibit A, attached hereto and incorporated herein by reference thereto, based on the following findings:

Findings

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

1. On August 19, 1992, Andy Forrest, P.E., authorized agent of the Trustees of the San Francisco University High School (hereinafter "SFUHS"), owners, made Application No.

92.498C to the Department requesting authorization of a Conditional Use for a Planned Unit Development (hereinafter "PUD") to permit expansion of a private secondary school (SFUHS) requiring possible exceptions from the otherwise-applicable City Planning Code (hereinafter "Code") standards for open space, floor area ratio (hereinafter "FAR") and off-street parking (hereinafter "Project") in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District at 3065 Jackson Street, south side between Baker and Lyon Streets ("Upper Campus"), a through lot with frontage on Washington Street, Lot 34 in Assessor's Block 982 (the Washington Street side is also known as 3150 Washington Street, the "Middle Campus"), and 3185 Washington Street, south side between Baker and Lyon Streets ("Lower Campus"), Lot 26 in Assessor's Block 999 (hereinafter collectively "Subject Property").

2. The Subject Property is the campus of the SFUHS which is a co-educational, college-preparatory institution founded in 1973. On June 3, 1976, the Commission adopted, under its power of discretionary review, Resolution No. 7503 (Case No. DR76.11) approving, subject to six conditions, Building Permit Application No. 458426 for the conversion of a garage structure at 3185 Washington Street to use as additional space by the SFUHS. This space is known as the Lower Campus.

3. On December 1, 1983, the Commission adopted Motion No. 9888M, pursuant to Application No. 83.465C, authorizing, subject to five conditions, a Conditional Use for expansion of a private school (SFUHS) at 3150 Washington Street in an RH-3 District. The project which was the subject of that authorization was the construction of a 7,800-square-foot addition to house a new library atop the (then) existing auditorium/classroom building at 3150 Washington Street and the relocation of an already existing rooftop recreation yard one story higher atop this proposed addition. Although the conditions of that authorization are silent as to maximum School enrollment, there are three separate references in the text of the Motion that the (then) proposed additions were to accommodate the (then) existing enrollment level.

4. On October 10, 1991, the Commission adopted Motion No. 13187 approving Application No. 91.391C, a request for authorization of Conditional Use for temporary office use of three dwelling units at 3101-5 Washington Street for the administration of the SFUHS. This authorization is subject to six conditions including No. 2. that the authorization was for five years only terminating on October 9, 1996. At the time of this application, the SFUHS made it clear that the requested off-site space was to be temporary until additional office/administrative space could be made available on the main campus.

5. Information submitted by the SFUHS administration indicates that School enrollment in the 1982-3 school year (the last time on-campus additions were authorized) was 357. During the most recent school year, 1992-3, enrollment was 394. Of these students, approximately one quarter come from Marin County. Approximately 30 live in the East Bay or on the Peninsula. According to a recent SFUHS survey, 385 students' to and from school travel patterns were as follows:

- 132 (34.2 percent) rode the bus;
- 119 (30.9 percent) were dropped off;
- 53 (13.8 percent) carpooled;

- 43 (11.2 percent) walked;
- 23 (6.0 percent) combined bus, walking and/or bicycle;
- 10 (2.6 percent) drove cars and parked in remote locations;
- 4 (2.4 percent) park at the Exploratorium; and
- 1 (0.3 percent) rode his bike every day (from Marin County).

6. The Upper Campus building at 3065 Jackson Street is the original school building on the Subject Property. The 1968 book "Here Today: San Francisco's Architectural Heritage", states that Julia Morgan, architect, designed the building for the Katherine Delmar Burke School in 1918. It is "U"-shaped with an interior courtyard facing the mid-block area. The Middle Campus building at 3150 Washington Street is a large, newer building with a roof-top play yard added along with the top-floor library as a result of a 1983 Conditional Use authorization. This building also contains the School's auditorium and classrooms. The westerly portion of the space between these two buildings is open from the ground up and contains a stand of large mature trees and some garden area and a surfaced area containing picnic tables. The westerly portion of this area contains a pedestrian bridge linking these two buildings and series of outdoor corridors. The ground drops off at this point having the effect of the lowest level of this area of the site being in a "pit". It is this area that is proposed for the lower of two floors of added space.

7. The Lower Campus contains two floors (the lower of which is partially subterranean) of classrooms, laboratories, offices and art studios. The third (top) level contains the School gymnasium. There is no off-street parking associated with the SFUHS. The SFUHS employs: 30 full-time faculty, whose work hours are generally between 8:00 A.M. and 3:30 P.M.; 28 staff members (some of whom work part time), whose work hours are generally between 8:00 A.M. and 5:00 P.M.; and 19 part-time faculty members who work various hours.

8. The SFUHS administration indicated that the evening events that the School sponsors on campus are as follows:

- Eight theatre events per year including three performances of the Spring musical in the auditorium;
- Three open-houses for interested parties, sponsored by the Admissions Office;
- Three Summerbridge-related events (a prospective students' evening, an interviewing evening, and an orientation evening);
- Two athletic banquets, Fall and Spring;
- One college evening;
- One back-to-school evening; and
- Miscellaneous meetings including an alumni meeting and one Board of Trustees meeting each month, and school counselor/parent meetings (approximately six per year, mostly under 50 people).

9. The SFUHS has no on-campus dances and no school bazaar, carnival, rummage sale or the like. There are no evening sporting events on campus.

10. The SFUHS is home to Summerbridge, an enrichment summer program for approximately 140 junior high school students from public and parochial schools throughout the City. The goal of this program is to prepare these students for admission to and success in challenging high schools in San Francisco and beyond. There is no charge for this program as it is funded by the SFUHS, local corporations and individuals. Summerbridge encourages young people to go into teaching careers by training and using high school and college students as teachers in the program. This program, which was created at SFUHS, has become a model for similar programs throughout the country. A separate entity, the Summerbridge National Project, has spun off from the original SFUHS project. The offices of this program are housed at 3101-5 Washington Street. It is intended that they will move on to new (off-campus) quarters at the time the SFUHS returns this building to residential occupancy.

11. More specifically, the originally proposed Project was a three-phased addition/renovation project for the existing SFUHS campus. Pursuant to the requirements of the Americans with Disabilities Act and the California Title 24 accessibility requirements, the School is obliged to retrofit the campus for handicapped accessibility/life safety (including new stairs and elevators). The School also desired to add a skylit student center and a cafeteria (approximately 2,000 square feet in total), a faculty lounge (340 square feet), a gallery (two stories in height with skylights, 1,700 square feet), a laboratory (850 square feet), three classrooms (relocated from the Lower Campus, 1,500 square feet), eight additional faculty/staff offices, in part to replace off-site office space at 3101-5 Washington Street which will be returned to residential use in or before 1996 (1,000 square feet), and a mezzanine level in the existing auditorium. The Applicant sought, also, to have the School's maximum enrollment increased to 399. This number reflects the current enrollment of 394 and is the maximum permitted (under 400) for the SFUHS to remain in the interscholastic athletic league in which its students now compete. Plans labelled "Exhibit B" showing the physical component of this original Project proposal are on file with Application No. 92.498C.

Subsequent to the original application filing, in the month of September, 1993, the Applicant, after consultation with neighbors concerned by the overall size of the proposed School enlargement and with the staff of the Department, modified the Project proposal so that the upper level of the proposed mid-block structure would be reduced to approximately one-third of its originally-proposed square-footage such that the remaining building bulk in that portion of the proposal would be massed against the easterly property line of the northerly of the subject lots and the existing pedestrian bridge (which connects the Upper and Middle Campus buildings and which, in the original Project proposal, was to have been removed and replaced as an open walkway atop the larger mid-block building in said original proposal) would remain in its current configuration. The reduced volume of space in the modified proposal would cause the proposed gallery to be eliminated. The reduction in occupied floor area as a result of this modified Project proposal would be approximately 1,480 square feet. Plans labelled "Exhibit C" showing the physical component of this modified Project proposal are on file with Application No. 92.498C. Additionally, the School's modified Project proposal includes a maximum student enrollment of 389. Hereinafter, "Project" shall be used to refer to this modified Project proposal as herein described.

