



# SAN FRANCISCO PLANNING DEPARTMENT

## Conditional Use Authorization Appeal 203 Cotter Street

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**DATE:** November 28, 2016  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** John Rahaim, Planning Director – Planning Department (415) 558-6411  
Nancy Tran, Case Planner – Planning Department (415) 575-9174  
**RE:** File No. 161220, Planning Case No. 2015-003791CUA - Appeal of the approval of  
Conditional Use Authorization for 203 Cotter Street  
**HEARING DATE:** December 6, 2016  
**ATTACHMENTS:**

- A. Planning Commission Staff Report Documents from September 29, 2016 hearing (including: Executive Summary; Exhibits, Final Motion No. 19751)
- B. Project Sponsor Submittal and Drawings as Approved at September 29, 2016 hearing

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**PROJECT SPONSOR:** Golden Bridges School, c/o Jessie Elliot, 3358 22<sup>nd</sup> St., San Francisco, CA 94110  
**APPELLANT:** David Hooper, on behalf of New Mission Terrace Improvement Association, P.O.  
Box 12111, San Francisco, CA 94112

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### INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (“Board”) regarding the San Francisco Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Code Sections 303 (Conditional Use Authorization) and 209.1 (Institutional use), to construct a new kindergarten through 8<sup>th</sup> grade school (d.b.a. Golden Bridges School) on an undeveloped site, within an RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District (“the Project”).

This response addresses the appeal (“Appeal Letter”) to the Board filed on October 27, 2016 by David Hooper, on behalf of New Mission Terrace Improvement Association. The Appeal Letter referenced the proposed project in Planning Department Case No. 2015-003791CUA.

The decision before the Board is whether to uphold or overturn the Planning Commission’s approval of Conditional Use Authorization to allow the proposed school use and construction at 203 Cotter Street.

### SITE DESCRIPTION & PRESENT USE

The Project is located on the south side of Cotter Street, between Cayuga and San Jose Avenues, Block 6795A, Lot 029. The subject property is located within a RH-1 (Residential House, One-Family) District and the 40-X Height and Bulk District, within the Outer Mission neighborhood. The irregularly-shaped parcel (measuring 30,744 square feet) has approximately 63 feet of frontage on Cotter Street and an average lot depth of 472 feet. Based on review conducted by Planning Department staff, the proposed

Project is exempt from environmental review, pursuant to California Environmental Quality Act (“CEQA”) Guideline Section 15332 or Class 32 as it is an in-fill development project and would have no significant environmental effects.

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the Project site consists of residential single-family dwellings with the nearest commercial and institutional uses located approximately 500 feet away. The subject property is located between the Excelsior Outer Mission Street Neighborhood Commercial (NCD) and Neighborhood Commercial (NC-1) Districts. Buildings in the vicinity typically range from two to three-story in height. The subject site is in an area well served by public transit which includes BART (Glen Park Station) as well as MUNI line stops J, 14, 23, 36, 44, 49 and 52 – all of which are within a ½ mile of the property near/on San Jose Avenue and Mission Street. In addition, the subject property is within one mile of the Balboa Park BART station and ½ mile of two bicycle routes (#45 and #70).

### **PROJECT DESCRIPTION**

The proposal is to construct a new kindergarten through 8<sup>th</sup> grade school (d.b.a. Golden Bridges School) at 203 Cotter Street, an undeveloped site currently used as neighborhood agricultural. The proposed institution includes an approximately 15,400 gross square foot two-story building (24 feet – 8 inches) divided into two sections by an open air central corridor, six internal courtyard spaces, 41 bicycle parking spaces (33 Class 1 and eight Class 2) and a U-shaped drive that can accommodate up to five cars on-site for passenger loading/unloading. Approximately 31,300 square feet of permeable space will be provided through living roofs, living walls, pervious pavers, bioretention measures and rear open space. The new school proposes to accommodate a student enrollment of up to 200 with 30 full and part-time staff.

### **BACKGROUND**

On March 25, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter “Department”). The project required Conditional Use Authorization for change of use from neighborhood agricultural to school.

On July 14, 2015, Golden Bridges School, filed Application No. 2015-003791CUA (hereinafter “Application”) with the Department seeking Conditional Use for change of use from neighborhood agricultural to school. This initial CUA application had proposed a different school design than what was eventually approved by the Commission. The original plans proposed four buildings, a greenhouse and two parking spaces totaling approximately 12,250 square feet. The revised proposal consolidated the buildings, reduced the height by ten feet, removed off-street parking, provides a U-shaped drive to accommodate up to five cars for passenger loading/unloading and 41 bicycle parking spaces on-site. These changes were made following staff design review to help the project be more desirable and compatible with the neighborhood and City.

On April 12, 2016, Golden Bridges School (hereinafter “Project Sponsor”), filed Building Permit Application Number 2016.04.12.4524 for change of use and new building construction at 203 Cotter Street.

On September 29, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Conditional Use Authorization.

The Commission acknowledged that the existing neighborhood agriculture was a good use for the undeveloped property, however, also made a point to clarify that Zoning Controls do not outright prohibit school use and other potential development on the site. The Commission recognized that this is a Code-complying project that has been designed sensitively within the constraints of the uniquely shaped lot and adjacent properties. After the Commission heard and considered the testimony presented on behalf of the applicant, Department staff, and other interested parties, the Commission approved (7-0) the Conditional Use Authorization under Motion No. 19751.

### **CONDITIONAL USE AUTHORIZATION REQUIREMENTS**

Pursuant to Planning Code Section 209.1, a school is considered an institutional use and is permitted within an RH-1 District with Conditional Use Authorization.

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. 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;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

## APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

### **ISSUE 1: The Appellant contends that the Project does not meet the Planning Code Requirements of Section 303.**

**Issue 1a: The Appellant questioned whether the project was either "necessary or desirable and compatible with the neighborhood" and asserted that the project was detrimental to its neighbors.**

**Issue 1b: The Appellant questioned whether the project would be "detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity."**

**Issue 1c: The Appellant asserted that the project would "adversely affect traffic patterns."**

**RESPONSE 1a-1c: After careful review of the Section 303 criteria, the Planning Commission found that project meets the Conditional Use criteria and has been found to be both necessary and desirable and was found to be compatible with the neighborhood. As part of the Conditional Use deliberations, the Commission discussion acknowledged the benefits of the existing farm; and found that the proposed school would also provide community benefit in its programming and through the site design that will accommodate stormwater as monitored by the San Francisco Public Utilities Commission.**

The Conditional Use *specific criteria are outlined below in italics*, followed by summaries of the findings in standard font.

- 1. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.*

Commission Findings: The Commission found the proposed Project to be both necessary and desirable as it will provide a vital service for residents in the neighborhood as well as enhance the educational opportunity within the community. The Project is also determined to be compatible because it proposes a height (two-story, 24 feet – 8 inches) comparable with the surrounding neighborhood and significant open of open space at the mid-block. The open space, included as part of the approximately 31,300 square feet of permeable space provided, also serves to increase on-site infiltration and provide stormwater management. The Commission acknowledged flooding in the immediate area to be an existing condition and recognized that the Project will be further evaluated by the San Francisco Public Utilities Commission for technical compliance with the Stormwater Management Ordinance and other departments to ensure required performance standards are met prior to permit approval.

Staff Additional Findings: The Project will serve kindergarten through 8<sup>th</sup> grade students where no elementary or middle schools exist within 1,000 feet of subject site. This will not only improve



the variety schools based on student age group in the area; but also provide families with an educational alternative offering a unique ecological/farm-based curriculum.

2. *The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:*
  - a. *Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*

The subject property is an irregular, bowtie-shaped parcel measuring 30,744 square feet and immediately surrounded by residential dwellings. The Commission found the Project appropriate as its height is consistent with the prevailing neighborhood character and proposed scale provides for ample open space at the mid-block. To facilitate privacy, the Project proposes courtyard walls in addition to existing property line fencing and side setbacks relative to adjacent buildings/rear yards. A significant front setback will also be provided with pervious pavers and bioretention measures for stormwater management, to accommodate on-site vehicular drop-off/pick-up and to provide additional open space for community enjoyment during non-school hours.

- b. *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 Commission acknowledged Planning staff's thorough analysis of the transportation-related effects and determination that the Project will not generate significant impacts to existing transportation and circulation system. The Commission determined that the Project meets the Objectives and Policies of the Transportation Element and General Plan. Specifically, the Project Sponsor would encourage the use of alternative means of transportation such as walking, bicycling, carpools and public transit. The Project also proposes 41 bicycle parking spaces and an on-site passenger loading area accommodating up to five vehicles to minimize on-street queueing.

To address neighbor concerns regarding congestion, the Commission added a Condition of Approval for continued collaboration with Planning staff and the community on traffic issues. This is in addition to requiring implementation of a Traffic Management Plan (TMP) to further reduce the Project's less than significant impacts to traffic, manage circulation, construction and parking. Strategies of the plan include staggered schedule pick-up/drop-off times, a walking school bus [*a group of children walking to school with one or more adults. It can be as informal as two families taking turns walking their children to school or as formal as a well-planned walking route with meeting points, a timetable and a regularly rotated schedule of trained volunteers*] and staff supervision for orderly flow of traffic to ensure no traffic disruptions. Monitoring and enforcement conditions were also adopted to ensure implementation of the traffic plan.

The subject site is also within proximity of two bicycle routes as well as in an area well served by public transit which includes BART and seven MUNI lines.

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

The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

The Project proposes new bicycle parking, perimeter screening, landscaping as well as significant open space for farming and educational activities. The Project does not include any off-street parking and is not required to provide freight loading spaces but does propose an on-site passenger pick-up/drop-off loading area. The proposal will not include atypical lighting or signage.

**Commission Discussion:** The Appellant raises traffic and parking concerns that were thoroughly reviewed by environmental staff and acknowledged by the Commission to have less than significant impacts. Stormwater and flooding were also thoroughly reviewed. The approvals require that the Project would comply with the two-year 24-hour design storm and be further reviewed by the San Francisco Public Utilities Commission for Stormwater Management Ordinance compliance in a separate denial/approval process. Other issues such as Building Code and emergency access that are not under Planning Commission's purview will be further vetted by the appropriate agencies for compliance with specific standards and requirements prior to building permit issuance. In response to the loss of existing neighborhood agriculture, the Commission recognized that one of the goals under the City's Urban Agriculture Ordinance (2012) was "To develop...incentives for property owners to *allow temporary Urban Agriculture* projects, particularly on vacant and blighted property *awaiting development*." [emphasis added] While this led to Planning Code amendments that included allowing neighborhood agriculture in all zoning districts as of right, the Commission clarified that there are a multitude of desirable uses and that while the Little City Gardens farm has been a good neighbor, urban agriculture as a land use does not preclude alternative land uses or future development on the property. The Commission noted that if urban agriculture did prevent other future uses, property owners would be unlikely to establish urban agriculture.

**ISSUE 2: The Appellant contends that the Project does not meet the objectives of Planning Code Section 304 as required for modifications related to Planned Unit Developments.**

**RESPONSE 2: The Project did not seek modifications through Section 304 and is a fully Code Compliant project that could have, but did not, seek authorization as a Planned Unit Development.** Properties of at least ½ acre in size may seek modifications to Planning Code provisions through Section 304. Despite eligibility based on area, the Project has been designed to be fully Code compliant and does not need any modification from development standards as a Planned Unit Development. Therefore, the objectives, application and criteria set forth in Section 304 are not applicable to the Project.

### **CONCLUSION**

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization to establish a school, within an RH-1 (Residential House, Single-Family) Zoning District and a 40-X Height and Bulk District, at 203 Cotter Street and deny the Appellant's request for appeal.



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 29, 2016

*Date:* September 22, 2016  
*Case No.:* **2015-003791CUA**  
*Project Address:* **203 Cotter Street**  
*Zoning:* RH-1, Residential-House, One Family  
40-X Height and Bulk District  
*Block/Lot:* 6795A/029  
*Project Sponsor:* Golden Bridges School  
c/o Jessie Elliot  
3358 22<sup>nd</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Nancy Tran – (415) 575-9174  
[nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project Sponsor proposes to construct a new K-8 school (d.b.a. Golden Bridges School) at 203 Cotter Street, an undeveloped site currently used as neighborhood agricultural. The proposed institution includes an approximately 15,400 gross square foot two-story building (24 feet – 8 inches) divided into two sections by an open air central corridor, six internal courtyard spaces, 41 bicycle parking spaces (33 Class 1 and eight Class 2) and a U-shaped drive that can accommodate up to five cars for on-site passenger loading/unloading. Approximately 16,000 square feet of open space will be retained at the property's rear for farming and educational activities. The Project also proposes living roofs/walls, pervious pavers and bioretention measures totaling over 17,000 square feet to increase on-site infiltration and address stormwater management. The new school proposes to accommodate a student enrollment of up to 200 with 30 full and part-time staff.

The proposal requires a Conditional Use Authorization for change of use from neighborhood agricultural to school. Section 311 neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Cotter Street, between Cayuga and San Jose Avenues, Block 6795A, Lot 029 and is within the RH-1 (Residential-House, One Family) zoning and the 40-X Height and Bulk Districts. The irregularly-shaped parcel (measuring 30,744 square feet) has approximately 63 feet of frontage on Cotter Street in the Outer Mission neighborhood (District 11) and an average lot depth of 472 feet. The subject property is presently used as neighborhood agricultural and contains a greenhouse and two sheds.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site consists of residential single-family dwellings with the nearest commercial and institutional uses located approximately 500 feet away. The subject property is located between the Excelsior Outer Mission Street Neighborhood Commercial (NCD) and Neighborhood Commercial (NC-1) Districts. Buildings in the vicinity typically range from two to three-story in height.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to California Environmental Quality Act ("CEQA") Guideline Section 15332 or Class 32 as it is an in-fill development project and would have no significant environmental effects.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 9, 2016	September 9, 2016	20 days
Posted Notice	20 days	September 9, 2016	September 9, 2016	20 days
Mailed Notice	20 days	September 9, 2016	September 9, 2016	20 days

## PUBLIC COMMENT

- As of September 19, the Department has received 829 signed communications/petitions in opposition to the proposal. These individuals expressed concerns regarding: scale, use change, loss of open space/agriculture, loss of views, stormwater/flooding, traffic, parking, noise, air pollution and emergency access. The Department has also received 778) signed communications/petitions in support of the project.
- A pre-application meeting and an additional outreach meeting were held to discuss plan/design revisions with neighbors. The Project Sponsor also attended New Mission Terrace Improvement Association (NMTIA) and Excelsior District Improvement Association meetings to discuss the Project, traffic, water and noise. The Project Sponsor and its supporters also extensively communicated with the neighborhood via letters and by knocking on doors to discuss concerns and answer questions.

## ISSUES AND OTHER CONSIDERATIONS

- *Conditional Use Authorization* – The Project Sponsor seeks to establish school use on the privately-owned parcel. The proposed change in use from existing neighborhood agricultural to school requires Conditional Use Authorization.
- *Enforcement Case* – In 2010, the Planning Department opened an enforcement case for the subject property with the previous owner due to unpermitted horticulture use in a residential area. Following changes to the Administrative Code and Planning Code relating to Urban Agriculture,

neighborhood agriculture use was established and has been operating at 203 Cotter Street under Building Permit No. 2011.10.18.6997 since 2012.

- *Urban Agriculture Ordinance* – One of the goals adopted by the City under the Urban Agriculture Ordinance (2012) was “To develop...incentives for property owners to allow temporary Urban Agriculture projects, particularly on vacant and blighted property awaiting development.” This led to Planning Code amendments that included creation of a new Urban Agriculture use (Section 102.35), establishment of physical and operational standards and principally permitting neighborhood agriculture use in every zoning district without requiring Planning Commission entitlement. Such changes to the Administrative and Planning Codes do not preclude future development or alternative uses other than agriculture from being established.
- *Private Land Use and Lease Agreements* – The subject property was purchased by the Project Sponsor in February 2014 and a lease agreement was executed with the tenant, Little City Gardens (LCG). The signed terms specified a one-year lease (thereafter month-to-month) with an annual rent of \$1.00 per year and \$300 per month stipend from the Project Sponsor. The previous owner, Birch Tree Properties, executed a similar agreement in 2010 with LCG granting temporary use of the property after the New Mission Terrace Improvement Association (NMTIA) issued a letter supporting the proposed organic farming project until the property is sold or developed.
- *Planning Code Compliance* – The Project is fully compliant with Planning Code and does not seek modifications from development standards pursuant to Section 304 as a Planned Unit Development.
- *Off-Street Parking and Loading* – The Project requires one off-street parking space and no freight loading space. Pursuant to Planning Code Section 150(e), the Project Sponsor has substituted the required one off-street vehicle parking space with one Class 1 bicycle parking space. The Project also proposes a U-shaped drive that can accommodate up to five cars for on-site passenger loading/unloading.
- *Neighborhood Concerns* – Comments regarding traffic, parking, noise and air pollution have been evaluated in the environmental review and determined to not have significant impacts. Additional community concerns related to stormwater, flooding and drainage were thoroughly reviewed by staff; It was determined that the Project would comply with the two-year 24-hour design storm and be further reviewed by the San Francisco Public Utilities Commission for compliance with the Stormwater Management Ordinance prior to building permit issuance. Other issues such as Building Code and emergency access that are not under Planning Department’s purview will be further vetted by the appropriate agencies for compliance with specific standards and requirements. With respect to loss of view – the General Plan, Planning Code and Residential Design Guidelines do not provide for protecting views from private property. The protection of views as referenced in the General Plan refers to public view corridors along public rights-of-way. While private views may be lost or obstructed, this is common and expected in an urban setting and not considered a significant impact.

- *Development Impact Fees* – Based on the Environmental Evaluation application submittal date, the Project is subject to Transportation Sustainability Fee Rules and Transit Impact Development Fee rates. The Project would be subject to the following development impact fee, which is estimated as follows:

<b>Fee Type</b>	<b>Planning Code Section/Fee</b>	<b>Amount</b>
15,400	411A (@ \$ 15.32)	\$235,928

As outlined in Planning Code Section 411A.3(b)(7), the Project and Project Sponsor may qualify for a charitable exemption from the Transportation Sustainability Fee upon receipt of appropriate documentation.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization and pursuant to Planning Code Sections 303 and 209.1 to establish the institutional school use in an RH-1 district.

### **BASIS FOR RECOMMENDATION**

- The Project complies with the applicable requirements of the Planning Code and does not seek modifications from development standards.
- The Project is consistent with the objectives and policies of the General Plan as it establishes an educational campus that is beneficial to the City, encourages alternative means of transportation, improves the pedestrian environment and provides a center for neighborhood activity.
- The Project provides educational use, which is a use in support of families and children in San Francisco.
- The Project is desirable because it promotes the operation of a neighborhood-serving school.

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

- Draft Motion
- Parcel Map
- Sanborn Map
- Zoning Map
- Height & Bulk Map
- Aerial Photograph
- Context & Site Photographs
- Combined CUA/311 Notification
- Project Sponsor Submittal, including:
  - Reduced Plans
  - Application
- Environmental Determination (forthcoming)
- Public Correspondence

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Parcel Map                  | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Sanborn Map                 | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Zoning District Map         | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Height & Bulk Map           | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Context & Site Photographs  | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Health Dept. review of RF levels                                  |
|   | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

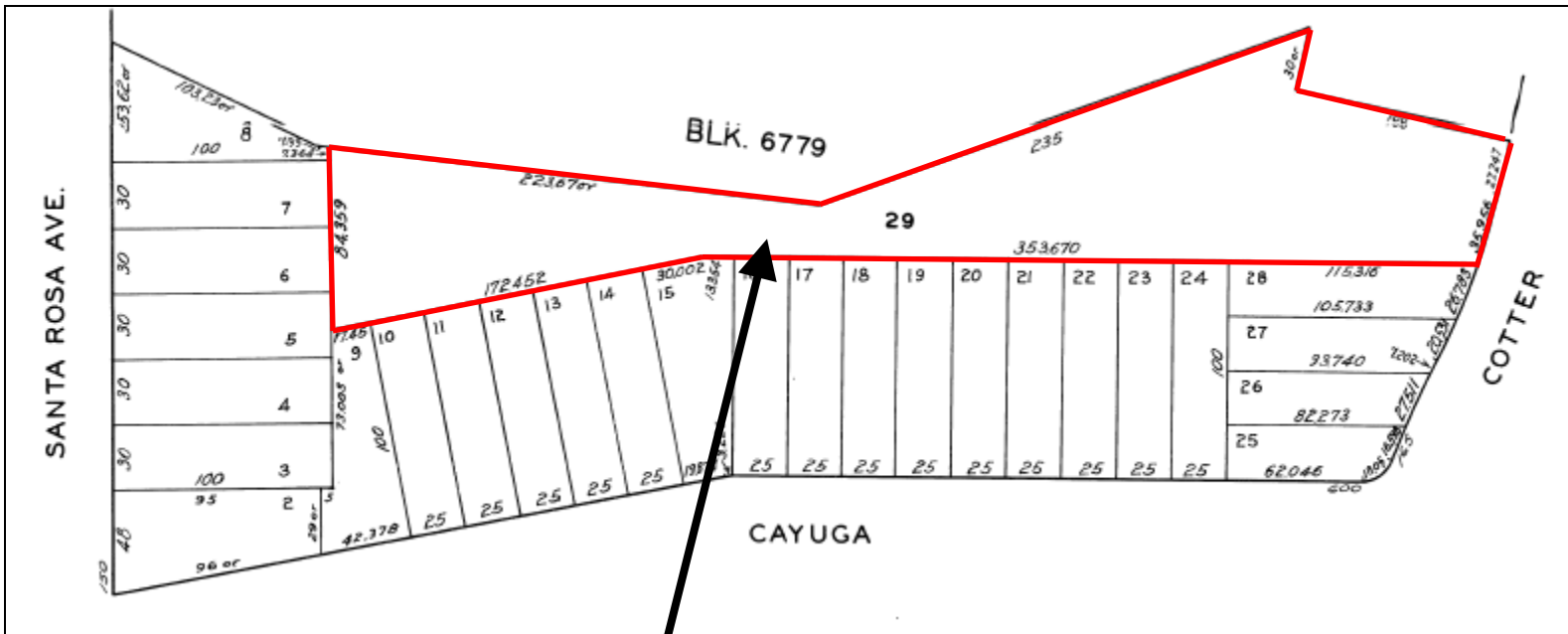
Exhibits above marked with an "X" are included in this packet

          NHT            
Planner's Initials

NHT: I:\Cases\2015\2015-003791CUA - Cotter St\_203\203 Cotter St - ExecutiveSummary.doc



# Parcel Map

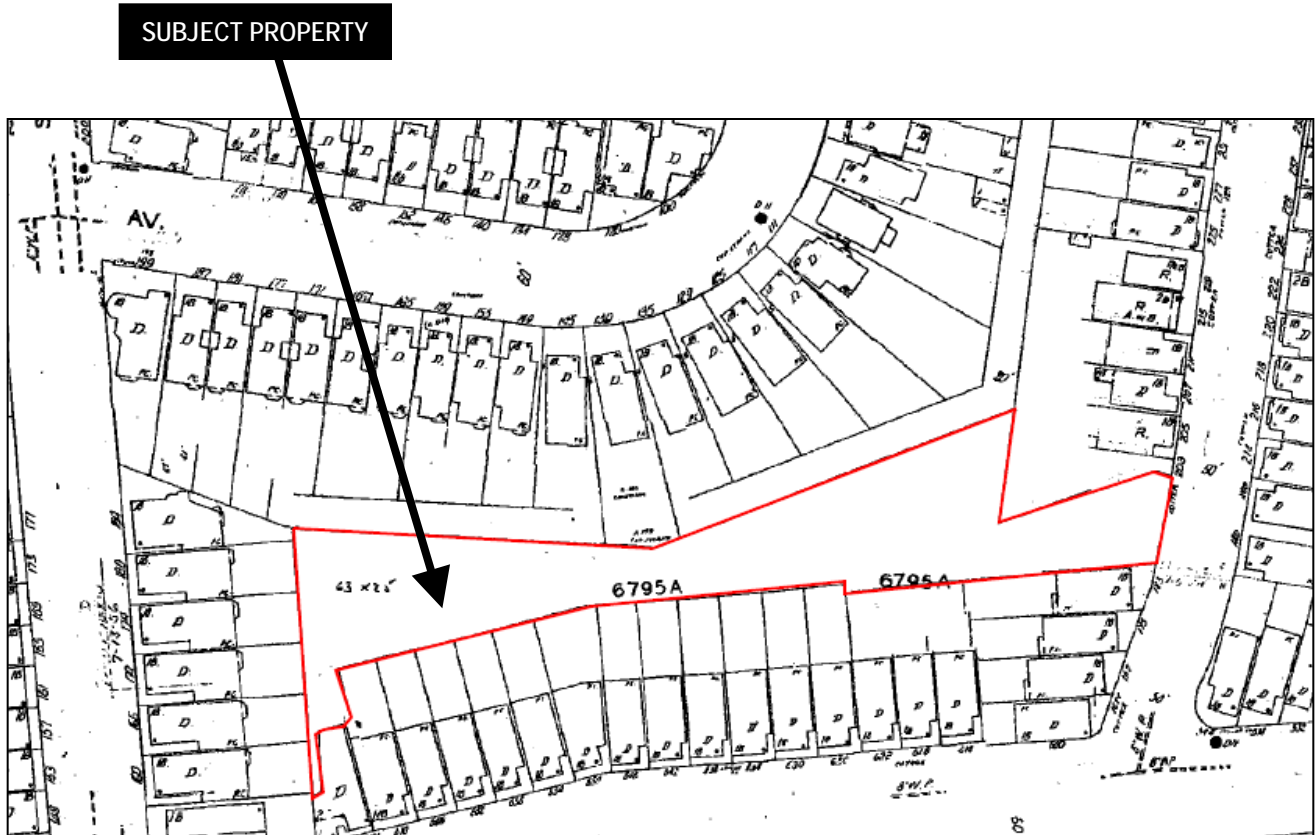


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2016-003791CUA  
203 Cotter Street

