



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: AUGUST 7, 2014

*Date:* July 31, 2014  
*Case No.:* **2014.0112CE**  
*Project Address:* **930 GOUGH STREET & 888 TURK STREET**  
*Zoning:* RM-4 (Residential, Mixed, High Density) District  
80-B Height and Bulk District  
*Block/Lot:* 0744/009  
*Project Sponsor:* Chinese American International School (CAIS)  
c/o Adam Phillips  
APD  
149 Ninth Street, Suite 402  
San Francisco, CA 94103  
*Staff Contact:* Mary Woods – (415) 558-6315  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
*Recommendation:* **Approve with Conditions**

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### PROJECT DESCRIPTION

The project is to convert two existing vacant buildings, formerly used for church, offices, daycare, and a community clinic to an elementary and middle school for CAIS serving grades Pre-Kindergarten through 8<sup>th</sup>. The proposal is to renovate the buildings for six classrooms, art studio, multi-purpose rooms, and administrative spaces. Exterior alterations are also proposed, including façade improvements, an elevator penthouse, roof deck, fencing and gates. The surface parking lot would be converted to an outdoor play area. The student enrollment would include approximately 120 middle school students being relocated from 150 Oak Street to the project site. CAIS has a 15-year lease with the property owner. During this period, student enrollment and grades served may fluctuate; however, the school would maintain its present main campus location at 150 Oak Street. The school currently has a total enrollment of approximately 520 students.

The proposal requires a Conditional Use authorization for change of use from church and community clinic uses to an educational use for an elementary and middle school. Section 311-neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

### SITE DESCRIPTION AND PRESENT USE

The project site, approximately 17,000 square feet, is situated at the northeast corner of Gough and Turk Streets, Lot 009 in Assessor's Block 0744. The site has approximately 103 feet of lot frontage on Turk

Street, and approximately 137 feet of lot frontage on Gough Street with a lot depth of approximately 137 feet. While the grade on Turk Street is flat, the lot slopes upward on Gough Street toward Eddy Street.

There are two vacant circa 1956 buildings located on the site: a 37-foot tall, three-story, approximately 9,500 square-foot building at 930 Gough Street (formerly the St. Paulus Lutheran Church, office and daycare), and a 27-foot tall, two-story, approximately 9,500 square-foot building at 888 Turk Street (formerly used as office and community clinic by the Westside Crisis Center). The site also contains a 5,500 square-foot, nine-car surface parking lot at the rear of the lot as well as a five-car parking lot in front of the 888 Turk Street building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The site is located at the western edge of the Downtown/Civic Center neighborhood. The neighborhood is comprised primarily of governmental offices, civic institutions, commercial uses, financial institutions, and high density apartment buildings. City Hall is three blocks southeast of the project site. The Hayes Valley shopping district is five blocks southwest of the site. Jefferson Square Park is immediately west of the site on Gough Street. Four to eight-story tall governmental and residential apartment buildings are immediately south of the site on Turk Street. A Shell gasoline station is located at the northwest corner of Turk and Franklin Streets. Many buildings on the subject and adjacent blocks have no front yard setbacks thereby creating a continuous street wall. Transit lines are nearby and are within walking distance of the site. The project site is also located within a ¼ mile of the Civic Center Historic District, which is a locally designated Historic District.

## **ENVIRONMENTAL REVIEW**

The project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	July 18, 2014	July 16, 2014	22 days
Posted Notice	20 days	July 18, 2014	July 18, 2014	20 days
Mailed Notice	20 days	July 18, 2014	July 18, 2014	20 days

## **PUBLIC COMMENT**

- As of July 31, 2014, the Department has received two letters and several telephone calls in support of the proposed project. Staff has not received any calls or letters in opposition to the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The General Plan encourages the retention and enhancement of educational services in the City in order to maximize the City's social and cultural base.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow a change of use from church and community clinic uses to an educational use for an elementary and middle school pursuant to Planning Code Sections 209.3(g) and 303(c).

## **BASIS FOR RECOMMENDATION**

- The project will rehabilitate two currently vacant buildings for use as a school campus serving Pre-Kindergarten to 8th Grade students.
- The project will make significant improvements to the structural safety of the buildings, exceeding Building Code requirements.
- The project will make the project site and buildings accessible to visitors and students with disabilities by providing accessibility to all floors (including entries, classrooms, restrooms, and exterior spaces) of the buildings, including an accessible parking space.
- In furtherance of the city's commitment to sustainability, the project will promote energy efficient building systems and lighting, resource efficiency, indoor environmental quality, and other sustainable design strategies.
- Other improvements include an enhanced streetscape featuring new landscaping, new street trees, and an improved entryway on Turk Street.
- The project would ensure the viability of a long-term educational institution established in 1981, as the oldest Chinese-English dual language immersion school in the United States.

<b>RECOMMENDATION:</b> <b>Approve with Conditions</b>
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### **Attachments:**

Draft Motion

Environmental Determination

Parcel/Zoning Map

Sanborn Map

Zoning Map

Project Sponsor Submittal, including:

- Sponsor's Brief
- Reduced Plans
- Site and Aerial Photos

Attachment Checklist

- Executive Summary
- Draft Motion
- Environmental Determination
- Parcel/Zoning Map
- Sanborn Map
- Zoning Map
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- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Site and Aerial Photos
- Sponsor's Brief
- 
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Exhibits above marked with an "X" are included in this packet \_\_\_\_\_ MW

Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 7, 2014

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(G) AND 303 OF THE PLANNING CODE TO ALLOW THE CONVERSION OF VACANT CHURCH AND COMMUNITY CLINIC BUILDINGS TO A PRIVATE ELEMENTARY AND MIDDLE SCHOOL (CHINESE AMERICAN INTERNATIONAL SCHOOL), IN AN RM-4 (RESIDENTIAL, MIXED, HIGH DENSITY) DISTRICT AND A 80-B HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 21, 2014, Chinese American International School (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.3(g) and 303 to allow the conversion of vacant church and community clinic buildings to a private elementary and middle school (Chinese American International School), in an RM-4 (Residential, Mixed, High Density) District and a 80-B Height and Bulk District.

On August 7, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0112CE.

On July 9, 2014, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0112CE, 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, approximately 17,000 square feet, is situated at the northeast corner of Gough and Turk Streets, Lot 009 in Assessor's Block 0744. The site has approximately 103 feet of lot frontage on Turk Street, and approximately 137 feet of lot frontage on Gough Street with a lot depth of approximately 137 feet. While the grade on Turk Street is flat, the lot slopes upward on Gough Street toward Eddy Street.

There are two vacant circa 1956 buildings located on the site: a 37-foot tall, three-story, approximately 9,500 square-foot building at 930 Gough Street (formerly the St. Paulus Lutheran Church, office and daycare), and a 27-foot tall, two-story, approximately 9,500 square-foot building at 888 Turk Street (formerly used as office and community clinic by the Westside Crisis Center). The site also contains a 5,500 square-foot, nine-car surface parking lot at the rear of the lot as well as a five-car parking lot in front of the 888 Turk Street building.

3. **Surrounding Properties and Neighborhood.** The project site is located at the western edge of the Downtown/Civic Center neighborhood. The neighborhood is comprised primarily of governmental offices, civic institutions, commercial uses, financial institutions, and high density apartment buildings. City Hall is three blocks southeast of the project site. The Hayes Valley shopping district is five blocks southwest of the site. Jefferson Square Park is immediately west of the site on Gough Street. Four to eight-story tall governmental and residential apartment buildings are immediately south of the site on Turk Street. A Shell gasoline station is located at the northwest corner of Turk and Franklin Streets. Many buildings on the subject and adjacent blocks have no front yard setbacks thereby creating a continuous street wall. Transit lines are nearby and are within walking distance of the site. The project site is also located within a ¼ mile of the Civic Center Historic District, which is a locally designated Historic District.

4. **Project Description.** The proposed project is to convert two existing vacant buildings, formerly used for church, offices, daycare, and a community clinic to an elementary and middle school serving grades Pre-Kindergarten through 8. The proposal is to renovate the buildings for six classrooms, art studio, multi-purpose rooms, and administrative spaces. Exterior alterations are also proposed, including façade improvements, an elevator penthouse, roof deck, new fencing and gates. The surface parking lot would be converted to an outdoor play area. The student enrollment would include approximately 120 middle school students being relocated from 150 Oak Street to the project site. CAIS has a 15-year lease with the property owner. During this period, student enrollment and grades served may fluctuate; however, the school would maintain its present main campus location at 150 Oak Street. The school currently has a total enrollment of approximately 520 students.
5. **Public Comment.** As of July 31, 2014, the Department has received two letters and several telephone calls in support of the proposed project. Staff has not received any calls or letters in opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 209 sets forth the permitted uses in "R" Districts. Section 209.3(g) establishes that elementary and middle schools, either public or private, are conditionally permitted uses in all residential districts.

*The project sponsor intends to convert the existing two vacant buildings to an elementary and middle school (Chinese American International School) for grades Pre-Kindergarten through 8<sup>th</sup>.*

- B. **Basic Floor Area Ratio.** Planning Code Section 124 limits the building square footage to 4.8 square feet of building area for every 1 square feet of lot area, or approximately 82,000 square feet of building area for the subject site.

*The proposed project would total approximately 19,000 square feet.*

- C. **Better Streets Plan.** Planning Code Section 138.1 establishes requirements for the improvement of the public right-of-way associated with development projects, such that the public right-of-way may be safe, accessible, convenient and attractive to pedestrian use and travel by all modes of transportation.

*The project proposes to retain two of the five existing street trees and install four new street trees along the Gough Street frontage and four new street trees along the Turk Street frontage. Proposed Class 2 bicycle parking spaces would be provided on school property located in front of the Turk Street building. The final design will provide for an enhanced streetscape featuring new landscaping, additional new street trees, and an improved entryway on Turk Street.*

- D. **Parking.** Planning Code Section 151 requires one off-street parking space for each six classrooms. Section 155.2(b) requires elementary schools to provide two Class 1 bicycle spaces for every classroom and one Class 2 bicycle space for every classroom. For middle schools, Section 155.2(b) requires four Class 1 bicycle spaces for every classroom and one Class 2 space for every classroom. Sections 155.2(d) and 430 allow up to 50 percent of the required Class 2 spaces be satisfied by paying an in-lieu fee of \$400 per space.

*The project site currently provides nine off-street parking spaces on a surface lot behind the buildings and five on-site parking spaces in front of the Turk Street building. The proposed project would convert the surface parking lot to a play yard and retain two on-site parking spaces in front of the Turk Street building. The proposed project will add six new classrooms; as such, one off-street parking would be required. The project would provide the required 24 Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces.*

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

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 project is necessary and desirable because it will create a seismically safer, handicapped accessible premise, and revitalize a prominent corner lot with an aesthetically pleasing presence in the neighborhood. According to the Chinese American International School (CAIS), the buildings have been vacant for over five years; as such, the site has attracted nuisance activities in recent years. In the 1950s, 930 Gough Street was used by St. Paulus Day School and 888 Turk was the St. Paulus Junior High School. 930 Gough Street was used by Sacred Heart Preparatory Academy for some of its high school programs over the years.*

*CAIS, founded in 1981, is the oldest Chinese-English dual language immersion school in the United States. CAIS proposes to rehabilitate and improve two currently vacant buildings for use as a school campus serving Pre-K to 8th Grade students. In the short term, CAIS proposes to relocate approximately 120 middle school students from its main campus at 150 Oak Street to the project site. CAIS has a 15-year lease with the property owner. During this period, student enrollment and grades served may fluctuate; however, the school would maintain its present campus at 150 Oak Street.*

*According to CAIS, the primary impetus for this project is due to an upcoming expiring lease at 42 - 52 Waller Street, which is the current location of its Pre-K program for 72 students. With the anticipated move of that program back to the main campus at 150 Oak Street, the need to relocate a portion of the student population has arisen, starting in August of 2015.*

*The current middle school that would be relocated to the project site would be comprised of approximately 120 students and approximately 25 middle school staff members, including teachers, administrators, and support staff. The school currently has a total enrollment of approximately 520 students.*

*While retaining the buildings and their original character, the proposal is to renovate the existing buildings (totaling approximately 19,000 square feet) for three new general use classrooms, two science classrooms/labs, a makers/innovation lab, a music and movement multipurpose space, a library/learning center, a shared teacher workroom, and other small offices and support spaces. The surface parking lot behind 888 Turk and 930 Gough Streets would be developed for use as open-air play area, and the former five-car parking spaces in front of 888 Turk Street would be landscaped and used for two parking spaces as well as an entry court.*

*The CAIS school year runs from the 3rd Week of August through mid-June. The project site may house summer programs from mid-June through early-August. Typical school-year hours would be from 8 a.m. to 3 p.m., Monday through Friday, with after school programs attended by a majority of students until 6pm.*

*Other regular special events that would occur throughout the school year (outside of regular school hours) include: Back to School Night (approximately 200 participants), Science Faire (approximately 150 participants), Thanksgiving (daytime event with students plus 100 other participants), and an annual admission event (approximately 150 participants).*

*CAIS encourages applicants from diverse socio-economic backgrounds and sets aside an amount equal to 15 percent of tuition revenue for tuition assistance or financial aid. According to CAIS, for the 2013-2014 school year, financial aid ranged from \$1,000 to \$18,000 per student. The average grant was approximately \$9,700 per student.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The project proposes interior alterations to both buildings to accommodate educational and related activities, and exterior alterations, principally on portions of the building not visible from the public right-of way. Proposed alterations to the two existing buildings include:*

*930 Gough Street - new windows and doors on the southern and eastern sides of the building, but areas fronting or visible from Gough Street will not be altered.*

888 Turk Street - the existing entry/exit at the northwest corner of the building will be enclosed (and window added) and to be used as a meeting room; two new windows on the west (Gough Street) façade, and a row of new windows for the ground floor on the southern façade near the corner of Turk and Gough Street; new fencing and entry gates separating the front open space area of 888 Turk from the sidewalk; a new canopy and school signage at the main entry; on the northern side of the building (facing the interior courtyard), new doors and windows as well as some minor re-grading to meet accessibility requirements.

The project will also make significant improvements to the structural safety of the buildings, exceeding Building Code requirements. CAIS is making a voluntary effort to exceed the 75 percent base requirement to 100 percent for retrofitting of existing buildings. The project will make the project site and buildings accessible to visitors and students with disabilities by providing accessibility to all floors (including entries, classrooms, restrooms, and exterior spaces) of the buildings, including an accessible parking space. Currently there is only one accessible path from the public right-of-way to the ground floor of 888 Turk Street.

In furtherance of the city's commitment to sustainability, the proposed project would promote energy efficient building systems and lighting, resource efficiency, indoor environmental quality, and other sustainable design strategies. Some of the features proposed are as follows:

#### ENERGY EFFICIENCY

- building energy use modeled is 15% below 2008 California Energy Code requirements.
- high efficiency hot water boilers and HVAC equipment.
- energy efficient LED and fluorescent lighting systems with occupancy controls.
- new windows will be thermally broken with low-e insulated glazing to provide improved thermal performance at building envelope.
- new insulation will be added at exterior walls and roof to improve thermal performance of building envelope.

#### RESOURCE EFFICIENCY

- new plumbing fixtures will provide 20% water savings below baseline case.
- landscaping will incorporate drought-resistant plants.
- over 95% of existing building structure, floors, roof, and exterior walls will be reused.
- 100% of mixed construction debris will be recycled.
- project will utilize regionally sourced materials, materials with high recycled content, and rapidly renewable materials such as linoleum and bamboo.

#### INDOOR ENVIRONMENTAL QUALITY

- indoor air quality management systems will be utilized throughout construction and post-construction phases.
- use only low VOC paints, adhesives, and sealants.
- composite woods will have no added urea formaldehyde.
- carpet will be green certified and contain low VOC adhesives.
- rooms will incorporate natural daylighting and ventilation.