Phase One of the proposed Project would be begun in the Spring of 1994 and would continue through the Summer. It would include the underground student center (under the existing courtyard of the original school building at 3065 Jackson Street) and an elevator tower. The elevator tower would give access to all levels of the Middle Campus including the rooftop recreation yard. Therefore, it would be one story higher than the existing roof of this building.

13. Phase Two of the Project would proceed directly after the completion of Phase One, taking into account School programs and schedules as well as fundraising considerations. It would include the three classrooms, laboratory and faculty lounge. These uses would be housed in a new structure which would be in the mid-block area between the Upper and Middle Campus buildings and on the eastern side of the lot. On its lower level, this structure would bridge, essentially, between these two existing buildings. The rooftop height of the upper level of this project component would be at the height of the pedestrian bridge which connects these two buildings at present or, essentially, at the level of the main floor (Jackson Street level) of the Upper Campus building. This phase also includes the addition of faculty/staff offices and a relocated stair tower along the west side of the 3150 Washington Street Middle Campus building as well as a mezzanine in the auditorium. The existing stairway (which is at the northwest corner of the Middle Campus building) would be removed/cut back returning a portion of the mid-block area to openness. There is no plan to add fixed seating in the auditorium due to the SFUHS's desire to continue to adapt the use of this space to other educational uses.

14. The work on the first two phases of the Project would be carried out in such a way that the earth to be excavated would be moved to the Washington Street frontage of the lot by conveyor belt and removed from there. Phase Three of Project development would involve work on the Lower Campus (3185 Washington Street) building including a revision of the classroom configuration, the addition of two athletic locker rooms, a new stair and elevator.

15. The Zoning Administrator has determined that the frontage (for zoning purposes) of the Subject Property is the Jackson Street frontage thereof. Therefore, a portion of the proposed addition thereon would be within the required rear-yard area. In that a portion of the proposed development is in the mid-block area, it would be in a required open area regardless of which street frontage were to be selected as the lot frontage for zoning purposes.

The project is being brought before the Commission as a PUD, in part, to obviate the Variance that otherwise would have to be sought to excuse this requirement. Additionally, the proposed project would result in a greater total floor area than the Code would otherwise permit under its standards for floor area ratio (FAR), however, the Upper and middle Campus portion of the project (Lot 34 in Assessor's Block 982) is developed to an intensity under that standard (1.8 to 1) and the Lower Campus (Lot 26 in Assessor's Block 999) is developed quite a bit more intensively. The Applicant has sought an exception from the FAR standards of the Code as part of the PUD review.

16. Under Code provisions, additions to structures or uses may proceed without the provision of additional off-street parking until a parking requirement of more than five spaces would be triggered (under the Code rules for calculation of required spaces. The SFUHS has exceeded,

in its three successive additions (including the present Project) that which would require five such spaces (one space for each two classrooms). It appears that 14 new classrooms have been or will have been added since 1976. No new off-street parking is being proposed as part of the Project. Therefore, the proposal before the Commission includes a request for an exception from this standard under the PUD process.

17. Section 101.1 of the Code requires that the Master Plan must be an integrated, internally consistent and compatible statement of policies for San Francisco. Code Section 101.1(b) establishes eight Priority Policies which are intended to be the basis upon which inconsistencies in the Master Plan are resolved. This Section requires consistency with these eight policies for projects requiring permits or official discretion. The Project is consistent with the eight Priority Policies of Code Section 101.1(b) as follows:

The proposed Project is consistent with the criteria of Section 101.1 of the Code in that:

1. Existing neighborhood-serving retail uses would not be affected by the Project;
2. No existing housing would be removed from the housing stock as a result of the Project. However, three dwelling units would be returned to the housing stock as an indirect result of the implementation of the Project proposal in that the office uses at 3101-5 Washington Street would be moved to new space on the main campus and the dwelling units they occupy would revert to residential use. The neighborhood character of the area would remain largely as it is. The proposed additions to the existing structures would be small in scale and largely underground. With the imposition of appropriate conditions, the Project would conserve and protect the neighborhood character. The SFUHS has a substantial scholarship program designed to increase the cultural and economic diversity of its student body;
3. The supply of affordable housing would not be affected by the Project;
4. In order that commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking, the SFUHS intends to maintain and strengthen its policy of no student driving without explicit written permission from the Dean of students. The School intends to encourage carpooling and other alternatives to driving by making information available to interested parents and commercial carriers, and by encouraging group transportation at appropriate gatherings of parents and students. The SFUHS maintains white-curb loading zones on both sides of Washington Street in front of its buildings thereon. The School intends to investigate time limits on the use of these loading zones so that this space might be returned to on-street parking during evening and weekend hours when the School is not operating.
5. The Project is not a commercial office project and would not displace or alter any elements of the City's industrial or service sectors;
6. All work to be done in conjunction with the Project would meet the seismic-safety standards of the San Francisco Building Code;
7. The Project would have a potentially ameliorative effect on the 1918 Julia Morgan-designed, main building of the campus which building would be rehabilitated as part of the Project. The new floor area proposed for this

building would be under the existing courtyard which would be replaced after the construction project thereby retaining the character of said structure;

8. The Project would not decrease City park space or open space nor would it alter access to sunlight or vistas from City parks or open space.

18. Code Section 123 establishes maxima for FAR's. Section 123(a) thereunder states that the maximum FAR for any building or development is equal to the sum of the basic floor area ratio for the district, as set forth in Code Section 124 plus any premia and floor area transfers which are applicable to such building or development under Code Sections 125 and 127, and as restricted by the provisions of Section 124(b) of the Code.

19. Section 123(b) of the Code permits no building or structure or part thereof to exceed, except as stated in Sections 172 ("Compliance of Structures, Open Spaces and Off-Street Parking and Loading Required") and 188 ("Noncomplying Structures: Enlargements, Alterations and Reconstruction") of the Code, the FAR limits therein set forth for the District in which it is located. The Zoning Administrator has determined that FAR is a variable Code standard.

20. Code Section 124 sets forth standards for basic FAR. Section 124(a) thereunder states that, except as provided in Code Section 124(b), the basic FAR limits specified in Table 124 apply to each building or development in the districts indicated. Table 124 indicates that the basic FAR limit for the RH-3 District is 1.8 to 1. Accordingly, the base floor area permissible for the subject property is 63,080.8 square feet (the 35,044.889-square-foot site size X 1.8).

21. Under the provisions of Code Section 124(b), the FAR limits set forth in Table 124 do not apply to dwellings or to other residential uses in "R", "NC" and Mixed Use districts however, they do apply to non-residential structures.

22. Code Section 125 sets forth floor area premia in districts other than "NC", C-3 and Mixed Use. In any district other than a C-3 or "NC" district in which a FAR limit applies, the following premium may be added to the basic FAR limit to determine the maximum FAR for a building or development.

23. Under Code Section 125(b), on a lot or portion thereof which is defined by the Code as an interior lot, and which abuts along its rear lot line upon a street or alley, a floor area premium may be added by increasing the depth of the lot or portion along such street or alley, for purposes of FAR computation, by one-half the width of such street or alley or ten feet, whichever is the lesser.

24. Code Section 102.16 describes an interior lot as a lot other than a corner lot.

25. Accordingly, the lot at 3065 Jackson Street and 3150 Washington Street (Lot 34 in Assessor's Block 982, the northerly of the two lots which comprise the Subject Property) may be enlarged by 1,000 square feet (10' X 100' of width of the lot at its rear property line) for FAR computation purposes. Therefore, the total lot size (with the interior lot premium) is

28,516.764. Including the bonus floor area ($1,000 \times 1.8 = 1,800$ additional square feet), a total of 51,330.175 gross square feet of floor area is allowable on this lot.

26. The lot containing the Lower Campus is 7,528.125 square feet in area. Its permissible FAR would be 13,550.625. However, it is developed with a three-story building with 100 percent coverage and approximately 22,500 gross square feet of floor area representing an actual FAR approaching 3 to 1.