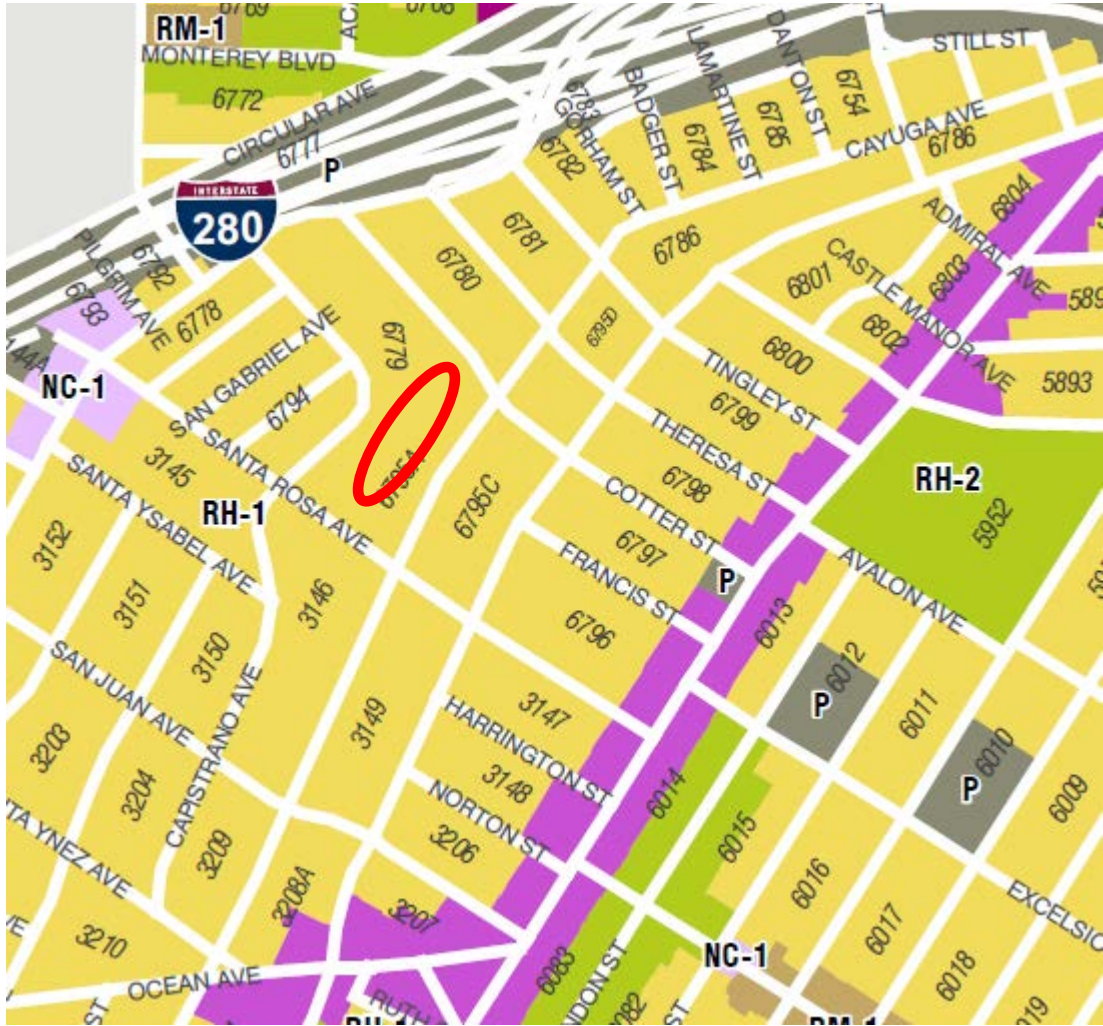
# Sanborn Map\*



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

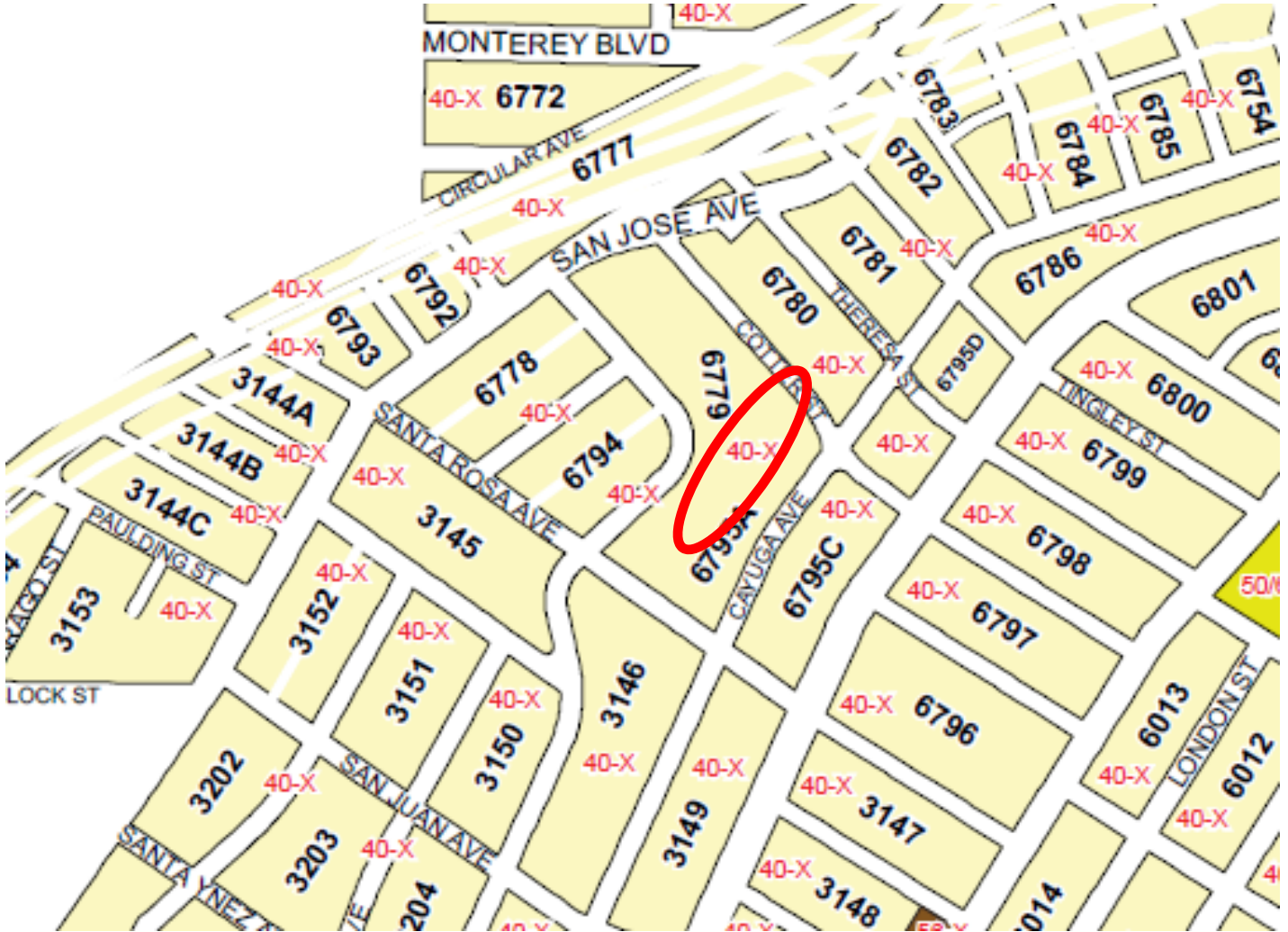


# Zoning Map



Conditional Use Authorization  
Case Number 2016-003791CUA  
203 Cotter Street

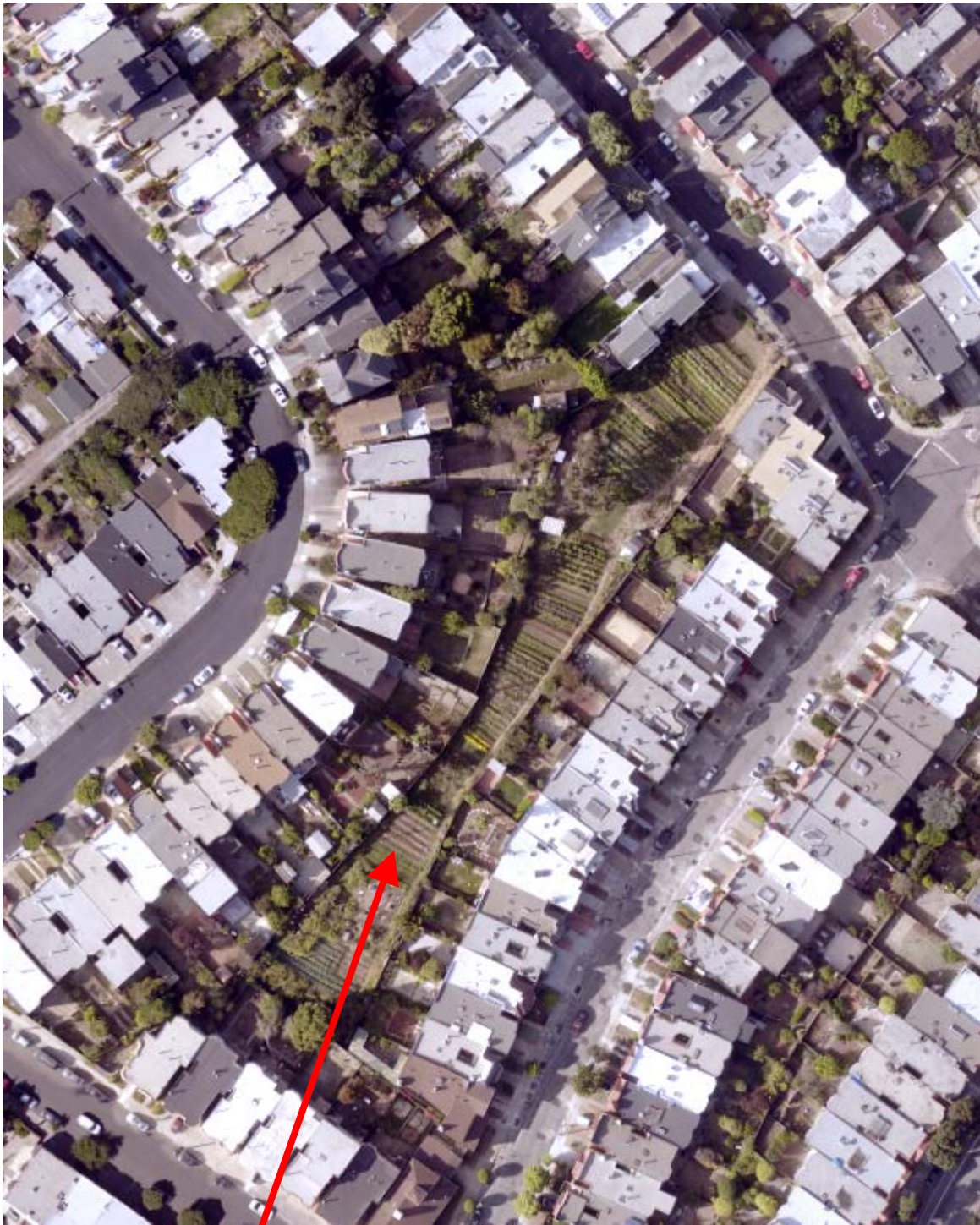
# Height & Bulk Map



Conditional Use Authorization  
Case Number 2016-003791CUA  
203 Cotter Street



# Aerial Photograph



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2016-003791CUA  
203 Cotter Street

# Site Photographs

Conditional Use Authorization  
Case Number 2016-003791CUA  
203 Cotter Street



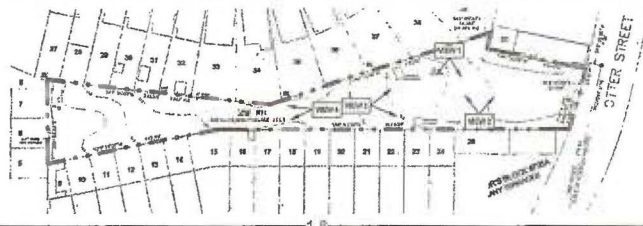




VIEW 1



VIEW 2



Conditional Use Permit Application

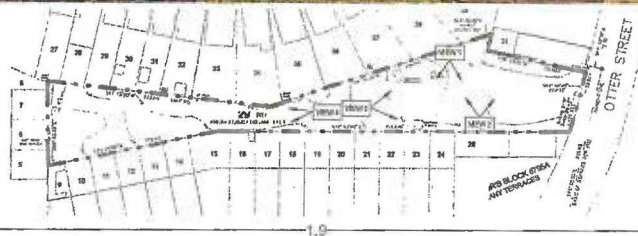




VIEW 3



VIEW 4



Conditional Use Permit Application



# 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 (TSF/TIDF, Sec. 411A)

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## Planning Commission Motion No. 19751 HEARING DATE: SEPTEMBER 29, 2016

Case No.: 2015-003791CUA  
 Project Address: 203 Cotter Street  
 Zoning: RH-1, Residential-House, One Family  
 40-X Height and Bulk District  
 Block/Lot: 6795A/029  
 Project Sponsor: Golden Bridges School  
 c/o Jessie Elliot  
 3358 22<sup>nd</sup> Street  
 San Francisco, CA 94110  
 Staff Contact: Nancy Tran – (415) 575-9174  
[nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 and 209.1 OF THE PLANNING CODE TO ESTABLISH A NEW K-8 SCHOOL (d.b.a GOLDEN BRIDGES SCHOOL) WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On July 14, 2015 Golden Bridges School (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 209.1 to construct a new K-8 school (d.b.a. Golden Bridges School), an undeveloped site currently used as neighborhood agricultural, within the RH-1 (Residential-House, Single Family) Zoning District, 40-X Height and Bulk District.

On September 9, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-003791CUA.



The Department has determined that the proposed project is exempt from environmental review, pursuant to California Environmental Quality Act ("CEQA") Guideline Section 15332 or Class 32 as it is an in-fill development project and would have no significant environmental effects.

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. 2015-003791CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project site is located on the south side of Cotter Street, between Cayuga and San Jose Avenues, Block 6795A, Lot 029 and is within the RH-1 (Residential-House, One Family) zoning and the 40-X Height and Bulk Districts. The irregularly-shaped parcel (measuring 30,744 square feet) has approximately 63 feet of frontage on Cotter Street in the Outer Mission neighborhood (District 11) and an average lot depth of 472 feet. The subject property is presently used as neighborhood agricultural and contains a greenhouse and two sheds.

**Surrounding Properties and Neighborhood.** The area surrounding the Project site consists of residential single-family dwellings with the nearest commercial and institutional uses located approximately 500 feet away. The subject property is located between the Excelsior Outer Mission Street Neighborhood Commercial (NCD) and Neighborhood Commercial (NC-1) Districts. Buildings in the vicinity typically range from two to three-story in height. The subject site is in an area well served by public transit which includes BART (Glen Park Station) as well as MUNI lightrail/bus line stops J, 14, 23, 36, 44, 49 and 52 – all of which are within a ½ mile of the property near/on San Jose Avenue and Mission Street. In addition, the subject property is within one mile of the Balboa Park BART station and ½ mile of two bicycle routes (#45 and #70).

3. **Project Description.** The Project Sponsor proposes to construct a new K-8 school (d.b.a. Golden Bridges School) at 203 Cotter Street, an undeveloped site currently used as neighborhood agricultural. The proposed institution includes an approximately 15,400 gross square foot two-story building (24 feet – 8 inches) divided into two sections by an open air central corridor, six internal courtyard spaces, 41 bicycle parking spaces (33 Class 1 and eight Class 2) and a U-shaped drive that can accommodate up to five cars on-site for passenger loading/unloading. Approximately 31,300 square feet of permeable space will be provided through living roofs, living walls, pervious pavers, bioretention measures and rear open space. The new school proposes to accommodate a student enrollment of up to 200 with 30 full and part-time staff.

Compost, garbage and recycling will be stored away from public view and rolled out for pick up to the curb and then immediately brought back in to the rear yard. The cans are kept within an enclosure.

Building Permit No. 2016.04.12.4524, was submitted on April 12, 2016 for change of use and for the proposed new building construction. The proposal requires a Conditional Use Authorization for change of use from neighborhood agricultural to school. Section 311 neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

4. **Public Comment.** The Department has received 829 signed comments/petitions in opposition to the Project expressing concerns with respect to scale, use change, loss of open space/agriculture, loss of views, stormwater/flooding, traffic, parking, noise, air pollution and emergency access. The Department also received 778 comments/petitions in support of the proposed use and design.
5. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*The proposed building will be 24 feet – 8 inches to the finished roof (excluding a 2 foot – 4 inch elevator overrun which exempt from height limits of up to 16 feet).*

- B. **Front Setback.** Planning Code Section 132 requires, in RH-1 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

*The property is not subject to prescribed legislated minimum or maximum front setbacks per Code. The Project proposes an approximately 61 foot – 5 inch front setback where a 3 foot – 8 inch setback is required based on the average of adjacent properties. The Project Sponsor will provide a setback greater than required to accommodate a U-shaped drive that can accommodate up to five cars on-site for passenger loading/unloading.*

- C. **Rear Yard.** Planning Code Section 134 requires, in RH-1 Districts, a rear yard measuring 25 percent of the total depth.

*The Project proposes an approximately 176 foot rear yard setback (to the convenience ramp) which is greater than the 25 percent setback required (118 feet).*

- D. **Side Yard.** Planning Code Section 133 does not require side yard setbacks in in RH-1 Districts.



*While no side setbacks are required, the proposed building and its 12 foot tall courtyard fence/wall will be setback approximately 2 feet – 6 inches and 4 feet along its northerly and southerly boundaries, respectively. Existing property fencing will remain and additional property line structures (i.e. fence and walls) are compliant with Planning Code Section 136.*

- E. Front Setback Landscaping and Permeability.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

*The Project complies with Section 132 as approximately 1,614 sq. ft. of landscaping in the front yard is proposed (46.4 sq. ft. required) and the entirety of the front yard which includes the front court and drive will be permeable (116 sq. ft. required) to increase storm water infiltration.*

- F. Street Frontage, Parking and Loading Access Restrictions.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

*The Project complies as there is no off-street parking proposed on site and freight loading is not required based on the proposed use and size.*

- G. Floor Area Ratio.** Planning Code Section 124 limits the basic floor area ratio for non-residential uses in RH-1 districts to 1.8 to 1.

*The Project does not exceed the maximum ratio prescribed as it proposes a 0.5 to 1 FAR (15,400 sq. ft.: 30,744 sq. ft.).*

- H. Off-Street Parking.** Planning Code Section 151 requires one parking space for every six elementary school classrooms.

*No off-street parking is proposed on site. Pursuant Planning Code Section 150(e), the Project Sponsor has elected to substitute the required one off-street vehicle parking space with one Class 1 bicycle parking space to comply with Planning Code Section 151.*

- I. Bicycle Parking.** For school uses, Planning Code Section 155.2 requires four Class 1 bicycle parking spaces for every classroom and one Class 2 bicycle parking space for every classroom.

*The Project includes eight classrooms for the K-8 school. Therefore, the Project is required to provide 32 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces. A total of 33 Class 1 and 8 Class 2 bicycle parking spaces will be provided.*

- J. Showers & Lockers.** For Institutional Uses, Planning Code Section 155.4 requires one shower and six clothes lockers where the occupied floor area exceeds 10,000 square feet but is no greater than 20,000 square feet.

*The Project complies with Section 155.4 as it will provide one shower and six clothes lockers.*

- K. **Use – Institutional, School.** Pursuant to Planning Code Section 209.1, Conditional Use Authorization is required school use within the RH-1 Zoning District.

*The Project is requesting Conditional Use Authorization from the Planning Commission to establish a K-8 school (d.b.a. Golden Bridges School). See Item 6.*

- L. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new non-residential use over 800 gross square feet.

*As outlined in Planning Code Section 411A.3(b)(7), the Project and Project Sponsor may qualify for a charitable exemption from the Transportation Sustainability Fee upon receipt of appropriate documentation.*

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

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

*The Project is necessary and desirable for, and compatible with, the neighborhood. It will be located on an undeveloped lot presently used as neighborhood agricultural. The new school construction is designed to be consistent with the prevailing neighborhood scale and will provide a significant amount of open space at the mid-block.*

*The Project is desirable as it enhances the educational opportunity within the City. Golden Bridges School will retain a portion of the existing agricultural use for its ecologically-minded curriculum which is aimed at fostering sustainable practices, stewardship, and nurturing of the experience of nature in the City. Currently, the School offers sliding scale tuition based on need and ability to pay in order to provide affordable education for students from all backgrounds.*

- 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;

*Proposed on the irregular, bowtie-shaped parcel is a two-story building with a central open air corridor and inner courtyards. This configuration allows for ample open space and agricultural area at the mid-block and within the campus interior. The greater than required front setback offers landscaping, on-site vehicular drop-off/pick-up and additional open space for community*



*enjoyment during non-school hours. The Project's multipurpose space is located towards the front of the property and may facilitate use as community gathering space.*

*The Project will make the project site and building accessible to visitors and students with disabilities by providing accessibility to all floors (including entries, classrooms, restrooms, and exterior spaces) of the building. 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. The Project's proposed arrangement and size (less than maximum floor area ratio) do not pose any detriment to the health, safety, and convenience of persons residing or working in the vicinity of the Property.*

- 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;

*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 no car parking spaces, a total of 41 bicycle parking spaces and an on-site passenger loading area to accommodate up to five cars. Faculty, staff and parents would be advised in writing about the school's pick-up and drop-off policies in order to encourage use of public transportation or carpooling. The Project Sponsor has also agreed to implement a Transportation Management Plan that includes staggered schedule pick-up/drop-off times and a walking school bus. These measures will be monitored/managed by staff to ensure no traffic disruptions and promote the orderly flow of traffic. A Transportation Technical Memorandum (dated 5/20/2016) was prepared by CHS Consulting Group as 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 the Project would not result in a significant impact on transportation and circulation system or result in a considerable contribution to cumulative transportation impacts.*

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

*An Acoustical Study was conducted for the proposed project and evaluated by the Planning Department during its environmental review. It was determined that outdoor student play and mechanical noise from the Project will result in an increase in noise level, however, was found to be less than significant and will comply with Title 24 standards for noise insulation. Construction noise impacts would also be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended November 2008). The proposed project would include new lighting (subject to standard conditions), but the lighting would not result in significant impact on aesthetics. The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. Overall, the Project would not result in individually or cumulatively significant noise, glare, dust or odor impacts.*

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

*The Project proposes new bicycle parking spaces, perimeter screening and landscaping. The Project does not include any off-street parking and is not required to provide freight loading spaces but does propose a temporary passenger pick-up/drop-off loading on-site.*

- 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. Any new signage would be in compliance with the sign controls.*

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

## **GENERAL PLAN – COMMERCE & INDUSTRY ELEMENT**

### **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 the currently undeveloped site by establishing a campus for educational activities which is beneficial for the City as a whole. The potential for increased traffic due to the school activity will be minimized through a monitored traffic management plan for drop-off and pick-up of students.*



## GENERAL PLAN – TRANSPORTATION ELEMENT

### 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.

*Golden Bridges School would encourage use of alternative means of transportation, including bicycling, public transit and carpools. 33 Class 1 bicycle parking spaces and eight Class 2 bicycle parking spaces will be provided as part of the proposed project.*

## URBAN DESIGN ELEMENT

### OBJECTIVE 4:

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

#### Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

#### Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

*The Project does not possess any off-street parking or nor is required to provide freight loading spaces. Passenger pick-up and drop-off will be located on-site or at a designated off-site location (Balboa Park playground/swimming pool). Extensive landscaping (18 new tree on-site and up to three street trees) will be provided to improve the pedestrian experience.*

## GENERAL PLAN – COMMUNITY FACILITIES ELEMENT

### OBJECTIVE 8:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

#### Policy 3.2

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

#### Policy 3.3

Develop centers to serve an identifiable neighborhood.

