

# New Mission Terrace Improvement Association

P.O. Box 12111 • San Francisco, CA 94112  
Phone: 415/585-0472 • E-Mail: nmtiasf@gmail.com  
Since 1949

October 25, 2016

Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4689

2016 OCT 27 PM 1:44  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
BY \_\_\_\_\_

Dear Ms. Calvillo:

The New Mission Terrace Improvement Association (NMTIA) is hereby appealing the issuance of the Conditional Use Permit for the development proposed for 203 Cotter Street, Case #2015-003791CUA, dated September 29, 2016. The Conditional Use Authorization should not have been approved because it does not meet the Planning Commission's criteria for authorizing a Condition Use. Furthermore, the project would result in significant environmental impacts if allowed to proceed.

Please be mindful of this fact: The idea and mission of the proposed school along with the parents, children, and teachers, are all laudable. What's important to remember about this project is not the worthiness of the school, but rather, the inappropriateness of the location. This tiny, remnant lot, has been vacant for over 100 years for very good reasons which I will detail below.

203 Cotter is a unique site in many ways, the most striking of which is that it has never been developed since the days when the entire neighborhood was made up of vegetable farms. It was vacant until 2010 when Little City Gardens cultivated the overgrown lot and established its current use: a commercial urban farm.

The project sponsor, Golden Bridges School wants to develop the 30,700 square-foot site with a private school comprised of two 30-foot-high classroom buildings, and an administrative and multipurpose building, totaling approximately 15,400 square feet. (Section 303 Application 203 Cotter Street, July 14, 2015). The school will house 200 students and 30 staff. The school has stated that the buildings will also be used at night and on weekends for events and parties. This 30,700 square-foot site has only 36 feet of street access and is subject to regular, substantial flooding. It is far from the right site for a school.

Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. For the reasons described below, the proposed project does not comply with Section 303(c) and the Board should reverse the Planning Commission's approval of this project as proposed.

**1. Planning Code section 303(c)(1) requires: "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."**

The proposed new uses and building, at the size and intensity contemplated and at the proposed location, are neither necessary nor desirable, and are incompatible with, the neighborhood for the following reasons:

- a. The School is not needed in this neighborhood. Unlike many parts of San Francisco, the Mission Terrace neighborhood is well served by schools. There are a dozen elementary, middle, and high schools and several preschools in or adjacent to the neighborhood (from a couple of blocks to one mile).
- b. The school is not desirable at this location because it would displace two unique and valuable resources - an urban farm and a defacto storm water detention basin. The proposed school would replace Little City Gardens. This unique urban farm (publicly lauded by the City) also provides for important storm water detention for the neighborhood. It is estimated that the site retains approximately 6000-cubic feet of stormwater.

**2. Planning Code section 303(c)(2) requires that facts be established which demonstrate the following: "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 ... 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 the structure.**

The proposed project would be detrimental to the health, safety, convenience, and general welfare of persons residing or working in the neighborhood due to the flooding impacts described below:

Mission Terrace is a neighborhood beset by major flooding. 100-year flooding has occurred twice within ten years (2004 and 2014) and five-year rain events occur nearly every year. When this type of heavy rain occurs, raw sewage invades many of our homes. This is well known and well documented. The City of San Francisco has sued twice by the neighborhood over this issue. The project at 203 Cotter increases sewage loads to the already over-burdened system by adding sinks and toilets to accommodate 230 additional students and staff. A hydrology report from Greg Kamman, of Kamman Hydrology and Engineering (attached) states that the proposed construction will increase flood hazards to surrounding properties and increase human exposure to raw sewage during flood events. The Commission refused to take into consideration the potential hydrology impacts. We steadfastly believe that further hydrological study must be undertaken to determine whether the project would result in significant hydrology impacts. Unless it can be demonstrated that such impacts would not be significant, the project should not be allowed to proceed. Once building begins, it will be too late to mitigate the likely increased flooding on Cotter Street.

**3. Planning Code Section 303(c)(2)(b) requires that facts be established which demonstrate the following: "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, including . . . . (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 project would adversely affect traffic patterns for persons and vehicles in the following ways:**

This proposed project will create a substantial amount of traffic on Cotter Street, which is a narrow one way street already beset with traffic congestion and lack of available parking. Cotter is 35' wide and only allows for one car passage at a time. Cotter Street is also a major thoroughfare for cars driving from San Jose Avenue to Alemany or Mission Streets. The traffic memo generated by Golden Bridges states that that pick-up and drop-off will generate 184 additional trips, but only 54 will be via car. This seems very low compared to most school situations and quite unlikely to be the real life daily scenario. All the traffic mitigation plans provided by the school are aspirational only, there is no method of enforcement and methods are unrealistic at best. A "walking school bus" located 0.7 miles away from Cotter is simply not sensible for parents especially in rainy or inclement weather. Another measure suggests each grade is assigned a pickup/drop-off time, which is also non-enforceable and even if so, what will parents who miss their allotted timeslot do? They will drive around the block and continue to create more traffic. The CHS memo also indicates that parents will be able to find parking on Cotter Street or close by, however, anyone who has been to the area knows that parking capacity is nearly always 100% full anytime of day or night due to proximity of Glen Park BART. Ensuing backup of even a fraction of the unlikely figure of 54 cars would likely mean that Cotter Street is fully backed up potentially close or onto San Jose Avenue, at which point the Muni J line comes out of the San Jose Avenue tunnel and could be dangerously blocked.

**4.Planning Code Section 304(a)/PUD Objectives** require that a CU application for a PUD include information demonstrating that the objectives of Section 304 are met, and that the proposed development warrants the modification of provisions otherwise applicable under the Code. The proposed project does not meet this key PUD objective under Section 304(a):

**"1. The procedures for PUDs are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole."**

Due to the flooding and storm-water/sewage-related health hazards, emergency access and egress, and traffic and parking impacts, the project would not meet this PUC objective. In addition, this project would eliminate a fantastic, unique existing use - Little City Gardens - that benefits the City and its residents.

Please also note that public interest has been drawn to this location's agricultural value and of this vital green space in our community for multiple reasons. Several municipal agencies have supported the existence of Little City Gardens with changes in zoning, statewide legislation, and the hiring of an Urban Agriculture Coordinator.

Perhaps most importantly, the SFPUC identified this vacant lot at 203 Cotter Street as a “valuable natural stormwater management asset.”\* (Please see notes below for more information.)

In addition, you are probably not aware of the unique natural history of this neighborhood. Because this background is important, I would like to draw to your attention the existence of the high water table in the area and at the site of the proposed development which will directly and negatively impact the sewer flooding which results from the inadequate sewer system in the area.

Prior to the building of homes in our community, Cayuga Creek, a tributary of Islais Creek, ran at surface the length of what later became Cayuga Avenue. The creek and the high water table made Cayuga Valley an excellent agricultural location. 203 Cotter Street is, at present, the site of the thriving Little City Gardens.

This creek water has been used for other purposes as well. The commercial laundry which operated at 915 Cayuga for over 100 years until 1992 used the underground water from the creek, not SFPUC water, to run its business. Though diminished, Cayuga Creek remains and runs beneath the streets and homes in our community. It also runs the length of the site proposed for development.

Neighbors within a block of Cayuga Avenue excavating for ground floor additions commonly encounter the high water table beneath their homes and have to afford extensive engineering in order to complete their additions and renovations. PG&E crews excavating to install new gas lines and meters commonly encounter the high water table beneath Cayuga Avenue and require pumps to clear the water in order to complete their work.

The creek and watershed in our part of town flows, as does the city sewer system, towards the lower elevations at the northern end of Cayuga Avenue. Our neighborhood, located in a valley between Mt. Davidson and McLaren Park, has been historically subjected to severe sewer-flooding due to the inadequate sewer system. The most recent sewer-flooding incidents occurred as the result of severe storms on December 3 and December 10, 2014, which devastatingly impacted the homes on Cotter Street directly across from the 203 Cotter lot as well as neighbors along the length of Cayuga Avenue (north of San Juan Avenue) and on many of the adjacent streets: homes were badly damaged and automobiles destroyed by this toxic sewage. Other neighborhoods in the city are also severely affected by sewer-flooding. (Please see [solutionsnotsandbags.org](http://solutionsnotsandbags.org) for more information.)

The sewer-flooding in our neighborhood is a tragedy for our neighbors and an important health and safety issue for San Francisco. Solutions to this problem should include using available resources, including presently undeveloped land, to address it. The plan for this school completely underestimates the impact this development would have on the water table and the sewer-flooding issues in the area. These issues severely impact our neighbors and they need to be acknowledged and extensively studied.