- all equipment installed will be free of CFCs and Halons.
- Sustainable design strategies will be used to harness daylight

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

*The project site currently provides nine off-street parking spaces on a surface lot behind the buildings and five on-site parking spaces in front of the Turk Street building. The proposed project would convert the surface parking lot to a play yard and retain two on-site parking spaces in front of the Turk Street building. The proposed project will add six new classrooms; as such, one off-street parking would be required. There are currently no existing on-site bicycle parking spaces. The project would provide the required 24 Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces.*

*Prior uses of 930 Gough Street (formerly a church) and 888 Turk Street (formerly a medical clinic) required greater levels of off-street parking, which included a surface parking lot behind 930 Gough Street and in front of the 888 Turk Street building. As an elementary and middle school, there is a greater need for open space for educational and recreational functions than for parking; as such, the project proposes to retain two of the existing 14 off-street parking spaces (one more than the minimum required by the project).*

*The site is located two blocks west of Van Ness Avenue, a transit rich corridor. It is also within walking distance from the main campus at 150 Oak Street. Faculty, staff and parents would be advised in writing at school orientation about the school's pick-up and drop-off policies in order to encourage use of public transportation or carpooling. Student pick-up and drop-off area will be established along Turk Street. A new 65-foot white curb is proposed for the frontage along Turk Street to be designated as a loading zone during pick-up and drop-off times for those students arriving by car. A staff member would monitor and manage the pick-up and drop-off process in order to ensure no traffic disruptions and promote the orderly flow of traffic. A transportation technical memorandum (dated 6/23/2014) was prepared by CHS Consulting Group as a part of the environmental evaluation for this project. It reviewed both traffic generation and the ability of the site to handle additional vehicle trips, concluding that no significant effects would occur due to the proposed use at this location.*

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

*The proposed school use will not produce any noxious dust or odor, and nothing is proposed to be added to the building that would be a source of glare. No cooking facilities or cafeteria will be provided on-site. Sound dampening in accordance with established industry standards for schools is proposed for the exterior walls and windows in order to reduce sound transmission to and from any interior spaces. The principal exterior play area (where exterior noise may be generated) will be located between and behind the buildings relative to the street frontages. Additionally, new landscaping and softer ground surfaces will minimize the effect of echoes.*

*With regard to construction noise, the project sponsor will adhere to the city's Noise Control Ordinance, which limits construction hours to between 7 a.m. and 8 p.m., seven days a week.*

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

*The project would fully rehabilitate and restore the two existing vacant buildings. While no exterior modifications are proposed to the building form or massing, the appearance of the project site would be enhanced with eight new street trees along the Gough and Turk Streets frontages, plus additional landscaping in the front of the 888 Turk Street building. It will also serve as the primary entrance to the campus. The other primary open spaces on the lot (behind the buildings) would also be rehabilitated with improved surfacing and recreational infrastructure, and landscaping. The two parking spaces in front of the 888 Turk Street building would be screened with new fencing and a rolling gate. Any new signage would be in compliance with the sign controls.*

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

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

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **GOVERNMENT, HEALTH AND EDUCATION SERVICES**

#### **Objectives and Policies**

##### **OBJECTIVE 1:**

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

##### **Policy 1.1:**

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

##### **OBJECTIVE 7:**

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

**Policy 7.2:**

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

**Policy 7.3:**

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

*The project would enhance a currently vacant site which is a magnet for criminal nuisance as well as improve the quality of the CAIS facilities and program which serves a broad range of families throughout San Francisco. The potential for increased traffic due to the school activity will be minimized through a well-planned and monitored traffic management plan for drop-off and pick-up of students.*

## **TRANSPORTATION ELEMENT**

### **GENERAL**

#### **Objectives and Policies**

**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.

*The project would provide two off-street parking spaces while removing twelve on-site parking spaces for outdoor play areas. CAIS would encourage use of alternative means of transportation, including public transit, and carpools. 24 Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces will be provided as part of the proposed project.*

## **COMMUNITY SAFETY ELEMENT**

### **Hazard Mitigation**

#### **Objectives and Policies**

**OBJECTIVE 2:**

REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.

*As part of the project, seismic upgrades are proposed to ensure life safety in case of future disasters.*

## URBAN DESIGN ELEMENT

### CITY PATTERN

#### Objectives and Policies

##### OBJECTIVE 1:

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

##### OBJECTIVE 2:

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

### CONSERVATION

#### Richness of Past Development

##### Policy 2.5:

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

*The existing buildings would be minimally altered by the proposed project, with the addition of new windows and entry features. The design and detailing of the original buildings will remain intact.*

##### OBJECTIVE 4:

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

### NEIGHBORHOOD ENVIRONMENT

#### Visual Amenity

##### Policy 4.10:

Encourage or require the provision of recreation space in private development.

##### Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

*Approximately 5,000 square feet of recreational and landscaped open space will be developed throughout the project, particularly in areas previously covered in asphalt used for surface parking.*

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

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

*The existing neighborhood-serving retail uses would not be affected by the project.*

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

*The existing units in the surrounding neighborhood would not be affected by the project.*

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

*The supply of affordable housing would not be affected by the project.*

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

*The project would not impede MUNI services or affect the city's streets or neighborhood parking. A new 65-foot white curb is proposed for the frontage along Turk Street to be designated as a loading zone during pick-up and drop-off times for those students arriving by car. A staff member would monitor and manage the pick-up and drop-off process in order to ensure no traffic disruptions and promote the orderly flow of traffic.*

*24 Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces will be provided as part of the proposed project.*

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

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

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

*The project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the project site.*

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

*The project will not affect existing parks and open spaces.*

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

## DECISION

That based upon the Record, the submissions by the 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. 2014.0112CE** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 28, 2014, and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 7, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 7, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to allow the conversion of vacant church and community clinic buildings to a private elementary and middle school (Chinese American International School), in Assessor's Block 0744, Lot 009 pursuant to Planning Code Sections 209.3(g) and 303(c), in an RM-4 (Residential, Mixed, High Density) District and a 80-B Height and Bulk District; in general conformance with plans, dated July 28, 2014, and labeled "EXHIBIT B" included in the docket for Case No. 2014.0112CE and subject to conditions of approval reviewed and approved by the Commission on August 7, 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 August 7, 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. "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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## STUDENT ENROLLMENT

8. **Enrollment.** Enrollment for the Chinese American International School shall be limited to 120 students at the project site.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

## BICYCLE PARKING

1. **Bicycle Parking.** The project shall provide 24 Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

## OPERATION

2. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within 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>*
  
3. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0112E  
 Project Address: 930 Gough Street (888 Turk Street)  
 Zoning: RM-4 – Residential-Mixed, High Density Zoning District  
 80-B Height and Bulk District  
 Block/Lot: 0744/009  
 Lot Size: 17,119 square feet  
 Project Sponsor: Adam Phillips – Adam Phillips Design (415) 498-0141  
 Staff Contact: Christopher Espiritu – (415) 575-9022  
 christopher.espiritu@sfgov.org

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

The proposed project would rehabilitate and convert an approximately 17,119-square-foot (sq ft) vacant site, formerly used for church, office, daycare, and medical clinic uses, to school and institutional uses for the Chinese American International School (CAIS), serving students grades Pre-K through 8. The project site contains two existing buildings fronting 930 Gough Street and 888 Turk Street, as well as a 5,500-sq-ft surface parking lot. The proposed project would include minor exterior alterations to the existing buildings such as adding several window and door openings at the street-facing façades and non-street-facing façades, in-fill of a small recessed area on the secondary façade, addition of a minimally visible elevator penthouse, installation of a roof deck, entry canopy, and new fencing and gates. The project site is located on a corner lot bounded by Eddy Street to the north, Turk Street to the south, Franklin Street to the east, and Gough Street to the west. The project site is also located within a ¼-mile of the Civic Center Historic District, which is a locally designated Historic District.

### EXEMPT STATUS:

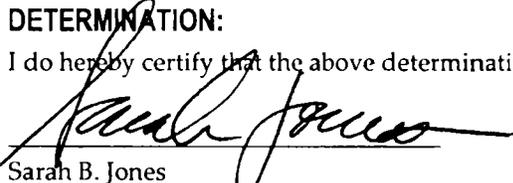
Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

### REMARKS:

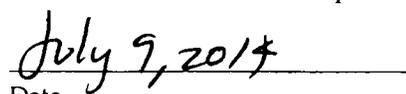
See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
 Sarah B. Jones

Environmental Review Officer

  
 Date

cc: Adam Phillips, Project Sponsor  
 Mary Woods, Current Planning

Supervisor London Breed, District 5  
 Virna Byrd, M.D.F

**PROJECT DESCRIPTION (CONTINUED):**

The Chinese American International School campus is currently located at 150 Oak Street, in the Hayes Valley neighborhood of San Francisco, and an approximately ½-mile from the project site. Approximately 448 students (Grades K-8) are currently enrolled at the Oak Street campus. The proposed project would involve the renovation of two existing buildings located at the project site to facilitate the relocation of the CAIS middle school program (currently 116 students in Grades 6th through 8th). The remaining students (approximately 332 students) enrolled in the elementary school program (Grades K-5) would remain at the existing campus at 150 Oak Street.

The existing three-story, 9,477-sq-ft, building (930 Gough Street) would be renovated to accommodate six new classrooms, faculty workspaces, art studio, and multi-purpose rooms. The adjacent surface parking lot would be converted to an outdoor recreation area, including an athletic court and playground, which would serve the school. The existing two-story, 9,477-sq-ft, building (888 Turk Street), which was previously used as an office and medical clinic, would be renovated to include a main reception area, administrative offices, additional classrooms, and other resource rooms for the school. The Turk Street entry would serve as the primary entrance to the school and will be separated from the Turk Street sidewalk with the installation of a gate that encloses two off-street parking spaces. No additional off-street parking spaces would be provided. Further, the proposed project would include an approximately 3,650 sq ft outdoor play area, which would be used during school session hours between 8am and 4pm. The proposed outdoor play area would be located on the northeast portion of the project site. As proposed, the outdoor play area is enclosed by two existing 14-foot-tall walls located at the rear property line surrounding the northern boundaries of the outdoor play area; the remaining sides of the play area would be surrounded by the existing buildings on-site.

**Project Approvals**

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization for the change of use from an institutional/health clinic to an educational use.
- **Site Permit** (*Department of Building Inspection*) (DBI). The proposed project would require DBI approval of a site permit.

Approval Action for the proposed project would be the approval of a Conditional Use Authorization by the Planning Commission. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:**

**In-Fill Development.** CEQA State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan* provides general policies and objectives to guide land use decisions as well as policies related to the physical environment. The proposed project would not conflict with any General Plan policies. The proposed project is located within the Residential-Mixed, High Density (RM-4) zoning district and an 80-B Height and Bulk District in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would introduce a new use to the project site (school/institutional), subject to approval by the Planning Commission as a conditional use within the RM-4 zoning district. The proposed project would not include the construction of new buildings on-site, and the existing 40- and 26-foot-tall buildings would remain the same heights. Thus, the proposed project would comply with the 80-B Height and Bulk District, and the proposed project would be consistent with all *General Plan* designations and applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.39-acre (17,119 sq ft) project site is located within a fully developed area of San Francisco. The surrounding uses near the project site include residential, office, and other commercial uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare, or threatened species.*

The project site is within a developed urban area and occupied by two existing buildings with a paved parking lot, with minimal landscaping, including hedges, ground cover, and street trees. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The project site is located on a corner lot bounded by Eddy Street to the north, Turk Street to the south, Franklin Street to the east, and Gough Street to the west, and within the Downtown/Civic Center neighborhood. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (Transportation Guidelines), the Planning Department evaluates traffic conditions to determine the significance of an adverse environmental impact. Using the Transportation Guidelines and a *Transportation Technical Memorandum* (Memorandum) prepared for the project, the proposed project at 930 Gough Street (888 Turk Street) is anticipated to generate approximately 144 daily student trips and

a total of 123 daily student trips by vehicles.<sup>1</sup> Table 1, below, shows the project's calculated daily and PM peak hour trip generation by mode split.

**Table 1. Mode Split and Trip Generation**

Travel Mode to/from New CAIS Campus	Travel Mode Split (%)	Future Students (Maximum)
Auto Alone	77%	111
Carpool	8%	12
Transit	12%	17
Bike	0%	0
Walk	3%	4
<b>Total</b>	<b>100%</b>	<b>144</b>

Source: CHS Consulting Group, CAIS, April 2014.

Notes: 1. Travel Mode Split data based on survey of existing students conducted by CAIS.

As shown in Table 1, the proposed project is estimated to generate approximately 144 daily trips. These trips would be distributed among various modes of transportation, including private automobile, carpools, public transit, walking, and other modes. Of the 144 daily trips, 123 would be through automobiles (with 12 carpool trips), 17 would be through transit, and 4 would be through walking, while no trips would be made via other modes of transportation such as bicycling, taxi, or motorcycle. Of the anticipated 25 CAIS faculty and staff, approximately three persons are expected to drive to work at the school with the remaining 22 using alternative modes (i.e., bus/rail transit, bike, and/or walk) to access the site.

The approximately 126 daily trips generated by the proposed project would not substantially affect existing levels of service within the project vicinity. Approximately 62 student trips would be dispersed during morning drop-off period (between 7:15 am and 8:30 am). Further, the estimated 62 student trips during the afternoon pick-up period would be dispersed for a longer duration (between the hours of 3pm and 6pm), due to the number of students participating in afterschool activities. The proposed project would include a 107-foot-long passenger loading zone (approximately five passenger vehicles) on Turk Street, which would accommodate anticipated vehicle queues during the afternoon student pick-up period. As such, the additional vehicles added to the PM peak hour would not have a discernible effect on traffic flow on the existing street network serving the project area.

Further, the project sponsor proposes to implement the following Transportation Management Plan (TMP) measures to facilitate pick-up and drop-off activities:

- Manage and direct vehicles across Gough Street to the proposed passenger loading zone (white zone) along Turk Street, adjacent to Jefferson Park;
- Designate a secondary drop-off location along Turk Street, adjacent to Jefferson Park;

<sup>1</sup> CHS Consulting Group, 930 Gough Street – Final Transportation Technical Memorandum, June 26, 2014. This document is available for

- Notify parents/guardians about CAIS pick-up and drop-off procedures in writing and orientations;
- Discourage parents/guardians from dropping off students on Gough Street;
- Maintain a log (inventory) of complaints from neighbors and CAIS would work with the neighbors to mitigate unforeseen problems with student drop-off/pick-up activities and to maintain an ongoing, constructive relationship with neighboring residents and businesses;
- Establish a monitoring program for the first year of school operation to conduct observations of circulation along Turk Street and during student drop-off/pick-up activities; and
- Implement improvements and adjustments to student drop-off/pick-up procedures and other related school operations based on results of monitoring.

As described in the *Transportation Technical Memorandum*, the project sponsor implement a Transportation Management Plan (TMP) which establishes student drop-off and pick-up procedures and is designed to manage circulation impacts during pick-up and drop-off periods. Additionally, the proposed project would include a 107-foot-long passenger loading zone (white zone) for approximately five passenger vehicles located on the Turk Street frontage, which would accommodate anticipated vehicle queues during the pick-up and drop-off periods.. As such, the proposed project would result in less-than-significant impacts related to traffic.

**Parking.** The proposed project would include the rehabilitation of existing buildings on-site for the relocation of the CAIS. The proposed project would include the provision of two off-street parking spaces, with one ADA-accessible space. As described in the *Transportation Technical Memorandum*, faculty and staff would not have staff access to parking and nearby on-street parking precludes all-day parking. At this location, the unmet parking demand (3 spaces) could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project site. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand (3 spaces) would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created.

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.<sup>2</sup> The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well

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<sup>2</sup> San Francisco Planning Department. *Transit-Oriented Infill Project Eligibility Checklist for 930 Gough Street*, June 1, 2014. This document is available for review as part of Case File No. 2014.0112E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

In summary, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Noise. Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and land use activities such as street maintenance.

Traffic-related noise levels along Gough and Turk Streets in the vicinity of the project site are approximately 65-75 Ldn.<sup>3,4</sup> An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. Project-related traffic-noise would be intermittent, and would occur during the typical drop-off (7:15 am to 8:30 am) and pick-up times (3:00 pm to 6:00 pm). As described above, the proposed project would not cause a doubling in traffic volume in the project area. The proposed project's marginal increase to the existing traffic volumes would not cause a noticeable increase in the ambient noise level in the project vicinity.

In addition, the proposed project would include an approximately 3,650 sq ft outdoor play area, which would be located on the northeast corner of the project site and is recessed by approximately four to five feet below the existing grade of adjacent parcels directly to the north and east. The proposed outdoor play area would be used during school session hours between 8am and 4pm. The noise generated by the proposed users of the 930 Gough Street and 888 Turk Street buildings would be considered common and generally acceptable in an urban area. The outdoor play area would be located within 60 feet of the rear façade of a neighboring residential building on Eddy Street. As proposed, the outdoor play area is enclosed by two existing 14-foot-tall walls located at the rear property line surrounding the northern and eastern boundaries of the outdoor play area; the remaining areas would be surrounded by the existing two- and three- story buildings on-site. With the existing 14-foot-walls, which could also reduce noise levels, and the additional four- to five-foot grade difference between the project site and adjacent parcels to the north and east, noise levels on adjacent parcels may increase, but are not anticipated to substantially exceed existing noise levels generated by traffic on nearby streets (Gough Street and Turk Street). The noise from children playing in the proposed outdoor play area would occur only during the day intermittently between approximately 8:30 am to 4:00 pm (and intermittently between approximately 3:00 pm to 6:00 pm as part of the after school program, which consists of a smaller group of children), would not be continuous throughout the day, and would not disrupt night time activities such as

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<sup>3</sup> Traffic noise map presented on DPH website: <http://www.sfdph.org/dph/EN/Noise/default.asp>. April 1, 2014.

<sup>4</sup> Papadimos Group – Acoustic and Vibration Consultants, Environmental Acoustic Study for 950 Gough Street, San Francisco, California, July 31, 2013, This document is available for review as part of Case File No. 2014.0112E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

sleeping. Therefore, the proposed project would not result in an increase to existing noise levels that would be a significant impact.

Delivery truck trips and construction equipment would generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. The proposed project would be required to comply with the Noise Ordinance, and construction noise impacts would be temporary and intermittent in nature.

Considering the above, the proposed project would not result in a significant impact with respect to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.<sup>5</sup>

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk

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<sup>5</sup> Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM<sub>2.5</sub> concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 8- to 10-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with California regulations limiting idling to no more than five minutes,<sup>6</sup> which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

The proposed project would include a backup emergency generator. Emergency generators are regulated by the BAAQMD through its New Source Review (Regulation 2, Rule 5) permitting process. The project applicant would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. Although emergency generators are intended only to be used in periods of power outages, monthly testing of the generator would be required. The BAAQMD limit testing to no more than 50 hours per year. As part of the permitting process, the BAAQMD limits the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). Compliance with the BAAQMD permitting process would ensure that project-generated TAC emissions would not expose sensitive receptors to substantial air pollutant concentrations, and TAC emissions would be less than significant.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project involves the rehabilitation of two existing buildings on an existing surface parking lot. The proposed project would not involve the construction of new buildings on-site and would not include 5,000 square feet or more of ground surface disturbance; thus the project would not require a Stormwater Control Plan.

The project site is completely covered with impervious surfaces and natural groundwater flow would continue under and around the site. Construction of the proposed project would not increase impervious surface coverage on the site nor reduce infiltration and groundwater recharge. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the

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<sup>6</sup> California Code of Regulations, Title 13, Division 3, § 2485.