#### Policy 3.4

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

**Policy 3.5**

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

**Policy 3.8**

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

*The Project is desirable as it enhances the educational opportunity within the City, provides an open front court for community enjoyment during non-school hours and possesses a multipurpose space that may be used as a gathering space to facilitate neighborhood activities.*

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

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

*No neighborhood-serving retail uses exist on the site. In addition, the Project would not directly affect any nearby neighbor-serving retail uses.*

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

*The new school building has been designed to be sensitive to the surrounding neighborhood character. Overall, the school use is beneficial and supports children and families in the City.*

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

*No designated affordable housing is created or removed as part of this Project; therefore, the Project will not affect the City's supply of affordable housing.*

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

*The Project proposes an on-site passenger loading area that will accommodate up to five vehicles. The school will manage and supervise traffic and parking adjacent to the school during pick-up and drop-off hours, in order to discourage double parking and promote an orderly flow of traffic. Although the increase in students and staff may result in increased MUNI ridership, the Project is not expected to materially impair or affect MUNI service or traffic in the neighborhood.*

- 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 does not include commercial office development, and the Project site does not possess any industrial or service sector businesses. Rather, the Project is expected to create new job opportunities for faculty/staff, thus providing future opportunity for resident employment.*

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

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

- 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 have no negative impact on existing parks and open spaces.*

9. 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.
10. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.



## DECISION

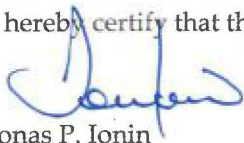
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-003791CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 5, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19751. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 29, 2016.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore

NAYS: None

ABSENT: None

ADOPTED: September 29, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an institutional school use for grades K-8 (d.b.a. **Golden Bridges School**) located at 203 Cotter Street, Block 6795A, Lot 029 pursuant to Planning Code Sections 303 and 209.1 within the **RH-1 (Residential-House, One Family)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **August 5, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. 2015-003791CUA and subject to conditions of approval reviewed and approved by the Commission on **September 29, 2016** under Motion No. 19751. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 29, 2016** under Motion No. 19751.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19751 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)*



## DESIGN

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

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

7. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
  - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
  - b. On-site, in a driveway, underground;
  - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
  - d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
  - e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
  - f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
  - g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

8. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

9. **Collaboration.** The Planning Commission directs staff to continue working with the Project Sponsor and community on traffic, open space and other fine grain issues.

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

## PARKING AND TRAFFIC

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than **33** Class 1 and **eight (8)** 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)*
11. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than **one (1)** shower and **six (6)** clothes lockers.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*
12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
13. **Traffic Management Plan (TMP).** The Project Sponsor shall implement a comprehensive suite of circulation and transportation demand management strategies to help manage vehicle circulation immediately surrounding the school site, especially during the student drop-off and pick-up periods. The following improvement measures would aid in further reducing less-than-significant impacts to traffic/circulation, construction and parking.
  - a. **Improvement Measure I-TR-1: Develop Transportation Management Plan (TMP)**  
Project Sponsor should develop a comprehensive Transportation Management Plan (TMP) for the proposed site. The overall purpose of the TMP is to provide guidelines for student drop-off and pick-up procedures. The following elements of the conceptual TMP are outlined below:
    - Golden Bridges School should develop assigned drop-off/pick-up periods for each student depending upon grade and would enforce these drop-off/pick-up times by not allowing vehicles to occupy the proposed loading zone before or after their designated drop-off/pick-up time;
    - Under the on-site passenger loading zone design alternative, a staff member would locate at the entrance of the on-site loading zone to facilitate vehicle flow into the on-site loading zones, while another staff member would locate at the exit to facilitate vehicle flow out of the on-site loading zones and back onto Cotter Street. A third staff member would locate in the middle of the on-site roundabout to coordinate vehicle movement into and through the on-site loading zones. One staff member would locate at the on-street passenger loading zone adjacent the on-site loading zone space to coordinate traffic into and out of the space and facilitate student drop-off/pick-up from and to vehicles in the loading space. In the event these spaces are occupied, staff members shall direct vehicles to alternative on-street parking or to prospective, alternative parking locations nearby private lots. Staff members would help students safely exit vehicles and walk the students into the school;



- Under the on-street passenger loading zone design alternative, no less than three staff members would locate at the curbside adjacent to the loading zone to coordinate vehicle entries and exits into and out of the loading spaces and facilitate students exiting or entering vehicles on the vehicle curbside during drop-off/pick-up activities;
- Notify parents/guardians about pick-up and drop-off procedures in writing and orientations;
- Discourage parents/guardians from parking in the school loading space for longer than one (1) minute;
- Golden Bridges School should maintain a log (inventory) of complaints from neighbors and would work with these neighbors to mitigate unforeseen problems with student drop-off/pick-up activities, and to maintain an ongoing, constructive relationship with the neighboring residents and businesses; and
- Golden Bridges School should establish a monitoring program for the first year of school operation at 203 Cotter Street to conduct observations and circulation along Cotter Street and surrounding streets during student drop-off and pick-up activities. The monitoring reports shall be distributed to staff and parents/guardians up to three times during the academic school year (between September and June). Potential improvements and adjustments to the student drop-off and pick-up procedures and other related school operations shall be conducted based on the monitoring reports.
- Post the TMP on the Golden Bridges School website for public access to the document;
- Provide parents/guardians with the TMP as part of the enrollment application, orientation manual, and/or related information packet;
- Provide a detailed map of student drop-off and pick-up zones along Cotter Street, including the loading zones on-site and adjacent to the proposed site and potential secondary off-street parking spaces at nearby private lots;
- Provide a suggested vehicle routing map to the Golden Bridges School to minimize traffic impacts on local residential streets (e.g., Capistrano Avenue, Theresa Street, Tingley Street)
- Encourage parent/guardians to utilize on-street parking or potential secondary off-street parking spaces for long-term parking (e.g., parking more than two [2] minutes);
- Enforce parents/guardians to not exit their vehicles and enter the school while stopped/parked at the loading zone;

**b. Improvement Measure I-TR-2: Develop Multimodal Strategies for Parents**

In order to improve the student drop-off and pick up operations and encourage the use of carpooling and alternative modes of transportation to reduce vehicle and parking demand, CHS proposes implementing the following measures for future consideration for the Golden Bridges School:

- Provide parents/guardians with Multimodal Access Guide to describe how to reach the school by walking, bicycling, and transit. The guide may include:
  - A detailed map of nearby transit facilities (stops and routes) in vicinity of the school site;
  - A detailed map of bicycle routes in the vicinity of the school site; and
  - Provide online links and phone numbers to transit providers that serve the school site.
- Develop a volunteer carpooling program for parents/guardians; and

- Appoint a TDM coordinator who is in charge of overseeing the implementation of various multi-modal strategies and programs and promoting them.
  - TDM coordinator would establish model split goals for Golden Bridges School staff members and students, and monitor progress each year; and
  - TDM coordinator would periodically survey parents/guardians and faculty/staff to determine travel patterns, reasons for travel choices, barriers and potential opportunities for change.

**c. Improvement Measure I-TR-3: Establish a Walking School Bus**

To reduce the number of vehicles on Cotter Street and other surrounding streets during the morning drop-off period, CHS proposes that the Project Sponsor should establish a volunteer program modeled after the Safe Routes to School Program similar to the San Francisco Unified School District Program, and arrange a “walking school bus” for students enrolled in older middle school students (i.e., Grades 5 to 8). The “walking school bus” would have a drop-off point at the Balboa Park playground/swimming pool (San Jose Avenue and Havelock Street), approximately a half mile from the school site. From this drop-off point, the “walking school bus” will proceed up the west side of San Jose Avenue to the closest stop light, located at Santa Rosa Avenue. At the intersection of San Jose Avenue and Santa Rosa Avenue, the walking school bus would proceed to cross from the west side of San Jose Avenue to the east side. The walking school bus would then continue up San Jose Avenue, turning right onto Cotter Street. This is the safest and most direct route, and will lessen the disturbance to the neighborhood. Parents/guardians would have the option to park their vehicles at the parking lot of the park and walk with their children to school, or drop their child off to walk as part of the walking school bus, which would be led by volunteers and/or faculty/staff members. It is noted that the walking school bus would occur prior to school hours for students above Grade 5. The walking school bus would be conducted by staff and parent volunteers, with a ratio of 1 volunteer to every 12 students.

**d. Improvement Measure I-TR-4: Improve the Pedestrian Realm and Street Safety:**

In order to establish a more pedestrian-friendly environment and improve pedestrian and bicycle safety along Cotter Street and at the intersection of Cotter Street and Cayuga Street, CHS proposes the following streetscape and traffic calming improvements:

- Install appropriate signage along Cayuga and Cotter Streets which may include, but is not limited to, “School Zone” and appropriate speed limit signs, particularly at the intersection of San Jose Avenue and Cotter Street;
- Install speed humps along Cotter Street in order to increase pedestrian safety by reducing vehicular travel speeds adjacent to the project site;
- Provide high-visibility yellow school crosswalk crossing Cotter Street at San Jose Avenue. This is intended to identify the potential crossing and alert drivers to pay attention to a pedestrian area. However, it shall be the school policy to discourage the use of this crossing and instead encourage crossing at Cayuga Street where there is greater visibility;
- Install painted, high-visibility (e.g., yellow-striped, continental design) crosswalks at all four approaches at the Cotter Street/Cayuga Street intersection and upgrade existing curb ramps including the reduction of curb radii to promote lower vehicle turning speeds and reduce crossing distance to improve pedestrian and school children safety;



**e. Improvement Measure I-TR-5: Queue Abatement**

- As an improvement measure to further minimize vehicle queues and conflicts with other modes at the Proposed Project's driveway into the public right-of-way, Golden Bridges School would monitor loading activities and would employ additional queue abatement methods as needed.

**f. Improvement Measure I-TR-6: Construction Management Plan**

The construction contractor(s) should develop a detailed *Construction Management Plan*. The *Construction Management Plan* would, at a minimum, include the following provisions:

- Circulation routes should be developed to minimize impacts on local street circulation, as appropriate. In the event of parking and/or travel lane closures, flaggers or signs or both should be used to guide vehicles through or around the construction zone. Roadside construction safety protocols shall be implemented.
- Truck routes should be identified. Haul routes that minimize truck traffic on local roadways and residential streets should be used to the extent possible.
- Sufficient staging areas should be developed for trucks accessing construction zones so as to minimize disruption of access to adjacent land uses, particularly at entries to the project site.
- Construction vehicle movement should be controlled and monitored by on-site inspectors enforcing standard construction specifications.
- Truck trips should be scheduled outside the peak morning and evening commute hours, to the extent possible.
- All equipment and materials should be stored in designated contractor staging areas on or next to the worksite, such that vehicle, pedestrian, and bicycle traffic obstruction is minimized.
- Shuttle service should be established for off-site construction worker parking
- Construction should be coordinated with facility owners or administrators of police and fire stations (including all fire protection agencies) and transit stations or stops. Emergency service vehicles shall be given priority for access.
- The contractor should be encouraged to reduce the number of construction workers' vehicle trips by facilitating the use of public transportation and minimizing construction worker parking availability.
- The contractor should coordinate with other contractor(s) for projects in the vicinity and share information regarding schedule, duration of activities, vehicle routing and detouring (if applicable), staging of vehicles, etc.
- The contractor should provide regularly-updated information (typically in the form of website, news articles, on-site posting, etc.) regarding project construction and schedule, as well as contact information for specific construction inquiries or concerns.

It is noted that the construction management plan should be reviewed by the TASC to adequately address issues of circulation (traffic, pedestrians, and bicycle), safety, parking and other project construction in the area.

**g. Improvement Measure I-TR-7: Develop Extracurricular Event Traffic & Parking Management Plan**

The project sponsor should develop a detailed *Extracurricular Traffic and Parking Management Plan* in order to provide transportation and parking guidelines for extracurricular events occurring on weekday evenings and weekends. The *Extracurricular Traffic and Parking Management Plan* would, at a minimum, include the following provisions:

- Include a section in the Multimodal Access Guide to describe how to reach the school by transit on weekday evenings and weekends;
- Maintain the volunteer carpooling program for parents/guardians for extracurricular events;
- Ensure that the TDM coordinator promotes multimodal strategies for reducing project generated traffic and parking demand for extracurricular events;
- Utilize TDM coordinator, staff, and parents to manage events and discourage parking and queuing on Cotter Street;
- Consider utilizing a shuttle service for extracurricular events. The shuttle service would be provided by the project sponsor, and would provide transportation for event attendees from/to the Glen Park and Balboa Park BART Stations, as well as from/to potential offsite parking spaces located at the Community Assembly of God Church and the Corpus Christi Church parking lots; And
- Continue to pursue negotiations with nearby private lot operators to secure access to offsite parking spaces to accommodate extracurricular events.

## PROVISIONS

14. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

## MONITORING

15. **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)*

16. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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



## OPERATION

17. **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>*
18. **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>*
19. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.  
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*  
*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*  
*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*
20. **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)*
21. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

ABBREVIATIONS

A.C.-A/C	Asphalt concrete	F.O.C.	Face of concrete
ACOUS.	Acoustical	F.O.FRM'G	Face of framing
ADJ.	Adjacent	F.O.F	Face of finish
ALUM.	Aluminum	F.O.P	Face of plywood
AGG.	Aggregate	F.O.SHT'G.	Face of sheathing
APPROX.	Approximate	GA.	Gauge
ARCH.	Architectural/ Architect	GALV.	Galvanized
B.C.	Bottom of conc./ curb	G.B.	Grab bar
BLDG.	Building	GL.	Glass
B.O.	Bottom of	GSM.	Galvanized sheet metal
BLK.	Blocking/ block	GYP.	Gypsum
BM.	Beam	H.B.	Hose bid
BTWN.	Between	H.C.	Handicapped
B.U.R.	Built-up roof	HDWE.	Hardware
B.W.	Bottom of wall	H.M.	Hollow metal
CAB.	Cabinet	HORIZ.	Horizontal
C.B.	Catch basin	H.P.	High point
CEM.	Cement	HT.	Height
C.L.	Centerline	I.D.	Inside diameter
CLG.	Ceiling	JAN.	Janitor
CMU.	Concrete masonry unit	JT.	Joint
CNTL. JT.	Control joint	LAM.	Laminate
C.O.	Cleanout	L.ARCH.	Landscape architect
COL.	Column	LAV.	Lavatory
CONC.	Concrete	LB.	Pound
CONT.	Continuous	LT.	Light
CTR.	Center	MAX.	Maximum
DEMO.	Demolition	MECH.	Mechanical
D.F.	Drinking fountain	MFR.	Manufacturer
DIA.	Diameter	MIN.	Minimum
DIM.	Dimensions	MISC.	Miscellaneous
DISP.	Dispenser	MTD.	Mounted
DN.	Down	MTL.	Metal
DWGS.	Drawings	N.	North
(E)	Existing	(N)	New
EA.	Each	N.I.C.	Not in contract
ELEC.	Electrical	NOM.	Nominal
ELEV.	Elevation	N.T.S.	Not to scale
EQ.	Equal	O.C.	On center
e	Equal	O.D.	Outside diameter
EQUIP.	Equipment	OPNG.	opening
EX.	Existing	OPP.	opposite
EXP.	Expansion	OPP.HD.	Opposite hand
EXT.	Exterior	OZ.	Ounce
F.D.	Floor drain	PERF.	Peforated
FDN.	Foundation	PL.	Plastic
F.F.	Finished Floor	P/L	Property line
FIN.	Finish	PLAS	Plaster
FL.	Floor	PLYWD.	Plywood
FLR.	Floor	PR.	Pair
FNDN.	Foundation		

SYMBOLS

	Reference Point
	Wall, floor and roof type
	Door number (for door schedule)
	Window number (for window schedule)
	Window number - obscured glass
	Detail number
	Sheet location
	Section number
	Interior elevation number
	Specific wall
	Sheet location
	Sheet note designation and number
	Room number (for finish schedule)
	Existing Sprinkler: Pendent Concealed
	Existing Sprinkler: Pendent Semi-recessed
	Existing Sprinkler: Sidewall

SYMBOLS CONTINUED

	Existing Sprinkler: Upright with Riser
	Existing Sprinkler: Pendent
	Existing Sprinkler: Pendent Online
	Existing Sprinkler: Line
	Below Market Rate
	Property Line
	Handicap Accessible

DIRECTORY

OWNER	GOLDEN BRIDGES SCHOOL 3358 22ND STREET SAN FRANCISCO, CA, 94110 T 415.912.8666	JESSIE ELLIOT
ARCHITECT	NATOMA ARCHITECTS 1022 NATOMA STREET #3 SAN FRANCISCO, CA 94103 t: 415.626.8977 X 112 f: 415.626.8978 NKaye@saitowitz.com	NEIL KAYE

SHEET INDEX

A0.1	COVER SHEET	N.T.S.
A0.3	STREET ELEVATION	N.T.S.
A0.3A	RENDERING	N.T.S.
A0.3B	RENDERING	N.T.S.
A0.4	SITE PLAN	1/32"=1'-0"
A0.4A	ENLARGED SITE PLAN	1/8"=1'-0"
A0.5	SURVEY	1/32"=1'-0"
A0.6A	FIRE DIAGRAMS	1/16"=1'-0"
A0.6B	EXITING DIAGRAMS	1/16"=1'-0"
A0.7	FIRE FLOW	N.T.S.
A0.8	GREEN POINT	N.T.S.
A0.9	ACCESSIBILITY DIAGRAMS	3/8"=1'-0"
A0.10	ACCESSIBILITY DIAGRAMS	3/8"=1'-0"
A0.11	ACCESSIBILITY DIAGRAMS	3/8"=1'-0"
A1.1	LEVEL 1 PLAN	1/8"=1'-0"
A1.2	LEVEL 2 PLAN	1/8"=1'-0"
A1.3	ROOF PLAN	1/8"=1'-0"
A2.1	BUILDING SECTIONS	1/8"=1'-0"
A2.2	BUILDING SECTIONS	1/8"=1'-0"
A3.1	ELEVATIONS	1/8"=1'-0"
A3.2	ELEVATIONS	1/8"=1'-0"
A4.1	DETAIL WALL SECTION	1 1/2"=1'-0"
A6.2	WINDOW TYPES	1/4"=1'-0"
A6.3	WINDOW TYPES	1/4"=1'-0"
A8.1	STAIR SECTION	1/4"=1'-0"
A8.2	STAIR PLANS	1/4"=1'-0"
L1.1	LANDSCAPE SITE PLAN	1/32"=1'-0"

PROJECT DATA

PROJECT SITE 203 COTTER ST., SAN FRANCISCO, CA 94112  
 CROSS STREET CAYUGA ST.  
 NEIGHBORHOOD MISSION TERRACE  
 BLOCK/LOT 6795A - 029  
 PARCEL SIZE 30,744 SQ.FT  
 ZONING RH-1  
 HEIGHT 40-X  
 CONSTRUCTION TYPE VA  
 PRESERVATION C- NO HISTORIC RESOURCE PRESENT  
 OCCUPATION E- EDUCATION  
 DESCRIPTION

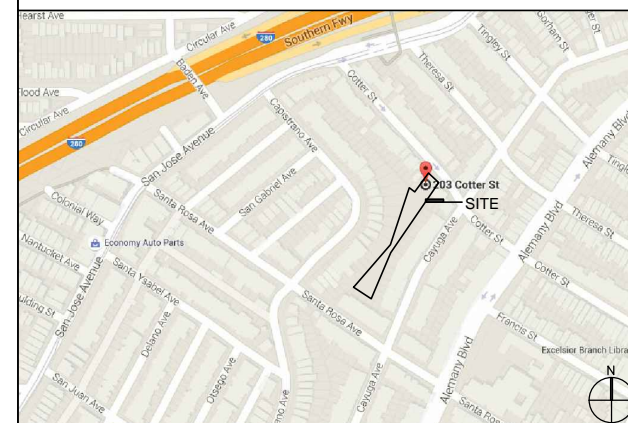
The proposal is for a new private kindergarten, elementary and middle school to accommodate a student population of approx. 200 and 30 staff members. Conditional use authorization will be required.  
 There will be on-site vehicular drop off and pick up. When not in use, as drop off, the permeable front yard will be cross programmed for social gatherings and temporary car parking. The remaining street curb not allocated for curb cut will be white zoned.  
 The project will provide for approximately 70% open space. The rear yard will be used as part of an edible school yard program thereby preserving some of its current use. The project will meet or exceed SFPUC storm water requirements.

PROJECT DATA

	EXISTING USES	EXISTING USES TO BE REPAIRED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
PROJECT FEATURES				
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	0	0	1	1
Height of Building(s)	0	0	30	30
Number of Stories	0	0	2	2
Bicycle Spaces	0	0	24	24
GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	0	0
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
PDR (Production, Distribution, & Repair)	0	0	0	0
Parking	0	0	0	0
Other ( Edu. )	0	0	15,400	15,400
Other ( )				
Other ( )				
TOTAL GSF	0	0	15,400	15,400

PARKING ON SITE VEHICULAR DROP OFF AND PICK UP  
 BIKE PARKING 33 CLASS I BIKE STALLS  
 8 CLASS II BIKE STALLS AT CURB  
 OPEN SPACE THE PROJECT WILL PROVIDE APPROXIMATELY 72% OPEN SPACE THOUGH A COMBINATION OF FRONT, REAR AND SIDE YARDS AS WELL AS INTERIOR COURTYARDS  
 FRONT COURT: 4,100 SQFT  
 SIDE COURT: 900 SQ FT  
 GREEN ROOFS: 7,000 SQ FT  
 COURTYARDS: 2,750 SQ FT  
 FARM AREA: 4,400 SQ FT  
 CHICKEN RUN: 300 SQ FT  
 KINDER PLAY: 550 SQ FT  
 WILD AREA: 7,500 SQ FT  
 CODES USED 2013 CALIFORNIA BUILDING CODE, 2013 SF MUNICIPAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, 2013 NFPA 72 (FIRE ALARMS), 2013 NFPA 13 (SPRINKLERS), CALIFORNIA GOVERNMENT CODE

LOCATION MAP



PROJECT RENDERING



ISSUE RECORD	DATE
OWNER:	GOLDEN BRIDGES SCHOOL
	3358 SECOND ST SAN FRANCISCO, CA 94110 T: 415.912.8666
ARCHITECT:	STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 NATOMA ST, UNIT 3 SAN FRANCISCO, CA 94103 T: 415.626.8977 F: 415.682.8978
203 COTTER ST. SAN FRANCISCO, CA 94112	
SHEET TITLE <b>COVER SHEET</b>	
SET:	SITE PERMIT
DATE:	08.05.2016
SCALE:	N.T.S
DRAWN:	SSJNAI © COPYRIGHTED BY NATURE PARKS ARCHITECTS INC.
SHEET NO: <b>A0.1</b>	









AERIAL RENDERING 1

ISSUE RECORD	DATE

OWNER:  
**GOLDEN BRIDGES SCHOOL**  
 3358 SECOND ST  
 SAN FRANCISCO, CA 94110  
 T: 415.912.8666

ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
 1022 NATOMA ST, UNIT 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977  
 F: 415.682.8978

203 COTTER ST.  
 SAN FRANCISCO, CA 94112

SHEET TITLE  
**RENDERING**

SET: SITE PERMIT  
 DATE: 08.05.2016  
 SCALE: N.T.S  
 DRAWN: SSJNAI © COPYRIGHTED BY GOLDEN BRIDGES SCHOOL ARCHITECTS INC.