The Planning Commission's decision should be reversed because the project would expose neighbors and students to significant health and safety impacts. As currently designed, this is not a suitable project for this site. Please make the right decision and disapprove this well-intentioned, but ill-conceived project in order to protect the health and safety of the neighbors and students.

Attached, you will find the following:

- 1) The required Appeal Form and signatures
- 2) A copy of the Planning Commission's Approval dated 9/27/16
- 3) Letter from Greg Kamman, Kamman Hydrology and Engineering dated September 26, 2016
- 4) The Neighborhood Organization Fee Waiver Form (meets required criteria for granting waiver: letter signed by President of NMTIA; NMTIA is a registered organization with the Planning Dept.; NMTIA has been in existence since 1949 and meeting notice from 2011 is attached; NMTIA is appealing on behalf of Mission Terrace which is directly affected by this project.)

If there are any questions, please do not hesitate to contact me directly.

Sincerely,



David Hooper, President  
New Mission Terrace Improvement Association

\*1. In 2001, the Mayor's office sponsored the passing of the Urban Agriculture Zoning Ordinance, updating SF's zoning code to allow for more urban farming in the City. Mayor Lee signed the ordinance on site at 203 Cotter Street, the location of Little City Gardens.

2. In 2013, California State Assemblyman Phil Ting's office supported the passing of AB551 which was statewide legislation that incentivized vacant property owners to enter into longer-term contracts with urban farmers. Assemblyman Phil Ting held a press conference on site at 203 Cotter Street to announce this successful effort.

3. In 2014, the Rec & Park Department created an Urban Agriculture Program and has hired an Urban Agriculture Coordinator to manage it.

4. In May 2016, and most importantly, the SF-PUC, itself, has identified this lot at 203 Cotter Street as a "VALUABLE NATURAL STORMWATER MANAGEMENT ASSET" (SFPUC Technical Memorandum, 27 May 2016.)

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 203 Cotter Street.

**September 29, 2016**

Date of City Planning Commission Action  
(Attach a Copy of Planning Commission's Decision)

**October 27, 2016**

Appeal Filing Date

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

**X**

\_\_\_\_\_ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2015-003791CUA.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

Per Page 5 of Planning Commission Motion No 19751 dated September 29, 2016, we are hereby appealing Section 6 under Planning Code 303(c)(1) and Planning Code section 303(c)(2) and (2) b and Planning Code section 304(a).

b) Set forth the reasons in support of your appeal:

Refer to following page, and also to letter from NTMIA dated 10/25/16.

Person to Whom  
Notices Shall Be Mailed


Name and Address of Person Filing Appeal:

David Hooper  
Name  
PO Box 12111  
San Francisco, CA  
94112  
Address

David Hooper  
Name  
PO Box 12111  
San Francisco, CA  
94112  
Address

415-585-0472  
Telephone Number

415-585-0472  
Telephone Number

  
Signature of Appellant or  
Authorized Agent

Reasons are set for below:

- A. Planning Code Section 303 (c) (1) states, "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."

We believe that:

1. The school is not needed in the neighborhood.
  2. The school is not desirable at this location because it would displace the lot which is a defacto storm water detention basin and also displaces Little City Gardens, the only commercial farm in San Francisco.
- B. Planning Code section 303 (c) (2) requires that facts be established which demonstrate the following: "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..."
- C. Planning Code section 303 (c) (2) b requires that facts be established which demonstrate the following: "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."

We believe that:

1. The proposed project would be detrimental to the health, safety, convenience and general welfare of persons residing or working in the neighborhood due to the historical flooding of the Mission Terrace neighborhood and current flooding issues which have not been properly analyzed or addressed by the current plans submitted to the Planning Commission. Either a Mitigated Negative Declaration or Focused Environmental Impact Report should be required in this case.
  2. The volume of traffic is considerable and under-studied and addressed by the current plans, which are aspirational only and non-enforceable. Cotter Street is a narrow one-way street already beset by traffic congestion and no parking. The plans on file do not adequately address the real-life situation and need to be more fully considered and further modification made to for traffic alleviation.
- D. Planning Code Section 304 (a) / PUD Objectives require that a CU Application for a PUD include information demonstrating that the objectives of Section 204 are met, and that the proposed development warrants the modification of provisions otherwise applicable under the code. The code states "The procedures for PUDs are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefits the occupants, the neighborhood and the City as a whole."

We believe that:

1. Due to flooding and storm water health hazards, and traffic and parking impacts, this project does not meet this PUC objective.



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The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>205 COTTER ST.</u>	<u>6779-021</u>	<u>ROBERT SHORT</u>	<u>Robert Short</u>
2.	<u>211 Cotter St.</u>	<u>6779-019</u>	<u>Fong FONG</u>	<u>Fong</u>
3.	<u>231 cotter st</u>	<u>6779-014</u>	<u>Andrew Eckmann</u>	<u>Andrew Eckmann</u>
4.	<u>231 cotter st</u>	<u>6779-014</u>	<u>Suzanna Eckmann</u>	<u>Suzanna Eckmann</u>
5.	<u>209 Cotter St.</u>	<u>6779-020</u>	<u>Philomena Andrade</u>	<u>Philomena Andrade</u>
6.	<u>183 Cotter.</u>	<u>6795A-028</u>	<u>Mills Janson</u>	<u>Mills Janson</u>
7.	<u>143 Cotter.</u>	<u>6795A-028</u>	<u>Alicia Godlove</u>	<u>Alicia Godlove</u>
8.	<u>631 Cayuga</u>	<u>6795C-017</u>	<u>Vilma Velarde</u>	<u>Vilma Velarde</u>
9.	<u>631 Cayuga</u>	<u>6795C-017</u>	<u>Mike Velarde</u>	<u>Michael Velarde</u>
10.	<u>623 Cayuga</u>	<u>6795C-019</u>	<u>Amy Dorly Carues</u>	<u>Amy Carues</u>
11.	<u>521 Cayuga</u>	<u>6795D-031</u>	<u>Ike Carues</u>	<u>Ike Carues</u>
12.	<u>216 Cotter St</u>	<u>6780-023</u>	<u>Ruth Patti del Castillo</u>	<u>R.P. del Castillo</u>
13.	<u>180 Cotter St.</u>	<u>6780-020I</u>	<u>Gloria Wov</u>	<u>Gloria Wov</u>
14.	<u>180 Cotter St.</u>	<u>6780-020I</u>	<u>OSCAR Cubas</u>	<u>Oscar Cubas</u>
15.	<u>514 CAYUGA AVE</u>	<u>6780-020C</u>	<u>DAVID SCHWABEL</u>	<u>David Schwabel</u>
16.	<u>514 CAYUGA AVE</u>	<u>6780-020C</u>	<u>Wendy RUBUSHI</u>	<u>Wendy Rubushi</u>
17.	<u>244 COTTER</u>	<u>6780-032</u>	<u>ALAN SCHWABER</u>	<u>Alan Schwaber</u>
18.	<u>244 COTTER</u>	<u>6780-032</u>	<u>NOREEN SCHWABER</u>	<u>Noreen Schwaber</u>
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	225 Capistrano	3146-004	Denise Ruggeri	Denise Ruggeri
2.	171 Capistrano	6779-027	Anne Vally	[Signature]
3.	167 Capistrano	6779-028	Tina Yari	[Signature]
4.	167 Capistrano	6779-028	Juan Ming	[Signature]
5.	135 Capistrano	6779-035	Judith Maldonado	Judith Maldonado
6.	129 Capistrano	6779-036	Alicia Lague	[Signature]
7.	125 Capistrano	6779-037	ARLENE PAULS	Arlene Pauls
8.	117 Capistrano	6779-038	Sam Lofberg	[Signature]
9.	117 Capistrano	6779-038	Ellen Baumann	Ellen Baumann
10.	111 Capistrano	6779-039	Ellen Baumann	Ellen Baumann
11.	111 Capistrano	6779-039	LAURENCE Lofberg	[Signature]
12.	215 Cotter	6779-081	Richard Solberg	Richard Solberg
13.	215 Cotter	6779-081	Shirley Solberg	Shirley Solberg
14.	222 Cotter	6780-026	Reth Padella	ROBERT J. PADILLA
15.	2103 Cotter	6779-006	Angela Bennett	[Signature]
16.	263 Cotter	6779-006	JEFF Bennett	[Signature]
17.	247 Cotto	6779-010	Marcia Parrott	Marcia Parrott
18.	538 Cayuga	6780-020G	Toni Hurley	[Signature]
19.	538 Cayuga	6780-020G	Mark Hanson	[Signature]
20.	532 Cayuga	6780-020F	David Ghigliari	David Ghigliari
21.	645 CAYUGA	6795-014	JOSEPH PERRIETH	[Signature]
22.	674 CAYUGA	6795A-009	LISA Medina	[Signature]

FOR 203 COTTER ST.