Southeast Water Pollution Control Plant prior to discharge. Additionally, compliance with the San Francisco Stormwater Management Ordinance will require the project to maintain or reduce the existing volume and rate of stormwater runoff at the site by retaining runoff onsite, promoting stormwater reuse, and limiting site discharges before entering the combined sewer collection system. Therefore, the proposed project would not substantially alter existing groundwater quality or surface flow conditions, and would not result in significant water quality impacts.

*e) The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with existing drinking water, electric, gas, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

#### **Other Environmental Concerns**

Historic Architectural Resources. The existing two- and three-story buildings on the project site, which were built in 1956, are considered to be Category B - 'Potential Historic Resource' buildings because they are more than 50 years old. As of the preparation of this Determination, evaluation of the buildings on-site has not been conducted to determine whether the buildings qualify as historic resources as defined in CEQA Guidelines Section 15064.5(a). As such, this Determination assumes that these buildings are potential historic resources for purposes of evaluating the effects of the proposed project.

Planning Department Preservation Staff has determined that the proposed project would comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties (Standards).<sup>7</sup> The proposed exterior alterations, including new door and window locations, the addition of a steel frame panel at a secondary façade on Gough Street, and rooftop mechanical equipment, would not affect any character-defining features of the buildings or site. All of the proposed work on the existing buildings would be reversible and would have no impact on the integrity of the original designs of either building. Therefore, the proposed project's potential impact on historic architectural resources would be less than significant.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on June 3, 2014 to the owners of properties within 300 feet of the project site, occupants of buildings on and immediately adjacent to the project site and to other interested parties. Overall concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into this Certificate of Determination as appropriate for CEQA analysis. Planning Department Staff received several

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<sup>7</sup> 930 Gough Street Historic Resource Review Memo, Shelley Caltagirone, Preservation Planner, June 23, 2014. This document is available for review as part of Case File No. 2014.0112E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

responses to the notice from residents and property owners from nearby parcels. One nearby resident raised concerns regarding the potential for noise related to the children using the proposed play area. While, the proposed outdoor play area would be located on the northeast side of the property and would be located near the residence, the proposed project would retain the existing 14-foot-tall walls at the rear property line boundaries to reduce noise impacts on nearby residences. The environmental effects related to noise are addressed above under Noise (p. 7-8) of this Determination.

While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Certificate of Determination.

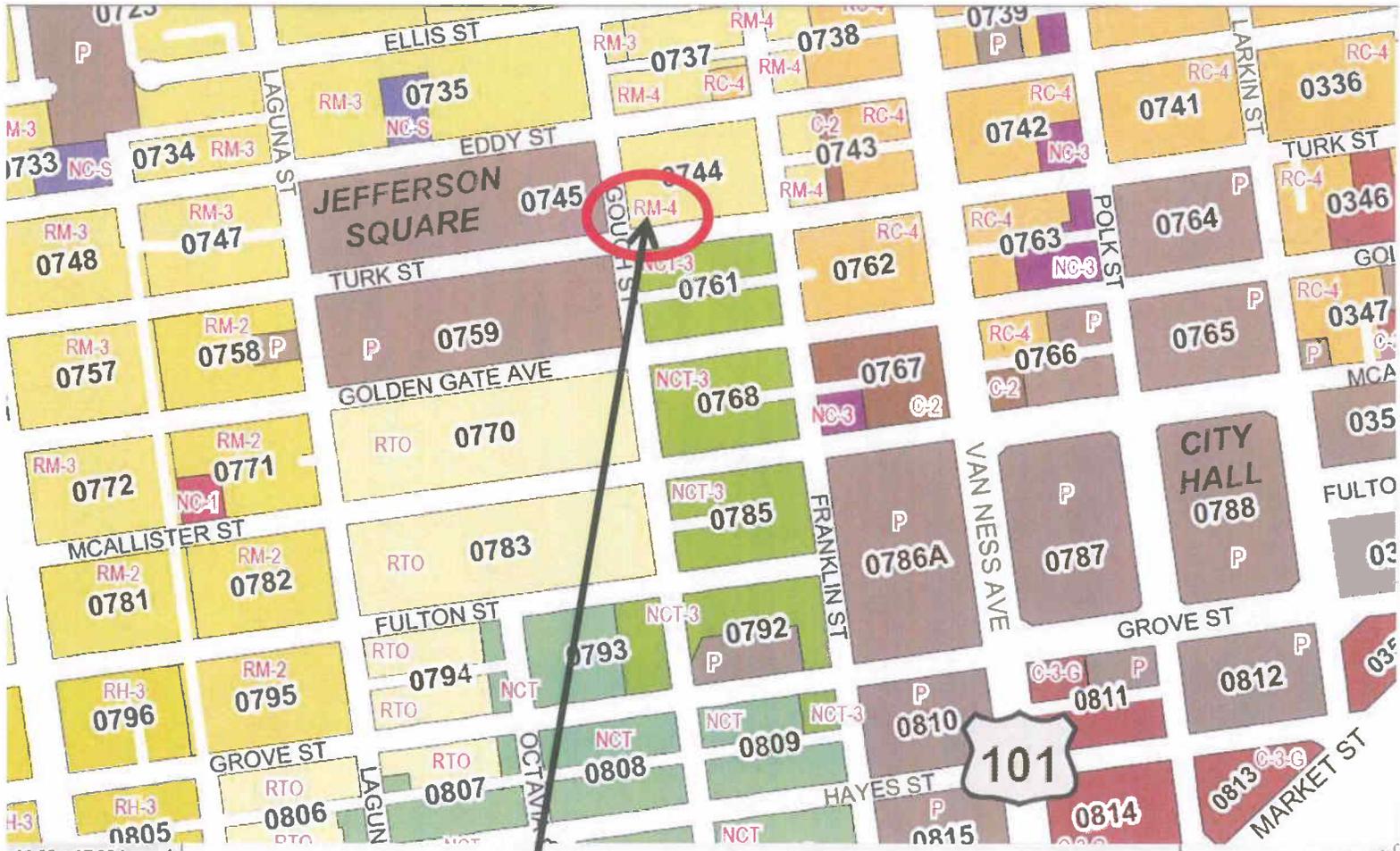
**CONCLUSION:**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





# Zoning Map



PROJECT SITE



Conditional Use Hearing  
Case Number 2014.0112CE  
930 Gough Street & 888 Turk Street

150 OAK STREET  
SAN FRANCISCO, CA  
94102

PHONE  
415.865.6000

WWW.CAIS.ORG

FAX  
415.865.6006

Jeffrey W Bissell  
Head of School  
Email: [j\\_bissell@cais.org](mailto:j_bissell@cais.org)



July 28, 2014

## Re: 888 Campus Project

Dear Members of the San Francisco Planning Commission:

It is with great pleasure that I present our proposal to build a new middle school campus for the Chinese American International School ("CAIS") at 888 Turk and 930 Gough Streets in San Francisco (the "888 Campus Project"). Founded in 1981, CAIS is an independent pre-kindergarten through eighth grade co-ed Chinese and English dual language immersion school.<sup>1</sup> The 888 Campus Project will allow CAIS to relocate its middle school program (currently located nearby at 150 Oak Street) while also renovating two long-vacant buildings and rejuvenating a prominent street corner.

### Brief History of the Project Site

The property is currently owned by the Archdiocese of San Francisco, which entered into a long-term lease with CAIS in fall 2013 when the project design work began. Both buildings on the site were built in the 1950s and originally housed the St. Paulus Lutheran Day School (930 Gough) and the St. Paulus Lutheran Junior High School (888 Turk). After the adjacent St. Paulus Lutheran Church was destroyed by fire in 1995, the property at 930 Gough was used as a temporary location for church services and in the years following also housed some educational uses by Sacred Heart Academy. 888 Turk was later used for business purposes and then served as a neighborhood health clinic for several years. Both buildings have been abandoned since the clinic closed about five years ago, but 888 Turk was briefly taken over by the "Occupy SF" movement in 2012.

CAIS's lease also includes the long abandoned 2-unit residential building on an adjacent parcel (868-870 Turk Street). The school has no immediate plans to use or alter this structure and it is not included in the present application for conditional use authorization, however CAIS is considering its options for a future renovation and/or redevelopment of 868-870 Turk.

CAIS now submits its conditional use authorization application to allow 888 Turk and 930 Gough, both originally purpose-built as school buildings, to resume their educational use purposes.

### Community Outreach and Support

While the Planning Department did not require CAIS to host a pre-application community meeting for this project, CAIS values the importance of being a good neighbor. To share our vision for the 888 Campus Project with the community, CAIS invited all those within a 300' radius of the project to a community open house that took place on June 12, 2014.<sup>2</sup> Those who attended the public open house were overwhelmingly positive about the 888 Campus Project. In addition, we understand that others have expressed their support for the project to the Planning Department directly. In addition to reaching out to neighbors, we have reached out to Supervisor London Breed to provide her with information about the project.

Presently, we are not aware of any opposition to our proposal.

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<sup>1</sup> More information about the school is attached and available at [www.cais.org](http://www.cais.org).

<sup>2</sup> See attached outreach and meeting materials.

## **Project Design & Sustainability**

CAIS has hired the award-winning firm Leddy Maytum Stacey Architects, which has extensive experience designing school campuses, to re-envision how these existing buildings could be knit together to form a cohesive and beautiful campus. All buildings will be seismically retrofitted based on standards more stringent than the applicable building code requirements. The final design will provide for an enhanced streetscape featuring landscaping, additional new street trees, and a beautiful entryway on Turk Street.

As described below, in furtherance of the City and County of San Francisco's commitment to sustainability, the 888 Campus Project integrates energy efficient building systems and lighting, resource efficiency, strategies to promote indoor environmental quality, and other sustainable design strategies.

### **ENERGY EFFICIENCY**

- Building energy use modeled is 15% below 2008 California Energy Code requirements.
- Project will use high efficiency hot water boilers and HVAC equipment.
- Project will use energy efficient LED and fluorescent lighting systems with occupancy controls.
- New windows will be thermally broken with low-e insulated glazing to provide improved thermal performance at building envelope.
- New insulation will be added at exterior walls and roof to improve thermal performance of building envelope.

### **RESOURCE EFFICIENCY**

- New plumbing fixtures will provide 20% water savings below baseline case.
- Landscaping will incorporate drought-resistant plants.
- Over 95% of existing building structure, floors, roof, and exterior walls will be reused.
- 100% of mixed construction debris will be recycled.
- Project will utilize regionally sourced materials, materials with high recycled content, and rapidly renewable materials such as linoleum and bamboo.

### **INDOOR ENVIRONMENTAL QUALITY**

- Indoor air quality management systems will be utilized throughout construction and post-construction phases.
- Project will use only low VOC paints, adhesives, and sealants that meet the stringent criteria of the Collaborative for High Performance Schools.
- Composite woods will have no added urea formaldehyde.
- Carpet will be green certified and contain low VOC adhesives.
- Rooms will incorporate natural daylighting and ventilation.
- All equipment installed will be free of CFCs and Halons.
- Sustainable design strategies will be used to harness daylight

Thank you for your consideration of this project. We look forward to partnering with the City and County of San Francisco and our neighbors as the project moves forward.

Sincerely,

  
Jeff Bissell

## **Adam Phillips**

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**From:** Nicole Patterson <nicmpat@yahoo.com>  
**Sent:** Friday, July 25, 2014 1:47 PM  
**To:** mary.woods@sfgov.org; Adam Phillips  
**Subject:** CAIS Middle School Support

Hello,

My husband, two small children and I live across the street from 888 and 868/870 Turk. We have looked out our front window for the past 7 years at these terribly neglected and run-down buildings. These buildings have created an unsavory atmosphere where numerous crimes and belligerence take place. We have begged and pleaded with the Archdiocese to clean up these buildings and received no response (except they boarded up the windows a few years ago which made the situation even worse).

Finally, we received word that the Chinese American International School had plans to lease the buildings, renovate them and use them for their Middle School. This is amazing news for our community. I have had a chance to review the proposal and completely support its approval by the Planning Commission. Everyone I know in our neighborhood is extremely enthusiastic and supportive of the new CAIS Middle School moving into the space.

Please feel free to contact me to discuss if necessary.

Thank you,  
Nicole Patterson

(Flyer sent out to Neighbors)



## **New CAIS Middle School Project Information Session & Open House**

The Chinese American International School (CAIS) would like to welcome our nearby neighbors to an informational meeting regarding the proposed rehabilitation of 888 Turk Street and 930 Gough Street to become the new home of the CAIS Middle School, due to be opening in the fall of 2015.

As most in the neighborhood are likely aware, this site has been vacant and blighted for years, and we are excited to be a part of bringing it back to life. None of the existing buildings will be demolished, and proposed improvements will include exterior repairs and enhancements, seismic strengthening, interior renovations, and the addition of new street trees and landscaping.

We invite all interested neighbors to attend our open house and information session on

**June 12<sup>th</sup> between 5:30-7:30 PM at  
151 Oak Street (between Gough & Franklin)**

There will be no formal presentation, so you may drop by any time during the open house. Representatives from the school, the architects (Leddy Maytum Stacy Architects), and the general contractor (City Building, Inc.) will be on hand to discuss the project, answer questions, and receive any feedback on what is being proposed.

If you are unable to attend the open house or would like to request further information about the project, please contact us by calling (415) 574-0141, or send an email to [lv\\_adibe@cais.org](mailto:lv_adibe@cais.org).

(Flyer distributed at Neighborhood Open House on 6/12)



## CAIS Middle School Project Overview

### About the 888 Campus Project:

Chinese American International School (CAIS) intends to renovate approximately 19,000 sq. ft. in gross floor area at the existing site at the corner of Gough and Turk Streets in San Francisco, California, for use as a middle school campus. Designed by Leddy Maytum Stacy Architects, the scope of the project is to renovate the two existing buildings and outdoor areas but does not propose any expansion in height or footprint of the buildings nor demolition. The renovated project will include six classrooms, a resource center, multi-purpose rooms, a maker/art studio, a playground, and support spaces for educational uses. The proposed campus will be located near the main CAIS Oak Street campus at 150 Oak Street and will allow for access and opportunities to share resources between the two campuses.

CAIS is a leaseholder to these two buildings as well as an adjoining 3<sup>rd</sup> building at 868-870 Turk. Options for the potential redevelopment of 868-870 Turk Street are being contemplated, but the school has no specific plans to occupy or renovate this building at this time.

### Project Timeline:

CAIS has secured building permits to perform the necessary seismic upgrade work to bring the existing buildings into conformance with current codes and this work is due to begin in the coming weeks.

CAIS is also currently seeking final approvals from the San Francisco Planning department to authorize use of this site for a middle school, which includes a review of potential environmental impacts pertaining to traffic, air quality and noise. A Planning Commission hearing on the project is currently expected to be held in August, with the full renovation project expected to follow in September 2014 and be complete by April 2015.

### **About the Contractor (City Building, Inc.):**

City Building Inc. was born of two brothers in 1976. Wally and Steve Baldwin were the youngest licensed general contractors in California when they decided to launch City Building from their father's San Francisco garage. Since then, CBI has gained a substantial presence throughout northern California. Over the years, CBI has met every project with a consistent standard of superior care and quality, which has allowed us to experience a sustained growth for the past four decades. City Building Inc. has extensive experience working in tenant improvement environments, seismic upgrades and commercial construction. No matter what we're working on, our team provides strong project leadership, bringing integrity to every aspect of a job.

### **About The Chinese American International School (CAIS):**

Founded in 1981, CAIS is an independent Pre-Kindergarten through eighth grade co-ed Chinese English dual language immersion school. We are currently located in the Hayes Valley neighborhood of San Francisco and span across two campuses. The Waller Street Pre-K campus accommodates three and four-year-olds and is a 10 minute walk from the main Oak Street campus, which houses Kindergarten through eighth grade classes, with grades 6-8 slated to move to the new 888 Turk Campus in the Fall of 2015.

CAIS middle school students graduate ready for the most demanding high school programs. They stand out among their peers thanks to a strong academic foundation establishing multilingual and multicultural perspectives, intellectual curiosity, confident self-expression and creativity.

A team of highly qualified middle school teachers models a dynamic learning environment. Mastery of essential concepts and skills combined with support of individual strengths helps students become dedicated and reflective learners. A hands-on, minds-on, interdisciplinary curriculum guides students to apply concepts to the issues in their community and world as well as in their own lives. They think globally and explore multiple perspectives while celebrating differences and harnessing the power of collaboration.

### **Contact for more information:**

We welcome any thoughts, feedback or questions from our neighbors about the project.

- For general information requests please call the 888 Turk Project Phone line at **(415) 574-0141**
- For questions specific to City Builders activities, please contact Scott Hagberg at **(415) 495-6000**
- For questions pertaining to Planning Review of this project, contact planner Mary Woods at **(415) 558-6315**

# ABOUT CAIS

## 关于中美

### DESCRIPTION AND LOCATION

#### 介绍和地点

CAIS is an independent Chinese English dual language immersion school. Our Pre-K through eighth grade program is full day and co-ed. We are located in the Civic Center/Hayes Valley neighborhood of San Francisco on two campuses. Our Waller Street campus houses our three and four-year-old Pre-K program. Grades K through eighth are located at our Oak Street campus.

### SCHOOL MODEL

#### 学校模式

CAIS follows a 50/50 dual language immersion program model in grades Pre-K through five. Students spend half their day in an English classroom and the other half in a Chinese classroom. Both Chinese and English language teachers cover core academic subjects of language arts, social studies and math. In addition, science, studio art, P.E. and music and movement are taught by specialists. In our middle school, math, science, technology and P.E. are taught in English. Language arts, social studies, studio art and music and movement are taught in both Chinese and English.