SHEET NO:  
**A0.3B**





ISSUE RECORD	DATE

OWNER:  
**GOLDEN BRIDGES SCHOOL**  
 3358 SECOND ST  
 SAN FRANCISCO, CA 94110  
 T: 415.912.8666

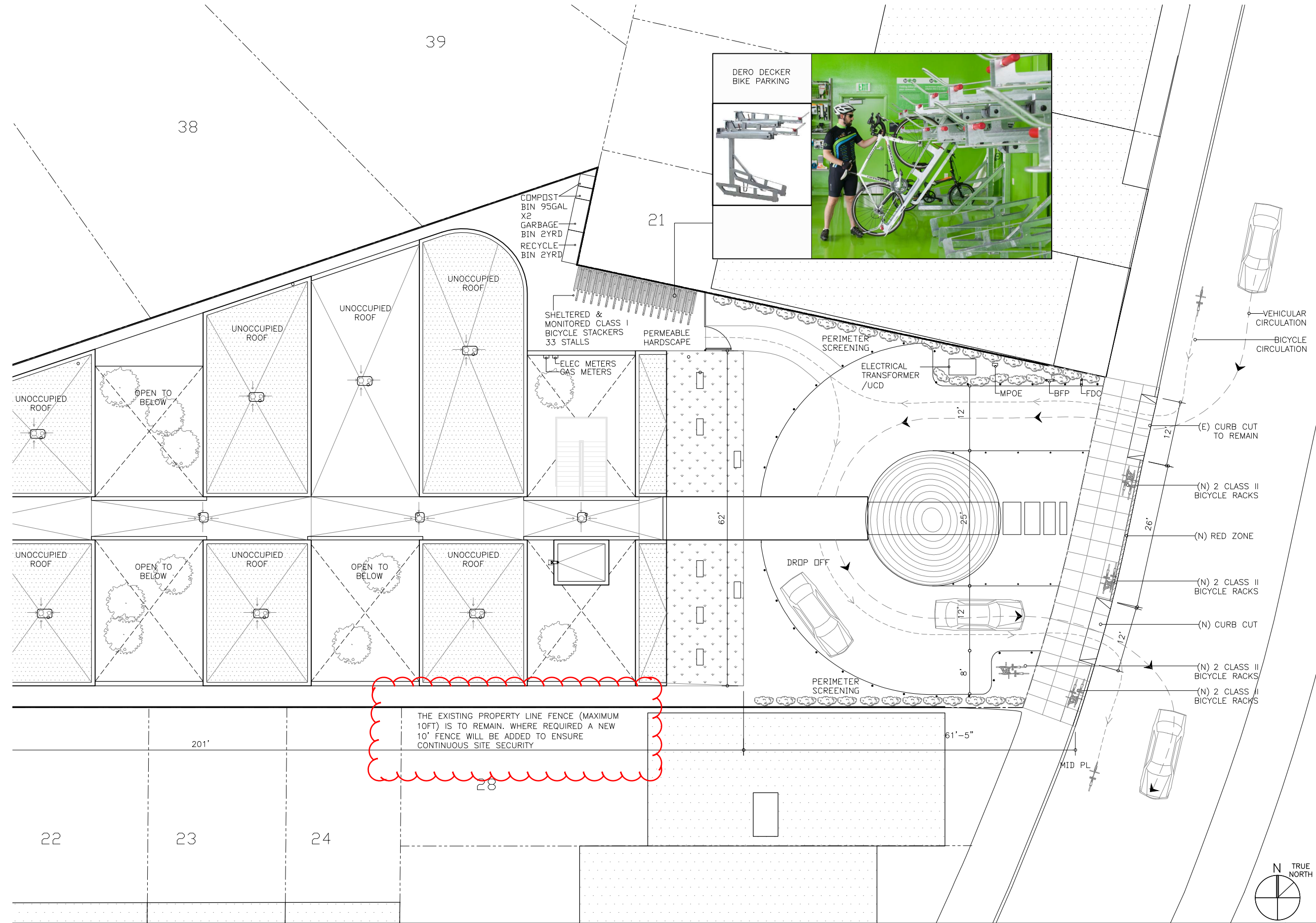
ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**  
 1022 NATOMA ST, UNIT 3  
 SAN FRANCISCO, CA 94103  
 T: 415.628.8977  
 F: 415.682.8978

203 COTTER ST.  
 SAN FRANCISCO, CA 94112

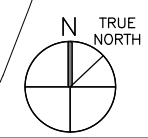
SHEET TITLE  
**STREET ELEVATION**

SET: **SITE PERMIT**  
 DATE: **08.05.2016**  
 SCALE: **N.T.S**  
 DRAWN: **SSJNAI** © COPYRIGHT EDNEY SAROWE | NATOMA ARCHITECTS, INC.

SHEET NO:  
**A0.3**



THE EXISTING PROPERTY LINE FENCE (MAXIMUM 10FT) IS TO REMAIN. WHERE REQUIRED A NEW 10' FENCE WILL BE ADDED TO ENSURE CONTINUOUS SITE SECURITY



ISSUE RECORD	DATE

**OWNER:**  
**GOLDEN BRIDGES SCHOOL**  
 3358 SECOND ST  
 SAN FRANCISCO, CA 94110  
 T: 415.912.8666

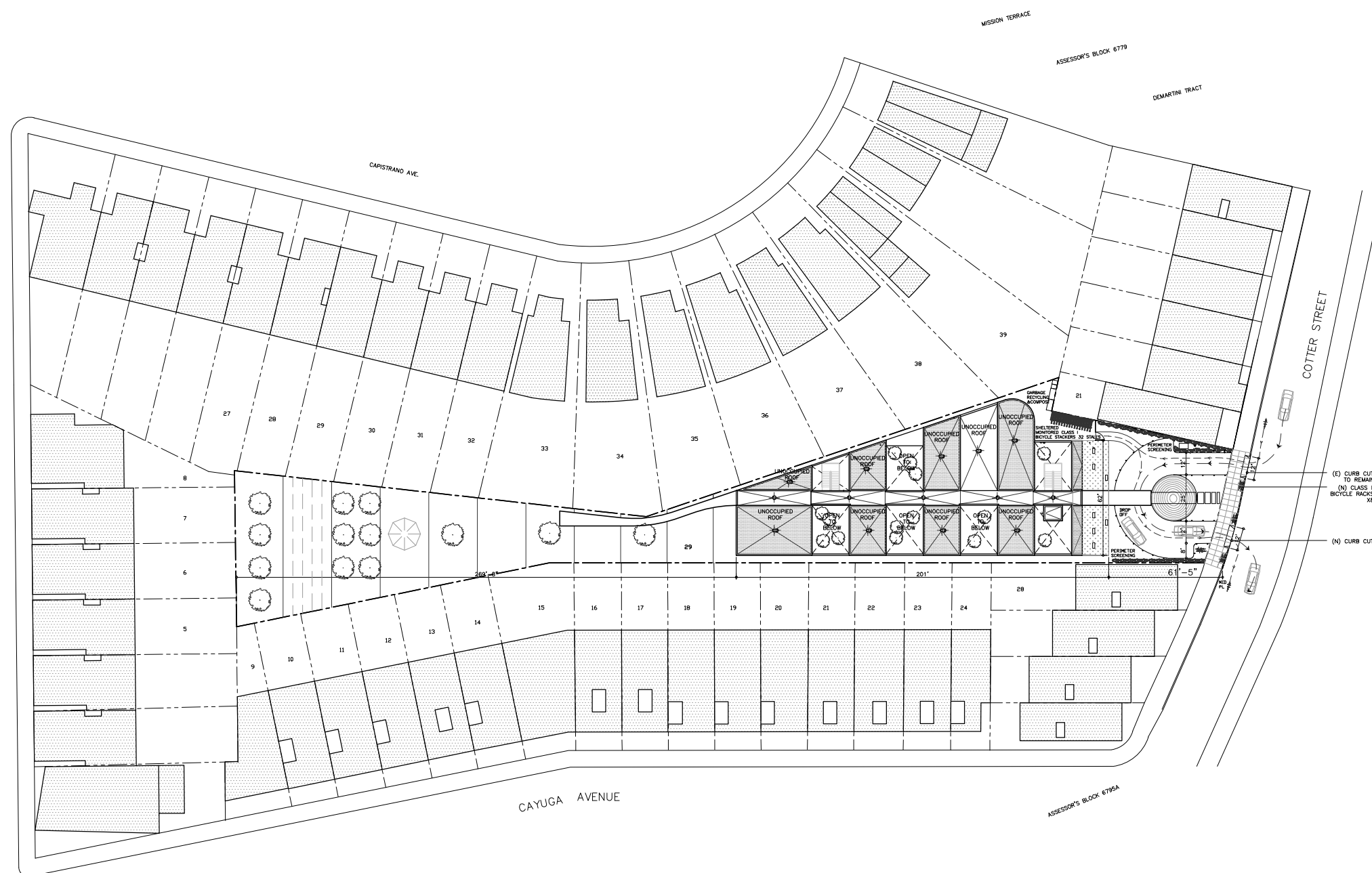
**ARCHITECT:**  
**STANLEY SAIKOWITZ | NATOMA ARCHITECTS Inc.**  
 1022 NATOMA ST., UNIT 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977  
 F: 415.682.8978

**GOLDEN BRIDGES SCHOOL**  
 203 GOTTER ST.  
 SAN FRANCISCO, CA 94112

SHEET TITLE  
**ENLARGED SITE PLAN**

SET:	SITE PERMIT
DATE:	08.05.2016
SCALE:	1/8" = 1'-0"
DRAWN:	SSJINAI © (COPYRIGHT 2016) STANLEY SAIKOWITZ   NATOMA ARCHITECTS, INC.

SHEET NO:  
**A0.4A**



ISSUE RECORD	DATE

OWNER:  
**GOLDEN BRIDGES SCHOOL**  
 3358 SECOND ST  
 SAN FRANCISCO, CA 94110  
 T: 415.912.8666

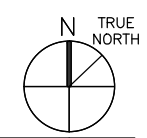
ARCHITECT:  
**STANLEY SAIOWITZ |  
 NATOMA ARCHITECTS Inc.**  
 1022 NATOMA ST., UNIT 3  
 SAN FRANCISCO, CA 94103  
 T: 415.628.8977  
 F: 415.682.8978

203 COTTER ST.  
 SAN FRANCISCO, CA 94112

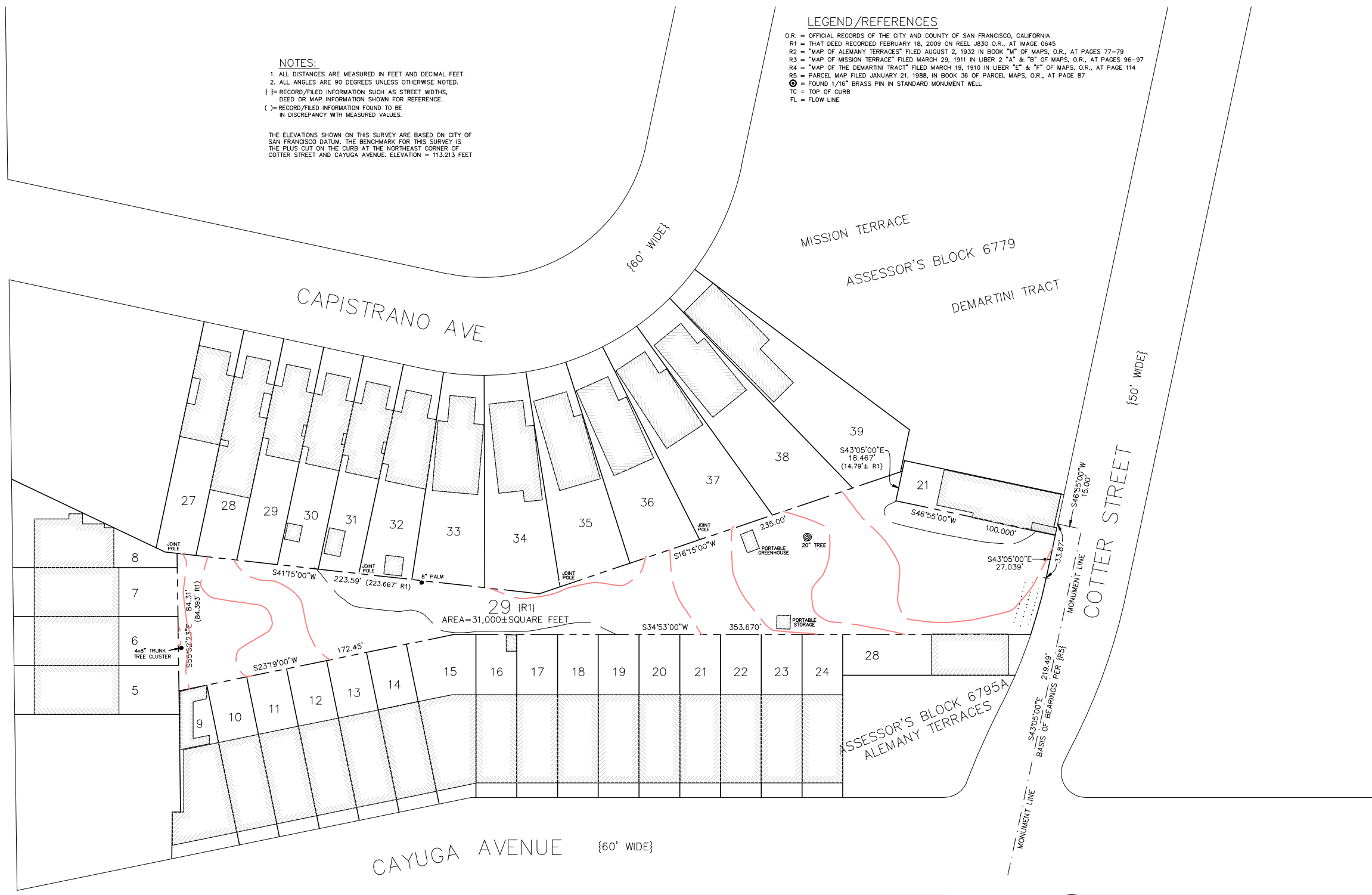
SHEET TITLE  
**SITE PLAN**

SET: SITE PERMIT  
 DATE: 08.05.2016  
 SCALE: 1/32" = 1'-0"  
 DRAWN: SSJNAI © COPYRIGHT EDNEY SAROWE NATOMA ARCHITECTS INC.

SHEET NO:  
**A0.4**



SANTA ROSA AVENUE {60' WIDE}



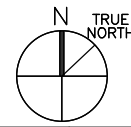
**NOTES:**

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- [ ] RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.
  - ( ) RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES.

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF SAN FRANCISCO DATUM. THE BENCHMARK FOR THIS SURVEY IS THE PLUS CUT ON THE CURB AT THE NORTHEAST CORNER OF COTTER STREET AND CAYUGA AVENUE. ELEVATION = 113.213 FEET

**LEGEND/REFERENCES**

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED FEBRUARY 18, 2009 ON REEL J830 O.R., AT IMAGE 0645
- R2 = "MAP OF ALEMANY TERRACES" FILED AUGUST 2, 1932 IN BOOK "A" OF MAPS, O.R., AT PAGES 77-79
- R3 = "MAP OF MISSION TERRACE" FILED MARCH 29, 1911 IN LIBER 2 "A" & "B" OF MAPS, O.R., AT PAGES 96-97
- R4 = "MAP OF THE DEMARTINI TRACT" FILED MARCH 19, 1910 IN LIBER "E" & "F" OF MAPS, O.R., AT PAGE 114
- R5 = PARCEL MAP FILED JANUARY 21, 1988, IN BOOK 36 OF PARCEL MAPS, O.R., AT PAGE 87
- ⊙ = FOUND 1/16" BRASS PIN IN STANDARD MONUMENT WELL
- TC = TOP OF CURB
- FL = FLOW LINE



ISSUE RECORD	DATE

OWNER:  
**GOLDEN BRIDGES SCHOOL**  
 3358 SECOND ST  
 SAN FRANCISCO, CA 94110  
 T: 415.912.8666

ARCHITECT:  
**STANLEY SAIHOWITZ | NATOMA ARCHITECTS Inc.**  
 1022 NATOMA ST., UNIT 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977  
 F: 415.682.8978

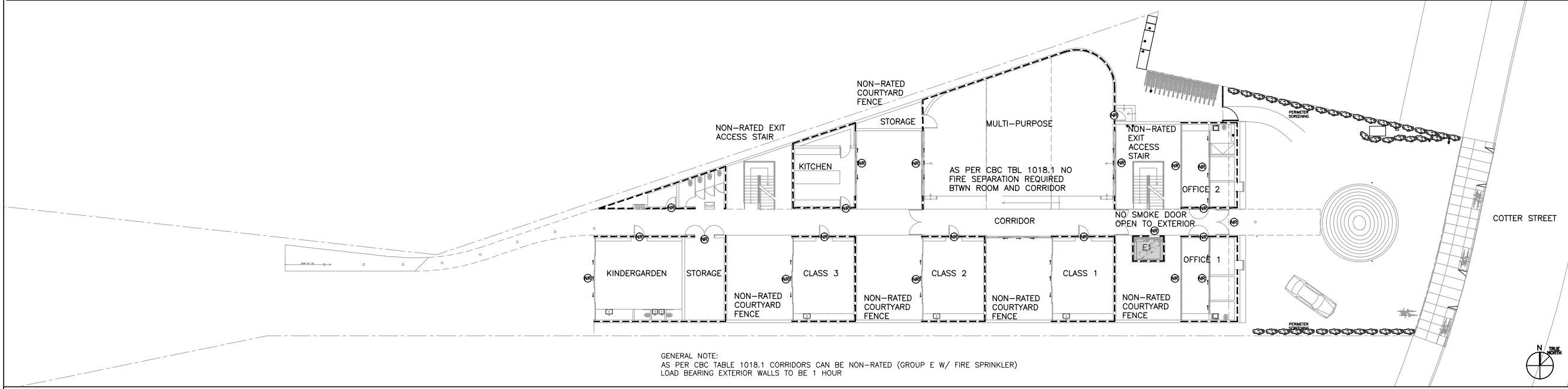
203 COTTER ST.  
 SAN FRANCISCO, CA 94112

SHEET TITLE  
**SURVEY**

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DATE:	08.05.2016
SCALE:	1/32" = 1'-0"
DRAWN:	SSJINAI © COPYRIGHT ENGINEER EDUARDO NATOMA ARCHITECTS INC.

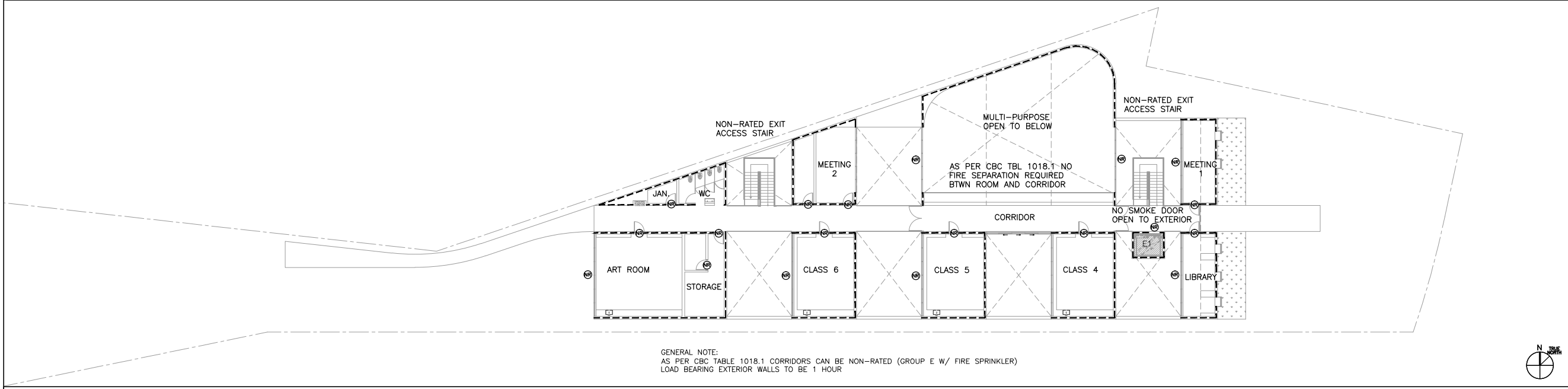
SHEET NO:  
**A0.5**





GENERAL NOTE:  
AS PER CBC TABLE 1018.1 CORRIDORS CAN BE NON-RATED (GROUP E W/ FIRE SPRINKLER)  
LOAD BEARING EXTERIOR WALLS TO BE 1 HOUR

FLOOR PLAN: LEVEL 1



GENERAL NOTE:  
AS PER CBC TABLE 1018.1 CORRIDORS CAN BE NON-RATED (GROUP E W/ FIRE SPRINKLER)  
LOAD BEARING EXTERIOR WALLS TO BE 1 HOUR

FLOOR PLAN: LEVEL 2

C.B.C. TABLE 601  
FIRE RESISTANCE RATING REQUIREMENTS FOR  
BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE VA
PRIMARY STRUCTURAL FRAME	1
BEARING WALL EXTERIOR	1
BEARING WALL INTERIOR	1
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602
NONBEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS	1
ROOF CONSTRUCTION & SECONDARY MEMBERS	1

C.B.C. TABLE 602  
FIRE RESISTANCE RATING REQUIREMENTS BASED ON  
FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FT)	OCCUPANCY E
X < 5	1
5 < X < 10	1
10 < X < 30	1
X > 30	0

GENERAL NOTES:

————— NON-RATED WALL

- - - - - 1 HOUR WALL AS PER CBC TBL 601  
ALL INTERIOR NON LOAD BEARING WALLS  
TO BE NON RATED

1 HOUR ELEVATOR SHAFT  
ALL FLOOR CONSTRUCTION AS PER CBC  
601 SHALL BE 1HR

⊗ NON RATED DOOR  
NON RATED OPENING IN 1HR WALL PERMITTED AS PER  
CBC TBL 5-A WHERE PERPENDICULAR SEPARATION  
BETWEEN OPENINGS ARE GREATER THAN 5 FEET

⊗ NON RATED WINDOW ASSEMBLY  
NON RATED OPENING IN 1HR WALL PERMITTED AS PER  
CBC TBL 5-A WHERE PERPENDICULAR SEPARATION  
BETWEEN OPENINGS ARE GREATER THAN 5 FEET

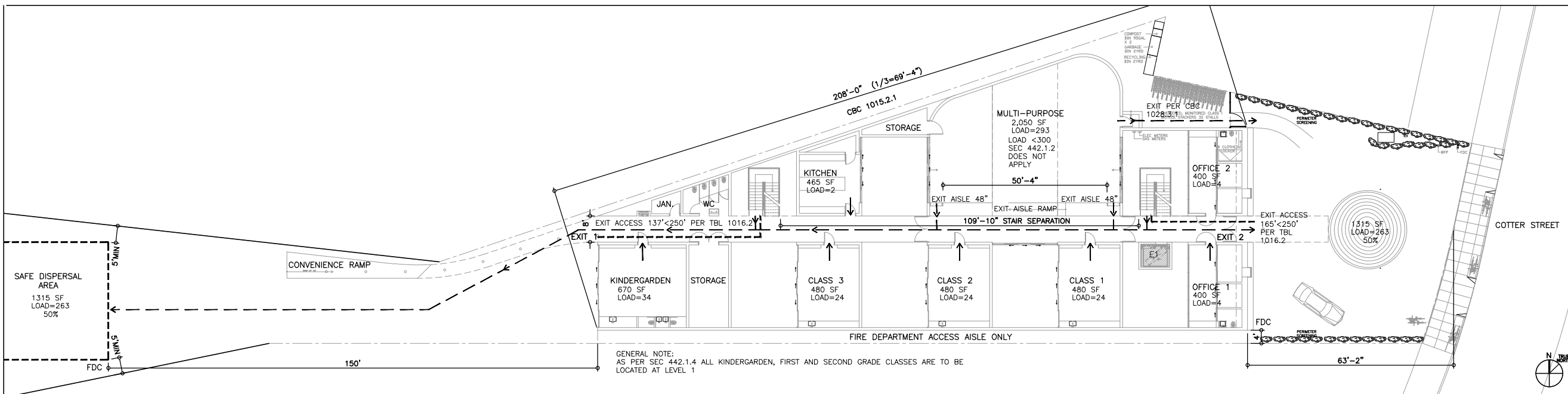
⊗ 20 MINUTE DOOR WITH CLOSER AND GASKETED

⊗ 60 MINUTE DOOR WITH CLOSER AND GASKETED

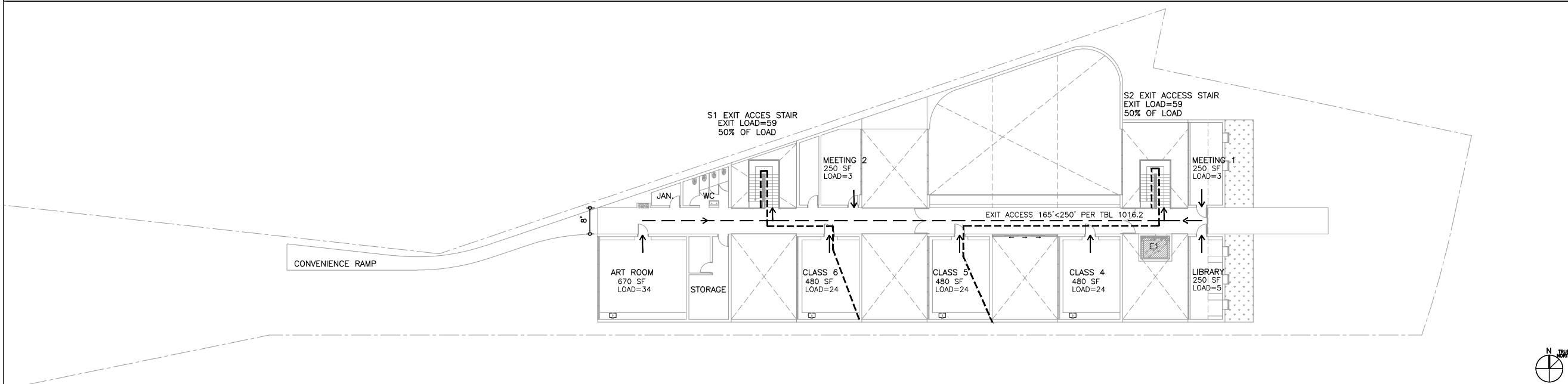
⊗ 90 MINUTE FIRE WINDOW  
AS PER CBC 715.8 & 715.9 & SFBC 503.5 OPENINGS  
ARE TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM

⊗ 90 MINUTE DOOR W/ CLOSER  
SMOKE GASKETED  
MAX. TRANSMIT. TEMP END POINT SHALL NOT EXCEED  
450F ABOVE AMBIENT AFTER 30 MIN. OF FIRE  
EXPOSURE  
ALL 90 MINUTE ELEVATOR SHAFT DOORS ARE TO BE  
SMOKE ACTIVATED WITH MAGNETIC LOCKS AND CLOSERS

ISSUE RECORD	DATE
OWNER: <b>GOLDEN BRIDGES SCHOOL</b>	
3358 SECOND ST SAN FRANCISCO, CA 94110 T: 415.912.8666	
ARCHITECT: <b>STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc.</b>	
1022 NATOMA ST, UNIT 3 SAN FRANCISCO, CA 94103 T: 415.626.8977 F: 415.682.8978	
203 COTTER ST. SAN FRANCISCO, CA 94112	
SHEET TITLE <b>FIRE RATING</b>	
SET:	SITE PERMIT
DATE:	08.05.2016
SCALE:	1/16" = 1'-0"
DRAWN:	SSJNAI © COPYRIGHT 2016 BY STANLEY SAIOWITZ NATOMA ARCHITECTS INC.
SHEET NO: <b>A0.6A</b>	



FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVEL 2

Level 2	Area	Load Factor	Load	Exits Req.	Exits Provided	Door Width Req.	Door Width Provided	Stair Width Req.	Stair Width Provided	Notes
Library	280	50	5.00	1	1	1"	36"			
Meeting 1	300	100	3.00	1	1	1"	36"			
Meeting 2	300	100	3.00	1	1	1"	36"			
Classroom 4	480	20	24.00	1	1	5"	36"			
Classroom 5	480	20	24.00	1	1	5"	36"			
Classroom 6	480	20	24.00	1	1	5"	36"			
Art Room	670	20	33.50	1	1	7"	36"			
Total			116.50	2	2			35"	96"	Corridor width >72"

Level 1	Area	Load Factor	Load	Exits Req.	Exits Provided	Door Width Req.	Door Width Provided	Stair Width Req.	Stair Width Provided	Notes
Office 1	400	100	4.00	1	1	1"	36"			
Office 2	400	100	4.00	1	1	1"	36"			
Classroom 1	480	20	24.00	1	1	5"	36"			
Classroom 2	480	20	24.00	1	1	5"	36"			
Classroom 3	480	20	24.00	1	1	5"	36"			
Kindergarden	670	20	33.50	1	1	6.7"	36"			
Multipurpose	2,050	7	293.00	2	2	59"	72"	36" min/88"	48" min/144"	
Kitchen	465	200	2.00	1	1	1"	36"			
Sub Total			408.50	2	2					Corridor width >72"
Accumulative Total			525.00	3	3	105"	180"			

← EXIT PATH

ISSUE RECORD	DATE

OWNER:  
GOLDEN BRIDGES SCHOOL  
3358 SECOND ST  
SAN FRANCISCO, CA 94110  
T: 415.912.8666

ARCHITECT:  
STANLEY SAIOWITZ |  
NATOMA ARCHITECTS Inc.  
1022 NATOMA ST., UNIT 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977  
F: 415.682.8978

203 COTTER ST.  
SAN FRANCISCO, CA 94112

SHEET TITLE  
EXITING  
DIAGRAMS

SET: SITE PERMIT  
DATE: 08.05.2016  
SCALE: 1/16" = 1'-0"  
DRAWN: SSJNAI © COPYRIGHT 2016 STANLEY SAIOWITZ | NATOMA ARCHITECTS INC.