2016 OCT 27 PM 1:45

City Planning Commission  
Case No. 20K-00379KUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 209 B Theresa St.	6780-050	KERRY EVENSON G	
2. 209 B Theresa St.	6780-050	David Evenson	
3. 215 THERESA ST	6780-018	MARINA ROMERO	
4. 229 Theresa St.	6780-014	Eric Cuencas	
5. 211 Theresa St.	6780-019	Tim Rebert	
6. 237 THERESA ST	6780-012	JEFFREY FLECKENSTEIN	
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DEPARTMENT OF SUPERVISORS  
SAN FRANCISCO

2016 OCT 27 PM 1:45

City Planning Commission  
Case No. 2015-003791C44

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for an amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 127 Cotton St. San Francisco, CA	6795C-025 94112	Caroline Salvador-Moses	<i>Caroline Salvador-Moses</i>
2. _____	_____	_____	_____
3. 136 Santa Rosa Ave	6795C-004	M. Zbiczak	<i>M. Zbiczak</i>
4. 136 Santa Rosa Ave	6795C-004	Irene Zbiczak	<i>Irene Zbiczak</i>
5. 136 Santa Rosa Ave	6795C-004	Nissa Zbiczak	<i>Nissa Zbiczak</i>
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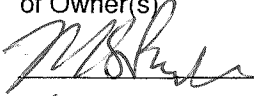



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2015 OCT 27 PM 1:45

City Planning Commission  
Case No. 2015-003791CWA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	615 CAYUGA AVE	6795C-021	M. S. BETDOES	
2.	615 Cayuga Ave	6795C-021	ELIZABETH BROWN	
3.	626 CAYUGA AVE	6795A-021	WALTER GLASON	
4.	626 Cayuga Ave	6795A-021	NASMI JPLIKU	
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City Planning Commission  
Case No. 2015-003741CWA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.




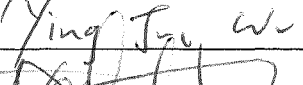

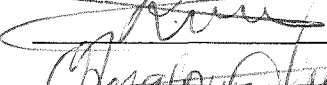


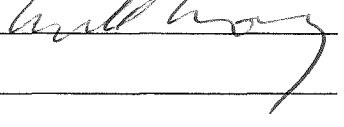
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	218 Cotter	6780-021	David Lofton	David Lofton
2.	218 Cotter	6780-024	Judith D. Lofton	Judith D. Lofton
3.	638 CAYUGA	6795A-018	CINO RINALDI	Cino Rinaldi
4.	638 CAYUGA	6795A-018	Gwendolyn Rinaldi	Gwendolyn Rinaldi
5.	642 Cayuga	6795A-017	Pearl Lynthe Rinaldi	Pearl Lynthe Rinaldi
6.	<del>642 Cayuga</del>	<del>6795A-017</del>	<del>Pearl Lynthe Rinaldi</del>	<del>Pearl Lynthe Rinaldi</del>
7.	619 Cayuga	6795C-020	Colombina Mansolf	Colombina Mansolf
8.	175 Cotter	6795A-027	Arnold Ulaya	Arnold Ulaya
9.	175 Cotter	6795A-027	Kate Leuth	Kate Leuth
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The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	214 Cotter Street	6780-022	Nancy Huff	
2.	214 Cotter Street	6780-022	Rick Popko	
3.	236 Cotter street	6780-030	Yan Fen Wu	
4.	236 Cotter street	6780-030	Ying Jun Wu	
5.	224 Cotter Street	6780-027	Noeli Gomez	
6.	224 Cotter Street	6780-027	Jaime Molina	
7.	224 Cotter Street	6780-027	Rosa Molina	
8.	224 Cotter Street	6780-027	Dania Orozco	
9.	248 Cotter st	6780-033	Will Wong	
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The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>128 COTTER ST.</u>	<u>6745D-026</u>	<u>STEVEN LEONG</u>	<u>[Signature]</u>
2.	<u>128 COTTER ST.</u>	<u>6745D-026</u>	<u>ZANDRA LEONG</u>	<u>[Signature]</u>
3.	<u>665 Cayuga</u>	<u>6745C-009</u>	<u>Kevin Kelly</u>	<u>KUK</u>
4.	<u>149 SANTA ROSA</u>	<u>3146-034C</u>	<u>JESSIE GRIFFIN</u>	<u>[Signature]</u>
5.	<u>149 SANTA ROSA</u>	<u>3146-034C</u>	<u>PATRICK GRIFFIN</u>	<u>[Signature]</u>
6.	<u>669 CAYUGA AVE</u>	<u>6745C-008</u>	<u>BRUCE CHR / IRIS HU</u>	<u>[Signature]</u>
7.	<u>228 Cotter</u>	<u>67400-028</u>	<u>JUANITA SCHROEDER</u>	<u>[Signature]</u>
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Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. \_\_\_\_\_, a conditional use authorization regarding (address) \_\_\_\_\_, District \_\_\_\_\_. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

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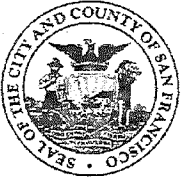
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CLERK OF BOARD OF SUPERVISORS  
COUNTY OF SAN DIEGO

**(Attach copy of Planning Commission's Decision)**



# 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)

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

Reception:  
415.558.6378

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415.558.6409

Planning  
Information:  
415.558.6377

## 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)

BY \_\_\_\_\_  
 2016 OCT 27 PM 1:45  
 BOARD OF SUPERVISORS  
 STAFF OFFICE

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

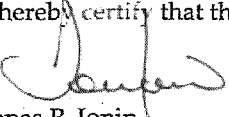
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application 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:
- 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;
  - On-site, in a driveway, underground;
  - On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
  - 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;
  - Public right-of-way, underground; and based on Better Streets Plan guidelines;
  - Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
  - 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)*



September 19, 2016

Rodney Fong, Commission President  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: Hydrologic and Water Quality Issues Associated with Proposed Golden Bridges School  
Project at 203 Cotter Street, San Francisco, CA

Dear Mr. Fong:

I am a hydrologist with over twenty five years of technical and consulting experience in the fields of geology, hydrology, and hydrogeology. I have been providing professional hydrology services in California since 1991 and routinely manage projects in the areas of surface- and groundwater hydrology, flood studies and modeling, water quality assessments, water resources management, and geomorphology. Most of my work is located in the Coast Range watersheds of California, including the Northern and Southern San Francisco Bay Counties. My areas of expertise include: characterizing and modeling watershed-scale hydrologic and geomorphic processes; evaluating surface- and ground-water resources/quality and their interaction; assessing hydrologic, geomorphic, and water quality responses to land-use changes in watersheds and causes of stream channel instability; and designing and implementing field investigations characterizing surface and subsurface hydrologic and water quality conditions. I co-own and operate the hydrology and engineering consulting firm Kamman Hydrology & Engineering, Inc. in San Rafael, California (established in 1997). I earned a Master of Science in Geology, specializing in Sedimentology and Hydrogeology as well as an A.B. in Geology from Miami University, Oxford, Ohio. I am a Certified Hydrogeologist (CHg) and a registered California Professional Geologist (PG).

I have been retained by Ms. Nancy Huff and other neighbors of Cotter Street to review and identify potential impacts on area hydrology and flooding associated with the proposed Golden Bridges School Project (Project) at 203 Cotter Street, San Francisco, California. Currently, residents along Cotter Street, and many others living in the low-lying areas of the Mission Terrace neighborhood, experience frequent flood damage to their homes and exposure to raw sewage. Ms. Huff has asked me to evaluate if the proposed Project will effect current flooding and water quality conditions that she and other neighbors experience.

In addition to speaking with Ms. Huff, I have discussed local area flood conditions with City DPW staff. I have also review the following materials regarding Project design and local drainage and flood conditions.