### TUITION (2013-2014) SCHOOL YEAR

#### 学费

Pre-Kindergarten through eighth grade: \$23,406

### TUITION ASSISTANCE

#### 学费补助

Socio-economic diversity is important to the community, and we assist our Pre-K through eighth grade families with demonstrated financial needs. For the 2013-2014 school year, 20% of the student body received tuition assistance. Awards ranged from \$1,000-\$18,000 per student and the average grant was \$9,725 per student. Tuition assistance is also available for auxiliary programs.

### INTERNATIONAL PROGRAMS

#### 海外学习及交流

##### FIFTH GRADE EXCHANGE TRIP

In fifth grade, our students have the opportunity to participate in a two-week spring exchange trip to Taipei, Taiwan. Students attend Ren'ai Elementary school and live with host families with same-age children who attend Ren'ai. This authentic immersion experience is reciprocated when the Ren'ai students visit CAIS.

##### SEVENTH GRADE CAIS-SYA

##### BEIJING ACADEMY

As an integral part of our middle school program, all seventh grade students spend three weeks in Beijing putting their language and cultural skills to the test in an authentic environment. The program includes intensive language instruction each morning. In the afternoons and on weekends, students engage in field projects and experiential activities that take them outside of the classroom. These activities challenge the students to use the language they have learned in the classroom in authentic contexts. Students live with host families with same-age children. Our partners in this program are School Year Abroad (SYA) and Beijing Normal University Sanfan Middle School.

##### EIGHTH GRADE CHINA TRIP

In eighth grade, our students have the opportunity to participate in a two-week trip to areas of China that are off the beaten track. In less urban settings, students participate in local activities to help develop a deeper understanding and appreciation of community. Included in the trip is a service learning component as well as opportunities for outdoor adventure.

### AUXILIARY PROGRAMS

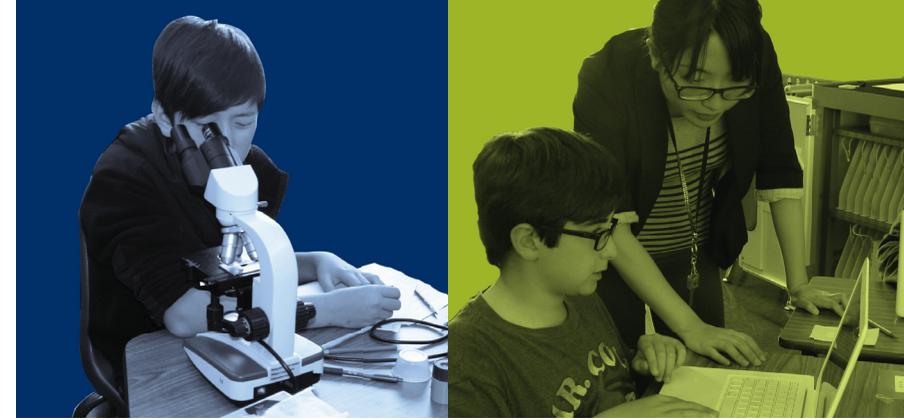
#### 课后活动

Our CAIS Auxiliary Program supports students outside regular school hours, providing complimentary morning care starting at 7:30 a.m. and extended care for a fee until 6:00 p.m. Families can choose from study hall, athletic activities and a wide range of after school enrichment classes such as English or Chinese music ensemble, chess, ceramics, engineering for kids, piano, art and Chinese dance. Additionally, the Auxiliary Program runs Chinese immersion camps open to the public during the summer months.

### ATHLETICS

#### 运动项目

Athletics at CAIS offer students many opportunities to have fun, improve fitness, learn skills and teamwork and enrich friendships. From fifth to eighth grade, after school team sports include volleyball, cross country, basketball and futsal.



### FACULTY

#### 师资

We attract and retain an international faculty that is passionate about teaching and learning and shares a commitment to the mission of the school. Many of our English and Chinese faculty have earned honors, including Fulbright Fellowships, Johns Hopkins Achievement Awards and the Herbst Foundation Award for Teaching Excellence. In addition, we are committed to the on-going professional development of our staff.

### STUDENT SERVICES

#### 学生辅导服务

Our student services team is dedicated to supporting the social, emotional and academic needs of our students, as well as supporting teachers and parents to ensure the success of every child at CAIS. The team consists of school counselors and learning support specialists, including specialists in the core disciplines as well Chinese language support.

### ACCREDITATION

#### 认证

CAIS is fully accredited by the Western Association of Schools and Colleges (WASC) and California Association of Independent Schools (CAIS).



### EDUCATION TECHNOLOGY

#### 资讯教育

At CAIS, technology is used as a tool to enhance student learning. Technology, research and information literacy skills are taught through projects that are integrated and developed within the framework of the curriculum. To that end, we have implemented a formal digital literacy and citizenship curriculum that spans grades K through eighth. In the middle school, CAIS has a 1:1 iPad program that currently includes all sixth and seventh grade students and will be expanded to the entire middle school (sixth to eighth grade) beginning in the 2014-2015 school year. Through our technology program, we are striving to ensure that our students will build the skills they need to be prepared for the challenges of work and life in the 21<sup>st</sup> century.

### CAMPUS FACILITIES

#### 校园设施

##### LIBRARIES

Two libraries containing more than 15,000 titles, 3,250 of which are Chinese, and including over 300 multimedia publications.

##### SCIENCE LABS

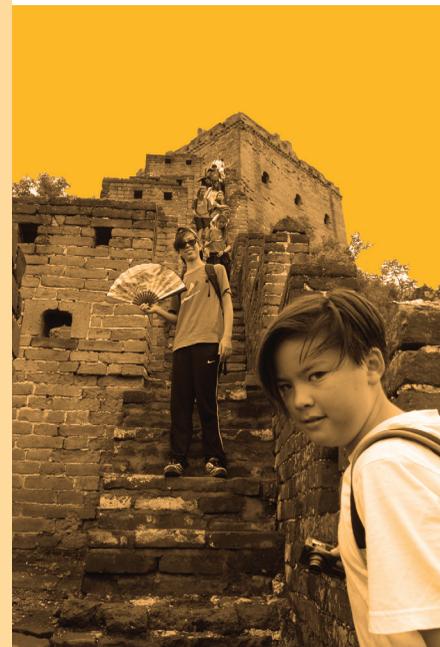
Three science labs

##### PERFORMING ARTS

One art studio and one performing arts studio

##### ATHLETICS

One gymnasium



# QUICK FACTS

有关中美的数字

Founded, 1981

Grades, Pre-K - Eighth Grade

2013-2014 School Year  
Enrollment, 520

## STUDENT ETHNIC BACKGROUND

40% Multiethnic  
38% Asian American  
19% Caucasian  
2% African American  
1% Hispanic

## PRE-K IN NUMBERS

# of students: 72  
# of classes: 4  
# of teachers and  
teaching associates: 8

## KINDERGARTEN IN NUMBERS

# of students: 63  
# of classes: 3  
# of teachers and  
teaching associates: 6



## 6 WAYS TO REACH US

### EMAIL US!

[admission@cais.org](mailto:admission@cais.org)



### CALL US!

415-865-6084



### VISIT US!

[www.cais.org](http://www.cais.org)



### LIKE US!

[fb.com/caissf](https://fb.com/caissf)



### FOLLOW US!

[@cais\\_sf](https://twitter.com/cais_sf)

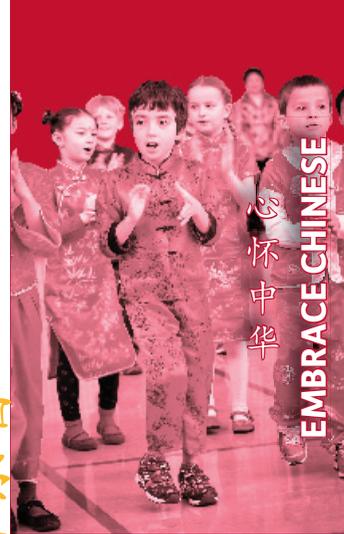


### SUBSCRIBE!

[youtube.com/caissf](https://youtube.com/caissf)



## SCHOOL MISSION 办学宗旨



心怀中华  
EMBRACE CHINESE

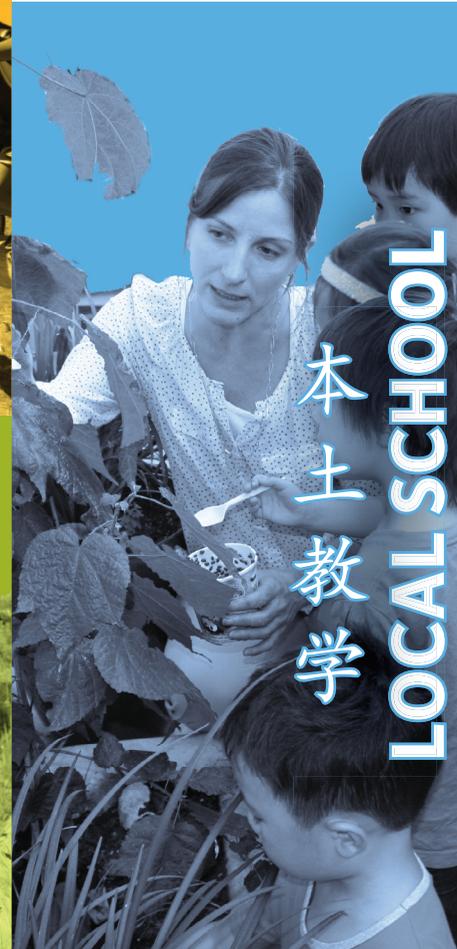


精益求精  
BECOME YOUR BEST SELF

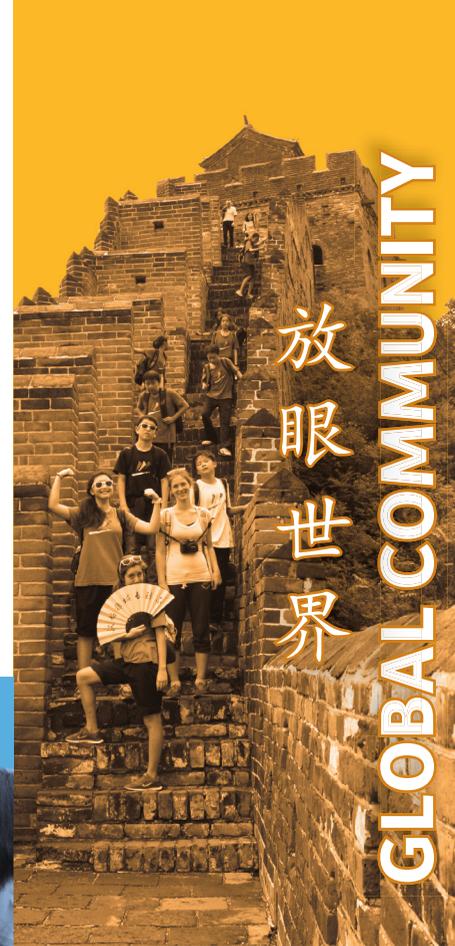


立足世界  
CREATE YOUR PLACE IN THE WORLD

## CAIS 101 中美简介



## 本土教学 LOCAL SCHOOL



## 放眼世界 GLOBAL COMMUNITY



Pre-K Campus:  
42/52 Waller Street  
San Francisco, CA 94102

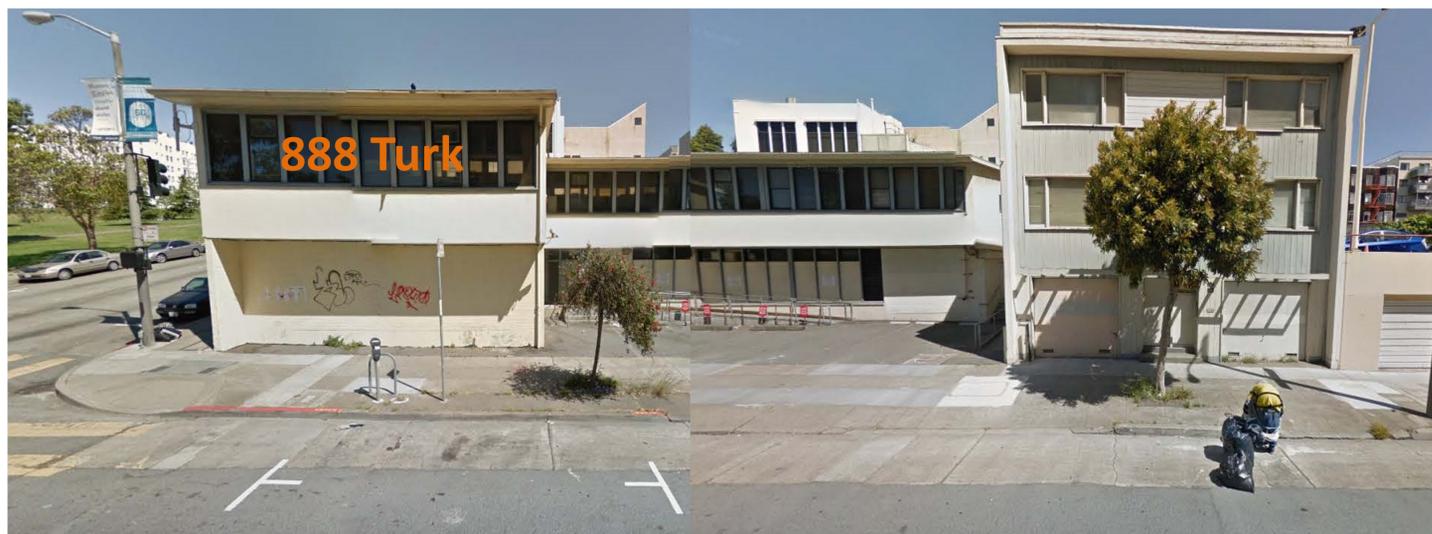
Main Campus:  
150 Oak Street  
San Francisco, CA 94102



View from Gough Looking East



View from corner of Turk/Gough Looking Northeast



View from Turk Looking North

## EXISTING SITE

The project site (930 Gough & 888 Turk) originally housed two educational institutions—The St. Paulus Day School and the St. Paulus Junior High School dating back to the 1950’s. More recently, 930 Gough has housed the Sacred Heart Academy and the congregation of the St. Paulus Church after their church was lost to fire. 888 Turk was most recently used as a community clinic but both buildings have now been abandoned for several years and have fallen into disrepair.

CAIS is excited to be rejuvenating this site and making a positive contribution to the surrounding neighborhood.



Aerial View of Site and Neighborhood



# CHINESE AMERICAN INTERNATIONAL SCHOOL

CONDITIONAL USE APPLICATION / AUGUST 7TH, 2014

888 TURK STREET & 930 GOUGH STREET

EXHIBIT B



LMS<sup>A</sup>



## *table of contents*

### *Introduction:*

- Project Description & Program Document
- Existing Conditions
- Site Context

### *Drawings:*

- Survey & Code Analysis
- Site Plan
- Floor Plans
- Elevations
- Section
- Renderings
- Landscape



## *introduction*

- *Project Description & Program Document*
- *Existing Conditions*

**SCHEMATIC DESIGN PHASE**

**PROJECT SCOPE NARRATIVE & OUTLINE SPECIFICATIONS**

**PROJECT SCOPE NARRATIVE**

Chinese American International School (CAIS) intends to create a new middle school of approximately 20,000 sq. ft. in gross floor area at an existing site at the corner of Gough and Turk Streets in San Francisco, California. The scope of the project is to renovate two existing buildings and outdoor areas into six classrooms (including 2 science rooms), learning center, multi-purpose room, design lab/art room and support spaces for grades 6-8. The proposed CAIS middle school will be nearby the main CAIS Oak Street campus and will allow for access and opportunities to share resources between the two campuses. CAIS envisions a dynamic new middle school campus which can provide more space and enhanced educational opportunities for the middle school students and CAIS community.

**I. PROJECT DESCRIPTION**

The project site includes two parcels (0744/009 & 0744/009A) and three existing buildings (888 Turk St., 930 Gough St., and 868 Turk St.) currently owned by the Archdiocese of California. The existing buildings and outdoor areas will be leased by CAIS on a long term basis (15 year lease). CAIS will renovate two of the existing structures (888 Turk St. and 930 Gough St.) to meet the programmatic needs of the middle school with the intent of opening the school for operation in June of 2015.

**930 Gough Street:**

- Existing three level school facility from the 1950's with an addition from the 1990's with restrooms, elevator and exit stair.
- Original building is a potential historic structure.
- This building will be renovated to accommodate classrooms and faculty offices.
- A limited number of new windows and exterior doors will be added.
- The adjacent outdoor area will be the primary playground for the middle school. The playground will be renovated with new athletic court and a connecting stair to 868 Turk.
- A new covered trellis will be added to provide for protected outdoor space and connection to 888 Turk.

**888 Turk Street:**

- Existing two story wood frame building from the 1950's previously used as an office and clinic space.
- This building will be renovated and seismically upgraded for school use, and will include main reception, dean's office, classrooms, multipurpose room and resource center.
- A limited number of new windows and exterior doors will be added.
- The Turk Street entry will be the primary entrance for the middle school with a gated and secure entry plaza and two on-site parking spaces.