SHEET NO:  
A0.6B





# Green Building: Site Permit Submittal

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name GOLDEN BRIDGES SCHOOL	Block/Lot BLOCK 6795A / LOT 029	Address 203 COTTER ST., SAN FRANCISCO, CA 94112
Gross Project Area 15,400 GSF	Primary Occupancy E - EDUCATION	Number of occupied floors 2
Design Professional/Applicant: Sign & Date		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

### AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

## ALL PROJECTS, AS APPLICABLE

<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
<b>Base number of required points:</b>	60	2	50	60	60	60
<b>Adjustment for retention / demolition of historic features / building:</b>				n/a		
<b>Final number of required points (base number +/- adjustment)</b>				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	● Meet C&D ordinance only	●
<b>Energy Use</b> Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	● LEED prerequisite	●	●	● LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	● Meet LEED prerequisite	Meet LEED prerequisite			
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	●	●	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2.	●	See San Francisco Planning Code 155		See San Francisco Planning Code 155		
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

## GREENPOINT RATED PROJECTS

<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
<b>Base number of required Greenpoints:</b>	75
<b>Adjustment for retention / demolition of historic features / building:</b>	
<b>Final number of required points (base number +/- adjustment)</b>	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

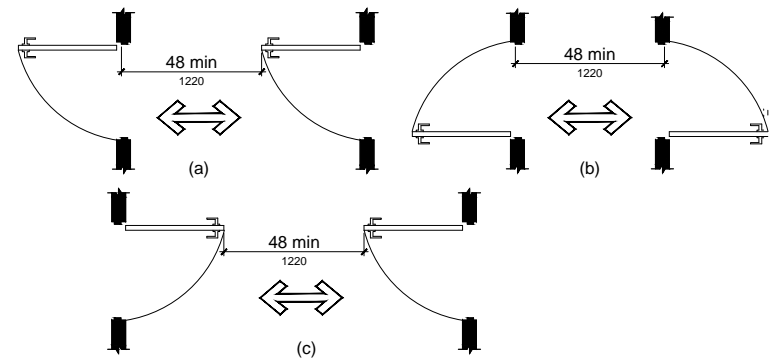
## Notes

- New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>3</sup>	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
<b>Energy Efficiency:</b> Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2).	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label. AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.		
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management –</b> Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

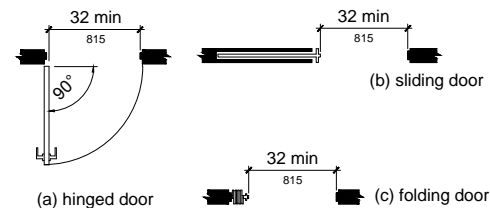
ISSUE RECORD	DATE
OWNER: GOLDEN BRIDGES SCHOOL	
3358 SECOND ST SAN FRANCISCO, CA 94110 T: 415.912.8666	
ARCHITECT: STANLEY SAIOWITZ   NATOMA ARCHITECTS Inc. 1022 NATOMA ST., UNIT 3 SAN FRANCISCO, CA 94103 T: 415.626.8977 F: 415.682.8978	
203 COTTER ST. SAN FRANCISCO, CA 94112	
SHEET TITLE <b>GREEN POINT DATA</b>	
SET:	SITE PERMIT
DATE:	08.05.2016
SCALE:	N.T.S
DRAWN:	SSJNAI © COPYRIGHT EDNEY SAROVI NATOMA ARCHITECTS INC.
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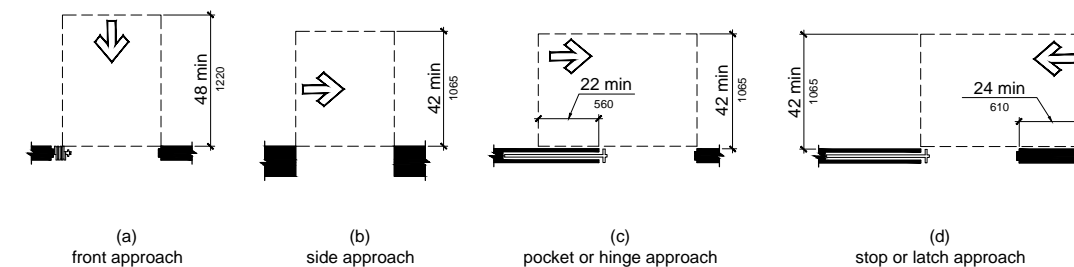
11B-404.2.6 DOORS IN SERIES AND GATES IN SERIES

**DOORS IN SERIES**

7



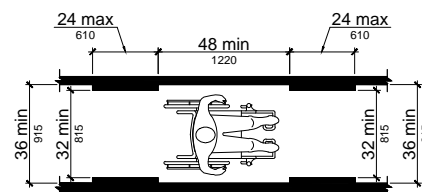
11B-404.2.3 CLEAR WIDTH OF DOORWAYS



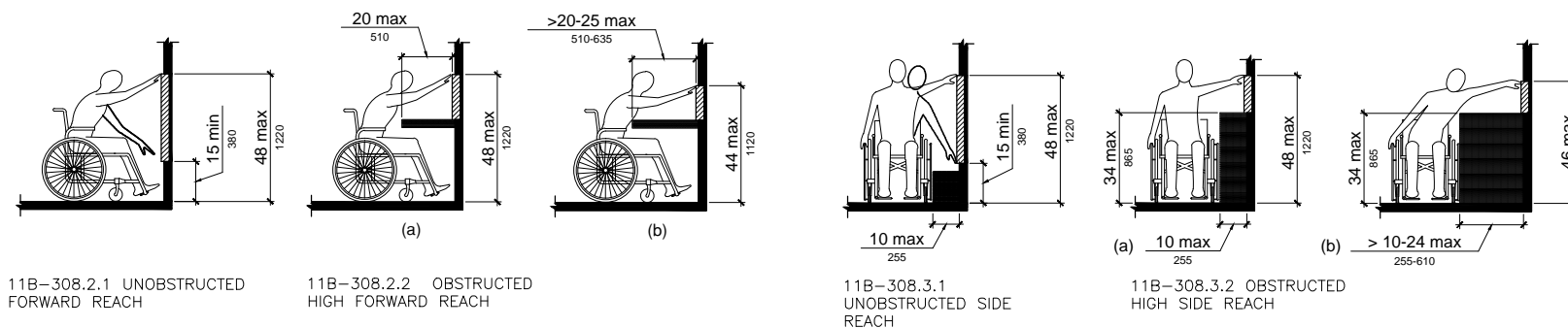
11B-404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

**DOORS WIDTHS**

6

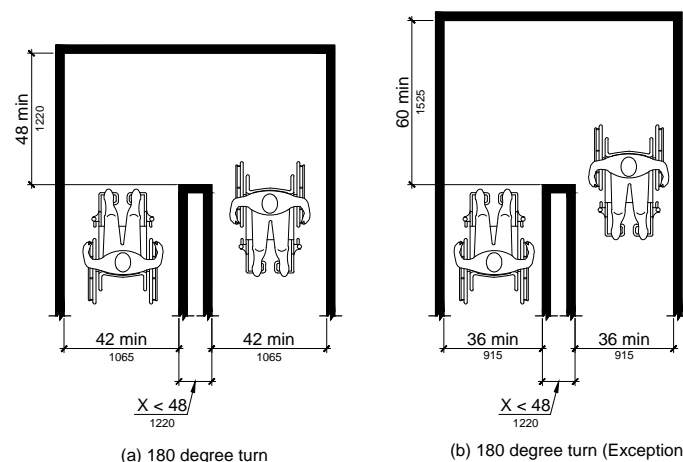


11B-403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE



**REACH RANGES**

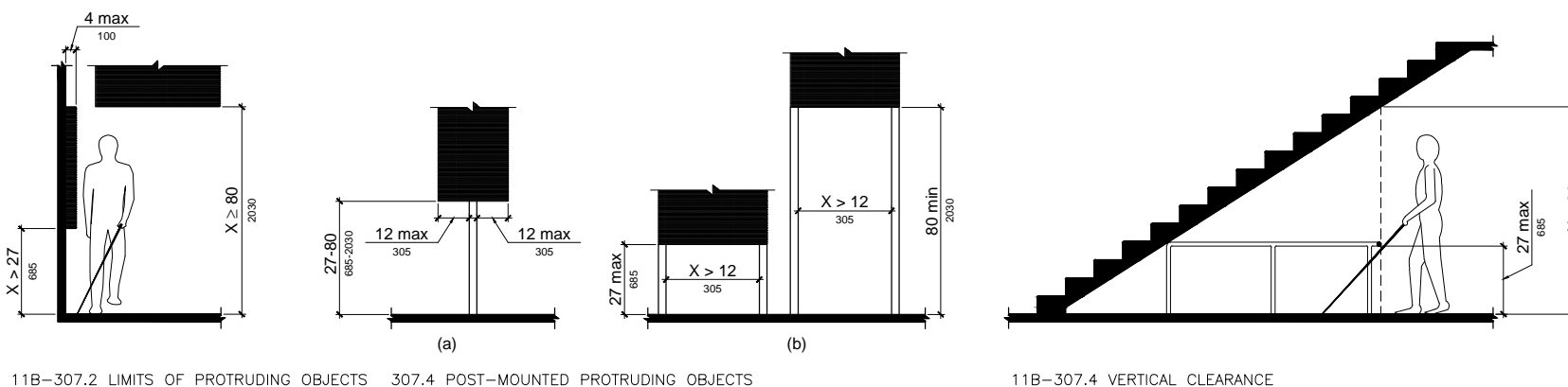
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11B-403.5.2 CLEAR WIDTH AT TURN

**ASSESSIBLE ROUTE**

4

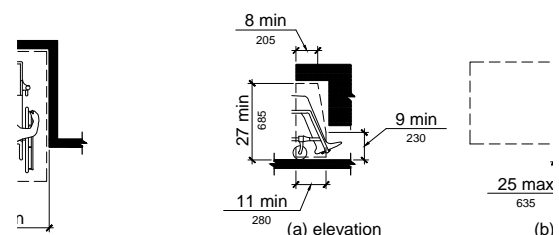


11B-307.2 LIMITS OF PROTRUDING OBJECTS 307.4 POST-MOUNTED PROTRUDING OBJECTS

11B-307.4 VERTICAL CLEARANCE

**PROTRUDING OBJECTS**

3

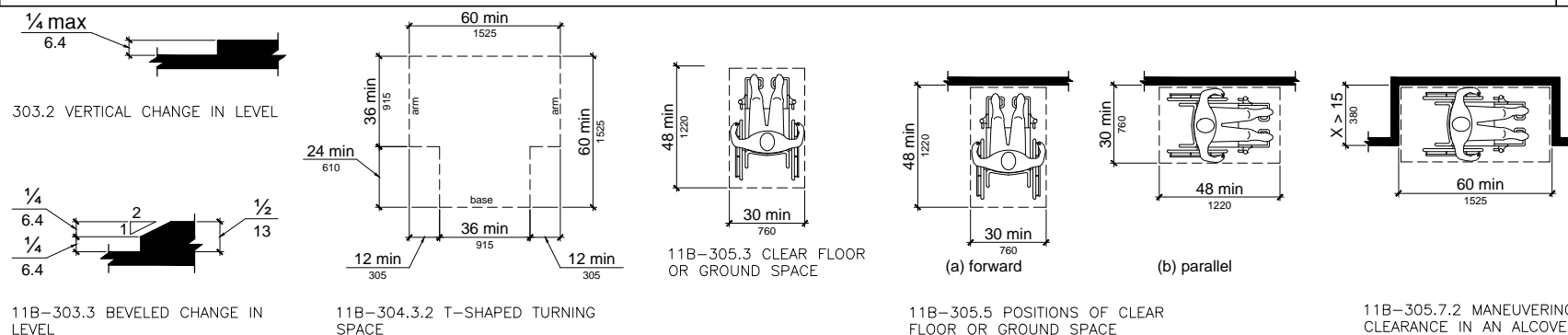


11B-306 KNEE & TOE CLEARANCE.

MANEUVERING AN ALCOVE, APPROACH

**KNEE AND TOE CLEARANCE**

2



11B-303.2 VERTICAL CHANGE IN LEVEL

11B-303.3 BEVELED CHANGE IN LEVEL

11B-304.3.2 T-SHAPED TURNING SPACE

11B-305.3 CLEAR FLOOR OR GROUND SPACE

11B-305.5 POSITIONS OF CLEAR FLOOR OR GROUND SPACE

11B-305.7.2 MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

**CLEAR FLOOR AND GROUND SPACE**

1

ISSUE RECORD	DATE

OWNER:  
GOLDEN BRIDGES SCHOOL  
3358 SECOND ST  
SAN FRANCISCO, CA 94110  
F: 415.912.8666

ARCHITECT:  
STANLEY SAITOWITZ |  
NATOMA ARCHITECTS Inc.  
1022 NATOMA ST., UNIT 3  
SAN FRANCISCO, CA 94103  
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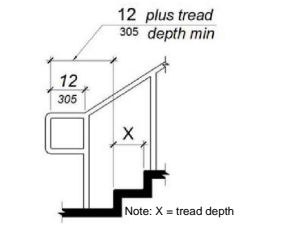
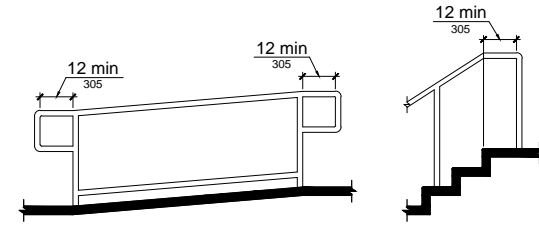
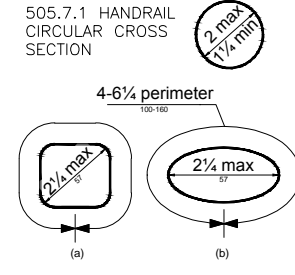
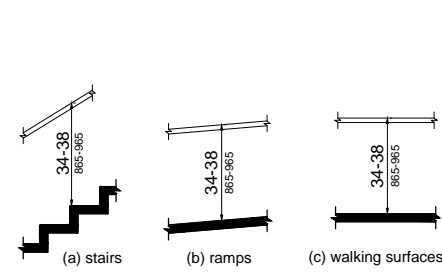
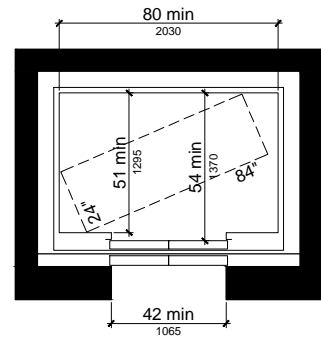
203 COTTER ST.  
SAN FRANCISCO, CA 94112

SHEET TITLE  
**ACCESSIBILITY DIAGRAMS**

SET: SITE PERMIT  
DATE: 08.05.2016  
SCALE: 3/8" = 1'-0"  
DRAWN: SSJNAI © COPYRIGHT EDNEY SARONOV NATOMA ARCHITECTS, INC.

SHEET NO:  
**A0.9**





11B-505.4 HANDRAIL HEIGHT

11B-505.6 HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

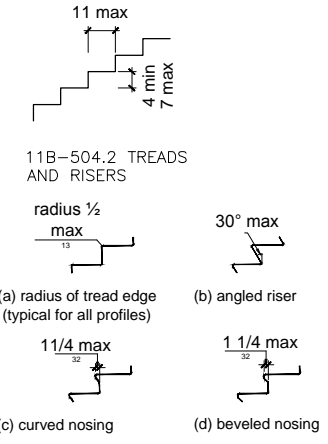
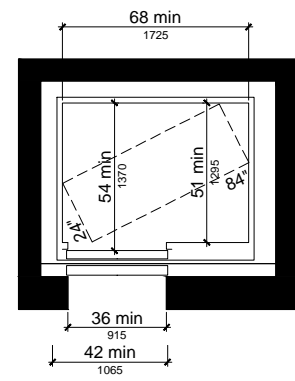
11B-505.7.2 HANDRAIL NON-CIRCULAR CROSS SECTION

11B-505.10.1 TOP AND BOTTOM HANDRAIL EXTENSION AT RAMP

11B-505.10.2 TOP HANDRAIL EXTENSION AT STAIRS

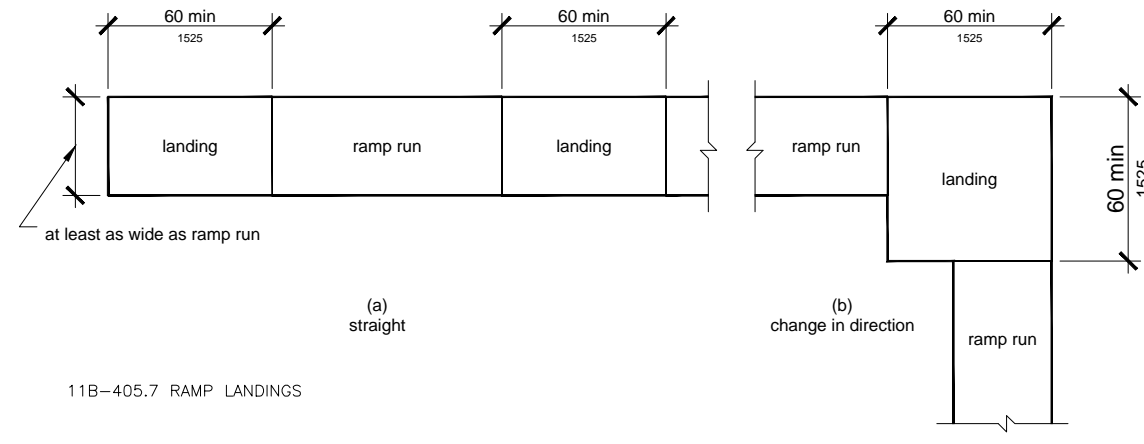
11B-FIGURE 505.10.3 BOTTOM HANDRAIL EXTENSION AT STAIRS

**HANDRAILS AT STAIRS AND RAMPS** 5

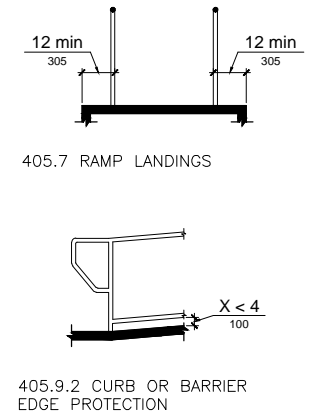


11B-504.5 STAIR NOSINGS

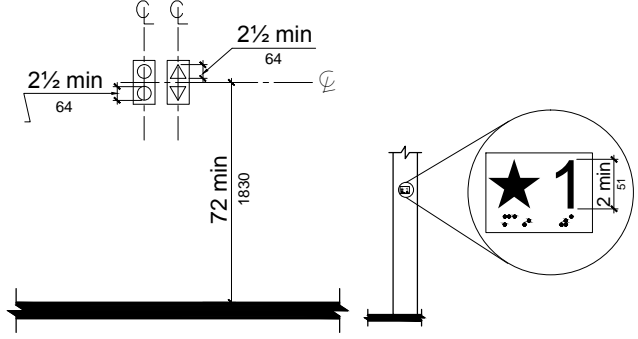
**TREAD PROFILE** 4



11B-405.7 RAMP LANDINGS

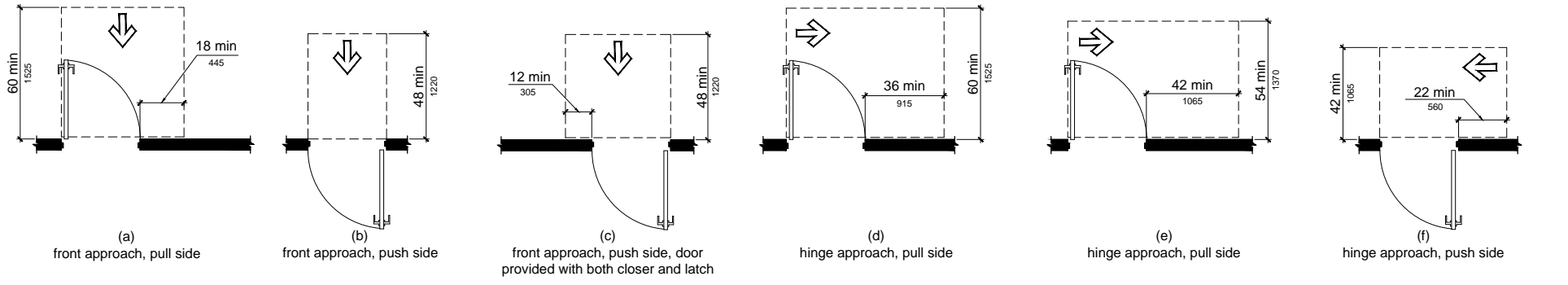


**RAMPS** 3

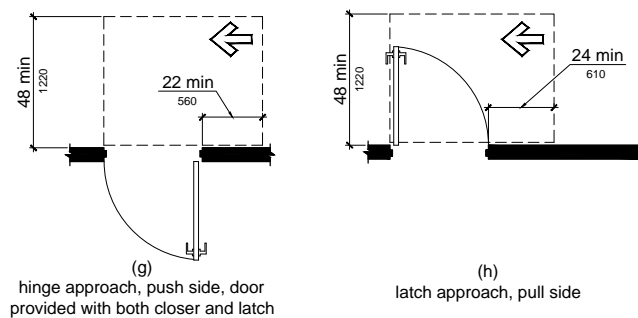


11B-407.2.2.2 VISIBLE HALL SIGNALS  
FIGURE 11B-407.2.3.1 FLOOR DESIGNATION ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