- ASTM Standard D2487, 2006, "Standard practice for classification of soils for engineering purposes (Unified Soil Classification System)," ASTM International, West Conshohocken, PA, 2006, DOI.
- BkF Engineers, Surveyors, Planners, 2016, Golden Bridges School – 2013 Cotter Street – conceptual storm water management approach. Memorandum to: Neal Kaye A.I.A., Stanley Saitowitz / Natoma Architects, Inc., May 16, 11p.
- Brown and Caldwell, Carollo Engineers, and Metcalf and Eddy, 2010, Final Draft Technical Memorandum No. 501, collection system modeling, City and County of San Francisco 2030 Sewer Systems Master Plan. Prepared for: San Francisco Public Utility Commission (SFPUC), December, 111p.
- Brown and Caldwell, Carollo Engineers, and Metcalf and Eddy, 2009a, Final Draft Technical Memorandum No. 502, detailed drainage plan modeling approach, City and County of San Francisco 2030 Sewer Systems Master Plan. Prepared for: San Francisco Public Utility Commission (SFPUC), August, 93p.
- Brown and Caldwell, Carollo Engineers, and Metcalf and Eddy, 2009b, Final Draft Technical Memorandum No. 504, existing conditions and needs assessment for detailed drainage plan, City and County of San Francisco 2030 Sewer Systems Master Plan. Prepared for: San Francisco Public Utility Commission (SFPUC), August, 73p.
- Holley Consulting, 2016, 203 Cotter Street. Prepared for: San Francisco Planning Department, January 12, 18p.
- Rollo & Ridley, 2015, Geotechnical investigation, Golden Bridges School, 2013 Cotter Street, San Francisco, CA. Prepared for: Golden Bridges School, January 13.
- San Francisco Public Works (SFPW), 2016, Preliminary review of 203 Cotter development. Memorandum to: R. Kraai, SFPUC-WWE, May 27, 5p. (included as Attachment A).
- Sherwood Design Engineers, 2015, Storm sewer summary, Golden Bridges School – 203 Cotter Street. Prepared by Chris Boswell, October 22, 6p.
- Stanley Saitowitz / Natoma Architects, Inc., 2016a, Project architectural drawings, February 10, 6 sheets (A0.1, A0.5, A0.6, A1.1, A1.2, and A2.2).
- Stanley Saitowitz / Natoma Architects, Inc., 2016b, Project architectural drawings, August 5, Sheet A2.1.

- U.S. Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS), 2009, Chapter 7 Hydrologic Soil Groups. In: Part 630 Hydrology, National Engineering Handbook, January, 13p.
- U.S. Department of Agriculture, Soil Conservation Service (USDA-SCS), 1991, Soil survey of San Mateo County, Eastern Part, and San Francisco County, California, May, 120p.

Based on my discussions and review, it is my professional opinion that construction of the Golden Bridges School project will increase flood hazards to surrounding properties as well as increase human exposure to raw sewage during flood events. In particular, I believe homes immediately across the street from 203 Cotter will experience the most direct and severe impacts. It is also my opinion that the Conceptual Storm Water Management Plan developed by Project engineers used invalid assumptions and the proposed Project BMPs will likely not satisfy the City of San Francisco's Storm Water Management Ordinance. I present the rationale for these conclusions in the following sections.

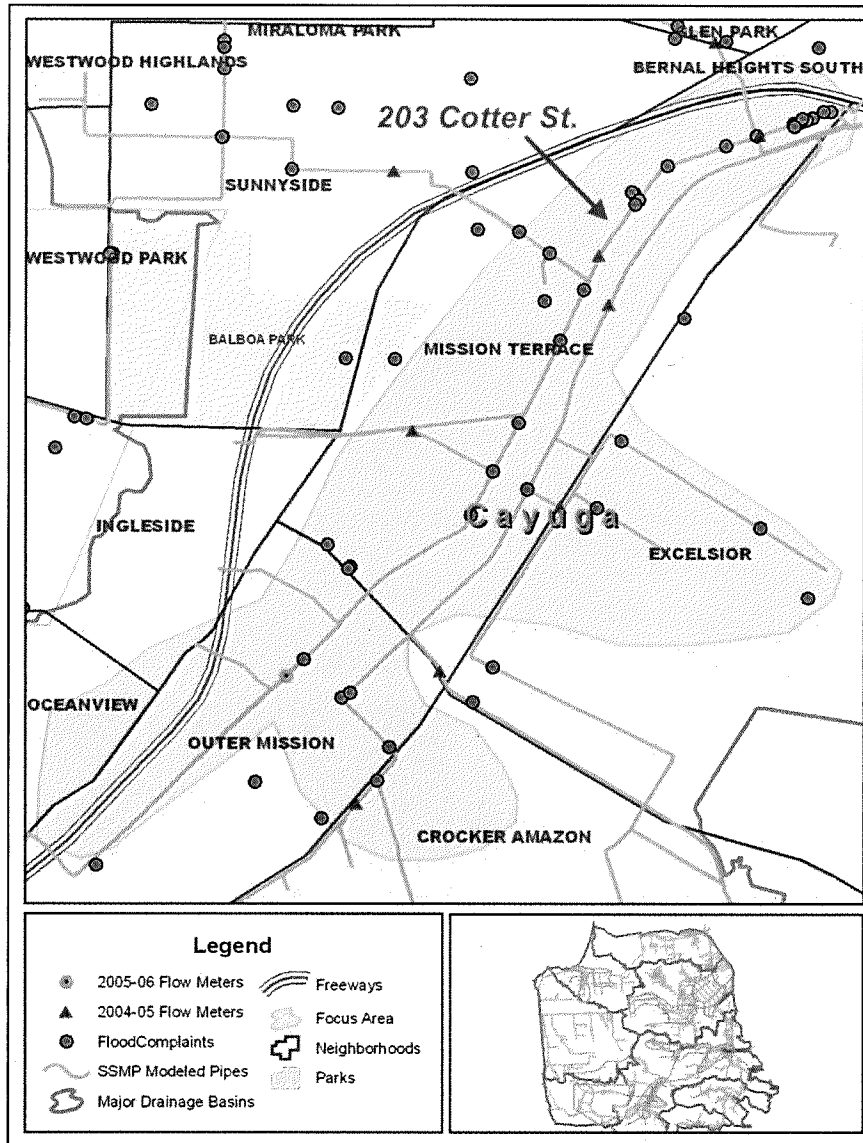
### **1.0 Existing Site Setting and Flood Conditions**

The proposed Golden Bridges School Project (Project) is located in the Mission Terrace neighborhood of San Francisco, which lies within the SFPUC's Cayuga flood study focus area. The following description of flood conditions and history effecting the Project site is excerpted from the SFPUC's Technical Memorandum No. 504 (2009a) and describes the existing flood-prone character in the immediate vicinity.

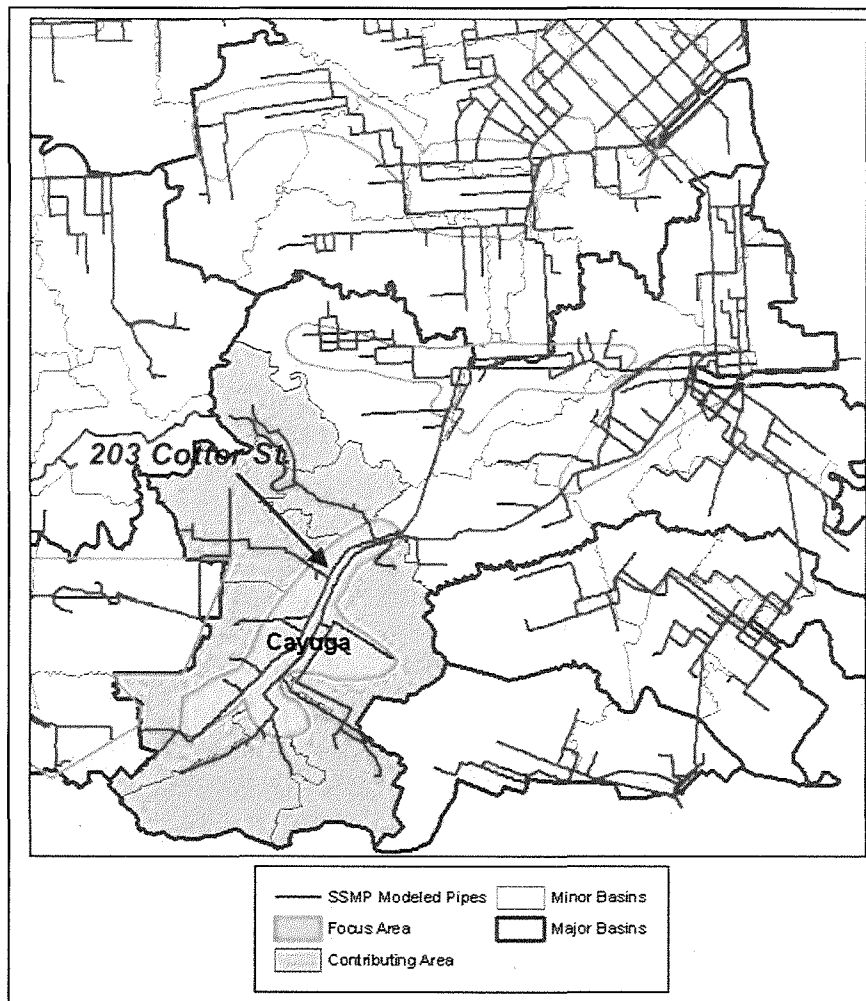
The Cayuga Focus Area can be defined as the area around the Cayuga Avenue and Alemany Boulevard trunk sewers. The Cayuga Avenue and Alemany Boulevard trunk sewers carry flows (West to East) from the Mission Terrace, Outer Mission, Excelsior, Crocker Amazon, Oceanview, Ingleside, Sunnyside, Westwood Highlands, Miraloma Park, Diamond Heights, and Glen Park neighborhoods (see Figures 1 and 2). The Alemany sewer carries flows originating from the southern and southeastern part of the basin. The Cayuga sewer carries flows originating from the western and northern part of the basin. The trunk sewers of this basin are aligned with the upper part of the historical Islais Creek (SFPW, 2016). The Cotter Street sewer is a smaller (12-inch) lateral line that flows into the 8-foot diameter Cayuga trunk sewer at the street intersection (Sherwood Design Engineers, 2015).