**II. PROGRAM**

During the Concept Design Phase we established the following program requirements for the new middle school based upon our discussions with CAIS staff and faculty, review of the existing CAIS facilities and site visits to peer schools:

- Six classrooms (two classrooms per grade for grades 6,7 & 8 – including two science rooms)
- Multipurpose Room (shared program; also used for afterschool activities and music)
- Learning Center (shared program)
- Design Lab/ Art Room (shared program)
- Seminar/Meeting Rooms

- Science Prep Room
- Faculty offices (open area with faculty workstations)
- Faculty workroom/ lounge
- Offices
- Maintenance/ Storage
- Support spaces

Refer to Program Summary Document below for additional information on program components, quantities and areas:

**PROGRAM SQUARE FOOTAGE**

Name	Quantity	Average Area (NSF)	Total Area (NSF)
Classrooms	6	743	4458
Science Prep	1	178	178
Learning Center	1	1300	1300
MPR/ Music/Movement Room	1	924	924
Design Lab / Art Room	1	772	772
Dean's Office	1	211	211
IT/ Admin Office	1	177	177
Office	2	132	264
Faculty Offices	1	820	820
Faculty Work Room	1	380	380
Seminar/Meeting Rooms	3	112	336
Reception	1	248	248
General Storage	2	24	48
Equipment Storage	1	127	127
Restroom	9	109	988
Janitor's Closet/Maintenance	1	33	33
<b>Total</b>			<b>11264</b>

Circulation/Mech/Other			3533
<b>Total NSF</b>			<b>18,214</b>

**PROGRAM SUMMARY**

**Classroom (6 rooms total)**

- Seat up to 24 students
- Sliding marker board at teaching wall
- Tackable pin-up board
- Electrical and Data Requirements
  - Wireless access points to cover room

- AV requirements
  - Large Screen TV, behind marker board
  - Hardwired speakers
  - AV plug in station
  - sun shades at windows

**Science Room (2 rooms, included in classroom number above):**

- Seat up to 24 students
- Work stations
  - Around perimeter, 5 total . Need to be movable tables if space does not allow for separate teaching table layout.
  - 4 electrical outlets with GFCI at each station
  - 1 gas outlet at each station
  - 1 compressed air outlet at each station
  - 36" high work station, 34" at accessible station
- Marker board at teaching wall
- Tackable pin-up board in room and adjacent hallway
- Casework
  - Maximize amount of casework to provide open shelf storage and cabinet storage.
  - Counter space for ongoing experiments and aquarium.
  - Specific items will need larger storage space.
- Plumbing
  - 2 sinks. One to be ADA accessible for washing hands. One to be wide and deep utility type sink. Provide paper towel dispenser at each sink.
  - Eye wash station
- Electrical and Data Requirements
  - Wireless access points to cover room
  - See work stations above for additional electrical requirements
- AV requirements
  - Large Screen TV, behind marker board
  - Hardwired speakers
  - AV plug in station
  - Black out shades at windows
- Equipment
  - Fume hood
  - Printer for student use

**Science Room Prep/Storage:**

- Movable computer cart
- 2 Movable storage carts
- Large density tank (large garbage can)
- Chemical Storage Cabinet
- Utility type sink
- Dishwasher: Miele, 32" high x 23" wide
- Refrigerator: Sanyo, 33" high x 18" wide
- Microwave

**Learning Center:**

- Open flexible space
  - Seat 40-60 people for presentation
  - 4-5 tables for smaller group meetings
  - Furniture and stacks in middle of space to be movable
- Seating

- Flexible, casual seating for students to gather in small groups or individually.
- Stacks to hold books and media
  - CAIS to provide quantity
- Desk for librarian
- Storage for movable computer cart (holds 25 laptop computers)
  - CAIS to provide cart size
  - Students to use laptops in space
- Display Shelves
  - Designated shelves to display student work
- Electrical and Data Requirements
  - Wireless access points to cover room
  - Floor outlets with elec/data at open area
- AV requirements
  - Projection screen
  - Ceiling mounted projector
  - Hardwired speakers
  - AV plug in station
  - Black out shades at windows
- Equipment
  - Printer for student use

**MPR/Music/Movement Room:**

- Open flexible space
  - Seat 60-75 people for presentation
  - Indoor space for lunch
- Sprung floor
- Music instrument storage
- Electrical and Data Requirements
  - Wireless access points to cover room
- AV requirements
  - Projection screen
  - Ceiling mounted projector
  - Hardwired speakers
  - AV plug in station
  - Black out shades at windows

**Design Lab/Art Room:**

- Seat up to 24 students
- Workstation tables on wheels
- 2 Whiteboards on wheels
- Casework
  - Maximize amount of casework to provide open shelf storage
  - Long term storage for projects in progress
  - Art drying racks
- Plumbing
  - Industrial trough type sink
- Electrical and Data Requirements
  - Wireless access points to cover room
  - Overhead cord reel electrical outlets in open area
- AV requirements
  - Large Screen TV, behind marker board
  - Hardwired speakers
  - AV plug in station

- Black out shades at windows
- Equipment
  - Printer
  - Kiln
  - 3D printer
  - Laser cutter
  - Electronics- soldering irons/stands, arduino boards, etc.

**Dean's Office**

- 1 desk with credenza
- Small table and chairs
- Electrical and Data Requirements
  - Provide electrical and data outlet at desk

**IT/Admin Office**

- Space for campus server
- 1 workstation
- Electrical and Data Requirements
  - Provide electrical and data outlet at workstation

**Faculty Office**

- 10-12 Workstations
- Electrical and Data Requirements
  - Provide electrical and data outlet at each workstation
  - Wireless access points to cover room

**Faculty Work Room**

- Kitchenette w/ sink, refrigerator, dishwasher, microwave
- Work tables
- Printer
- Large format laminator
- Casework for storage of supplies

**Seminar/Meeting Room (3 rooms total)**

- Space for small table and 4 chairs
- Marker board
- Electrical and Data Requirements
  - Provide electrical and data outlet

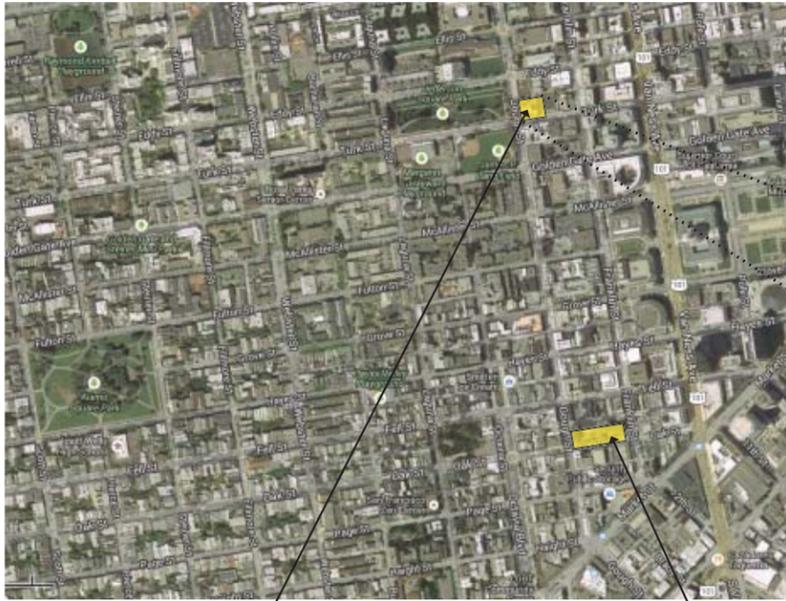
**Reception Area**

- 1 reception desk
- Electrical and Data Requirements
  - Provide electrical and data outlet at workstation
  - Wireless access points to cover room
- 2 waiting chairs

**Exterior Physical Education**

- Open flexible space for multiple sports and community building activities
- Basketball standard at north side with pole out of the way
- In ground sleeves for volleyball poles/net
- Low horizontal climbing wall, 5' tall by 10-15' long
- PE storage room accessed from yard

**SITE**



PROJECT SITE  
888 TURK ST. &  
930 GOUGH ST.

EXISTING CAMPUS  
150 OAK ST.



AERIAL VIEW

930 GOUGH ST.

888 TURK ST.

**STREET VIEWS**



NE CORNER TURK & GOUGH

930 GOUGH ST.

888 TURK ST.



GOUGH ST. ELEVATION

930 GOUGH ST.

888 TURK ST.

**EXISTING CONDITIONS**



EXISTING PARKING IN FRONT OF  
888 TURK ST. - FACING WEST



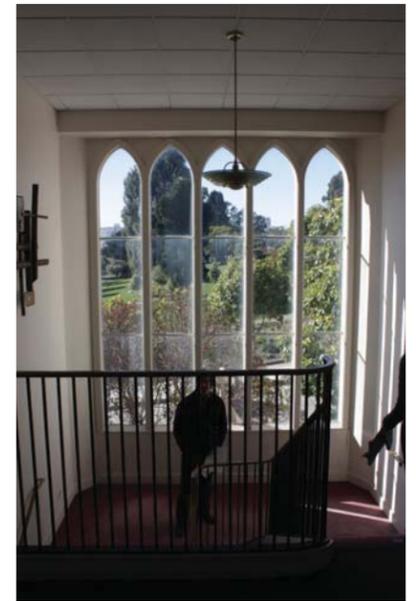
888 TURK ST. ENTRY FACING  
EAST



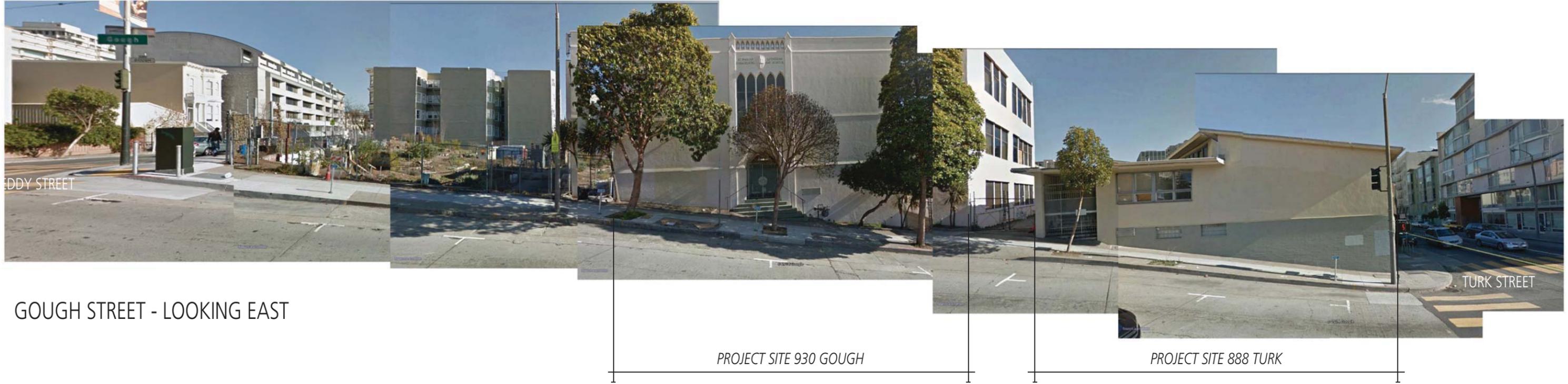
FACING SOUTH TOWARD TURK ST.



TOWARD GOUGH ST.



3RD FLOOR TOWARD GOUGH ST.



GOUGH STREET - LOOKING EAST



GOUGH STREET - TOWARDS JEFFERSON SQUARE PARK



TURK STREET - LOOKING NORTH

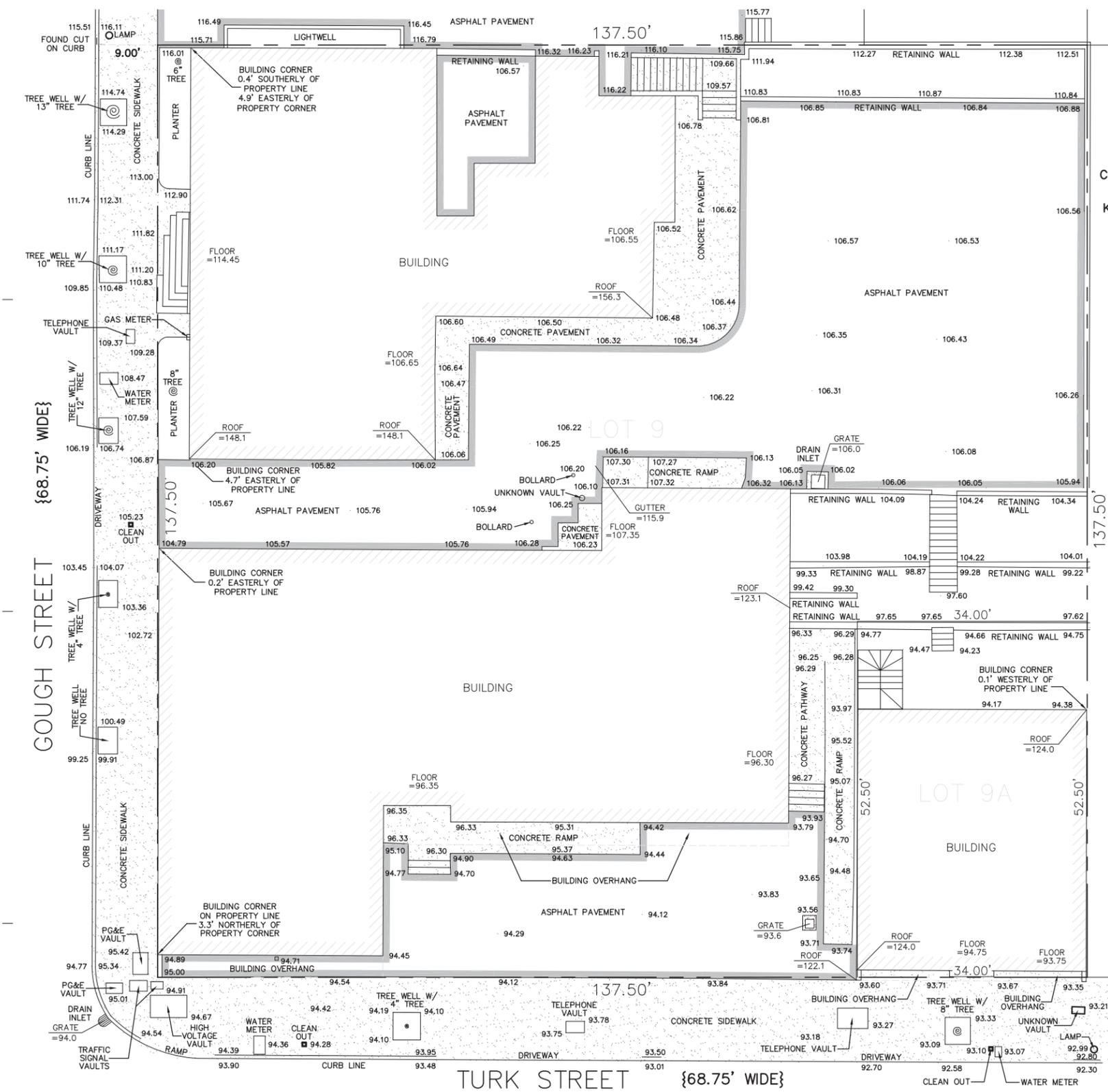


TURK STREET - SOUTH



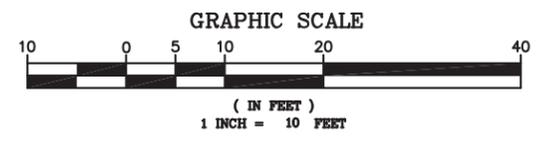
## *drawings*

- *Survey & Code Analysis*
- *Site Plan*
- *Floor Plans*
- *Elevations*
- *Sections*
- *Renderings*
- *Landscape*



BEING THE PARCEL DESCRIBED IN THE DEED RECORDED  
 JULY 3, 2008 ON REEL J676 AT IMAGE 0223  
 IN THE OFFICIAL RECORDS OF THE  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
 ALSO BEING LOTS 9 AND 9A OF ASSESSOR'S BLOCK 744  
 KNOWN AS 930 GOUGH STREET AND 868-888 TURK STREET  
 SAN FRANCISCO, CALIFORNIA  
 SEPTEMBER 2013

- NOTES:**
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF SAN FRANCISCO DATUM. THE BENCHMARK FOR THIS SURVEY IS THE LETTER "O" IN "OPEN" ATOP THE HPFS FIRE HYDRANT AT THE SOUTHWEST CORNER OF FRANKLIN STREET AND TURK STREET. ELEVATION = 92.457 FEET
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.  
 O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA



SHEET  
1 OF 1

1 SURVEY  
A0.1 868 Turk, 888 Turk, 930 Gough

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 677 HARRISON STREET  
 SAN FRANCISCO, CA 94107  
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**SITE SURVEY**  
 CONDITIONAL USE APPLICATION

MARCH 2014

# BUILDING CODE

## CODES AND REGULATIONS

All work to be in conformance with:  
 2013 California Building Code  
 2013 California Fire Code  
 2013 California Plumbing Code  
 2013 California Mechanical Code  
 2013 California Electrical Code  
 2013 California Green Buildings Standard Code  
 2013 San Francisco Building Code

## OCCUPANCY

Educational: Group E

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)			
OCCUPANCY	A	E	
E	N		

NOTE: Building to be equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1

N = No separation requirement

NOTE: Incidental Accessory Occupancies, including storage rooms, do not require separation with installation of an automatic sprinkler system.

## CONSTRUCTION TYPE

930 Gough: Type III A  
 888 Turk: Type V B  
 Automatic sprinkler throughout per 903.3.1 (NFPA 13)

## ALLOWABLE HEIGHT AND AREA

TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS (TYPE I B)	930 GOUGH	888 TURK
GROUP E	III A	V B
HEIGHT	65	40
STORIES	3	2*
AREA (SQUARE FEET)	23,500	9,500

\* With Automatic Sprinkler System Increase per 504.2

# ZONING/ PLANNING CODE

## PROJECT DATA

	930 GOUGH	888 TURK
BLOCK	0744	0744
LOT	009	009
ZONING	RM-4	RM-4
HEIGHT/BULK	80-B	80-B

## OFF-STREET PARKING SPACES

Per Table 151: Elementary School requires 1 for each 6 classrooms

	EXISTING	PROPOSED	CODE REQUIRED
ACCESSIBLE	3	1	1
FUEL EFFICIENT	0	0	0
STANDARD	11	1	0
TOTAL	14	2	2

## BICYCLE PARKING SPACES

Per Table 155.2: Secondary School requires:  
 4 Class 1 spaces for each classroom  
 1 Class 2 space for each classroom

	EXISTING	PROPOSED	CODE REQUIRED
CLASS 1	0	24	24
CLASS 2	0	6	6

## STREET TREES

1 tree per 20' required.  $241' / 20 = 12$  trees required.