**ELEVATORS** 2



11B-404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



11B-404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

**CLERANCE AT DOORS, DOORWAYS AND GATES** 1

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F: 415.912.8666

ARCHITECT:  
**STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.**

1022 NATOMA ST., UNIT 3  
SAN FRANCISCO, CA 94103  
F: 415.626.8977  
F: 415.682.8978

203 COTTER ST.  
SAN FRANCISCO, CA 94112

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**ACCESSIBILITY DIAGRAMS**

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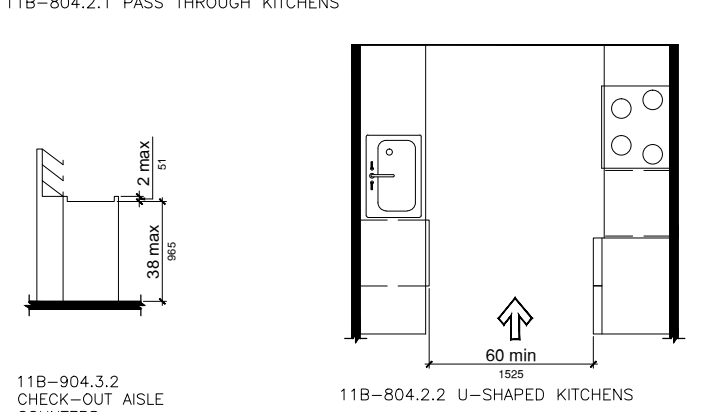
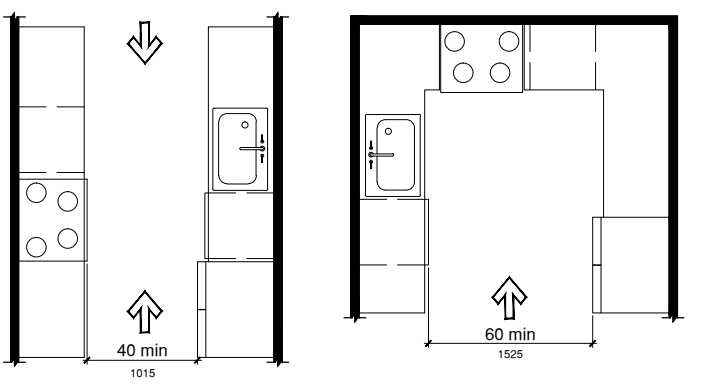


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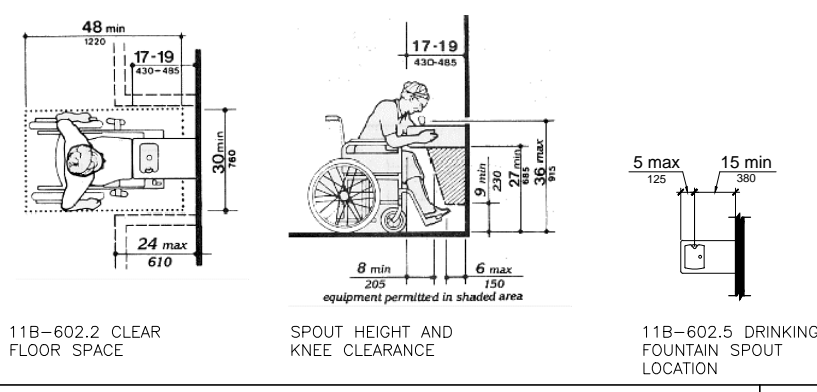
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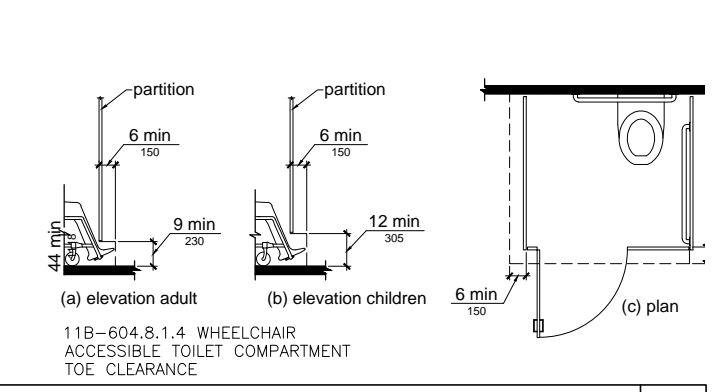
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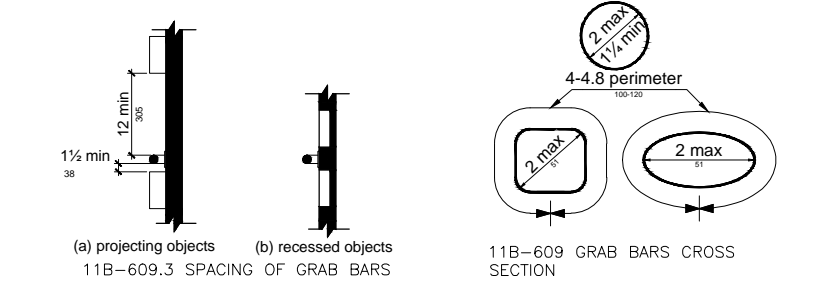
KITCHEN 7



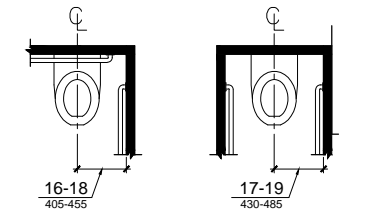
DRINKING FOUNTAIN 5



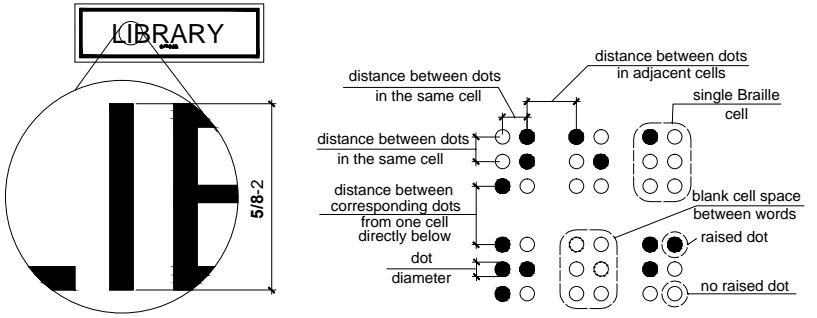
TOE CLEARANCE AT WC PARTITIONS 2



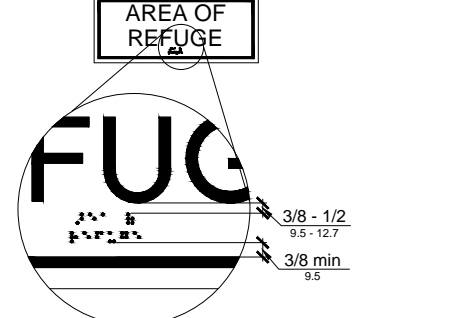
BATHROOM RAILS 4



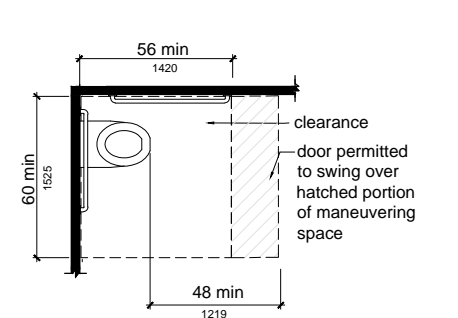
11B-604.2 WATER CLOSET LOCATION



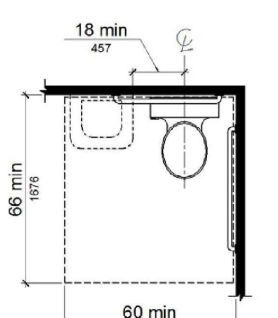
11B-703.2.5 HEIGHT OF RAISED CHARACTERS 11B-703.3.1 BRAILLE MEASUREMENT



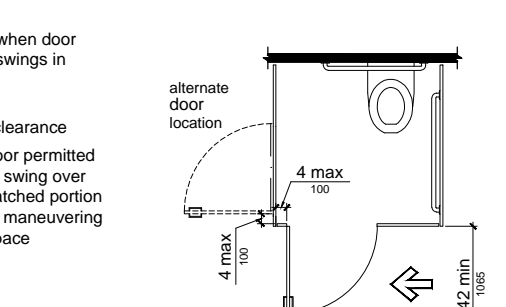
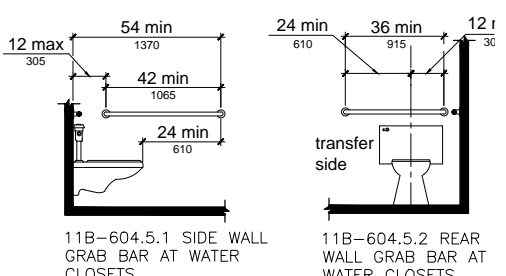
11B-703.3.2 POSITION OF BRAILLE



11B-604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS

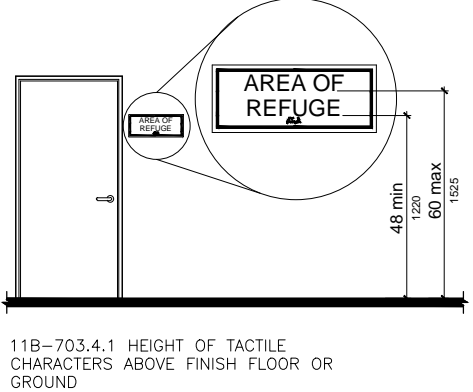


11B-604.3.2 OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS

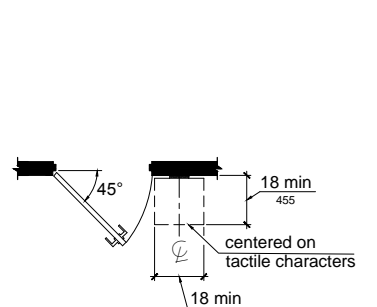


11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

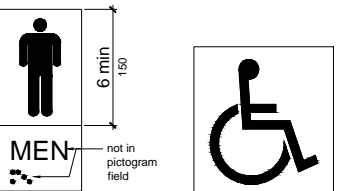
11B-604.8.1.2 MANEUVERING SPACE WITH SIDE-OPENING DOOR 11B-604.8.1.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS



11B-703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



11B-703.4.2 LOCATION OF TACTILE SIGNS AT DOORS



11B-703.6.1 PICTOGRAM FIELD 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY

COMMUNICATION ELEMENTS 6

PLUMBING ELEMENTS AND FACILITIES 1

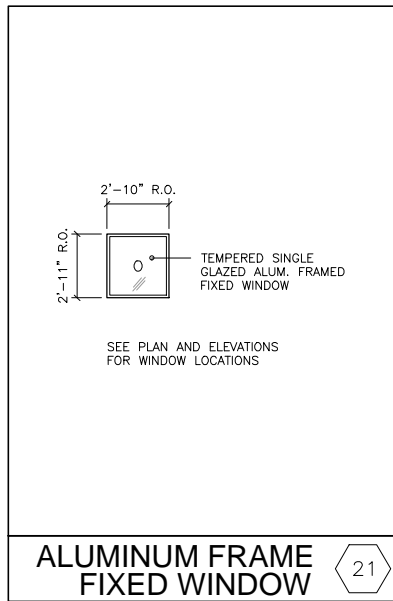
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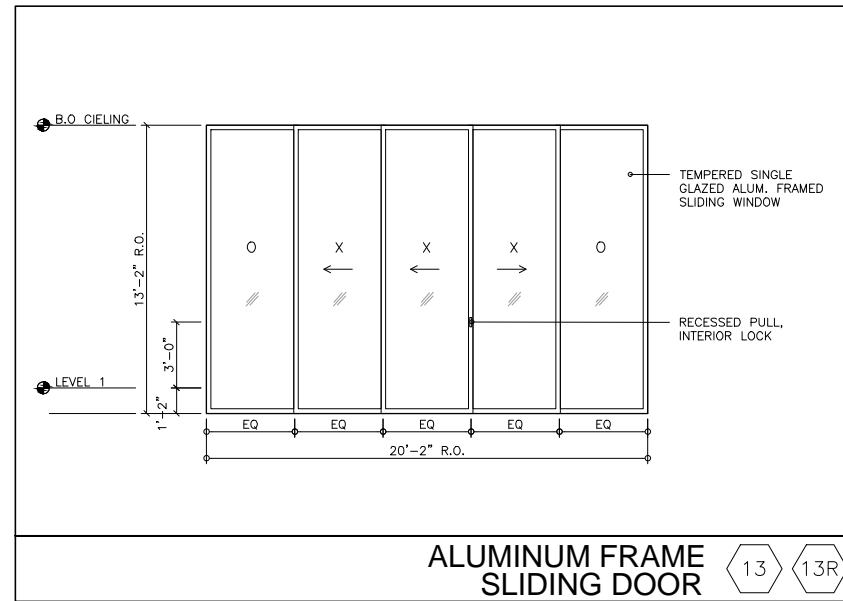
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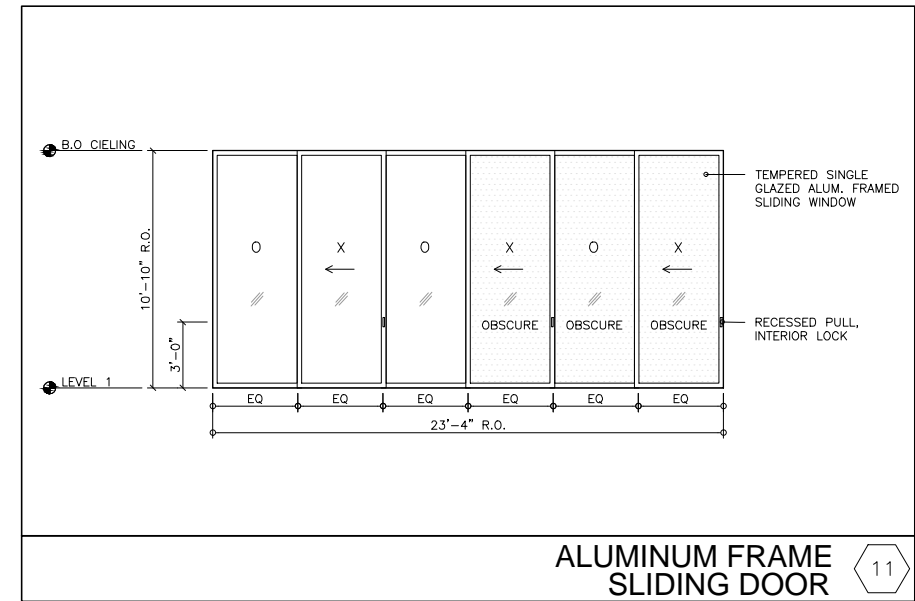
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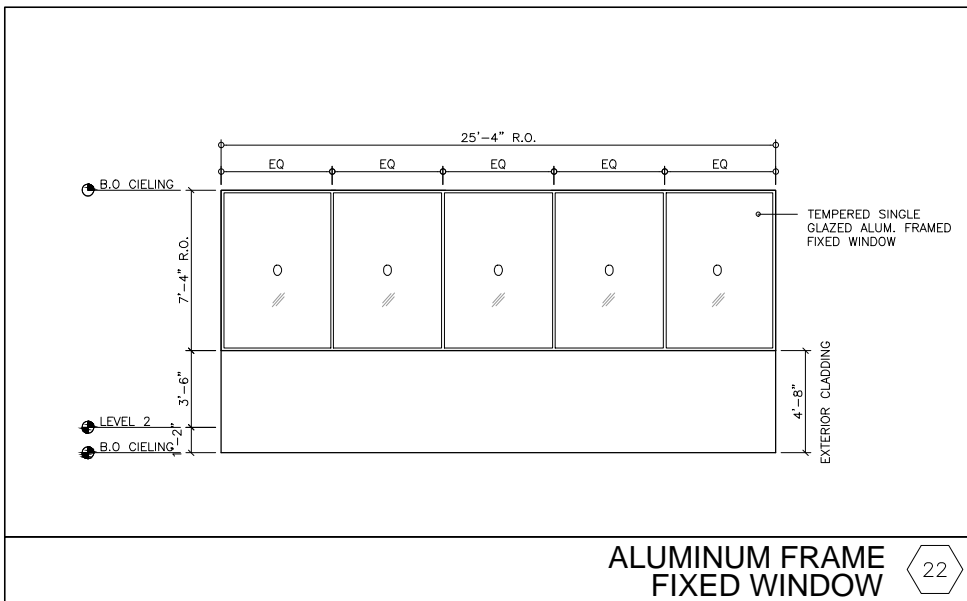
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FIXED WINDOW 21



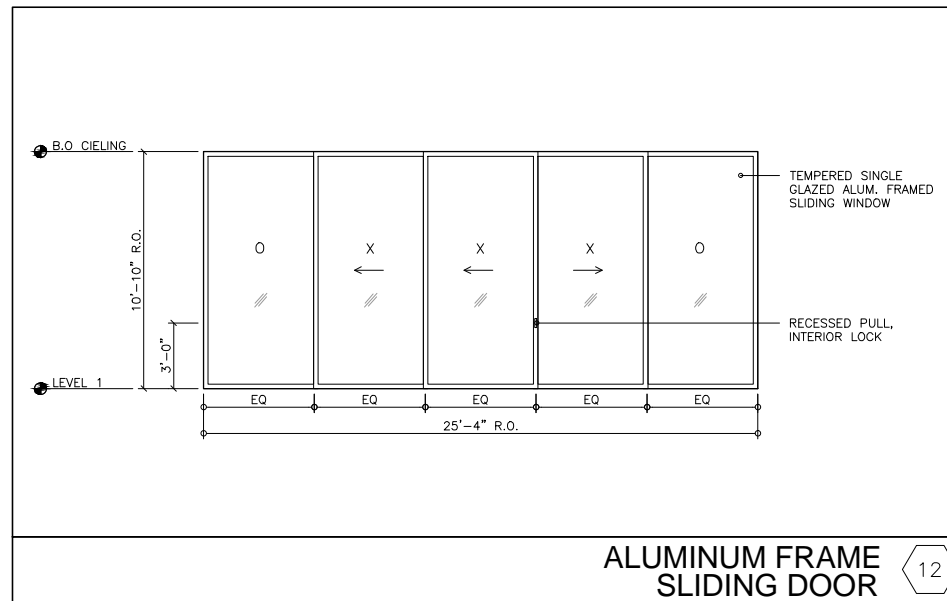
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SLIDING DOOR 13 13R



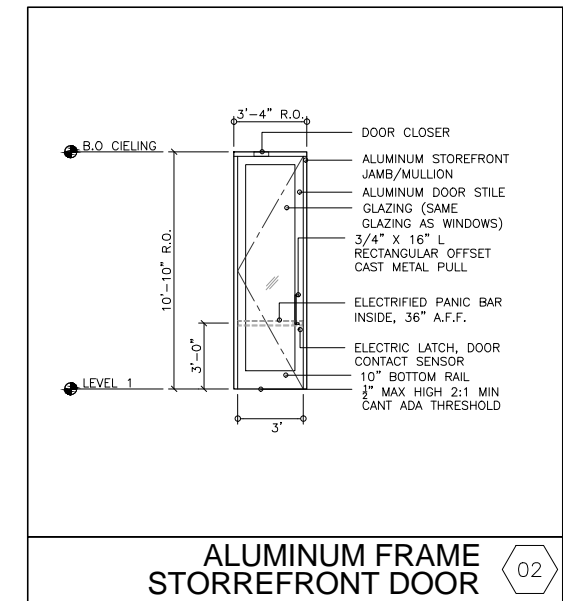
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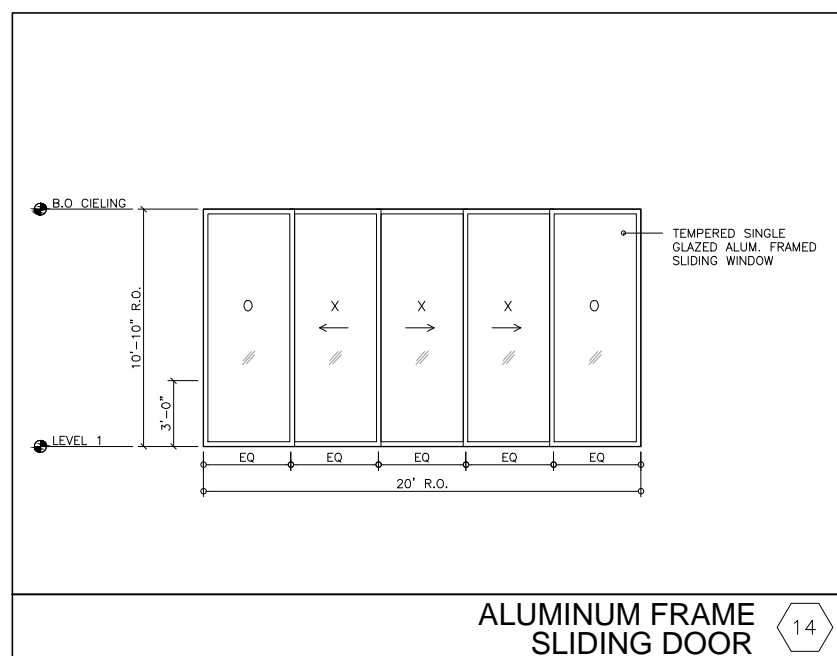
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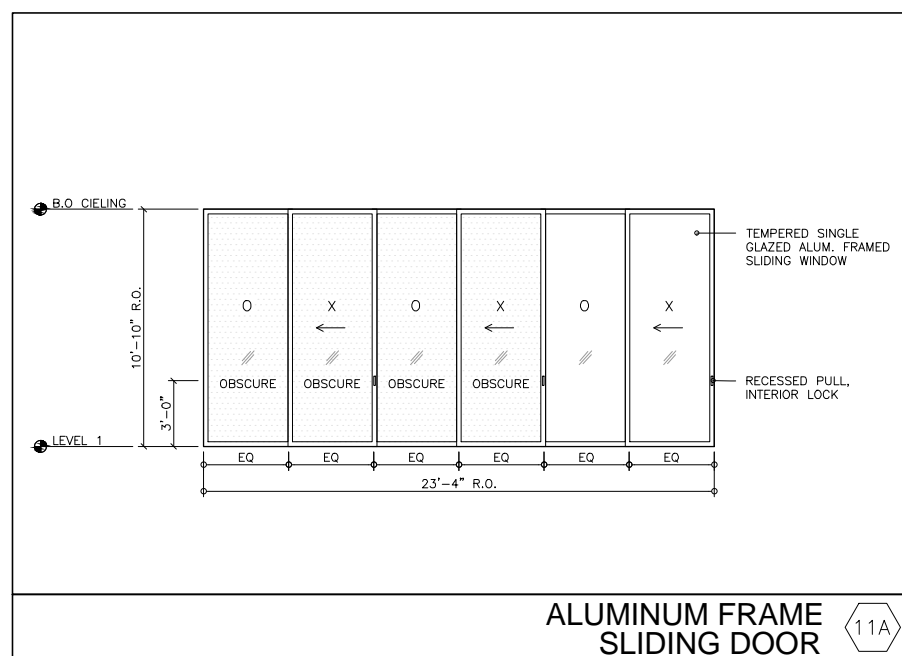
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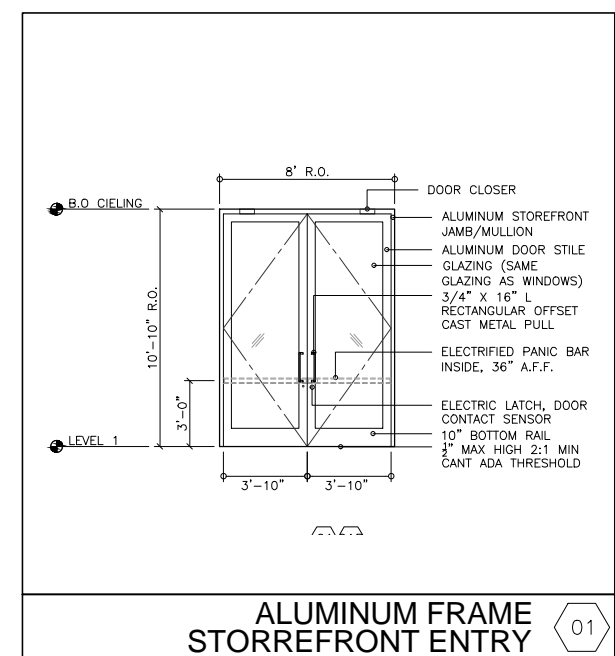
ALUMINUM FRAME  
STORREFRONT DOOR 02