27. Accordingly, the Applicant proposes to increase the gross floor area on the subject Lot 34 (the Middle and Upper Campuses) from its present 42,810 square feet to approximately 47,180 square feet (less than the 51,330.175 gross square feet allowable thereon). However, when taken together (both lots) the allowable gross floor area (at an FAR of 1.8 to 1) would be 64,880.8 square feet, a figure which is exceeded by the approximate total of existing and proposed floor area on all three "Campuses" taken together (approximately 47,180 + approximately 22,500 = approximately 69,680). Consequently, an exception from the FAR standards of the Code is part of the PUD request.

28. Section 134 of the Code establishes rear yard requirements which apply to every building in "R" districts. These requirements are intended to assure the protection and continuation of established mid-block, landscaped open spaces, and maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings. In an RH-3 District, the basic requirement is for a rear yard equal to 45 percent of the lot depth to be provided for all structures. This rear yard may be reduced (and the buildable area increased) to a line on the subject property which represents the average of the depth of coverage of the structures on the two adjoining lots. The Subject Property is anomalous in that the northerly lot thereof is a through lot which has structures at both ends. The southerly subject lot has 100 percent lot coverage to a height of three stories. Accordingly, the concept of rear-yard averaging is inapplicable in the case of the Subject Property.

29. Code Section 150(c) governs additions to structure or uses. It states thereunder that:

1. For any structure or use lawfully existing on the effective date of the parking requirement, off-street parking spaces need be provided only in the case of a major addition to such structure or use, and only in the quantity required for the major addition itself. Any lawful deficiency in off-street parking spaces existing on such effective date may be carried forward for the structure or use, apart from such major addition.
2. For these purposes, a "major addition" is defined as any enlargement, alteration, change of occupancy or increase in intensity of uses which would increase the number of off-street parking spaces required for dwelling units by one or more spaces or which would increase the number of off-street parking spaces required for uses other than dwelling units by at least 15 percent or by at least 5 spaces, whichever is greater. The Project, when considered cumulatively with earlier additions to the subject structures and use, is large enough in scope to be considered a "major addition" under this definition.

3. Successive additions made after the effective date of an off-street parking requirement are considered cumulative, and at the time such additions become major in their total, off-street parking spaces must be provided as required for such major addition.

30. Section 151 of the Code contains the schedule of required off-street parking spaces. For a secondary school, either public or private, it requires one off-street parking space for each two classrooms. For the 14 classrooms which have been or will have been added (presuming the Project is brought to fruition) since 1976, seven off-street parking spaces would be required.

31. Code Section 209 sets forth the permitted uses in "R" districts. Code Section 209.3(h) thereunder permits, as a Conditional Use in all "R" districts, a secondary school, either public or private, other than a school having industrial arts as its primary course of study

32. Under the provisions of Code Section 303, the Commission may authorize a Conditional Use only after holding a duly noticed public hearing and making findings that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will comply with the applicable provisions of the Code, and will not adversely affect the Master Plan.

33. The proposed Project complies with the criteria of Section 303(c) of the Code in that:

A. The SFUHS is a well-respected, high-quality educational asset to the San Francisco community at large. Its retention is desirable. The Project represents a relatively small addition, mostly underground, to this existing institution. This configuration of space was designed to minimize further intrusion on the mid-block area. The Applicant has indicated willingness to keep the roof of the upper level of the proposed addition from becoming a gathering place for students and an elevated noise source. Subject to the imposition of appropriate conditions, the Project, at its size and intensity, would be in keeping with the character and scale of the surrounding neighborhood. The Project proposal includes the rehabilitation and retention of an interesting historic building. Therefore, the Project would be compatible with and desirable for the neighborhood and the community.

B. The Project would result in a reasonable increase in size of a long-established school in a residential neighborhood which, subject to the imposition of appropriate conditions, can accommodate such an increase. The SFUHS administration has indicated its willingness and intention to monitor strictly the parking and traffic situations attendant to the School's use of the Subject Property. The design of the new building, which would have most of its new occupied floor area essentially underground and which would produce the effect of filling in a low-lying space in the mid-block area which is already outlined by pedestrian bridges, corridors and walkways, would blend satisfactorily with the existing residential buildings in the surrounding neighborhood.

Therefore, subject to the imposition of appropriate conditions governing enrollment, evening activities, traffic and parking, landscaping, noise and accountability to neighbors, the Project would not be detrimental to the health, safety or general welfare of the residents of the area.

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/or the appointed community liaison for the Project), and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this motion, pursuant to Section 174 of the Code, the Zoning Administrator may take appropriate violation abatement action and the City Planning Commission, after holding a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in sections 174, pursuant to Section 306.3 and 306.4 of the Code, may revoke the subject Conditional Use authorization.

C. The proposed Project would implement the policies of the City's Master Plan which in its Residence Element seeks to provide a quality living environment, to assure housing is provided with adequate public improvements, services and amenities, to minimize disruption caused by expansion of institutions into residential areas, and to relate land use controls to the appropriate scale for new and existing residential areas. The Project, with its student center lunchroom, would help the SFUHS to contain its impact on the surrounding area. Appropriate conditions regarding driving, parking, noise, evening activities, enrollment and SFUHS accountability to the neighbors would cause the School to fit in well to the surrounding neighborhood.

The proposed Project would implement the policies of the Urban Design Element of the City's Master Plan which Element seeks to moderate major new development to complement the City pattern and the neighborhood environment, to promote harmony in the visual relationships and transition between new and older buildings, to avoid extreme contrasts which will cause new buildings to stand out in excess of their public importance, to relate the height of buildings to important attributes of the city pattern and to the height and character of existing development, and to relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. The Project would also further another policy of said Urban Design Element which is to protect the livability and character of residential properties from the intrusion of incompatible new buildings. The design of the proposed addition to the SFUHS is largely subterranean. It is relatively low in the mid-block area and would be treated on its upper roof level to preclude its use as a gathering place. The location and configuration of this proposed structure are minimally intrusive on the subject lot while giving maximum new floor area. This scheme is, therefore, quite appropriate as the preferred solution to the design problem presented by the constraints of the subject site and the program goals of the SFUHS.

D. With the exception of the aforementioned Code standards for open space, floor area ratio, and off-street parking, for which exceptions are being sought as part of the

PUD process, the proposed Project complies with the applicable provisions of the Code.

34. Code Section 303(e) states that authorization of a change in any condition previously imposed in the authorization of a Conditional Use shall be subject to the same procedures as a new Conditional Use.

35. Code Section 304 permits the Commission to authorize, as a Conditional Use, a PUD. PUD's are intended for projects on sites of half an acre or larger, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole. In cases of outstanding over-all design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain of the provisions contained elsewhere in the Code.

36. Code Section 304(d) establishes criteria and limitations for the authorization of PUD's over and above those applicable to Conditional Uses in general and contained in Code Section 303(c) and elsewhere in the Code. PUD's must:

1. Affirmatively promote applicable objectives and policies of the Master Plan;
2. Provide off-street parking adequate for the occupancy proposed;
3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code;
4. Be limited in dwelling unit density to less than the density that would be allowed by the Code for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property;
5. In "R" districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) districts under the Code; and
6. Under no circumstances be excepted from any height limit established by the Code, unless such exception is explicitly authorized by the terms of the Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height are confined to minor deviations from the Code provisions for measurement of height, and no such deviation may depart from the purposes or intent of the Code;
7. In Neighborhood Commercial (hereinafter "NC") Districts, be limited in gross floor area to that allowed under the Floor Area Ratio limit permitted for the district in Code Section 124 and Article 7 of the Code; and
8. In "NC" Districts, not violate the use limitations by story set forth in Article 7 of the Code.

37. The proposed Project complies with the criteria of Section 304(d) of the Code in that:

1. It complies with and affirmatively promotes applicable objectives and policies of the Master Plan as recited above;
2. Subject to the imposition of appropriate conditions regarding parking, it would

provide the minimum required amount of parking required for the occupancy proposed due to the facts that the use of the Subject Property is as a secondary school and that the vast majority of students are dropped off, take the bus, carpool, walk or ride bicycles to school, parking demand is at a minimum for this use. Additionally, the SFUHS has a strict policy against students driving to school;

3. In that the Code does not require open space per se in conjunction with a school, and considering that the area to be built is relatively small thereby creating a new open area adjacent to the existing Middle Courtyard, it would provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code (although provided in an alternative manner as a PUD);
4. It does not involve dwelling units;
5. It does not include commercial uses;
6. It does not seek exception from any height limit established by the Code.
7. It is not in an "NC" District so the FAR is variable; and
8. It is not in an "NC" District so the use limitations by story set forth in Article 7 of the Code are not applicable.