	EXISTING	PROPOSED	CODE REQUIRED
EXISTING TREES	5	2	
NEW TREES	-	8	
TOTAL	5	10	12

In-lieu fee will be paid for 2 trees.

## FLOOR AREA

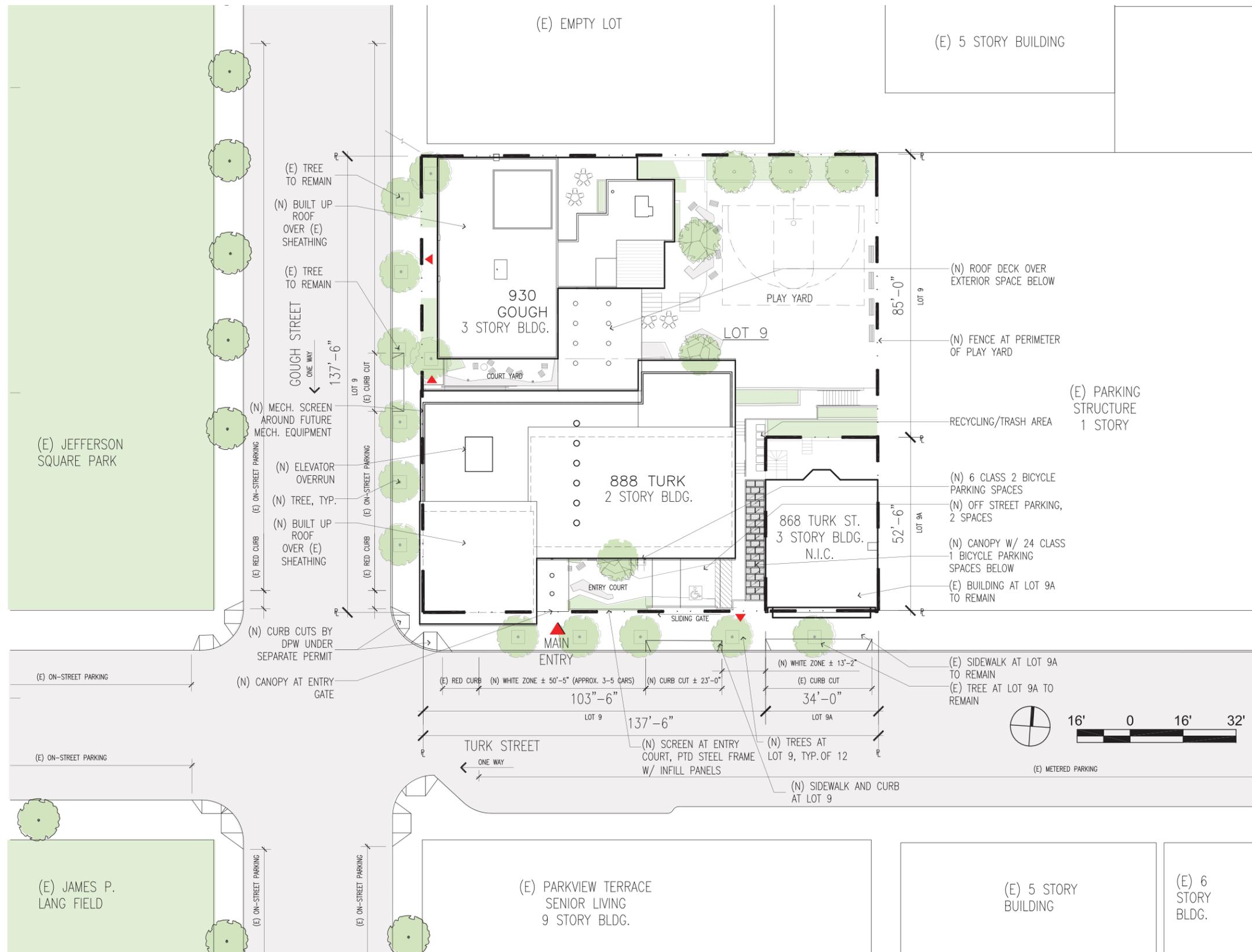
Floor area ratio (F.A.R.) for RM-4 is 4.8 to 1.  
 Site area = 17,132 square feet  
 Allowable floor area =  $17,132 \times 4.8 = 82,233$  square feet

888 TURK		
	EXISTING	PROPOSED
FLOOR 1	4,635	4,635
FLOOR 2	4,842	4,954
TOTAL SQUARE FEET	9,477	9,589

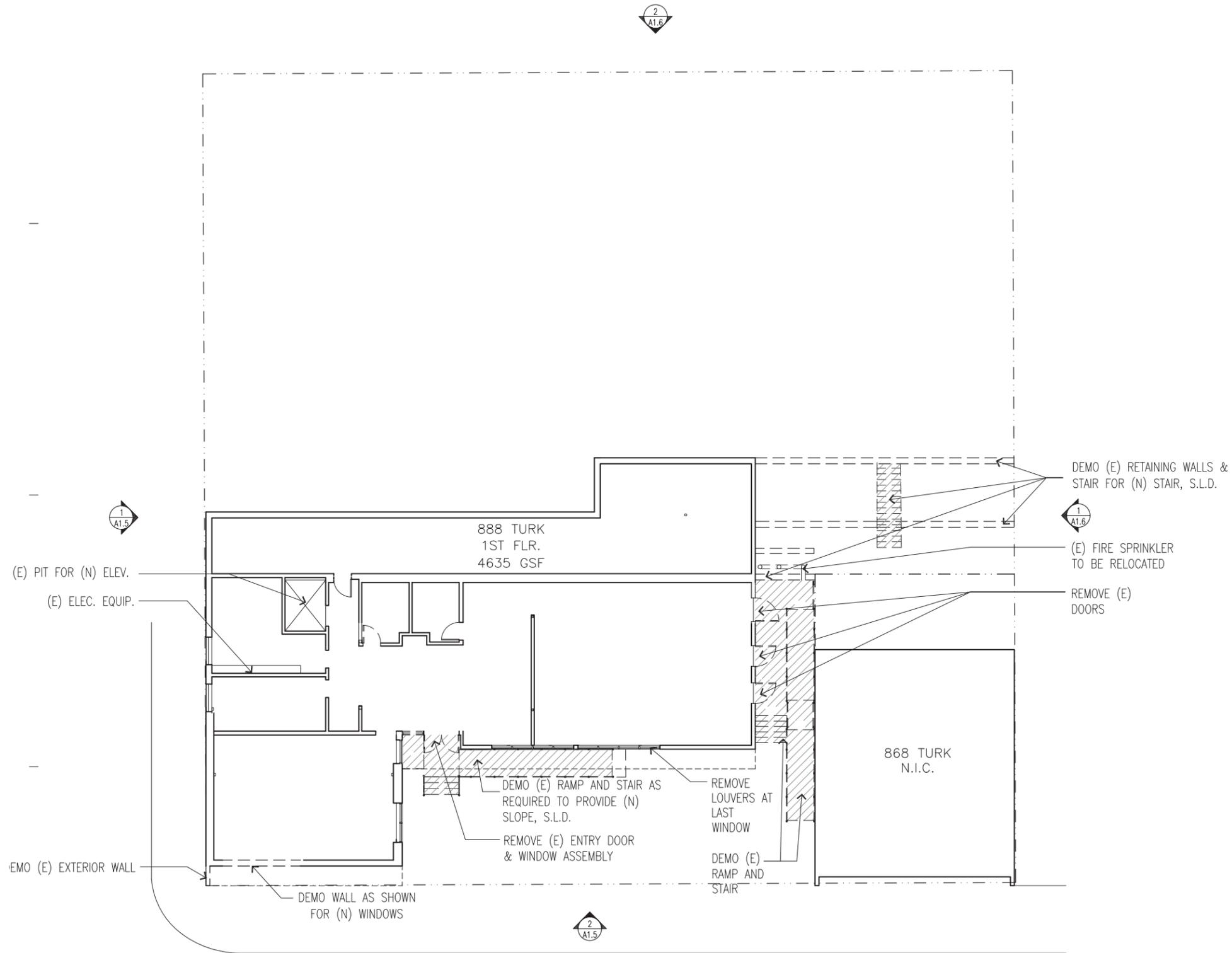
930 GOUGH		
	EXISTING	PROPOSED
FLOOR 1	3,177	3,177
FLOOR 2	3,177	3,177
FLOOR 3	3,123	3,123
TOTAL SQUARE FEET	9,477	9,477

888 TURK + 930 GOUGH			
	EXISTING	PROPOSED	CODE ALLOWABLE
TOTAL SQUARE FEET	18,954	19,066	82,233





**888 TURK  
1ST FLOOR  
4635 GSF**



1/A1.1 EXISTING LEVEL 1 PLAN



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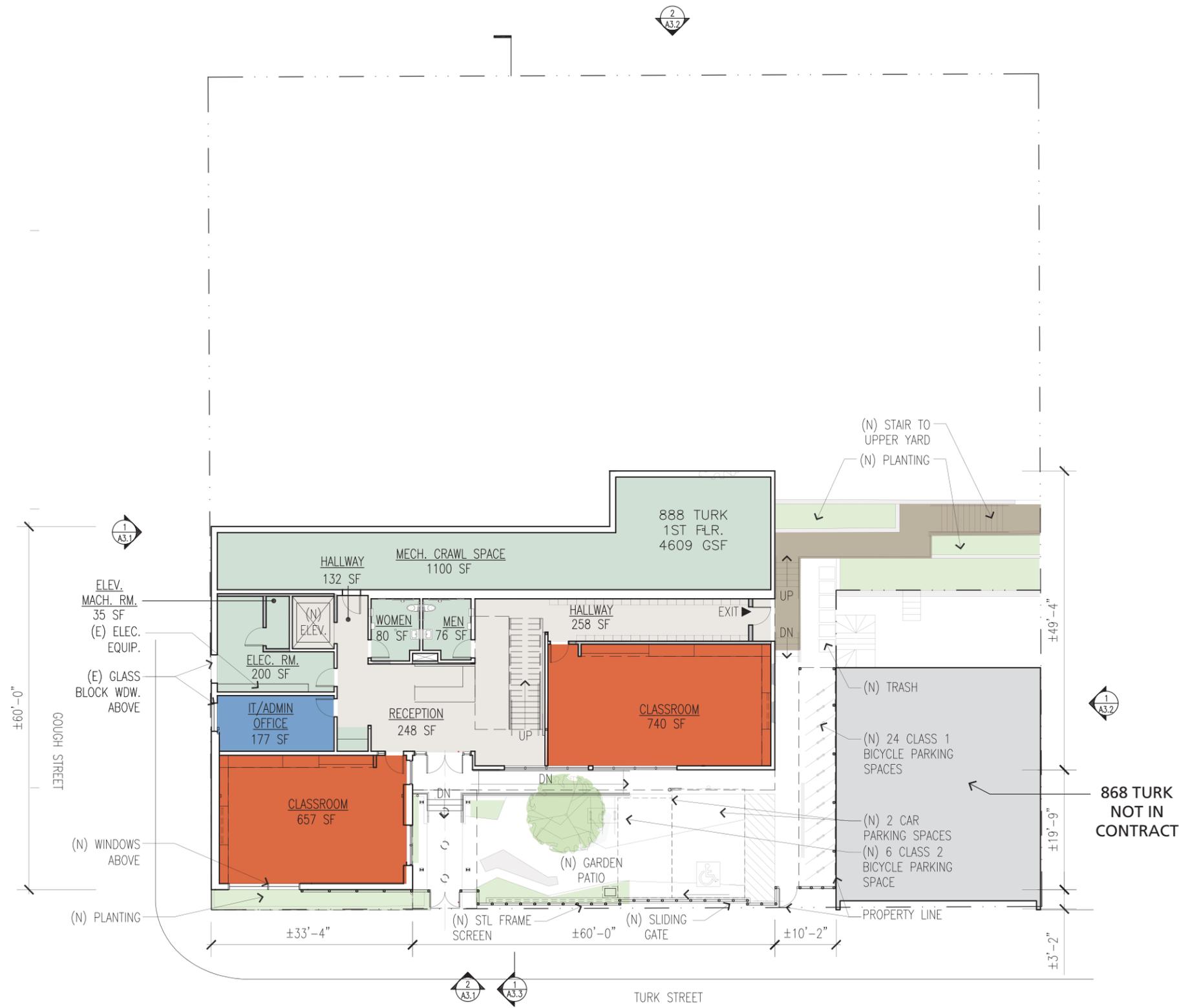
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**EXISTING LEVEL 1 PLAN**

**CONDITIONAL USE APPLICATION**

**MARCH 2014**

**888 TURK  
1ST FLOOR  
4609 GSF**



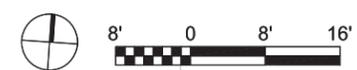
- NOTES:**
- REFER TO AS-BUILT DRAWING FOR EXISTING INTERIOR WALL LAYOUT.
  - UPGRADE ALL RESTROOMS FOR ADA REQ.

**WALL LEGEND:**

NEW WALL

- PROGRAM AREAS**
- CLASSROOMS (2 AT THIS LEVEL)
  - ADMINISTRATION (1 AT THIS LEVEL)
  - SERVICE / SUPPORT
  - CONNECTION

**1 A2.1 LEVEL 1 PLAN**



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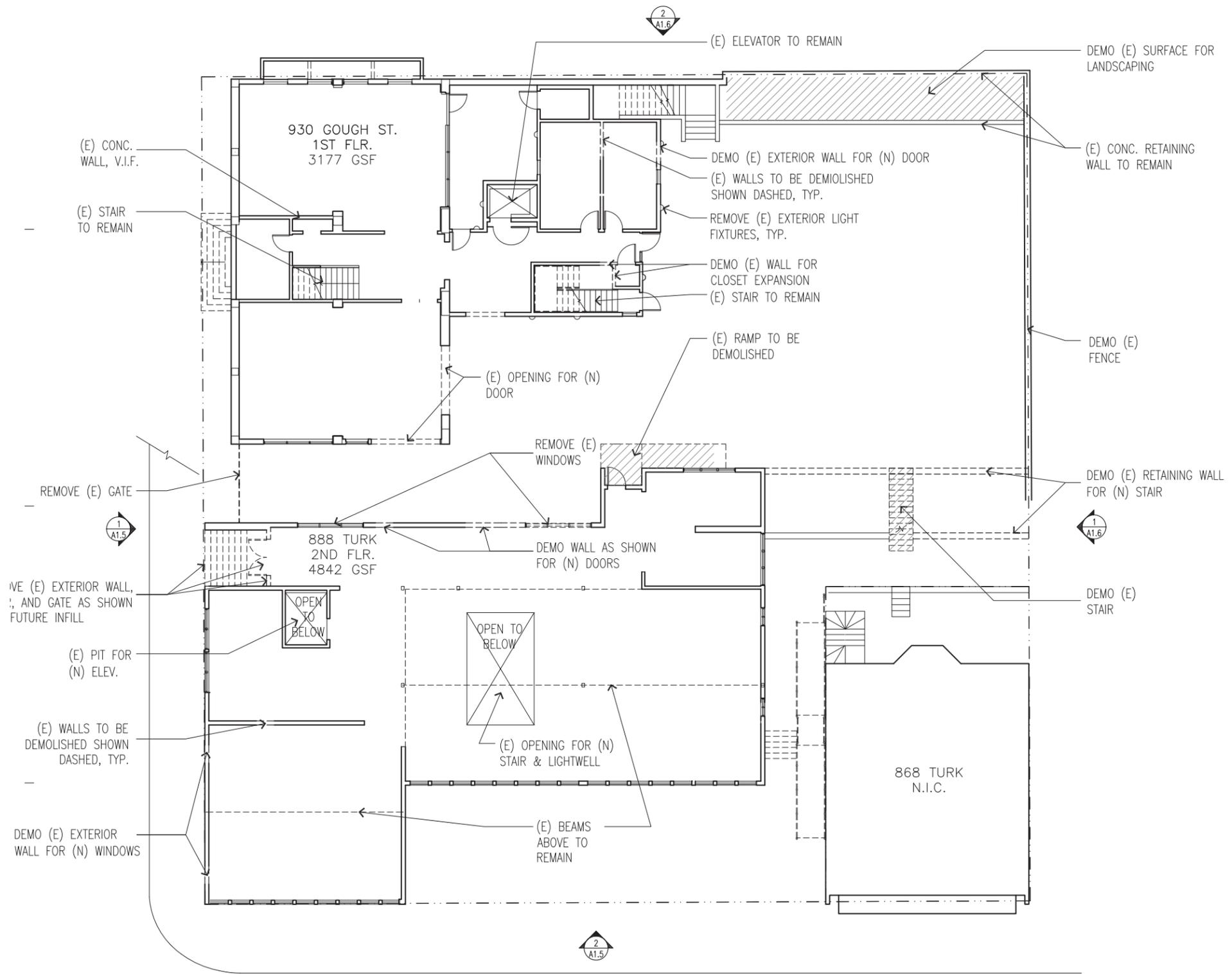
**PROPOSED LEVEL 1 PLAN**  
CONDITIONAL USE APPLICATION