The Cayuga Focus Area has a history of flooding occurrences. Flooding in the area varies from minor and localized events to extremely serious, major flooding during large storm events. Minor flooding may occur during storm events on the order of a five year return period due to peak flows exceeding pipe conveyance capacity. The sewers in the focus area are also affected by downstream hydraulic conditions. In particular, high hydraulic grade lines in the downstream Alemany Boulevard sewer may propagate upstream contributing to Cayuga focus area issues.



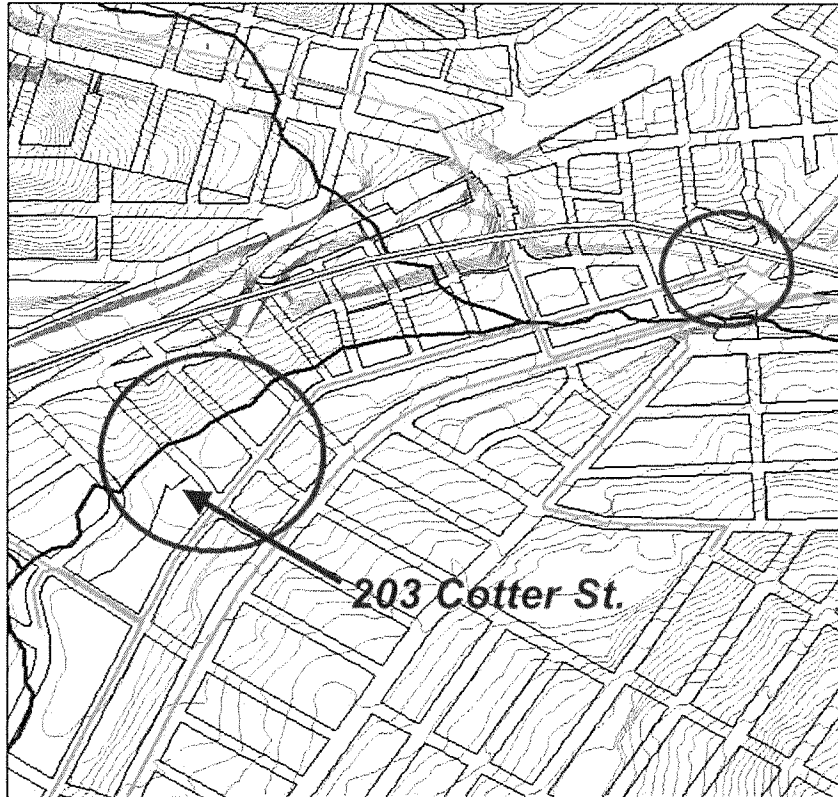


**FIGURE 1: Project location in Cayuga Focus Area. Source: Brown & Caldwell et al. Tech. Memo No. 504, 2009.**



**FIGURE 2: Contributing drainage area to Cayuga Focus Area. Note location of 2013 Cotter St. Source: Brown & Caldwell et al., Tech. Memo No. 504, 2009.**

The two major trunk sewers of the focus area are aligned with the historical Islais Creek. During major storms, if there is overland flow, it tends to follow the lower elevations of the older historical creek route. The elongated lot at 203 Cotter Street is centered and aligned within the low-lying historic creek route (see Figure 3). Further compounding the issue is the fact that Highway I-280 is built on a berm and, together with the Mission Viaduct, impedes the overland flow near the intersection of Cayuga Avenue and Milton Street, an area also known as the “foot of Cayuga,” creating a pond (see Figure 3). During the February 25, 2004, storm event, this pond was estimated based on visual observation to have a depth of approximately 6 feet.



**FIGURE 3: Low lying and ponded areas in the Cayuga Focus Area. Circle to left indicates existing topography lower than Cayuga Street. Smaller circle to the right indicates area of surface ponding at “foot of Cayuga.” Source: Brown & Caldwell et al., Tech. Memo No. 504, 2009.**

A number of lots in the Cayuga Focus Area are built within the historical creek, including 203 Cotter Street (Figure 3). In these areas, the lots and houses are at a lower elevation than the surrounding streets. This is the case along Cotter Street running north of Cayuga Avenue, which displays a pronounced dip centered on the former creek alignment located at 203 Cotter Street (SFPW, 2016). As illustrated on a sewer as-built drawing for Cotter Street provided in Sherwood Design Engineers 2015 drainage study report (provided as Attachment A), the low spot in the Cotter Street dip is 110.6-feet in elevation (City vertical datum) at the north end of the Project lot. Street elevations rise when moving away from this point in both directions. The road elevation at the Cayuga-Cotter Streets intersection is at an elevation of 113.4-feet (see Attachment A). When the Cayuga Avenue sewer at the intersection of Cotter Street is surcharged, there is no way flow generated on local properties can enter the sewer, even if the hydraulic grade line is lower than the ground on Cayuga Avenue itself. Instead, water flowing out of the surcharging Cayuga Avenue sewer would flow north on Cotter Street to the low point in front of the

Project site. Based on review of available LiDAR data<sup>1</sup> for the project area, portions of the 203 Cotter Street lot lie 1.0-foot below street elevation and 1.5-feet below curb elevation. Thus, the site acts as a small detention basin that can receive and hold flood waters entering from the street or surrounding properties. This topographic setting is also illustrated in the shaded relieve map (Figure 6) presented in the San Francisco Public Works memorandum dated May 27, 2016. Once the lot becomes fully ponded to the elevation of the street curb, local area topography is such that flood water would flow to the Northeast, centered on the 200 Cotter Street property, located opposite of the Project parcel.

## **2.0 Potential Increased Adverse Impacts Associated with Proposed Project**

Based on the Golden Gate LiDAR, I estimate that there is currently approximately 6000-cubic feet (0.14-acre-feet) of flood water storage below the existing curb crest at the Project property. Based on project plans (Stanley Saitowitz / Natoma Architects, 2016a and 2016b) and statements in the geotechnical report (Rollo & Ridley, 2015), the project proposes to fill site grades up to, if not higher, than the existing curb height. This Project action will effectively eliminate the existing flood storage available to the Project property. This will result in forcing approximately 6000-cubic feet of flood waters onto surrounding properties that otherwise currently is detained on the Project lot during flood events when the Cayuga trunk line is over capacity and surcharging. Based on my understanding of the local area topography, most of this water would be directed onto properties directly across the street from the Project site imparting potentially larger magnitude, higher frequency and longer duration flows, which will all contribute to greater potential flood damages than currently exist.