38. On September 29, 1993, The SFUHS ("a California nonprofit corporation") entered into a contractual "AGREEMENT REGARDING ENROLLMENT" with a number of neighboring property owners and/or residents which agreement sets School enrollment at a maximum of 389 students as set forth in the modified project Proposal and as specified in Condition No. 3 of "Exhibit A" appended hereto. A copy of said "AGREEMENT" is on file in the Department with Application No. 92.498C.

The Commission, after carefully balancing the competing public and private interests, hereby finds that authorization of the requested Conditional Use promotes the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the Staff of the Department of City Planning and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the City Planning Commission hereby APPROVES Conditional Use Application No. 92.498C subject to the conditions contained in Exhibit A appended hereto and incorporated herein by reference thereto as though fully set forth.

CITY PLANNING COMMISSION

Case No. 92.498C
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I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on September 30, 1993.

Linda Avery
Secretary

AYES: Commissioners Boldridge, Fung, Levine, Prowler and Smith
NOES: None
ABSENT: Commissioners Lowenberg and Unobskey
ADOPTED: September 30, 1993

EXHIBIT A

CONDITIONS OF APPROVAL

1. The authorization contained herein is for a PUD to permit expansion of a private secondary school (SFUHS) generally as shown on plans labeled Exhibit C on file with Application No. 92.498C and as described in the text of Motion No. 13578 and in said Application. Due to considerations of open space, neighbors' privacy, and the passage of light, air and sunshine, Said Exhibit C shall include a landscaping plan and shall show the upper roof of the herein-authorized two-story portion of the addition between the Upper and Middle Campus buildings as passive open space (inaccessible to people for purposes of gathering) with the exception of areas needed for pedestrian circulation. Final plans in general conformity with Exhibit C shall be reviewed and approved by the staff of the Department prior to the issuance of a building permit.
2. The conditions contained in this Exhibit A of Motion No. 13578 shall supersede all previous conditions of approval of other Commission Motions and/or Resolutions applicable to the Subject Property.
3. In accordance with the modified Project proposal regarding the overall size of the School, the enrollment of the SFUHS shall not exceed 389 students. In order to assure an orderly transition from the present level of enrollment to the herein-authorized maximum student enrollment of 389, the reduction in student body size shall be accomplished by the beginning of the 1996-97 school year.
4. As a mitigation measure to counter the fact that there is no off-street parking associated with the SFUHS, the School shall maintain and strengthen its policy of no student driving without explicit written permission from the Dean of students. This permission shall be given only in cases where no acceptable alternative exists and evidence of off-street parking is presented. The School shall inform each parent in writing and shall keep on file a signed copy of this policy from each parent on an annual basis. The School shall send home with his or her car any student found to be in violation of this policy. Classes missed accordingly shall be marked as an unexcused absence. Additionally, the School shall encourage carpooling and other alternative transportation arrangements by making information available to interested parents and to commercial carriers and by encouraging group transportation at appropriate gatherings of parents and students.
5. In order to limit the amount of on-street parking in the neighborhood which is devoted to all-day use by faculty and staff of the SFUHS, the School shall be limited to the eight Area "G" Preferential Parking Permits it currently holds.
6. In order to facilitate the orderly drop-off and pick-up of SFUHS students and to maximize availability of on-street parking during evenings and on weekends, the School shall maintain its white-curb passenger loading zones on both sides of Washington Street and shall consult forthwith the proper City authorities toward the end of having

these zones labeled "7:00 A.M. to 5:00 P.M. Monday to Friday only" so that they become available for public parking at all other times. The School shall continue, as has been its practice, to load supplies such as lunchroom food through the garage doors at the east end of the Jackson Street facade of the Upper Campus building.

7. For reasons of safety and the public convenience, the SFUHS shall regulate the comportment of its student body, including Summerbridge, by providing monitors to assure that students cross legally between the Lower and Middle Campuses, do not litter, and do not loiter or eat lunch on the public streets or neighboring private properties.
8. In order to insure that the operation of the School on the Subject Property is not unduly disruptive of the tranquility of the surrounding residential neighborhood, the number of evening and holiday events on School property shall be limited to a maximum of 24 during the calendar year. Said events shall not occur on the roof of either level of the herein-authorized building addition which would bridge between the existing Upper and Middle Campuses. All of said events shall terminate no later than 10:30 P.M. These events shall include school theatrical productions, all-school receptions with families, admissions open houses, Summerbridge admissions and orientation evenings, sports banquets and other like events as described in the text of Motion No. 13578. It is understood that occasional weekend daytime events will occur on campus. These events shall be limited to a maximum of five per calendar year. Said evening events and weekend daytime events shall be reported to the Department as part of the annual report specified in Condition No. 20 below. On-campus school dances, school bazaars, carnivals, rummage sales or the like shall not be permitted. Events which are exempt from the annual total are SFUHS Board of Trustees meetings, small administration/parent meetings (fewer than 50 people), closed rehearsals, other small meetings (fewer than 50 people) related to the operation of the School, meetings of neighborhood organizations, and the on-going use of the campus as a polling place. The rental or other non-School-related use of the SFUHS facilities on the Subject Property is hereby prohibited. No evening, holiday or weekend events, with the exception of one sporting event per calendar year, shall take place in the Lower Campus at 3185 Washington Street.

Although there was public sentiment expressed that there be fixed seating installed in the SFUHS auditorium so as to discourage its use for dances or other large gatherings, the Commission concurs with the SFUHS administration that the adaptive use of this space for pedagogical purposes outweighs the concern of its potential use in a disruptive way. Instead, the Commission offers the above evening and daytime weekend campus use limitations.

9. When not in use, any busses or vans operated by the SFUHS shall be parked off-street on holidays, weekends and after 5:00 P.M. on weekdays. Any busses or vans dropping off or picking up passengers attending SFUHS events shall not idle their engines while waiting.

10. All aspects of the Summerbridge project are under the same obligation as the SFUHS itself to adhere to all conditions of this approval. It is the understanding of the Commission that the Summerbridge National Project will move its offices to an off-campus location at such time as the SFUHS relinquishes its occupancy of the 3101-5 Washington Street building.
11. Any new agencies or organizations (such as Summerbridge) created which are not directly related to the operation of the SFUHS and which involve new staffing shall be located off campus.
12. The Commission hereby iterates its Condition No. 2. of Motion No. 13187 approving Application No. 91.391C, a request for authorization of Conditional Use for temporary office use of three dwelling units at 3101-5 Washington Street for the administration of the SFUHS. That condition is that "(t)he authorization contained herein shall be until October 9, 1996. At such time, conditional use authorization for the University High School (or any other school or non-residential use) to operate on the Subject Property shall terminate." It is the desire of the Commission that said three dwelling units be returned to the active housing stock at such time as the authorization to use them for office space terminates. The furtherance of this desire is a partial justification for the authorization by the Commission of the Project's proposed new on-campus office space as a replacement for said space to be returned to residential use.
13. Construction of Phase One of the herein-authorized construction shall begin within three years of the date of this action and shall be pursued thenceforth diligently to completion. All three phases of construction as set forth in Application No. 92.498C shall be completed within ten years of the date of adoption of Motion No. 13578 or the authorization contained herein shall become null and void. All outdoor construction work for the herein-authorized Project shall be performed as described in Application No. 92.498C, shall occur subject to the conditions established therefor by the Building Code and shall take place between the hours of 7:00 A.M. and 5:00 P.M., Monday through Friday.
14. Both the structure and the grounds on/of the Subject Property shall be maintained in a neat and attractive manner in keeping with the residential character of the surrounding neighborhood.
15. In order to avoid further institutionalization of the subject site with the need to install commercial-type kitchen venting systems, the SFUHS shall install kitchen equipment designed for residential use rather than that designed for commercial or industrial use. The SFUHS shall monitor catering and food deliveries for reasons of assuring public safety and convenience.
16. In response to neighbors' concerns about noise from mechanical equipment and the safety of the SFUHS air exchange systems, the School shall place sound insulation housings around the rooftop and other mechanical equipment in compliance with the

recommendations of an acoustical engineer approved by the Department in order to prevent sounds that exceed the ambient noise level on neighboring properties from emanating therefrom. The SFUHS shall be responsible for periodic routine inspections of its HVAC equipment to ensure the public safety. Such inspections shall be reported to the Zoning Administrator as set forth in Condition No. 20 below.