MARCH 2014

**A2.1**

**930 GOUGH  
1ST FLOOR  
3177 GSF**

**888 TURK  
2ND FLOOR  
4842 GSF**



1 A1.2 EXISTING LEVEL 2 PLAN



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**EXISTING LEVEL 2 PLAN**  
CONDITIONAL USE APPLICATION

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**930 GOUGH  
1ST FLOOR  
3177 GSF**

**888 TURK  
2ND FLOOR  
4954 GSF**



**NOTES:**

1. REFER TO AS-BUILT DRAWING FOR EXISTING INTERIOR WALL LAYOUT.
2. UPGRADE ALL RESTROOMS FOR ADA REQ.

**WALL LEGEND:**

■ NEW WALL

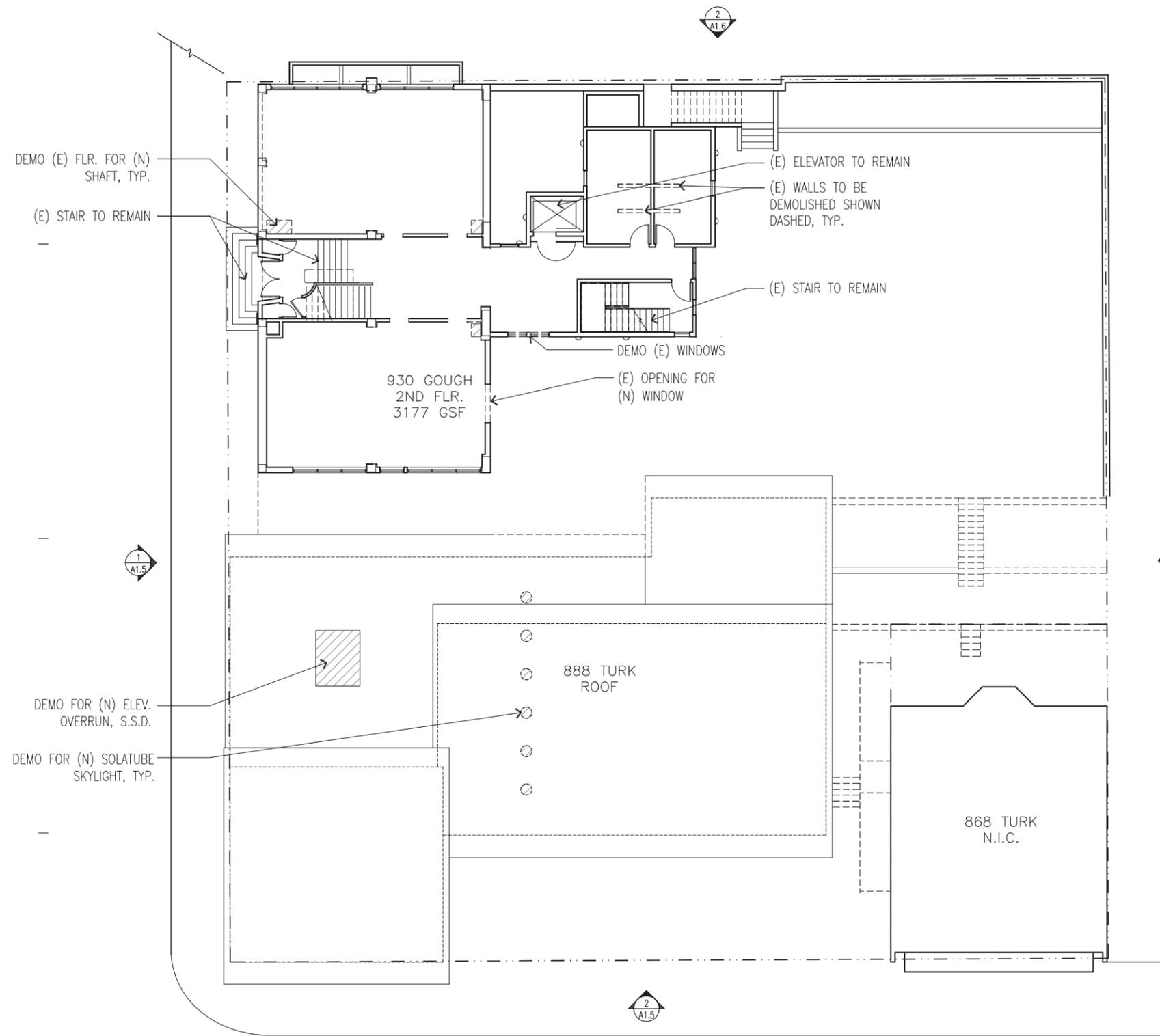
**PROGRAM AREAS**

- SHARED PROGRAM (6 AT THIS LEVEL)
- ADMINISTRATION (3 AT THIS LEVEL)
- SERVICE / SUPPORT
- CONNECTION

1 A2.2 LEVEL 2 PLAN



**930 GOUGH  
2ND FLOOR  
3177 GSF**



1  
A1.3  
EXISTING LEVEL 3 PLAN



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**EXISTING LEVEL 3 PLAN**

CONDITIONAL USE APPLICATION

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**930 GOUGH  
2ND FLOOR  
3177 GSF**



**NOTES:**

1. REFER TO AS-BUILT DRAWING FOR EXISTING INTERIOR WALL LAYOUT.
2. UPGRADE ALL RESTROOMS FOR ADA REQ.

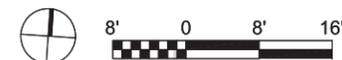
**WALL LEGEND:**

NEW WALL

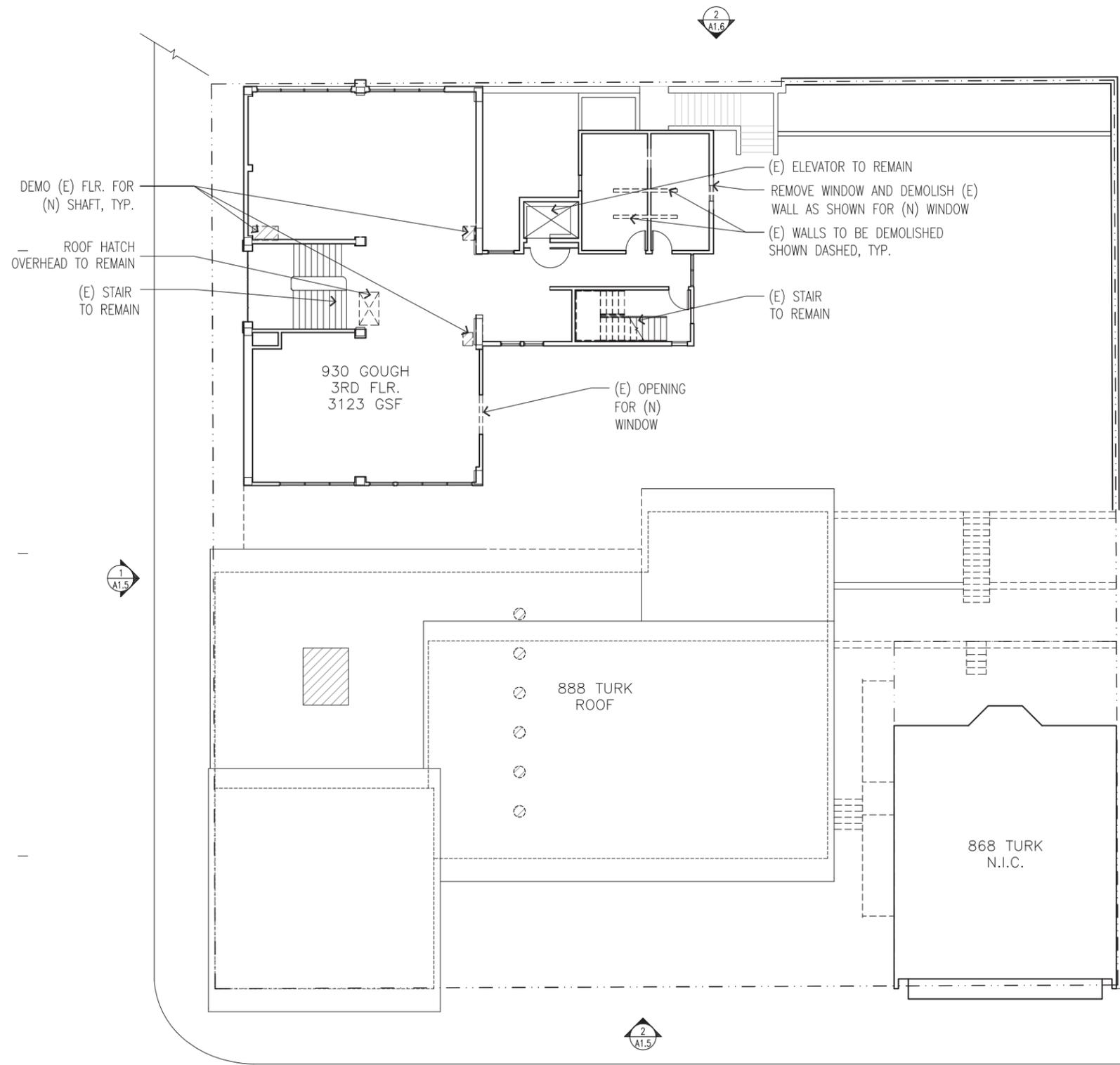
**PROGRAM AREAS**

- CLASSROOMS (2 AT THIS LEVEL)
- ADMINISTRATION (1 AT THIS LEVEL)
- SERVICE / SUPPORT

1  
A2.3 LEVEL 3 PLAN



**930 GOUGH  
3RD FLOOR  
3123 GSF**



1 A1.4 EXISTING LEVEL 4 PLAN

1 A1.6 ROOF PLAN  
930 GOUGH



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**EXISTING LEVEL 4 PLAN**  
CONDITIONAL USE APPLICATION

**MARCH 2014**

**930 GOUGH  
3RD FLOOR  
3123 GSF**



**NOTES:**

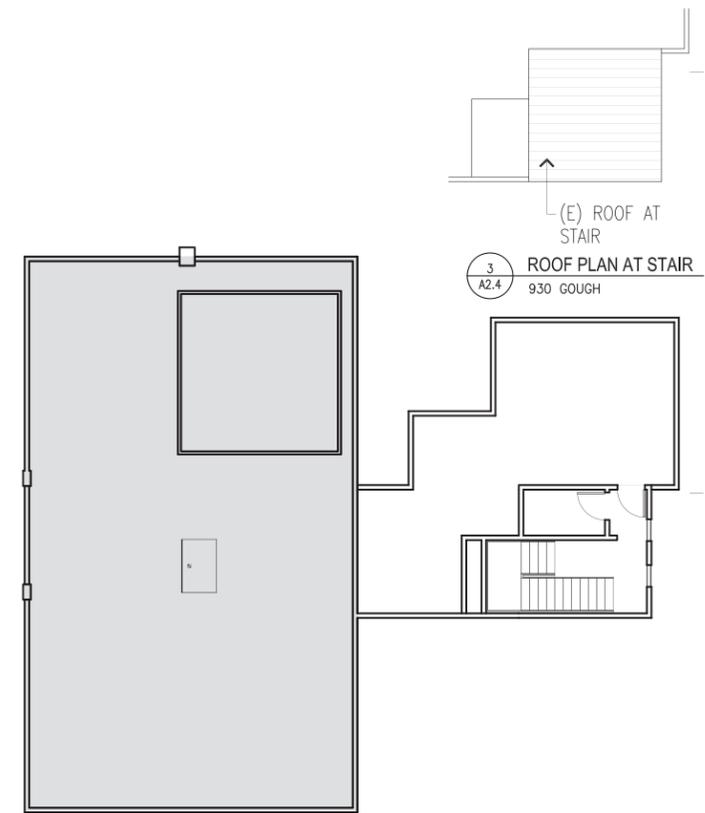
1. REFER TO AS-BUILT DRAWING FOR EXISTING INTERIOR WALL LAYOUT.
2. UPGRADE ALL RESTROOMS FOR ADA REQ.

**WALL LEGEND:**

NEW WALL

**PROGRAM AREAS**

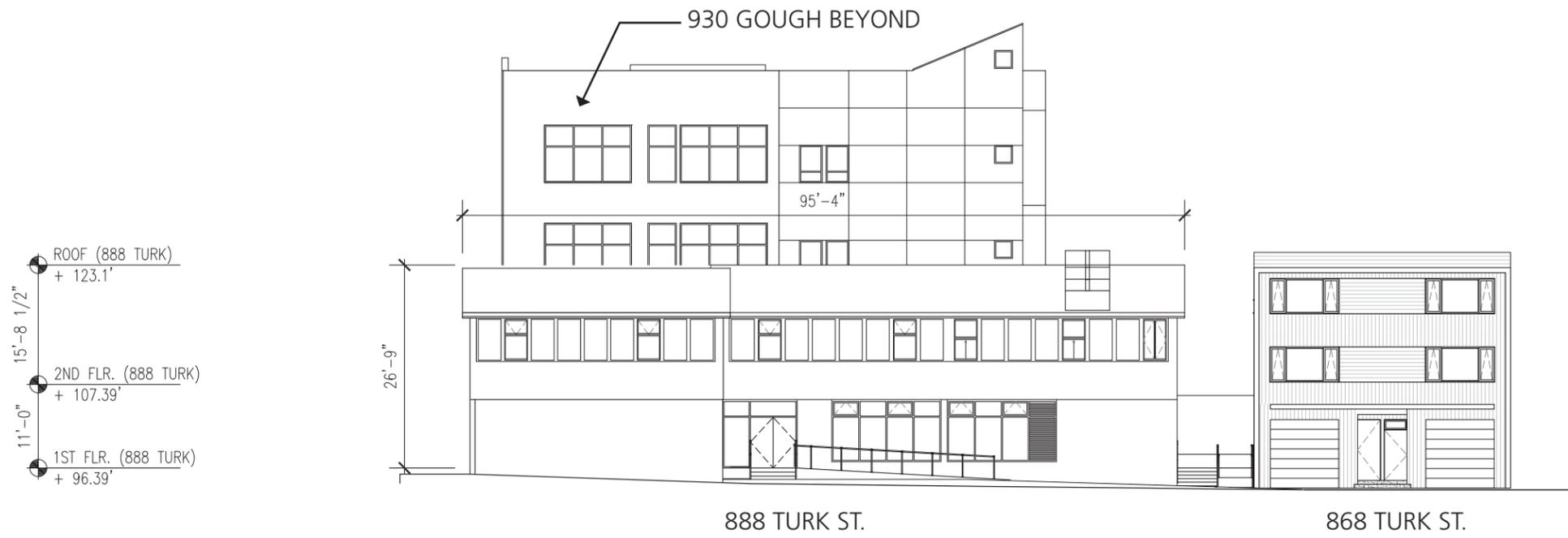
- CLASSROOMS (2 AT THIS LEVEL)
- ADMINISTRATION (2 AT THIS LEVEL)
- SERVICE / SUPPORT
- CONNECTION



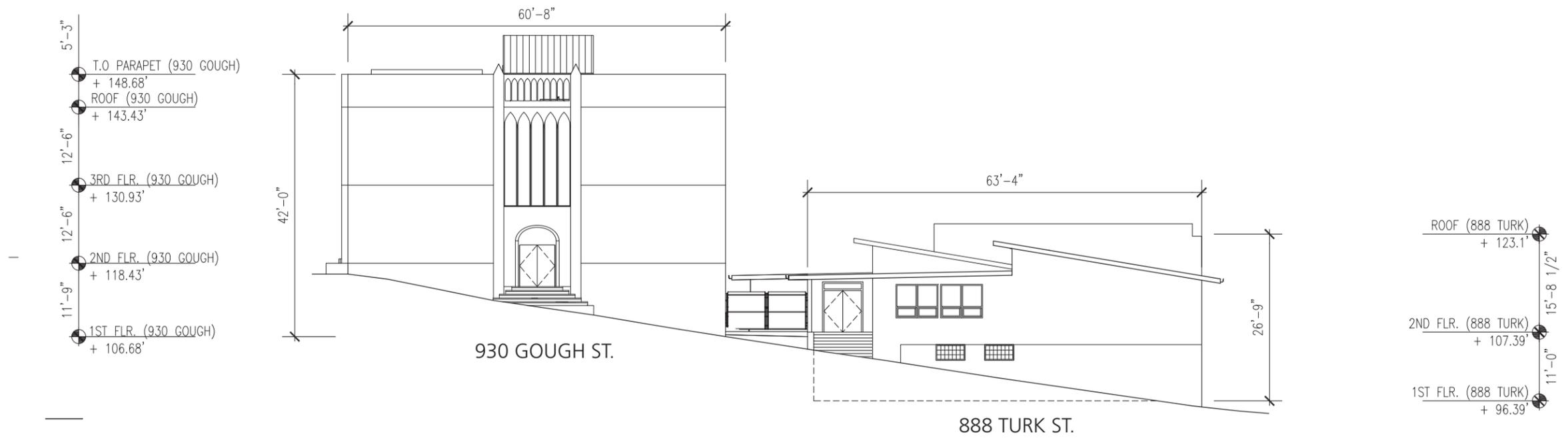
2 A2.4 LEVEL 4 PLAN

1 A2.4 ROOF PLAN  
930 GOUGH





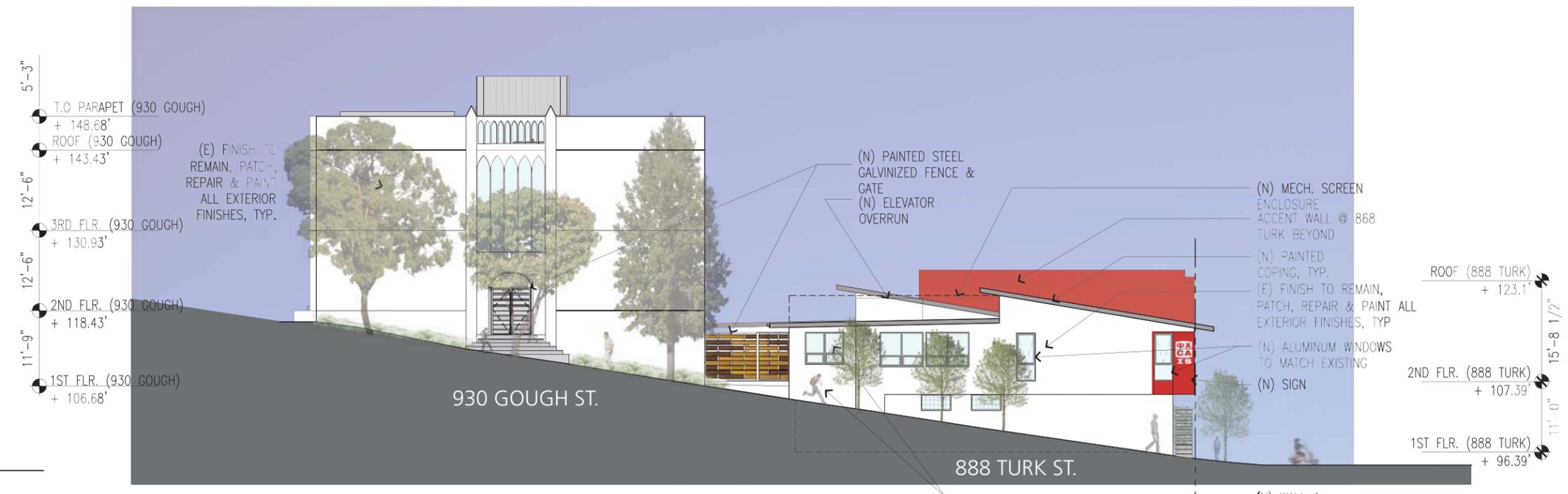
2  
A3.1 EXISTING SOUTH ELEVATION (TURK ST)