The loss of stormwater detention also increases the volume (and flooded area), frequency and duration of sewage exposure to humans, property and the environment surrounding the Project. Other ways the Project increases the potential impacts to water quality include new and increased loads to the sanitary system with the addition of approximately 200 students and 30 staff members (Stanley Saitowitz / Natoma Architects, 2016a) and placing and potentially exposing students, families and staff into an area known to experience routine flooding of sewage contaminated water. Increasing the size of the storm/sanitary line in Cotter Street that connects to the Cayuga trunk line will make no improvements to drainage capacity when the Cayuga trunk line is already over capacity and surcharging during known flood magnitudes. Therefore, it is my opinion that *the Project will increase adverse impacts to water quality and increase health risk to students, staff and surrounding residents.*

## **3.0 Inaccurate Conceptual Project Storm Water Management Approach**

Based on my review of the BkF conceptual Stormwater Management Plan (2016), I believe there are two incorrect assumptions in the CSS BMP Sizing Calculator that call into question the ability for proposed BMPs to achieve compliance with City Ordinances. One concern I have is

---

<sup>1</sup> 2010 Golden Gate LiDAR, The Golden Gate LiDAR Project is a cooperative project sponsored by the US Geological Survey (USGS) and San Francisco State University (SFSU) that has resulted in the collection and processing of high resolution 2 meter nominal pulse spacing or better LiDAR and meet objectives of the American Recovery and Reinvestment Act (ARRA). [http://dds.cr.usgs.gov/lidar\\_v2/CA/2010/ARRA-CA\\_GoldenGate\\_2010/](http://dds.cr.usgs.gov/lidar_v2/CA/2010/ARRA-CA_GoldenGate_2010/)

the shallow groundwater beneath the site. Rollo & Ridley (2015) state that groundwater was encountered between 3 and 3.5 feet below existing ground surface. They also anticipated that the groundwater level would vary seasonally a few feet depending on rainfall amounts and time of year. Based on my experiences in monitoring and measuring groundwater conditions in similar soils and settings in San Francisco, I would expect full saturation of site soils to or close to the ground surface during wet winter periods. Saturated soils do not provide the infiltration capacity or subsurface water storage necessary for many of the BMPs contained in the Project Conceptual Stormwater Management Plan. For example, infiltration trenches, dry well/infiltration gallery and permeable pavement will not infiltrate or store water during storms (including those of 1- and 2-year recurrence intervals) if they are already fully saturated by groundwater. Even if only partially saturated by groundwater the full function of these BMPs would not be realized. ***Thus, it is my opinion that the Project BMP calculator is overestimating the true amount of stormwater infiltration and storage at a site with such shallow groundwater.***

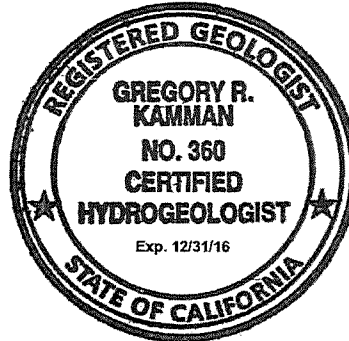
The second critique I have with the BMP sizing calculator is the assumed Hydrologic Soil Group and associated infiltration rate of site soils. In their 2016 Conceptual Storm Water Management Plan, BkF assumes site soils uniformly fall into Hydrologic soil group (HSG) A, but note that this designation should be verified and infiltration rate to be tested prior to final design. HSG designations for soil are most commonly provided in the U.S. Department of Agriculture Natural Resources Conservation Service (formerly Soil Conservation Service) soil survey reports. The soil survey report for San Francisco County (USDA SCS, 1991) maps the soil at the project site as “Urban land” and does not provide a HSG classification. However, Rollo & Ridley (2015) state that their field investigation indicates the site is underlain by about 1.5 to 3 feet of fill consisting of clayey sand and clay with sand. They also report the fill is underlain by very loose to medium dense sand, sand with clay, silty sand and clayey sand to approximately 9 to 12.5 feet below existing grade. Since groundwater is so shallow at the site, the character and soil type of the upper fill layer will dictate the infiltration rates. According to the Unified Soil Classification System (ASTM, 2006), a soil described as “clayey sand” is defined as having greater than 12% clay content and “clay with sand” is defined as having greater than 50% clay content. In my experience, soil with these types of clay content do not fall into and HSG A category – the category with the highest infiltration rates. Pursuant to USDA guidance on Hydrologic Soil Groups (USDA NRCS, 2009), soil with a clay content falling between 10-20% typically falls into the HSG B category, and a soil containing clay in excess of 40% is typically an HSG D. As an HSG alphabet category increases the associated infiltration rate decreases. Thus, site field information indicates that the infiltration rates for site soils are less than the rates assumed in the BMP sizing analysis presented by BkF. ***When taking into account the shallow groundwater table elevations and lower site infiltration rates discussed above, I don’t think the BMP sizing analysis can be considered valid. Therefore, it is not possible to make a determination on if the Conceptual Storm Water Management Plan complies with City Ordinance and should be considered non-compliant until demonstrated otherwise.***

Please feel free to contact me with any questions regarding the material and conclusions contained in this letter report.

Sincerely,



Greg Kamman, PG, CHG  
Principal Hydrologist



Attachment

Cc: Dennis Richards, Commission Vice-President  
Rich Hillis, Commissioner  
Christine D. Johnson, Commissioner  
Katherin Moore, Commissioner  
Joel Koppel, Commissioner  
Myrna Melgar, Commissioner  
Jonas P. Ionin, Planning Commission Secretary  
Nancy Tran, Planner  
Lana Russel-Hurd, Planner  
Nancy Huff  
Deborah Holley, Holley Consulting  
Scott Emblidge, Moscone Emblidge & Otis LLP

**ATTACHMENT A**

**Memorandum from San Francisco Public Works  
May 27, 2016**



MEMORANDUM

Lesley Wong  
Manager, Hydraulic Section

Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Patrick Rivera  
Manager

Infrastructure Design  
and Construction  
1680 Mission St.  
San Francisco, CA 94103  
tel 415-554-8200

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

To: R. Kraai, SFPUC-WWE  
B. Shrestha, Supervisor, Hydraulic Studies Group

Through: N. Birth

From: I. Taghavi

Date: May 27th, 2016

Subject: Preliminary Review of 203 Cotter Development

**Background**

SFPUC has asked for flooding review of a development of the lot at 203 Cotter St.