17. For reasons of safety and nuisance avoidance, the use of outdoor athletic facilities shall be limited as follows:
 - There shall be no unsupervised use of the "climbing wall" on the east exterior wall of the Middle Campus building and, in no case shall this facility be used after dark;
 - There shall be no lighting installed for night tennis or other games;
 - There shall be no use of the basketball or tennis court without School-based supervisors present.

18. In response to the problem of neighbors' rain gutters and drains being clogged by tennis balls which have escaped from the rooftop tennis court at the SFUHS, the School shall cause to be installed, at its own expense, drain covers or screening to solve this problem if so requested by affected neighbors.

19. The SFUHS shall appoint a community liaison officer to monitor and take appropriate actions to mitigate such issues as neighborhood parking, noise, drop-off and pick-up of students, security and other matters of residents' concern stemming from the use of the Subject Property for the Project. This monitoring and mitigation requirement is for the regular operation of the SFUHS as well as the Summerbridge program. The School administration shall report, on an annual basis, the name and telephone number of this officer to the Zoning Administrator for reference.

20. By September 30 each year, the SFUHS shall report in writing to the Zoning Administrator to contain the following information. Said report shall be certified and signed by the Headmaster of the School and the Chairman of its Board of Trustees:
 - Total student enrollment;
 - Summary of student enrollment by geographic area;
 - Summary of number of faculty;
 - Summary of number of employees;
 - Certification of number of Area "G" Residential Parking Permits held;
 - Summary of students permitted to drive to school, cause for "exception" allowing them to drive, and location of off-street parking secured for same;
 - Summary of number of vans owned by the School and the location of their off-street parking spaces;
 - Summary of evening events held on campus during the preceding 12 months;
 - Summary of weekend daytime events held on campus during the preceding 12 months;

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- Summary of routine inspections of HVAC equipment; and
- Name and telephone number of the current community liaison officer.

Upon submission, said reports shall become part of the public record on this case. Accordingly, The SFUHS shall make these reports available to the Pacific Heights Residents Association and to other interested residents and/or property owners from the nearby area.

21. Should implementation of this Project result in complaints from interested property owners, residents or commercial lessees, which complaints are not resolved by the project sponsor, (and/or the appointed community liaison for the Project), and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this motion, pursuant to Section 174 of the Code, the Zoning Administrator shall take appropriate violation abatement action and the City Planning Commission, after holding a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in sections 174, pursuant to Section 306.3 and 306.4 of the Code, may revoke the subject Conditional Use authorization.
22. In recognition of the facts that the herein-authorized School addition would exceed the FAR for the Subject Property and that certain parts of it are to be within the mid-block open area, the Commission, while recognizing the legal right of the SFUHS or its successors in interest to seek additional Conditional Use authorization(s) in the future on the Subject Property, does hereby admonish the Applicant, should such authorization(s) be sought, to present to the Department, as part of the application process, evidence of consideration of alternate site(s) for all or part of any future expansion needs, or as a last resort, of moving the School to another location.
23. The Applicant shall cause this "Exhibit A" to be recorded against the titles of both lots which comprise the Subject Property as a Notice of Special Restrictions under the City Planning Code.

Subject to:(select if applicable)

- Inclusionary Housing
- Childcare Requirement
- Park Fund
- Art Fund
- Public Open Space Fund
- First-Source Hiring Program
- Jobs-Housing Linkage Program
- Transit Impact Development Fee
- Other:

**SAN FRANCISCO
PLANNING COMMISSION**

MOTION NO. 17102

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 121.1, 121.2, 303, 724.11, 724.21, 724.38 AND 724.81 TO MODIFY AN EXISTING CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT UNDER MOTION NO. 13578 (FOR CASE NO. 1992.498C AT 3065 JACKSON STREET) FOR THE ESTABLISHMENT OF A NEW INSTITUTIONAL/EDUCATIONAL FACILITY (SAN FRANCISCO UNIVERSITY HIGH SCHOOL ANNEX CAMPUS) AT 3220 SACRAMENTO STREET; TO ALLOW AN INSTITUTIONAL/EDUCATIONAL USE ON THE SECOND AND THIRD FLOORS; TO ALLOW A NON-RESIDENTIAL USE SIZE THAT EXCEEDS 2,500 SQUARE FEET, AND ON A LOT THAT EXCEEDS 5,000 SQUARE FEET IN AREA, IN THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On November 9, 2004, James F. Chestnut, Chief Financial Officer, authorized agent (hereinafter "Applicant,") of San Francisco University High School (hereinafter "Project Sponsor,") made an application (hereinafter "Application") for Conditional Use authorization on the property at **3220 Sacramento Street, Lot 8 in Assessor's Block 1007** (hereinafter "Property") for the establishment of a new institutional/educational facility, approximately 18,000 gross square feet in size, on an approximately 7,700 square-foot lot, in the Sacramento Street Neighborhood Commercial District, and a 40-X Height and Bulk District, in general conformity with Plans filed with the Application and labeled "Exhibit B" (hereinafter "Project").

On **September 15, 2005**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2004.1166CZ**. Conditional Use authorization is required to modify an existing conditional use authorization for a Planned Unit Development (PUD); to allow an institutional/educational use on the second and third floors; to allow a non-residential use size exceeding 2,500 square feet, and on a lot that exceeds 5,000 square feet in area.

The proposed Conditional Use application was determined by the Planning Department (hereinafter "Department") to be exempt from environmental review. A "Certificate of Determination of Exemption/Exclusion from Environmental Review" was issued on June 28, 2005. No appeal of the Certificate of Determination was filed. The Commission has reviewed and concurs with said determination.

Findings

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. Project Site

The Project Site is at 3220 Sacramento Street, north side between Lyon Street and Presidio Avenue near the shared boundary of the Pacific Heights and Presidio Heights neighborhoods. The Project Site occupies Lot 8 of Assessor's Block 1007, an area of approximately 7,700 square feet (75 feet wide by 102.8 feet deep). The site is in the Sacramento Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

The site is occupied by a three-story building, approximately 39 feet tall, containing approximately 18,000 square feet of floor area. The building was originally built with two stories in 1924 as an automotive repair shop. In 1985, a permit application (#08410260) was issued to add a third-story for a new dwelling unit and to convert the second floor to office use. Currently, the ground floor consists of 18 striped, but substandard, parking spaces, with access from two driveways off Sacramento Street; the second floor was most recently used as office space by various non-profit organizations, and the third floor was used as a dwelling unit.

3. Surrounding Development

3220 Sacramento Street is located at the eastern edge of the Sacramento Street NCD which extends east to west from Lyon Street to Spruce Street within the City's Pacific Heights and Presidio Heights neighborhoods. The land use in the immediate vicinity is mixed in nature with commercial uses on the ground floor, and residential apartments or

offices above. Buildings on the subject block and the facing block range from one to four stories tall. The subject building is larger than others on the block in terms of building size and lot size.

Land use controls in the neighborhood commercial districts are designed to promote development compatible with the surrounding neighborhood and maintain a harmony of uses that supports the district's vitality. The Sacramento Street NCD functions as a small-scale linear shopping area, interspersed among residential buildings and garages. Non-residential use size limits allow uses up to 2,499 square feet as a principal use, with 2,500 square feet and above requiring Conditional Use authorization. Development lot sizes below 5,000 square feet are allowed as-of-right while Conditional Use authorization is required for any lots exceeding the 5,000 square-foot threshold.

4. Proposal

The proposal is to convert the existing vacant three-story office and residential building to institutional/educational use for classrooms and administrative space. The proposed project would be a new Annex Campus for the University High School (UHS). Presently, the UHS campus is located at two sites, two to three blocks north of 3220 Sacramento Street. The main building is located three blocks away at 3065 Jackson Street (the "Upper" campus), which is a through lot also fronting on Washington Street at 3150 Washington Street (the "Middle" campus), and 3185 Washington Street (the "Lower" campus). A location map of the campuses is attached with the reduced plans on Sheet 3.