ALUMINUM FRAME  
SLIDING DOOR 14



ALUMINUM FRAME  
SLIDING DOOR 11A



ALUMINUM FRAME  
STORREFRONT ENTRY 01

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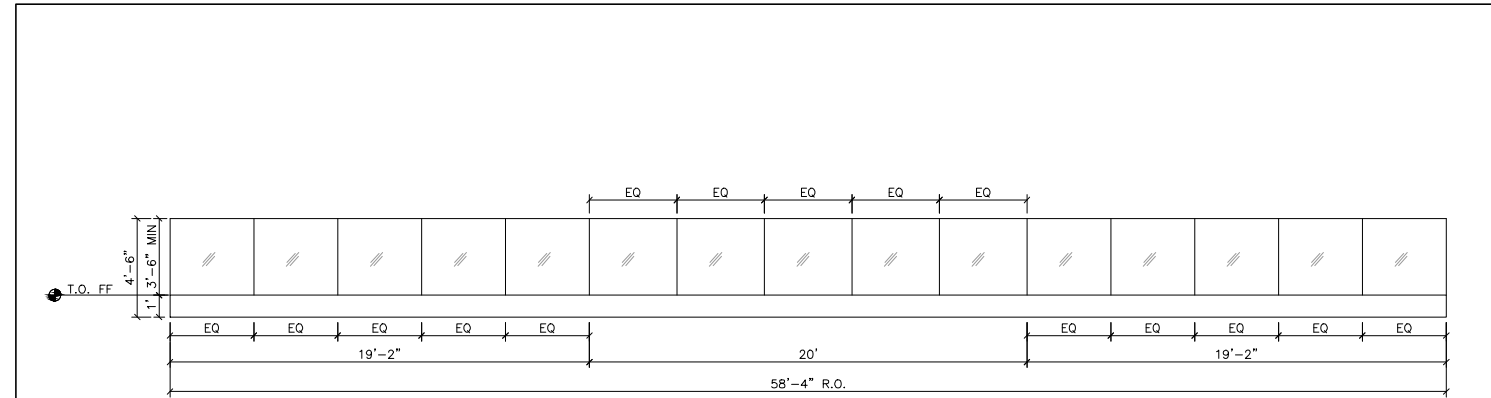
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TYPES**

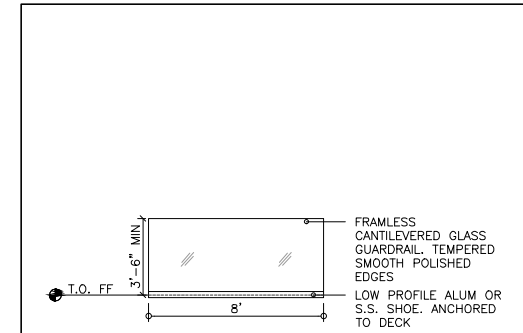
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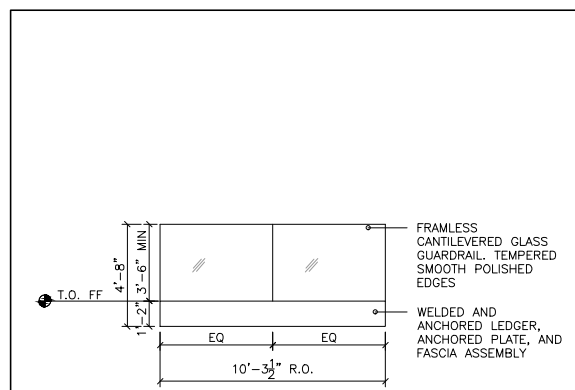
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GLASS GUARDRAIL

34



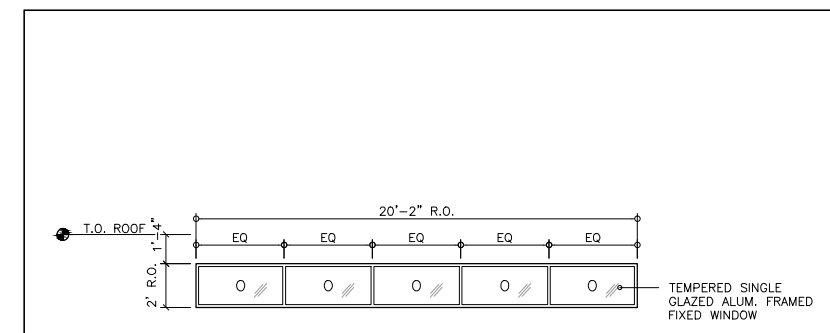
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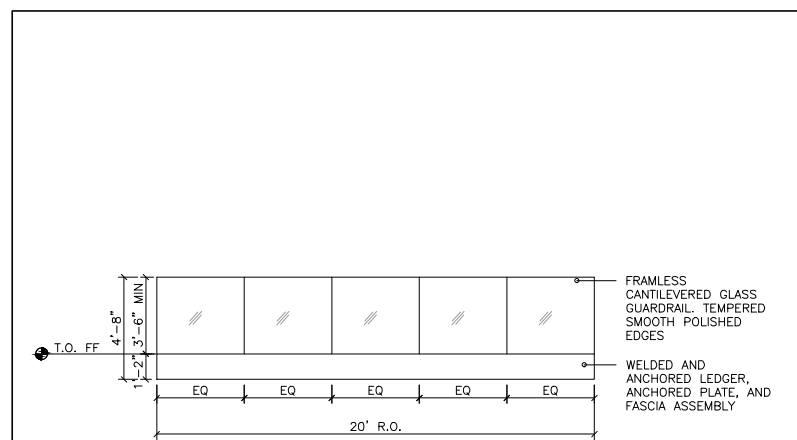
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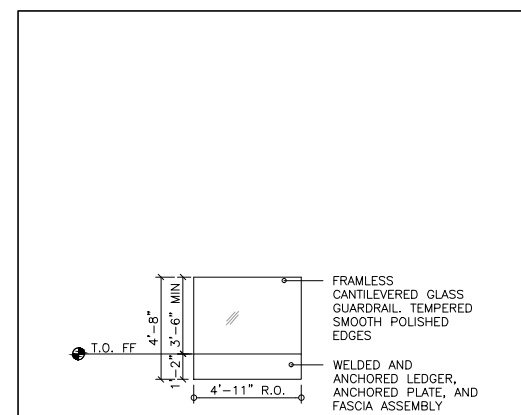
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FIXED WINDOW

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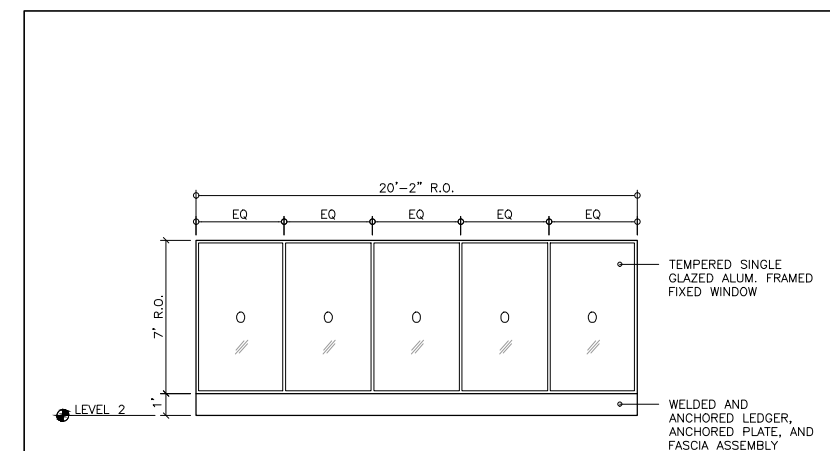
FRAMELESS CANTILEVERED  
GLASS GUARDRAIL

35



FRAMELESS CANTILEVERED  
GLASS GUARDRAIL

32



ALUMINUM FRAME  
FIXED WINDOW

23

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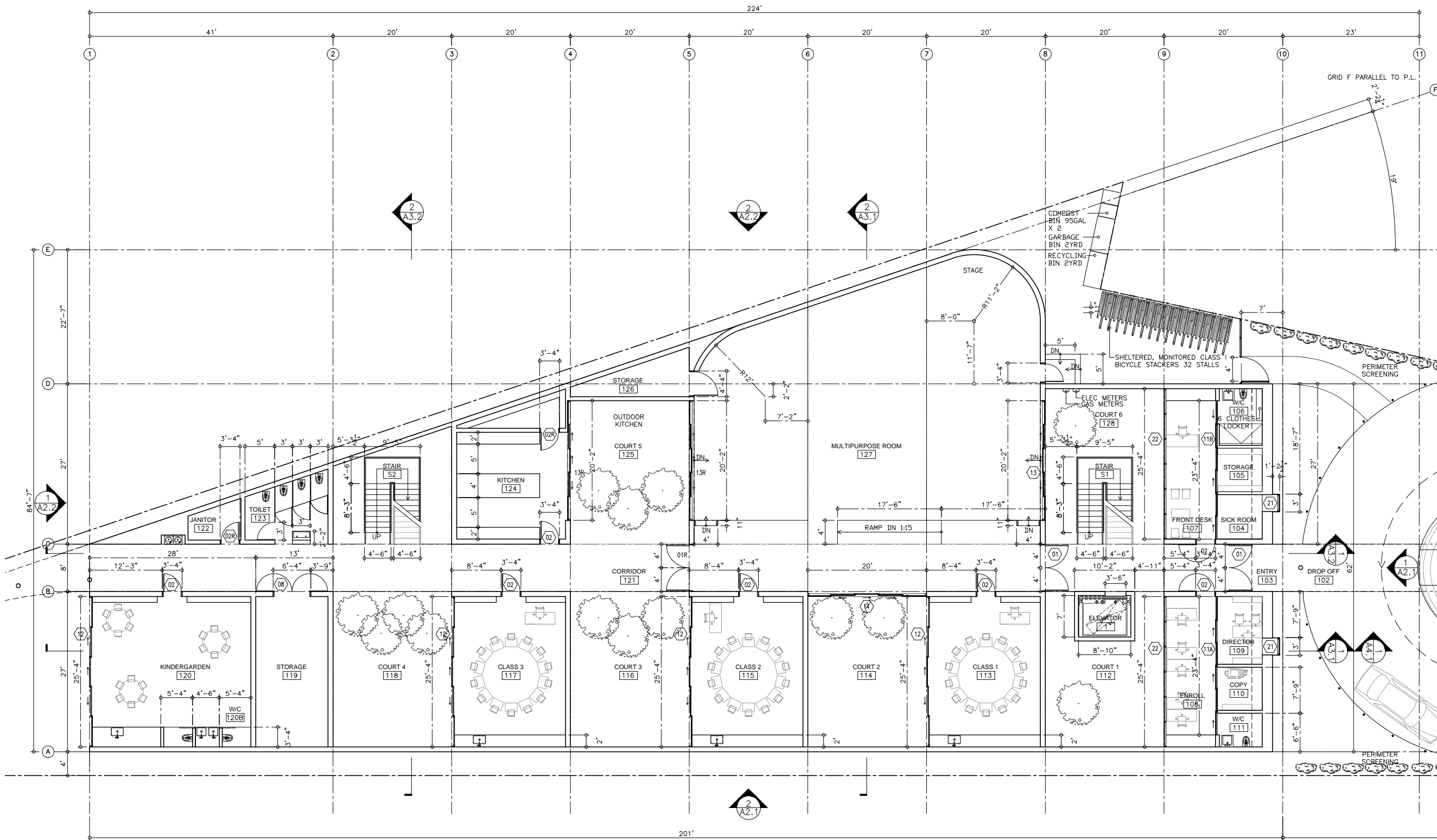
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SAN FRANCISCO, CA 94103  
T: 415.626.8977  
F: 415.682.8978

203 COTTER ST.  
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SHEET TITLE  
**WINDOW  
TYPES**

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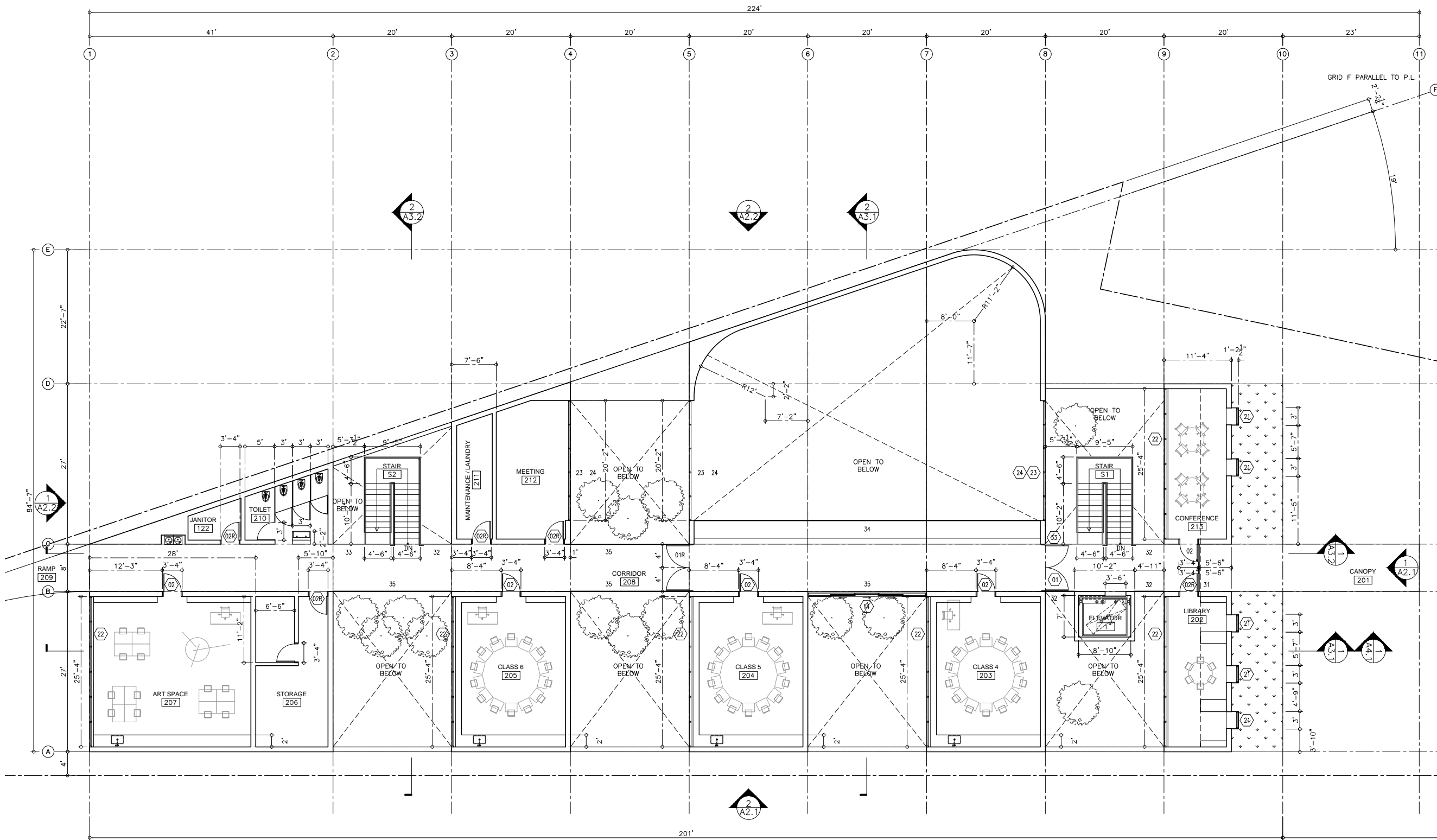
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**PLANS**

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**GROUND FLOOR PLAN 1**





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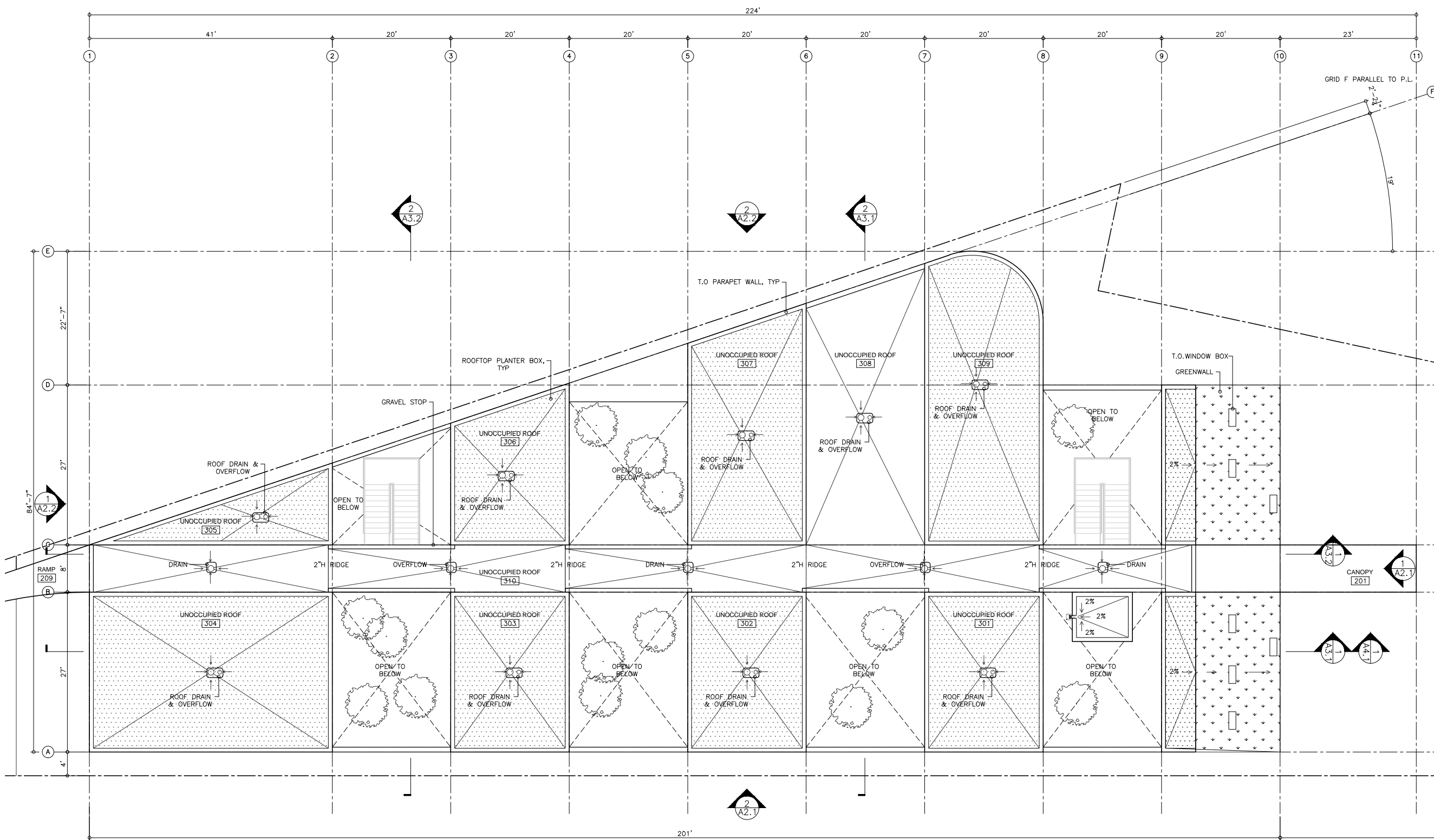
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SHEET TITLE  
**PLANS**

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**SECOND FLOOR PLAN 1**



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 SAN FRANCISCO, CA 94103  
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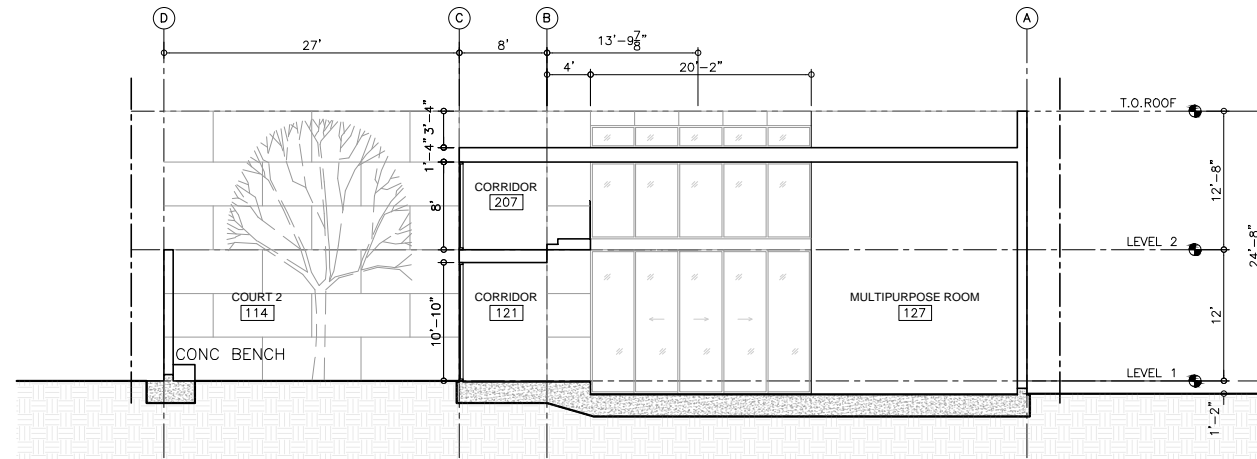
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 SAN FRANCISCO, CA 94112

SHEET TITLE  
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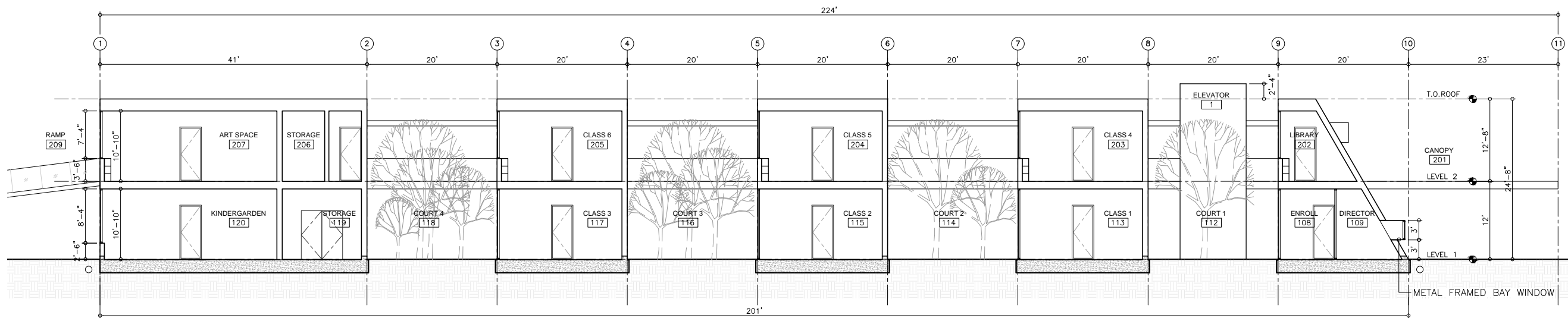
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SECTION 2



SECTION 1

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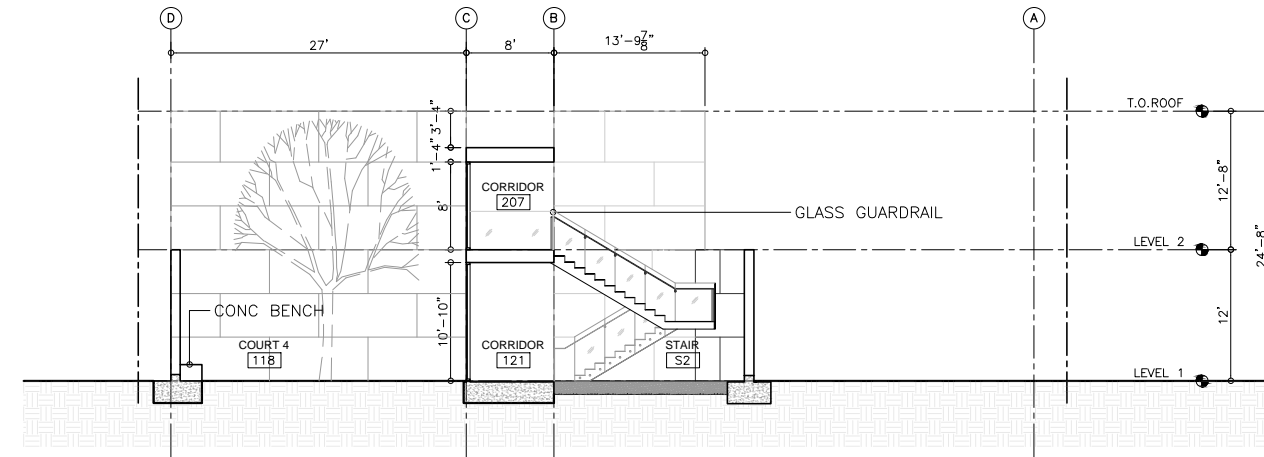
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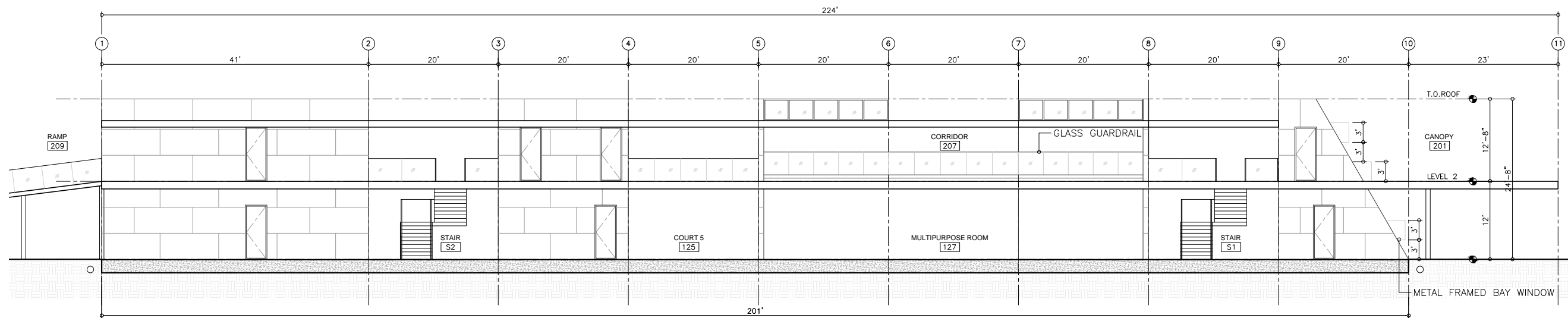
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**BUILDING SECTION**