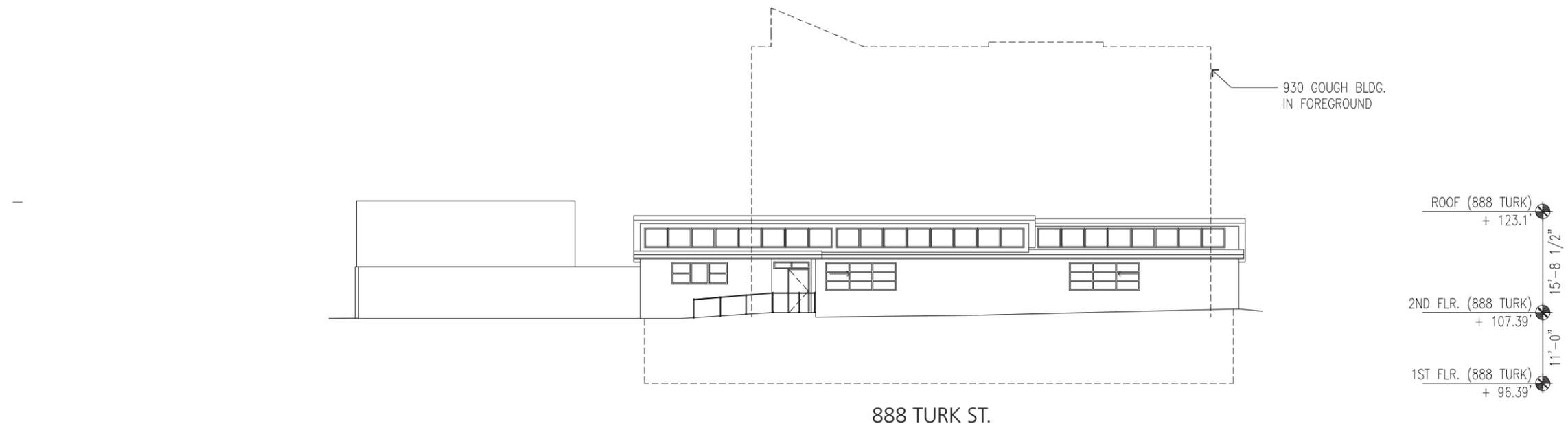
1  
A3.1 EXISTING WEST ELEVATION (GOUGH ST)



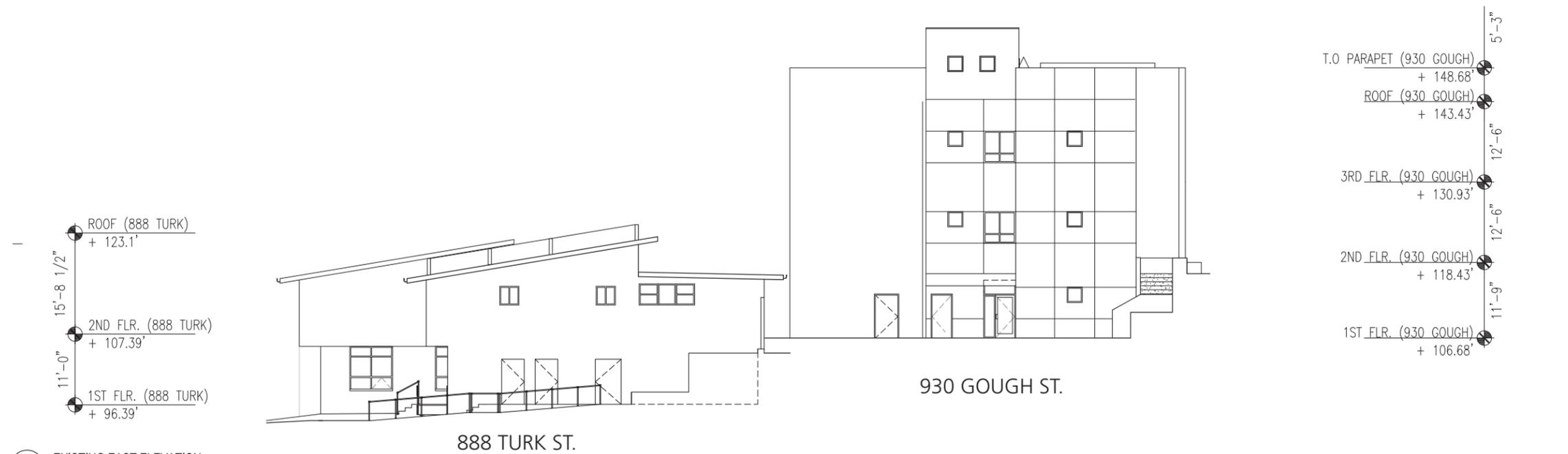
2 SOUTH ELEVATION (TURK ST)  
A3.1



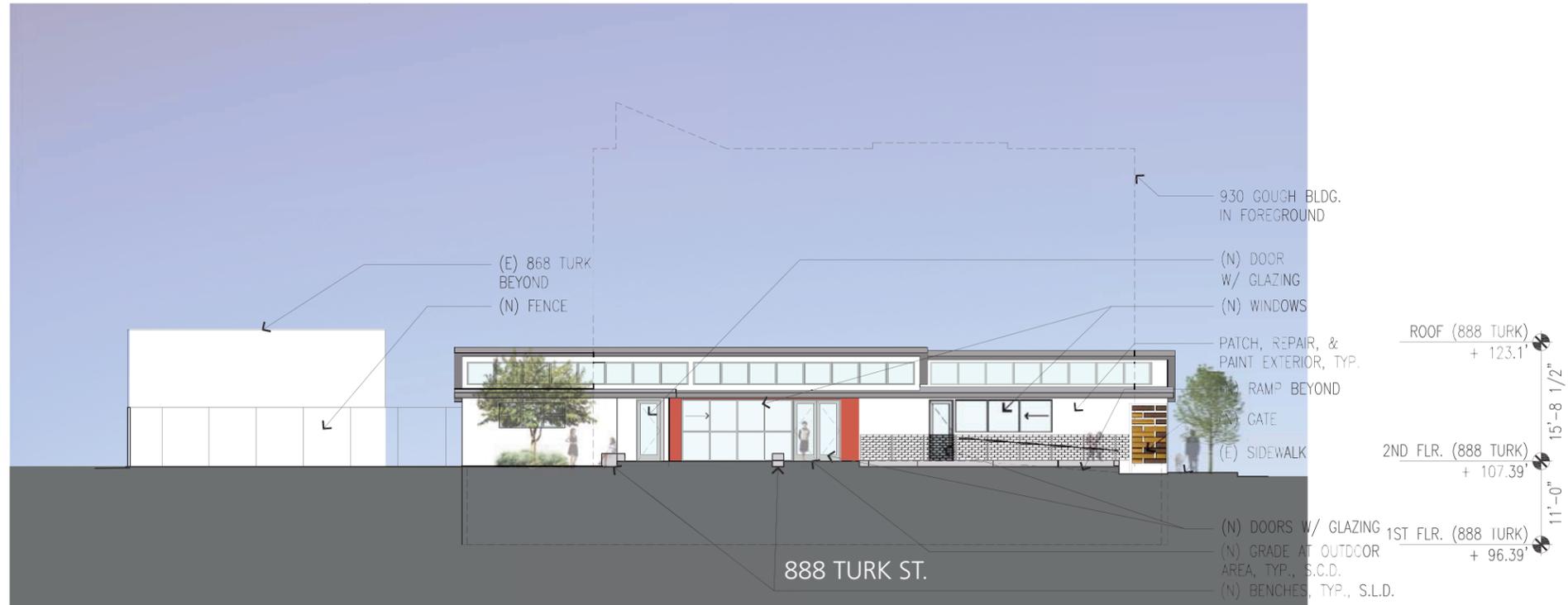
1 WEST ELEVATION (GOUGH ST)  
A3.1



2  
A1.6 EXISTING NORTH ELEVATION



1  
A1.6 EXISTING EAST ELEVATION



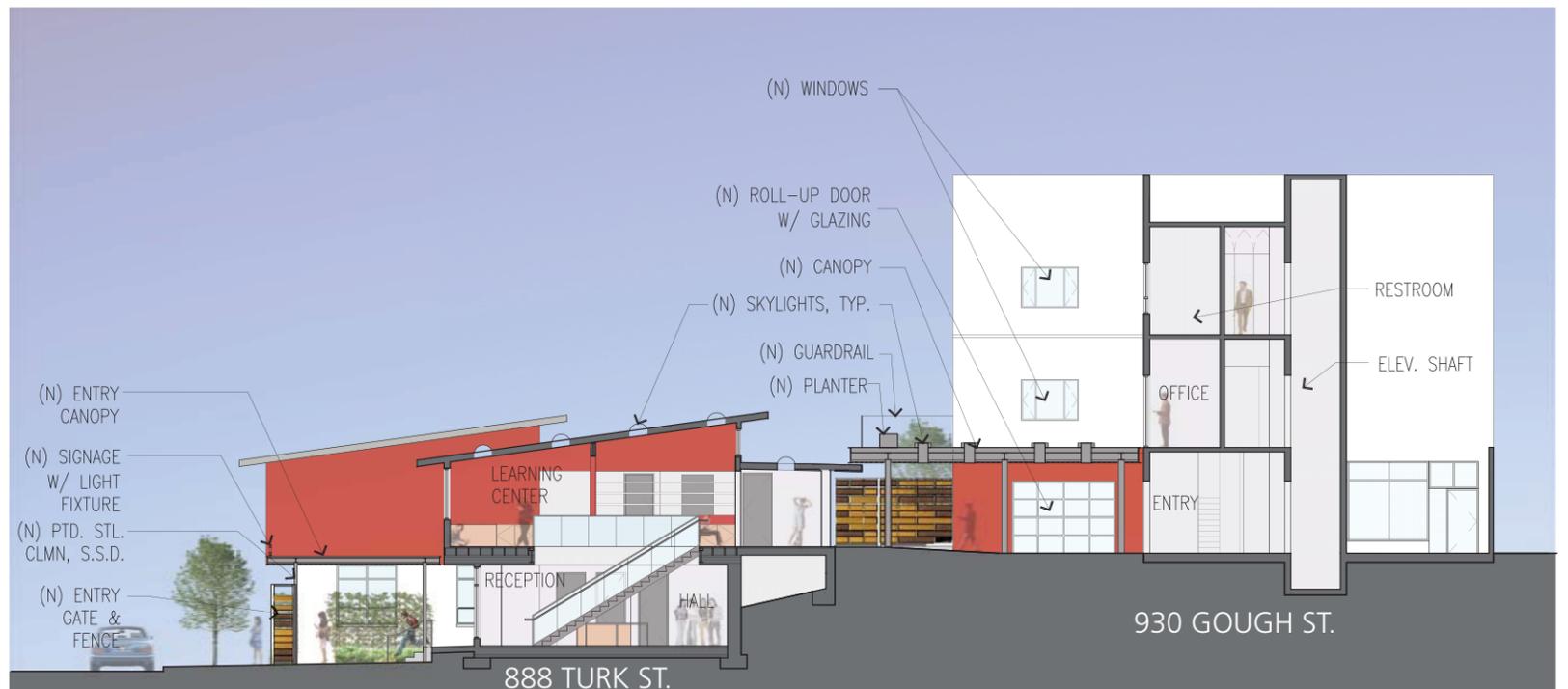
2 NORTH ELEVATION  
A3.2

1/8" = 1'-0"



1 EAST ELEVATION  
A3.2

1/8" = 1'-0"



1 NORTH SOUTH SECTION  
A3.3 888 TURK, 930 GOUGH



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EXTERIOR RENDER - CORNER OF TURK & GOUGH LOOKING NORTHEAST

CONDITIONAL USE APPLICATION

MARCH 2014



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INTERIOR RENDER - LEARNING CENTER

CONDITIONAL USE APPLICATION

MARCH 2014

LEGEND	
	(E)/(N) CONCRETE PAVING
	(E)/(N) ASPHALT PAVING, PATCH & REPAIR & APPLY SURFACE TOPPING, ACRYLOTEX FROM PLEXIPAVE OR APPROV. EQ., 4 COLOR PATTERNS (MAPS, RECREATION, ABSTRACT SHAPES)
	(N) RUBBERIZED, CUSHIONED PLAY SURFACE PLAY BOUND TILE SYSTEM W/ ADA EDGE BY SURFACE AMERICA, OR APPROV. EQ.
	COBBLES, 6"x6"x4" GREY CHINESE GRANITE, SET ON PERMEABLE ANGULAR BASE ROCK
	TURFSTONE PAVERS BY BELGARD, OR APPROV. EQ. SET ON PERMEABLE ANGULAR BASE ROCK W/ NETA-FIM SUBSURFACE IRRIGATION & SURFACE VOIDS SODDED W/ PREMIUM BONSAI DWARF FROM DELTA BLUE GRASS, OR APPROV. EQ.
	(N) CONCRETE SEATWALL, APPROX. 14" TALL, TROWEL SURFACE & INTEGRAL COLOR (TBD)
	(N) CONCRETE RETAINING WALL, BOARD FORM FINISH, SEE CIVIL PLAN FOR GRADES
	(E) CONCRETE WALL, PROTECT
	(N) STAIR RISERS WITH HANDRAILS BOTH SIDES, PAINTED GALV. STEEL. SEE CIVIL PLANS FOR GRADES
	(N) CURB RAMP WITH HANDRAILS BOTH SIDES, PAINTED GALV. STEEL. SEE CIVIL PLANS FOR GRADES
	(N) CHAIN LINK FENCE (12' TALL) & GATE, BLACK VINYL COVERED GALV. MESH, POSTS & RAILS
	(N) IN-GROUND BASKETBALL STANDARD, BACKBOARD & NET BISON PR77 5-9/16", MEGA POLE GOOSNECK BASKETBALL HOOP W/ RECTANGULAR BACKBOARD W/ POLE PADDING
	(N) WOOD & GALV. STEEL PICNIC TABLE 6', FROM THE PARK & FACILITIES CATALOG, YELLOW PINE PICNIC TABLE W/ HEAVY DUTY GALV. FRAME 434-1006, OR APPROV. EQ.
	(N) MOVABLE/STACKABLE TABLE & CHAIRS: FROM DESIGN WITHIN REACH BOULEVARD ROUND TABLE & CAFE CHAIRS, POWDER COATED STEEL, OR APPROVED EQ.
	(N) SAWN LUMBER BENCH W/ GALV. PAINTED STEEL FINS W/ SURFACE MOUNTING, APPROX. 6'x18"x18"
	(N) SAWN LUMBER SEATBLOCK, MOVABLE, APPROX. 30"x18"x18"
	(N) BIKE RACKS, SURFACE MOUNT, FROM THE PARK & FACILITIES CATALOG, HEAVY DUTY 3 BIKE WAVE RACK, SILVER PAINTED GALV. STEEL, SURFACE MOUNT, OR APPROV. EQ.
	(E) STREET TREE W/(E) SIDEWALK CUT
	(N) STREET TREE (GINCKO BILOBA) W/(N) SIDEWALK CUT
	(N) SPECIMEN TREE, SEE PLANTING PLAN
	* REPLACE (E) DEAD/DYING STREET TREE (LOPHOSTEMON CONFERTA) IN (E) SIDEWALK CUT.
	(N) PLANTING AREA, SAWCUT & REMOVE EXISTING PAVING & ADD DRIP IRRIGATION
	ROLLING PLANTER BOXES, HAND WATERED.
	TRELLIS W/VINES TO SCREEN BUILDING WALL BY MCNICHOLS ECO-MESH
	TRASH, RECYCLING, COMPOST

GOUGH STREET



TURK STREET