The goals of this Annex Project are to facilitate improvements to the existing campus facilities. They include: (1) providing disabled/handicapped accessible facilities (such as bathrooms, entries, elevators) at the Upper, Middle, and Lower campuses; (2) relocating under-sized studio art classrooms to the project site; (3) improving existing campus conditions, such as the expansion of physics and biology laboratories, new music facilities, new athletic changing facilities, and administrative functions; and (4) relocating permanently the displaced classrooms and administrative functions to the Annex Project Site in order to accomplish improvements at existing facilities. The Annex building will contain a total of nine classrooms (three from displacement and six new classrooms).

The existing building at 3220 Sacramento Street, situated on an approximately 7,700 square-foot lot, is approximately 18,000 gross square feet in size. The proposed conversion of the third floor from a dwelling unit to "Educational Service Use," as defined in Planning Code Section 790.50, would require a Zoning Amendment to Section 724.1 by the Board of Supervisors to allow such conversion within the Sacramento Street NCD. This Zoning Amendment would allow such conversions within the Sacramento Street NCD only through a Conditional Use authorization by the Planning Commission.

The proposal involves mostly interior remodeling work with minor exterior improvements, while maintaining the existing building envelope and height. No physical expansion or

addition to the structure is proposed. The existing building has 18 sub-standard off-street parking spaces that would be re-striped for 12 standard and two tandem parking spaces conforming to City parking standards. No expansion of student population would occur. The maximum enrollment of students for the entire UHS would remain at 389 students. Due to the relocation and placement of new classrooms at the Annex Project, approximately 75 students are expected to walk (two to three blocks) from the existing campuses to the new campus on Sacramento Street.

5. Neighborhood/Community Response

Department staff has received several telephone calls and four letters expressing concerns with regard to the proposed project and existing programs at UHS. Staff received a binder from the UHS containing 213 letters in support of the proposed project: 36 from residents, 39 from merchants, and 138 from the UHS community.

Concerns raised focus primarily on the transiting and the monitoring of students between the various campuses, and the existing Summerbridge Program, providing tutorials during regular school year and summer sessions for middle school students entering high school. In addressing these concerns, the Project Sponsor has agreed to provide monitors for students transiting between the campuses, and to limit the summer session enrollment of the Summerbridge Program to 110 junior high school students, allowing for temporary minor variations due to the nature of the enrollment process.

6. Use District

Conditional Use authorization is required for the following:

- 1) To amend the existing Conditional Use authorization for a Planned Unit Development under Motion No. 13578 (for Case No. 1992.498C at 3065 Jackson Street for the establishment of a new institutional/educational facility at 3220 Sacramento Street (San Francisco University High School Annex Campus);
- 2) Planning Code Section 304 permits the Commission to authorize, as a Conditional Use, a Planned Unit Development (PUD). The existing campus facilities were approved as a PUD under Motion No. 13578.
- 3) To allow for a development lot size exceeding the 5,000 square feet limitation per Planning Code Section 724.11; the existing lot area is approximately 7,700 square feet. The proposed project would maintain the existing lot size.
- 4) To allow the use size for a non-residential use to exceed the 2,500 gross square feet limitation per Planning Code Section 724.21; the existing non-residential use size is approximately 18,000 gross square feet. The proposed project will not increase the overall gross square footage of the existing building.

- 5) To allow the conversion from residential to institutional/educational use on the second and third floors. Current Planning Code Section 724.38 does not allow residential conversions on the second floor and above. The existing third floor was constructed in 1985 as a dwelling unit. However, the Applicant asserts that the prior owner, who constructed the third floor addition, has advised UHS that the unit was never occupied as a dwelling unit, but was rented for parties and fundraisers. The proposed Zoning Amendment would allow conversion of this unit through a Conditional use authorization by the Planning Commission. This authorization would be contingent upon the passing of a proposed Zoning Amendment legislation for residential conversions pending before the Board of Supervisors.
 - 6) To allow an "other large institution" use, such as schools, on the second and third floors per Planning Code Section 724.81. This authorization would be contingent upon the passing of a proposed Zoning Amendment legislation pending before the Board of Supervisors (see item 5 above).
7. Planning Code Compliance. The Commission finds that the Project meets the provisions of the Planning Code in the following manner:
- a) Lot Size: **Sections 121.1 and 724.11** require Conditional Use authorization for development lot size exceeding 5,000 square feet. The existing lot area is approximately 7,700 square feet. The proposed Project would maintain the existing lot size (see item 9 below for related findings).
 - b) Use Size: **Sections 121.2 and 724.21** require Conditional Use authorization for non-residential use exceeding 2,500 square feet. The existing non-residential use size is approximately 18,000 gross square feet. The proposed Project will not increase the overall gross square footage of the existing building. The proposal involves mostly interior remodeling work with minor exterior improvements. The existing building envelope and height would remain unchanged (see item 10 below for related findings).
 - c) Parking: **Section 151** requires secondary schools to provide one off-street parking space for each two classrooms. UHS currently has a combined total of 27 classrooms for the Lower, Middle, and Upper campuses. Based on that classroom count, 14 off-street parking spaces would be required. However, previous conditional use authorizations (Motion Nos. 9888M and 13578) have exempted the UHS from providing any off-street parking spaces at its campuses. With the proposed Annex Project, the net classroom addition is six (three parking spaces are required). The Project will provide 12 standard and two tandem off-street parking spaces at the Annex Project Site; thereby bringing UHS closer into conformance with its parking requirement of 17 spaces for the school as a whole.

- d) Residential Conversion: **Section 724.38** does not allow residential conversions on the second floor and above. The Project requests conversion from residential to institutional/educational use on the third floor. The existing third floor was constructed in 1985 as a legal dwelling unit. The proposed Zoning Amendment would allow such conversions through a Conditional use authorization by the Planning Commission (see item 11 below for related findings). This authorization would be contingent upon the passing of a proposed Zoning Amendment legislation for residential conversions pending before the Board of Supervisors.
- e) Use: Section **724.81** requires a Conditional Use authorization for "other large institution" use, such as schools, on the second and third floors. This authorization would be contingent upon the passing of a proposed Zoning Amendment legislation pending before the Board of Supervisors as referenced above.
- f) Conditional Use: **Section 303** related to Conditional Use authorization, states that the Commission may authorize a Conditional Use only after holding a duly noticed public hearing and making findings that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will comply with the applicable provisions of the Code, and will not adversely affect the General Plan (see item 8 below for related findings).

8. Conditional Use Findings under Section 303

Under the provisions of Planning Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the General Plan. The Project is found to be consistent with the criteria of Section 303(c) of the Code in that:

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

The proposed Project will create much needed art and classroom space for UHS, a long-time and vital member of the neighborhood. Moreover, the Project converts the existing non-conforming office use to a use that is conditionally permitted in this

zoning district, and thus more compatible with the neighborhood and community. In doing so, the proposed use would change an unattractive and lifeless garage entrance into an attractive student art and educational facility, with a student art gallery facing the street. Additionally, the Project includes planting at least two new street trees in front of the building; none currently exist.

The Project would maintain the first floor as parking for faculty and staff, with some re-stripping of spaces to conform to City code and with the creation of a reception area, window gallery for student artwork, a language lab and some office space on the ground floor. The second and third floors would be converted to Educational Services use, which is a conditionally permitted use on second and third floors in this district. These two floors will include specific art classrooms, such as painting, ceramics, and photography studios, as well as classrooms and some administrative offices.

Although there is an existing dwelling unit on the third floor, the Project Sponsor asserts that this unit has never been occupied and has instead been used as conference space for the non-profit offices on the second floor. Conversion of this dwelling unit to educational services use would only be permitted with an amendment to the Planning Code, which is pending before the Board of Supervisors. If the Planning Code amendment were not adopted, the project would retain the residence on the third floor, reducing it in size to a one-bedroom of approximately 1,030 square feet to accommodate a new ceramics studio on that floor. The entire Project is contained within the envelope of the existing building, thus there is no change in the height or bulk of the building.