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SECTION 2



SECTION 1

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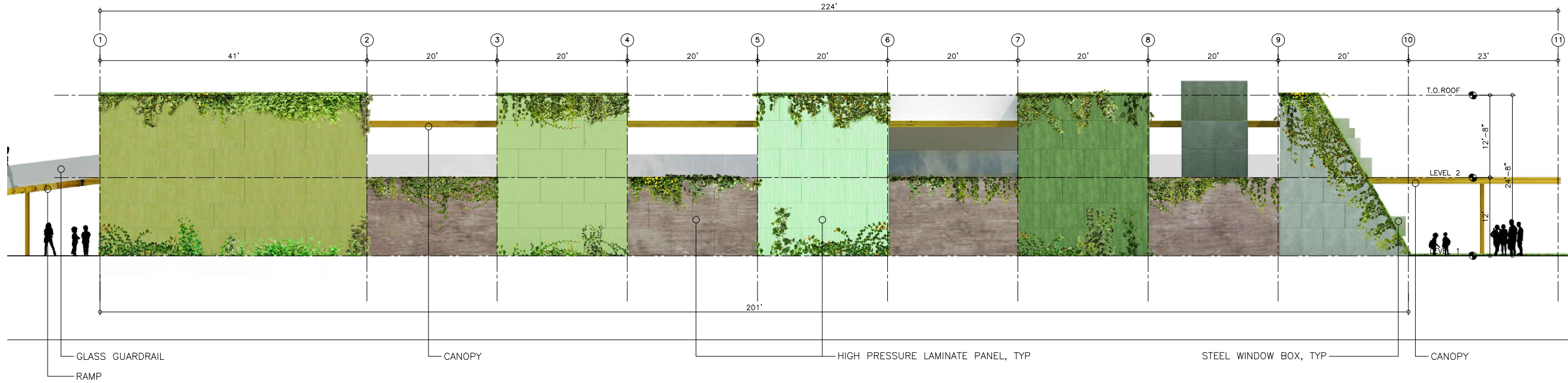
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 SAN FRANCISCO, CA 94112

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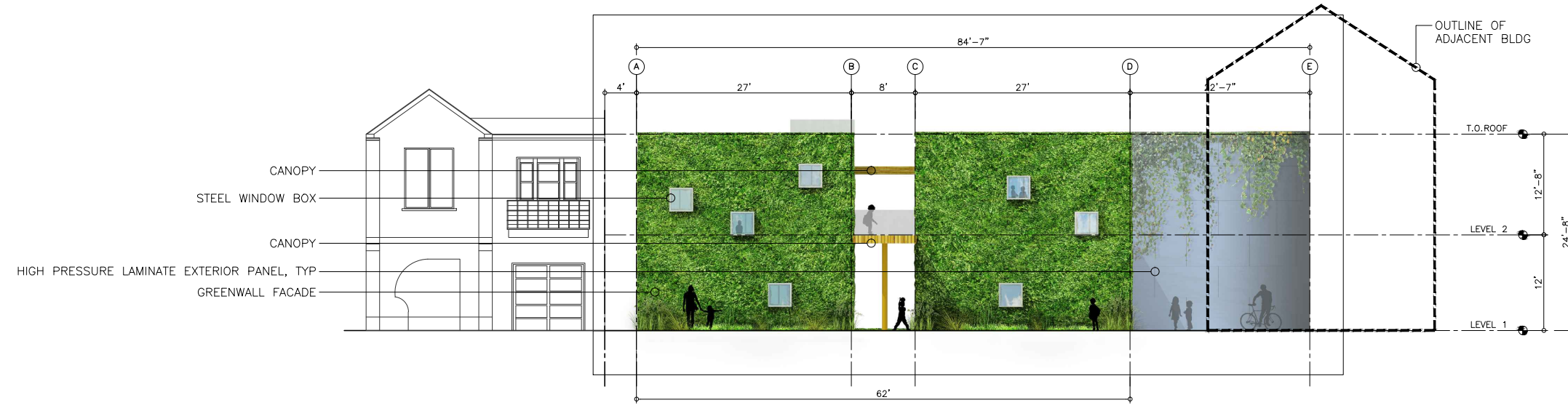
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**A2.2**





EAST ELEVATION 2



NORTH ELEVATION 1

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 3358 SECOND ST  
 SAN FRANCISCO, CA 94110  
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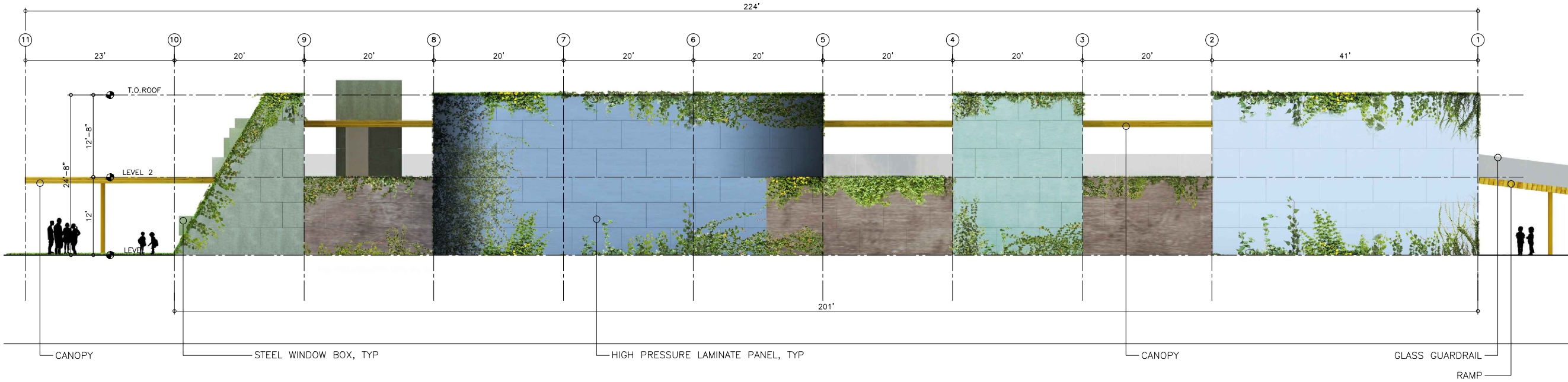
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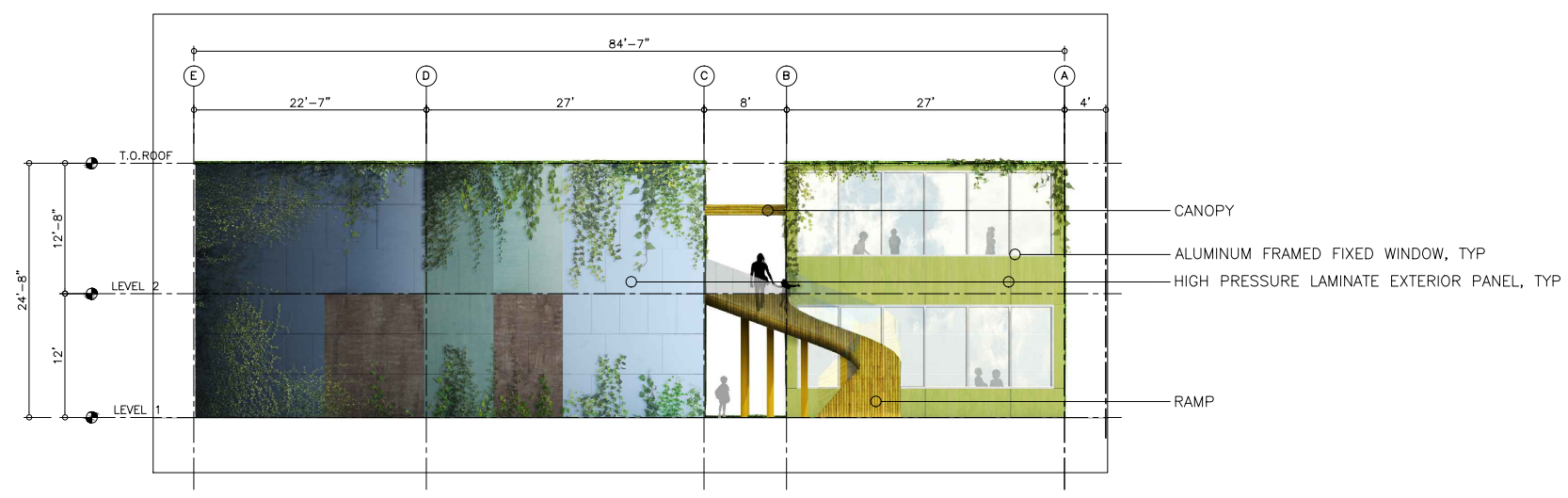
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**ELEVATIONS**

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**A3.1**



WEST ELEVATION 2



SOUTH ELEVATION 1

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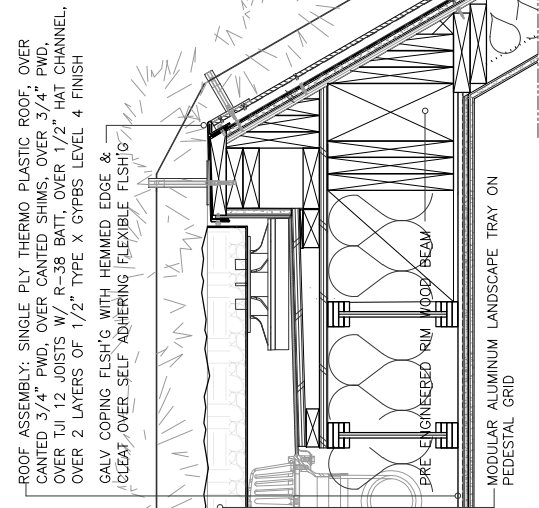
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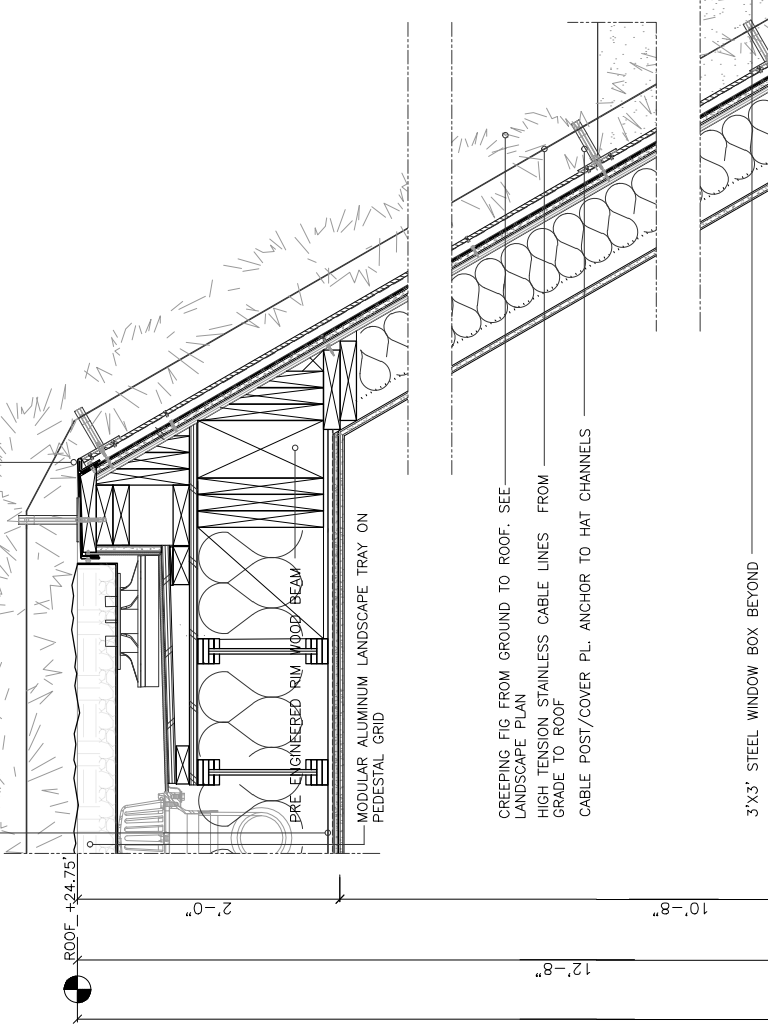
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**A3.2**



ROOF ASSEMBLY: SINGLE PLY THERMO PLASTIC ROOF, OVER CANTED 3/4" PWD, OVER CANTED SHIMS, OVER 3/4" PWD, OVER TJI 12 JOISTS W/ R-38 BATT, OVER 1/2" HAT CHANNEL, OVER 2 LAYERS OF 1/2" TYPE X GYPBS LEVEL 4 FINISH

GALV COPING FLASH'G WITH HEMMED EDGE & GLEAF, OVER SELF-ADHERING FLEXIBLE FLASH'G

10



CREEPING FIG FROM GROUND TO ROOF. SEE LANDSCAPE PLAN

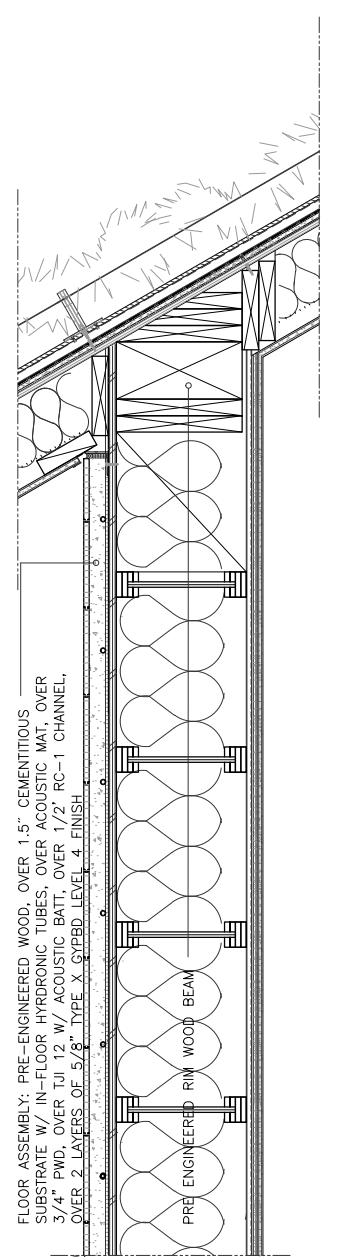
HIGH TENSION STAINLESS CABLE LINES FROM GRADE TO ROOF

CABLE POST/COVER PL. ANCHOR TO HAT CHANNELS

3' X 3' STEEL WINDOW BOX BEYOND

60 DEGREE CANTED WALL ASSEMBLY: PRESSURE LAM RAIN SCREEN PANEL OVER 7/8" GALV HAT CHANNELS, OVER WRB, OVER 5/8" TYPE X SHEATHING, OVER 1/2" PLY SHEAR, OVER 2X8 STUDS W/R-24 KRAFT FACED BATT, OVER 5/8" TYPE X GYPBD LEVEL 4 FINISH

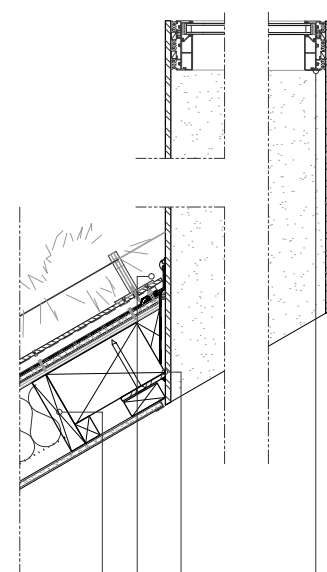
FLOOR ASSEMBLY: PRE-ENGINEERED WOOD, OVER 1.5" CEMENTITIOUS SUBSTRATE W/ IN-FLOOR HYDRONIC TUBES, OVER ACOUSTIC MAT, OVER 3/4" PWD, OVER TJI 12 // ACOUSTIC BATT, OVER 1/2" RC-1 CHANNEL, OVER 2 LAYERS OF 5/8" TYPE X GYPBD LEVEL 4 FINISH



2X8 SOLE PL AND BLOCKING

PAINTED ALUMINUM SILL FLASHING OVER ALUM FACED SELF ADHERING FLEXIBLE FLASH'G. ALUM FACED SELF ADHERING FLEXIBLE FLASH'G ALSO OVER ROUGH OPENING

3' X 3' PRIMED PAINTED CONT WELDED METAL BOX W/ PERIMETER ANCHOR FLANGES



THERMALLY BROKEN ALUM FRAMED FIXED WINDOW. DUAL LAYER OF SILICONE AND BACKER ROD AROUND PERIMETER

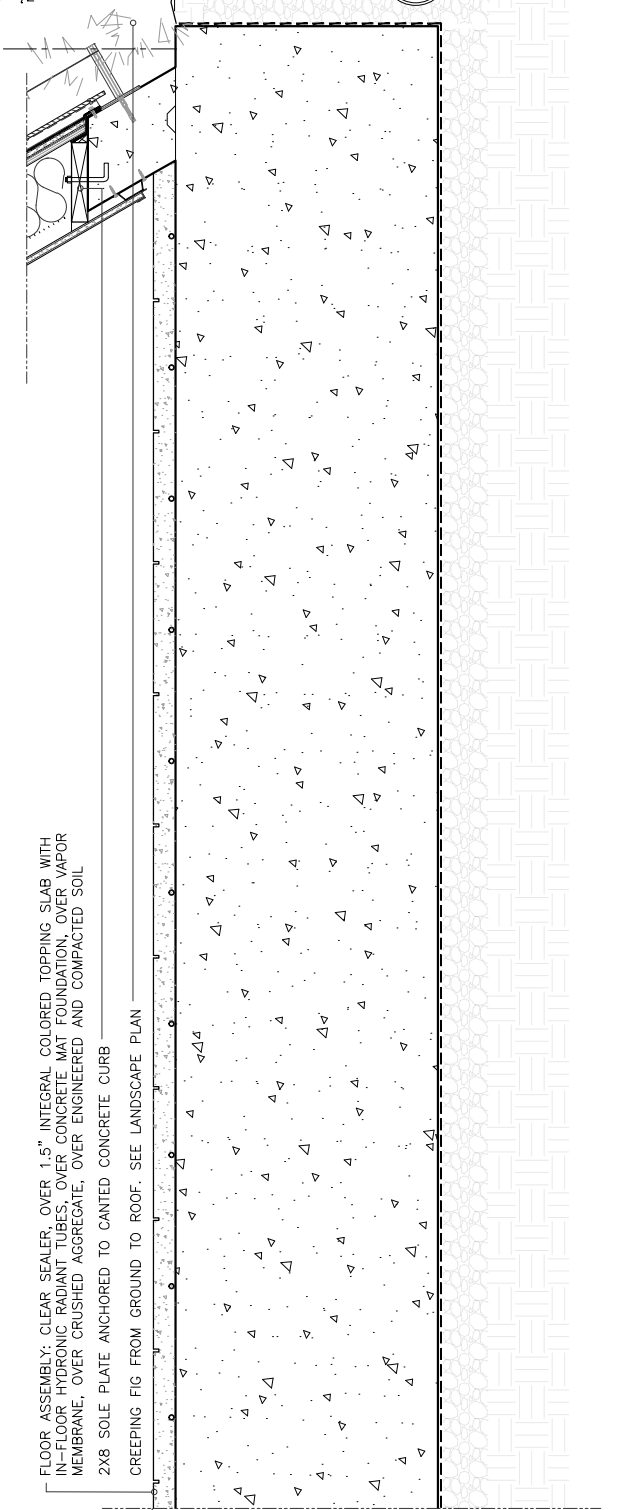
PAINTED ALUMINUM HEAD FLASHING OVER ALUM FACED SELF ADHERING FLEXIBLE FLASH'G. SILICONE & BACKER ROD AT CANTED FLASH'G END

2 X 8 DOUBLE TOP PLATE AND BLOCKING

FLOOR ASSEMBLY: CLEAR SEALER, OVER 1.5" INTEGRAL COLORED TOPPING SLAB WITH IN-FLOOR HYDRONIC RADIANT TUBES, OVER CONCRETE MAT FOUNDATION, OVER VAPOR MEMBRANE, OVER CRUSHED AGGREGATE, OVER ENGINEERED AND COMPACTED SOIL

2X8 SOLE PLATE ANCHORED TO CANTED CONCRETE CURB

CREEPING FIG FROM GROUND TO ROOF. SEE LANDSCAPE PLAN



DETAIL WALL SECTION - EAST WALL - GRID 10 1

ISSUE RECORD	DATE

OWNER:  
GOLDEN BRIDGES SCHOOL

3358 SECOND ST  
SAN FRANCISCO, CA 94110  
F: 415.912.8666

ARCHITECT:  
STANLEY SAIOWITZ |  
NATOMA ARCHITECTS Inc.

1022 NATOMA ST, UNIT 3  
SAN FRANCISCO, CA 94103  
T: 415.628.8977  
F: 415.682.8978

203 COTTER ST.  
SAN FRANCISCO, CA 94112

SHEET TITLE  
**DETAIL WALL SECTION**

SET:	SITE PERMIT
DATE:	08.05.2016
SCALE:	1/4" = 1'-0"
DRAWN:	SSJNAI © COPYRIGHT 2016 BY NATOMA ARCHITECTS, INC.

SHEET NO:  
**A4.1**









**Green Roof Planting List**

**Perennials**  
 Fragaria chiloensis-Beach Strawberry  
 Sedum spathulifolium- Stone Crop  
 Prunella vulgaris- Self Heal  
 Amaria Maritima- Sea Thrift  
**Annulas**  
 Echecholdia Maritima-Coast Cal. Poppy  
 Lupinus holosericeus-Miniature Lupine  
 Lysia Platycodon-Tidy Tip



**Green Wall Planting List**

**Vines**  
 Ficus pumila- Creeping Fig



**Bio-Treatment Planting List**

Lythmus condensatus-Wild Rye  
 Juncus Patens-Spreading Rush  
 Selvia apothioses-Hummingbird Sage  
 Limonium californicum-Mesh rosemary  
 Slayinohium bellum-Blue eyed grass



**Rear Yard Planting List**

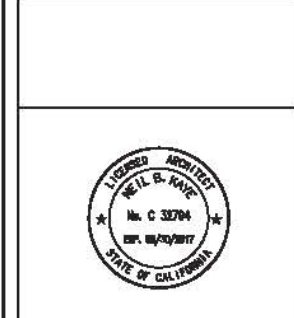
Iris douglasiana-Douglas Iris  
 Festuca rubra-Red Fescue  
 Plantago erecta-California plantain  
 Soliva californica-goldenrod  
 Stachys bullocki-hedge rattie  
 Romneya Coulteri-Mattie's poppy  
 Arctostaphylos uva-ura-Manzanita  
 Fremontodendron Californium-Flannel bush  
 Myrica californica-Pacific Wax Myrtle  
**Trees**  
 Robinia pseudacacia-Black Locust  
 Cercis occidentalis-Western Redbud  
 Laurus nobilis-Sweet Bay  
 Quercus lobata-Valley Oak



ISSUE RECORD	DATE

**OWNER:**  
 GOLDEN BRIDGES SCHOOL  
 3335 SECOND ST  
 SAN FRANCISCO, CA 94110  
 T: 415.912.8988

**ARCHITECT:**  
 STANLEY SAKOWITZ | NATOMA ARCHITECTS Inc.  
 1022 NATOMA ST. UNIT 3  
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 F: 415.682.5878



**GOLDEN BRIDGES SCHOOL**  
 203 COTTER ST.  
 SAN FRANCISCO, CA 94112

SHEET TITLE:  
**LANDSCAPE PLAN**

SET: SITE PERMIT  
 DATE: 04.26.2018  
 SCALE: 1" = 20'  
 DRAWN: SSINAI  
 SHEET NO:  
**L1.1**

**02 LANDSCAPE PLANT LIST**



**01 SCHOOL CONCEPTUAL LANDSCAPE PLAN**  
 1"=20'-0"