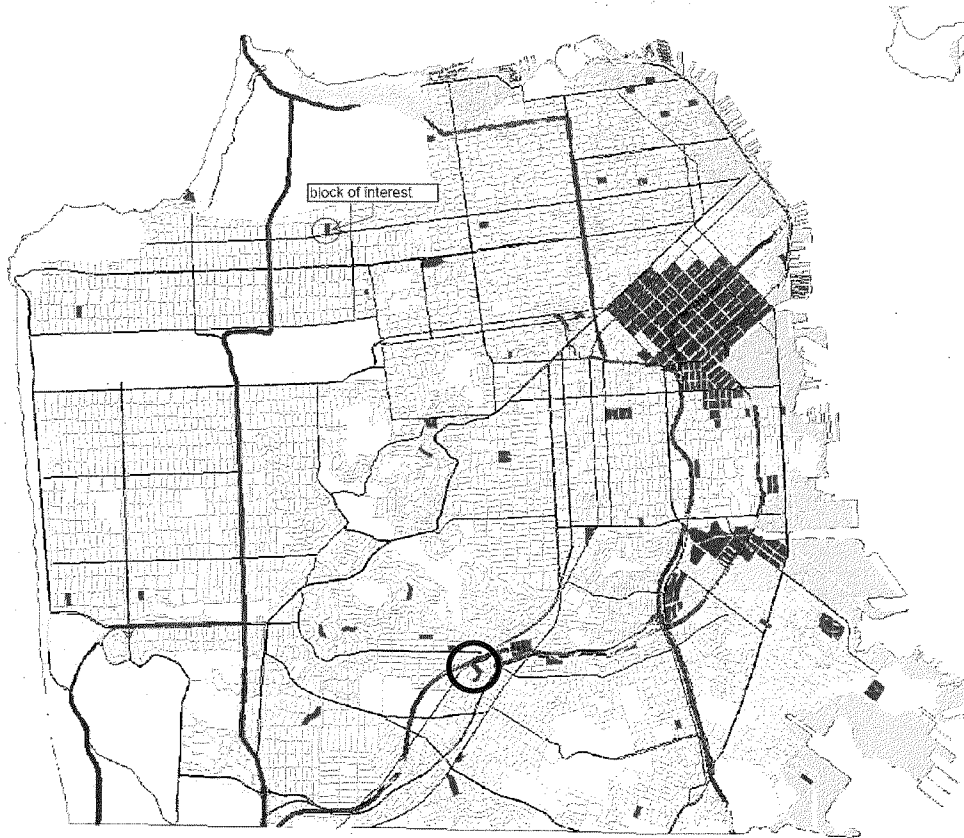


Figure 1: Bulletin 4 Overall Map



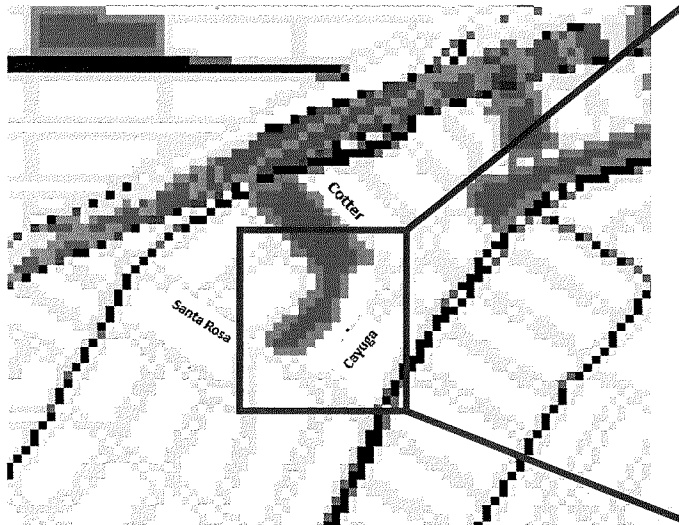


Figure 2: Bulletin 4 Map - 203 Cotter St.



Figure 3: 203 Cotter Aerial Picture

Figures 1 and 2 show 203 Cotter St. on the Bulletin 4 map. Figure 3 shows the property with aerial imaging. In Figure 3, Region 2 (solid line polygon) represents 203 Cotter St.'s property and Region 1 (dotted white polygon) represents a "block of interest" (BOI) bordering 203 Cotter St. that is susceptible to flooding.

Source: [http://www.sf-planning.org/ftp/files/publications\\_reports/DB\\_04\\_Flood\\_Zones.pdf](http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf)

## Analysis

1. **Is 203 Cotter St. part of the Islais creekbed?** Figure 4 has the property in the red circle. The Islais Creek bed, in green, clearly travels through 203 Cotter St.

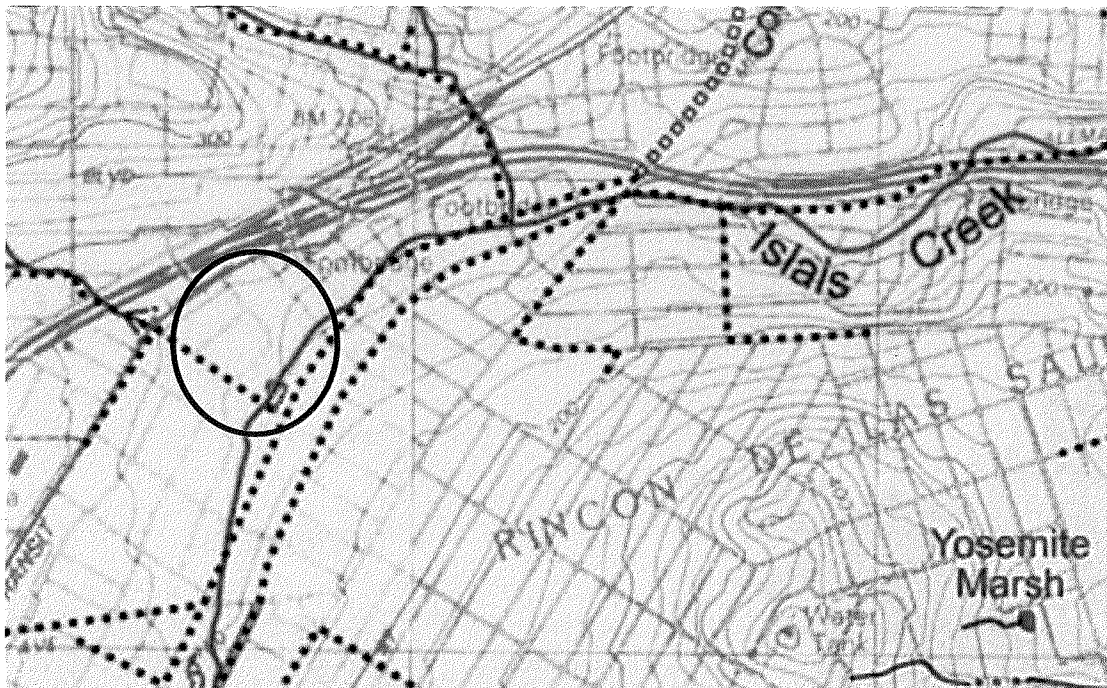


Figure 4: Islais Creek Historic Map

Sources: <http://explore.museumca.org/creeks/1630-OMIslaisBig.html>

2. Is 203 Cotter St. a natural stormwater management asset?

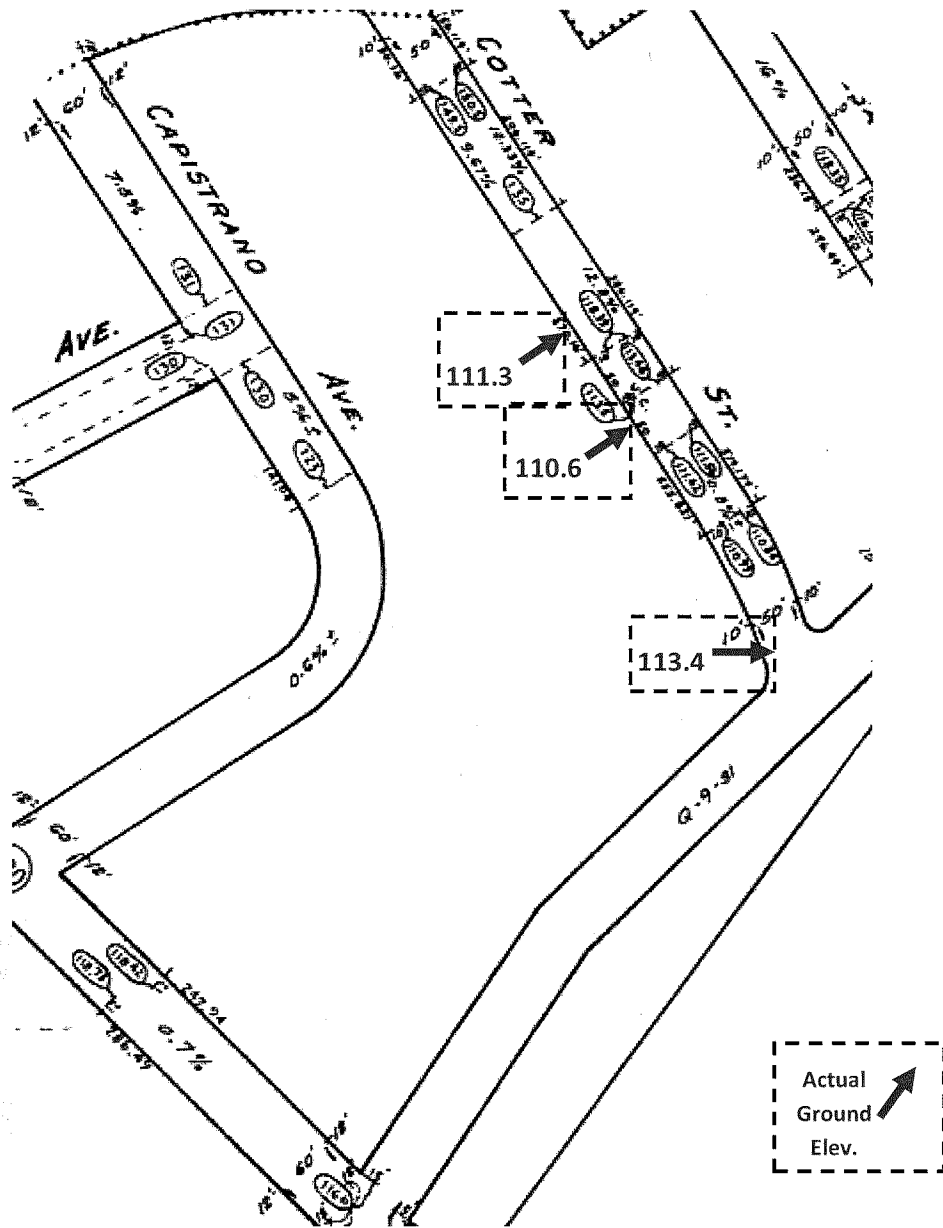


Figure 5: 203 Cotter St. Grademap

Figure 5 is the grade map, showing the planned street elevations. Ground elevations in dotted boxes are the current ground levels from Lidar. There is a low point bordering 203 Cotter St, which is shown on the grade map. The grade map does not give an elevation at the intersection of Cotter and Cayuga, where the 113.4 ft. Lidar elevation is labeled.