This change is necessary and desirable for University High School, an established member of this neighborhood and community, and for the neighborhood and community as a whole, for several reasons:

- 1) To continue to provide a strong studio art program to its student body. The existing studio art spaces are cramped and inadequate.
- 2) By providing additional classroom and administrative space, the Project provides the needed square footage so that classroom space can be removed from the existing facilities located on Washington and Jackson Streets to allow for the remodel of those buildings to make them fully disabled accessible.
- 3) The additional studio art and classroom space at 3220 Sacramento Street means that existing biology and physics classrooms and administrative facilities in UHS's current facilities can be expanded and upgraded. Current facilities are outdated and inadequate.
- 4) The Project provides 12 standard and 2 tandem parking spaces to UHS. Currently, UHS has no off street parking and this has been an area of concern

for the neighborhood in the past. The Project would aid UHS in meeting its campus-wide parking requirement.

- 5) *The Project creates a lively arts presence on Sacramento Street in what is currently underutilized and unattractive garage and office space (and unoccupied residential space).*

The proposed Project will not impact the architectural elements of the building exterior. The proposal involves mostly interior remodeling work with minor exterior improvements. The existing building envelope and height would remain unchanged. The Project will preserve the neighborhood commercial character of Sacramento Street.

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

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

The Project is contained entirely within the existing Annex building and involves no change in the current building height or bulk or any addition of structures. The Project involves no change to the exterior of the building except for at street level. The street level façade of the building will be upgraded with a disabled-accessible ramp, new windows providing a view to a student art gallery space, new signage and new lighting. Additionally, one of the two existing garage entrances will be removed, along with the related curb cut.

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

The Project provides much needed parking for faculty and staff and would serve to alleviate some of the existing impacts of UHS-related parking on the neighborhood. The Project would provide the school with 12 standard and 2 tandem off-street spaces. The need under the Project for the school as a whole is 17 or 18 spaces (depending on whether the dwelling unit is converted). The twelve new standard spaces, plus two tandem spaces, provided in the Annex will exceed the parking requirement for the Annex facility and will bring UHS within a few spaces of its off street parking space requirement for the campus as a whole.

Moreover, by creating a third point of entry and exit for the school where both faculty and students would begin and end their day, the proposed Project would further disperse any traffic impacts created on Washington and Jackson Streets at the beginning and at the end of the school day.

The proposed Project is not expected to impact existing traffic patterns since the Project Site has had continuous commercial/retail activities. The Site is also well-served by public transit lines (Nos. 1 California, 3 Jackson, 4 Sutter and 43 Presidio) on nearby blocks, as well as metered and non-metered parking spaces are provided on streets.

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

The Project Sponsor will comply with all relevant regulations to assure minimum disruption; utilizing all safeguards during construction to avoid any harmful emissions such as noise, glare, dust and odor. No noxious or offensive emissions would be associated with the change in use to Educational Services.

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

The proposed Project will not impact the architectural elements of the building exterior. The proposal involves mostly interior remodeling work with minor exterior improvements. The existing building envelope and height would remain unchanged. The Project will preserve the neighborhood commercial character of Sacramento Street.

There is little opportunity for landscaping as the current building envelope occupies the entire site and would not be changed. However, the Project Sponsor proposes planting at least two new street trees in front of 3220 Sacramento Street; currently there are no trees in front of the building. All parking is located within the building envelope on the first floor and is not visible from the street. The Project would also involve removal of one of the two existing garage entrances, thus eliminating the related curb cut. Lighting and signage would be appropriate to the building's new use as an educational facility and would conform to all applicable design guidelines.

- (3) With respect to applications filed pursuant to Article 7 of this Code, that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District, as set forth in zoning control category .1 of Sections 710 through 729 of this Code; in that:

The Project is in conformity with the stated purposes of the Sacramento Street Neighborhood Commercial District controls as set forth in Section 724.1. The Project, which does not expand the existing building, is compatible with the surrounding low-density residential neighborhood. The existing building extends into the otherwise required rear yard, but the Project does not affect that existing condition. Institutional use is specifically authorized in the District at all floors with conditional use authorization. No retail uses will be displaced, nor does the project include any eating and drinking uses, entertainment or financial service uses. The educational use of the existing building will strengthen the daytime orientation of the District. The Project includes ground level improvements, including the addition of a storefront window as student art gallery and removing one of the two existing driveways and related curb cuts, will improve the street front presence of the building and provide one additional street parking space.

9. Lot Size Conditional Use Findings under Section 121.1

The Project meets the required findings for the development lot size greater than 5,000 square feet in the Sacramento Street Neighborhood Commercial District pursuant to Planning Code Section 121.1:

- (1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

The proposal is to reuse the existing building with minimal exterior changes. The existing scale of the building, which is integral to the scale of the district, will be preserved. The Project's ground level improvements, including the addition of a storefront window as student art gallery, and removing one of the two existing driveways and related curb cuts, will improve the street front presence of the building and provide one additional street parking space.

- (2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The façade of the existing structure contributes positively to the visual character of the district and will be preserved. The façade, although architecturally distinct from the adjacent buildings, is compatible with them and the character of the neighborhood.

10. Use Size Conditional Use Findings under Section 121.2

The Project meets the required findings for the use size greater than 2,499 square feet in the Sacramento Street Neighborhood Commercial District pursuant to Planning Code Section 121.2:

- a) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood serving uses in the area.

The larger use will not foreclose the location of other neighborhood-servicing uses in the district. The building was originally constructed as an automobile service facility and does not lend itself to use for small-scale retail uses. The most recent use of 3220 Sacramento Street was as parking, office and residential, with no retail use. The Project will continue the parking use of the ground floor. The Project will draw students, faculty, and staff closer to the existing retail uses in the Sacramento Street Neighborhood Commercial District, thus providing greater opportunity for the school community to support the existing neighborhood retail uses. Moreover, the Project's ground level improvements, including the addition of a storefront window student art gallery and removing one of the two existing driveways and related curb cuts, will improve the street front presence of the building and provide one additional street parking space.

- b) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The proposed educational use will serve the neighborhood. Many students are residents of the immediate neighborhood. Furthermore, as noted above, the Project will draw students, faculty, and staff closer to the existing retail uses in the Sacramento Street Neighborhood Commercial District, thus providing greater opportunity for the school community to support the existing neighborhood retail uses.

- c) The building in which the use is to be located is designed in discrete elements that respect the scale of development in the district.

The proposal is to reuse the existing building with minimal exterior changes. The existing building is designed in discrete elements, with each of the three floors clearly differentiated. Moreover, the Project's ground level improvements, including the addition of a storefront window as a student art gallery, and removing one of the two existing driveways and related curb cuts, will improve the street front presence of the building and provide one additional street parking space.

The existing building envelope and height would remain unchanged.

11. The proposed Zoning Amendment pending before the Board of Supervisors would allow conversions from residential to institutional/educational use on the second floor and above through a Conditional Use authorization by the Planning Commission if the following criteria were met; in that:

- a) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and

The existing building contains a single dwelling unit on the third floor level, which will be converted to an institutional/educational use for UHS. The building was originally built with two stories in 1924 as an automotive repair shop. The dwelling unit was added in 1985 when the second floor was converted to office use, and the ground floor to 18 parking spaces.

- b) No legally residing residential tenant will be displaced.

The existing building is vacant thereby no residential tenant will be displaced.

12. General Plan Conformity

The Project meets the criteria in Section 303(c)(3) by complying with applicable provisions of the Planning Code as established in the Findings and affirmatively promoting the objectives and policies of the General Plan. The Project would implement the following policies of the Commerce and Industry Element and the Urban Design Element of the General Plan:

Commerce and Industry Element

Government, Health and Education Services

OBJECTIVE 7: Enhance San Francisco's position as a national and regional center for government, health and educational services.

Policy 2: Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

By locating the new facility in an existing under-utilized building in a neighborhood commercial district, the Project will improve one of the City's finest college preparatory high schools with minimal disruption to the adjacent residential area.

Policy 3: Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the City.

The Project will improve access for the disabled to the entire UHS campus. With a diverse and balanced learning community, UHS strives to serve students from a wide variety of cultural, economic, geographic and ethnic backgrounds.

Urban Design Element

Conservation

OBJECTIVE 2. CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 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 5. Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

The Project will preserve and improve an older building. Revitalization of this under-utilized building will enhance the character of the building and the neighborhood commercial district.

Neighborhood Environment

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

Policy 13: Improve pedestrian areas by providing human scale and interest.

The Project will improve the neighborhood environment, both by activating an under-utilized building and through ground level improvements, including the addition of a storefront window student art gallery. Removing one of the two existing driveways, and related curb cuts will improve the street front presence of the building and provide one additional street parking space.

13. Priority Policy Findings

Planning Code Section 101.1 establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies. The Project complies with said policies in that:

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

The current use of 3220 Sacramento Street (the "Annex") is parking, office, and residential, with no retail use, thus the Project does not directly impact existing neighborhood-serving retail uses. Indirectly, the Project would draw students,

faculty, and staff closer to the existing retail uses in the Sacramento Street Neighborhood Commercial District, thus providing greater opportunity for the school community to support the existing neighborhood retail uses. Moreover, the Project's ground level improvements, including the addition of a storefront window student art gallery and removing one of the two existing driveways and related curb cuts, will improve the street front presence of the building and provide one additional street parking space.

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

The Project does not change the existing building's height or bulk. The Project involves only minor changes to the building's exterior, all of which are designed to enhance its appearance, including adding a storefront window art gallery for student art and disabled access and removing one of the buildings two driveways.

Currently, the building is underutilized and largely vacant. Neighborhood character would be not merely conserved and protected by the project but enhanced by taking an underutilized garage and office building and transforming it into art and education space and by adding student gallery space at street level, viewable from the street.

UHS has been a vital and responsible member of this neighborhood for over thirty years. A school has been located on the upper campus site at Jackson Street for nearly 100 years. The vast majority of the student body lives in the city, further tying the school to the City community. The school is thus an important part of the neighborhood character, enhancing the cultural and economic diversity of the neighborhood by providing another component in its rich fabric of housing and neighborhood retail and entertainment.

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

The Project does not impact affordable housing in the City. The Project Sponsor asserts that the current single residential unit on the third floor has never been occupied and has instead been used as intermittent conference space.

- d. The commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Project would decrease any site-specific impacts the existing facilities has on MUNI transit or traffic by creating a third entry and exit point for the campus as a whole. Most importantly, the Project would provide much needed parking for faculty and staff, thus relieving impacts on neighborhood parking due to the fact that UHS currently has no off-street parking.

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

The proposed Project is not a commercial office development and does not impact the City's industrial or service sectors.

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

The Project will be required to meet all applicable building code and seismic safety standards. Additionally, the project will be fully disabled accessible and will provide UHS with the needed flexibility in square-footage and classroom space to convert its existing campus buildings to be fully disabled accessible. Such accessibility improves the school's overall preparedness in the event of an emergency.

- g. That landmarks and historic buildings be preserved; and

The Annex project does not impact any landmarks or historic buildings. The existing building is not a landmark or an historic building. Most of the remodeling work will occur within the building envelope. The Project Site is not located in a historic district or conservation district.

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

The Project will not impact parks or open space or their access to sunlight or vistas since the existing building's height and bulk would remain unchanged.

14. 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.
15. 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. 2004.1166CZ** subject to the following conditions attached hereto as 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. 17102. The effective date of this Motion shall be the date of this motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on **September 15, 2005**.

Linda D. Avery
Commission Secretary

AYES: Commissioners Alexander, Antonini, Bradford Bell, Hughes, S. Lee, W. Lee

NOES: None

ABSENT: Commissioner Olague

ADOPTED: September 15, 2005

EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL CONDITIONS:

A. The Approved Project

- (1) This approval is to modify an existing Conditional Use authorization for a Planned Unit Development under Motion No. 13578 (for Case No. 1992.498C at 3065 Jackson Street) for the establishment of a new institutional/education facility (San Francisco University High School Annex Campus) at 3220 Sacramento Street; to allow an institutional/educational use on the second and third floors; to allow a non-residential use size that exceeds 2,500 square feet, and on a development lot that exceeds 5,000 square feet in area. The Project approved by this Motion is in general conformity with the plans dated September 6, 2005 on file with the Department in the docket for **Case No. 2004.1166CZ** (labeled EXHIBIT B), reviewed and approved by the **Commission on September 15, 2005**.
- (2) Building area and massing authorized herein is limited to that described on the plans labeled EXHIBIT B, dated September 6, 2005. The Project Sponsor shall advise the Planning Department staff of any changes or modifications to the Project, which would result in any deviation from the plans, as approved in this Motion, dated September 6, 2005 (labeled EXHIBIT B).
- (3) This Conditional Use approval is contingent upon the approval of a proposed Zoning Amendment relating to residential conversions on the second floor and above by the Board of Supervisors.
- (4) The overall enrollment for the University High School shall remain at 389 students.
- (5) The Conditions of Approval contained in this Exhibit A shall NOT supersede any previous Conditions of Approval imposed under previous Planning Commission Motions and/or Resolutions, specifically Motion No. 13578.

B. Transiting Among School Campuses

- (1) The Project Sponsor shall regulate the comportment of its student body, including Summerbridge, fifteen minutes before, after and during all scheduled hours of student presence by providing monitors to assure orderly drop-off and pick-up of students, and that students cross legally and without excessive noise between the Lower, Middle, Upper and Annex campuses, do not litter, and do not loiter or eat lunch on the public streets or neighboring private properties.

C. Parking

- (1) The Project Sponsor shall provide and maintain the twelve (12) standard and two (2) tandem off-street parking spaces at the Project Site.

D. Lighting

- (1) All Project lighting shall be directed onto the Project Site and immediately surrounding sidewalk area only.

E. Signage

- (1) All Project signage shall be consistent with the controls of Article 6 of the Planning Code and shall be reviewed and approved by the Planning Department.

F. Performance

- (1) The Project Sponsor shall obtain a building permit for the establishment of the new institutional/educational facility at 3220 Sacramento Street within three (3) years from the date of this Conditional Use authorization or the approval by the San Francisco Board of Supervisors, and construction shall thereafter be pursued diligently to completion or the said authorization/approval shall be deemed null and void.
- (2) This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a building or site permit to construct the Project is delayed by a City agency or a state agency, or by legal challenges.
- (3) The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to neighbors related to the operation of this project. The name and telephone number of the community liaison shall be reported to the Zoning Administrator.
- (4) Should implementation of this Project result in complaints from neighborhood residents and/or businesses, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or specific conditions of approval as set forth in this Exhibit A of this Motion, the Zoning Administrator shall report such complaints to the City Planning Commission, which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures set forth in Section 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use Authorization.

- (5) Should the monitoring of Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
- (6) Failure to comply with any of the Conditions of Approval shall constitute a violation of the Planning Code or any other provisions of the Planning Code may be subject to abatement procedures and fines of up to five-hundred dollars (\$500.00) a day in accordance with Planning Code Section 176.
- (7) Prior to the issuance of a Building or Site Permit, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records with the Office of the Recorder of the City and County of San Francisco, which notice shall state that construction of the project has been authorized by and is subject to the conditions of this Motion. From time to time, after the recordation of such notice, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3065 Jackson St		0982/034	
Case No.	Permit No.	Plans Dated	
2013.1040E		05/25/07	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The proposal is for a change in conditions only. No construction is proposed. To allow just over 5% enrollment increase			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input checked="" type="checkbox"/>	Class 14 – Minor Addition to Schools - where the addition does not increase original student capacity by more than 25%.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Per GIS database, there are no CEQA resources requiring additional review. Project's circulation plan was reviewed by the Department's transportation team.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Monica Pereira	Signature or Stamp: <div style="font-size: 24pt; font-weight: bold;">Monica Pereira</div> <small>Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.10.10 09:45:59 -0700</small>
	Project Approval Action: Planning Commission Hearing *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required. CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

San Francisco University High School Campus Locations



Lower Campus
3185 Washington Street
Block/Lot: 0999/026



Upper Campus
3065 Jackson Street
Block/Lot: 0982/034



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Sacramento Street Campus
3220 Sacramento Street
Block/Lot: 1007/008



Middle Campus
3150 Washington Street
Block/Lot: 0982/034