Sources:

<http://bsm.sfdpw.org/subdivision/keymap/>,

[http://bsm.sfdpw.org/subdmap/subd/Key\\_Maps/224\\_gm.tif](http://bsm.sfdpw.org/subdmap/subd/Key_Maps/224_gm.tif)



Figure 6: 203 Cotter St. Lidar Map w/ Surface Water Flow

Figure 6 shows the flow direction of surface water. 203 Cotter St. acts as a basin collecting surface water runoff leaving it susceptible to flooding even though it is not within the black shaded BOI. As such, 203 Cotter St. should be considered a valuable natural stormwater management asset.

3. Does 203 Cotter St. lie on the 100 year floodplain?

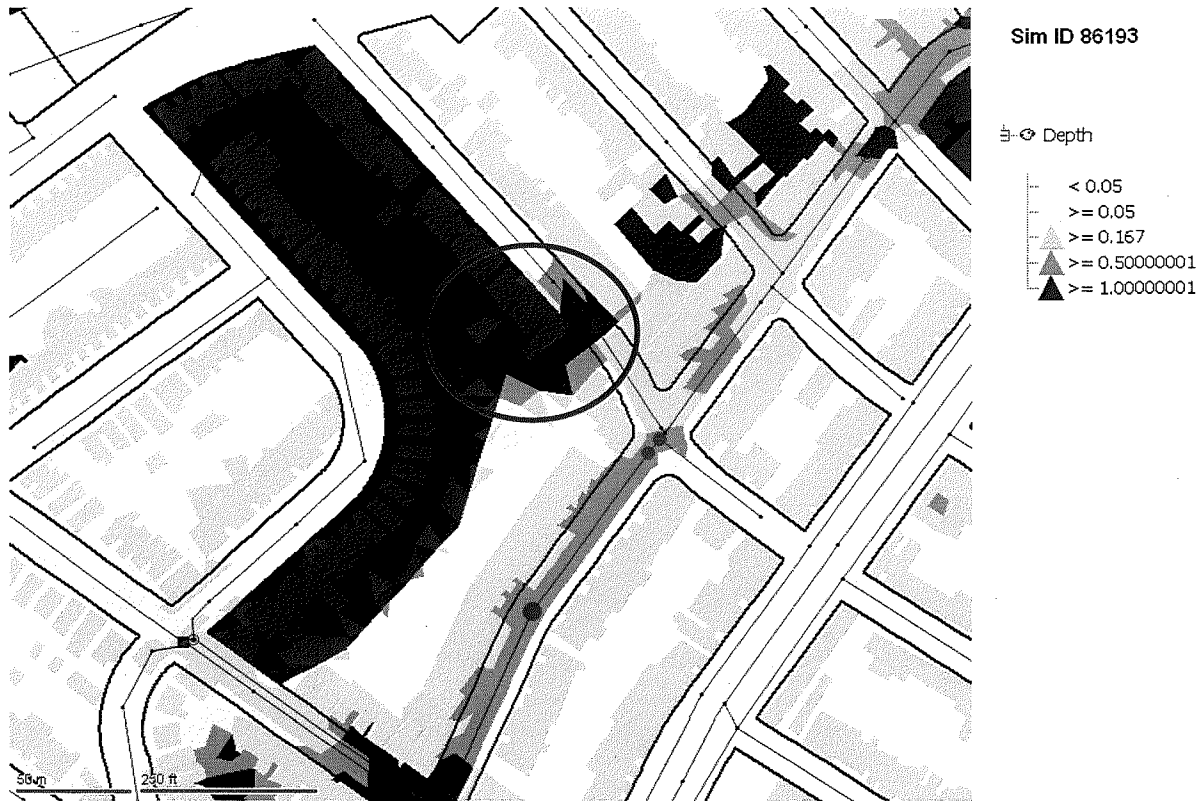


Figure 7: 203 Cotter St. 100 Year Floodmap

Figure 7 shows flooding as a result of the 100 year storm. The source of model results is the Flood Resilience Baseline, 100-year storm simulation. The area of lowest elevation on 203 Cotter St. bordering Cotter St. is circled in red.



September 26, 2016

Rodney Fong, Commission President  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: Amendment to Letter dated September 19, 2016  
Hydrologic and Water Quality Issues Associated with Proposed Golden Bridges School  
Project at 203 Cotter Street, San Francisco, CA

Dear Mr. Fong:

This letter is an amendment to my original comment letter regarding the subject project which I sent on September 19, 2016 on behalf of Ms. Nancy Huff and other neighbors of Cotter Street. Since that submission, I have received and reviewed the Final Conceptual Storm Water Management Approach memorandum prepared by BkF Engineers and dated June 10, 2016. I received this updated memorandum from the Planning Department just last Friday September 23 and therefore was unable to review it before. I only reviewed the May 16, 2016 draft version of this report for my original comments letter.

As you may recall, my original comment letter included a critique that the Storm Water Management Approach did not acknowledge or integrate a lower infiltration rate of the clay-rich soils found at the site. The updated Management Approach does include an analysis of soils having both high and low infiltration rates (Type A and D Soils, respectively). Thus, my concern about the analysis not acknowledging the lower permeability soils has been addressed. However, I still contend that the shallow groundwater conditions at the site will prohibit surface water infiltration via associated BMP measures regardless of soil type. The fully saturated condition of the inter-granular soil pore spaces by shallow groundwater that extend to or close to the ground surface does not permit infiltration of surface water. ***Thus, it is my opinion that the Final Storm Water Management Approach is still overestimating the true amount of stormwater infiltration and storage at a site with such shallow groundwater. When taking into account the shallow groundwater table elevations, I don't think the BMP sizing analysis can be considered valid, regardless of site soil type or infiltration rate. Therefore, it is not possible to make a determination on if the Conceptual Storm Water Management Plan complies with City Ordinance and should be considered non-compliant until demonstrated otherwise.***

Nor does the additional information contained in the Final Storm Water Management Approach memorandum change my professional opinion about potential project impacts on flood and water quality hazards to surrounding properties. It is still my opinion that due to the loss of existing

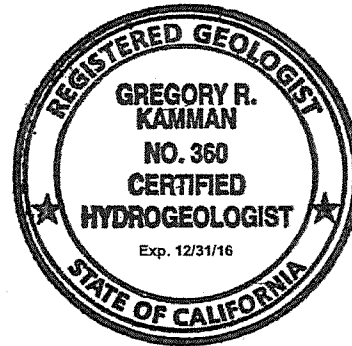
flood water storage on the existing site lot, *the Project will increase flood hazards and adverse impacts to water quality and increase health risk to students, staff and surrounding residents.*

Please feel free to contact me with any questions regarding the material and conclusions contained in this letter report.

Sincerely,



Greg Kamman, PG, CHG  
Principal Hydrologist



Attachment

Cc: Dennis Richards, Commission Vice-President  
Rich Hillis, Commissioner  
Christine D. Johnson, Commissioner  
Kathrin Moore, Commissioner  
Joel Koppel, Commissioner  
Myrna Melgar, Commissioner  
Jonas P. Ionin, Planning Commission Secretary  
Nancy Tran, Planner  
Lana Russel-Hurd, Planner  
Nancy Huff  
Deborah Holley, Holley Consulting  
Scott Emblidge, Moscone Emblidge & Otis LLC

CASE NUMBER: For Staff Use only	
------------------------------------	--

BOARD OF SUPERVISORS  
 2016 OCT 27 PM 1:45  
**APPLICATION FOR  
 Board of Supervisors Appeal Fee Waiver**

1. Applicant and Project Information

APPLICANT NAME: David Hooper	
APPLICANT ADDRESS: 201 Delano Avenue, San Francisco, CA 94112	TELEPHONE: 585-0472 (415 )
	EMAIL: nmtiasf@gmail.com

NEIGHBORHOOD ORGANIZATION NAME: New Mission Terrace Improvement Association	
NEIGHBORHOOD ORGANIZATION ADDRESS: P.O. Box 12111, San Francisco, California 94112	TELEPHONE: 585-0472 (415 )
	EMAIL: nmtiasf@gmail.com

PROJECT ADDRESS: 203 Cotter Street		
PLANNING CASE NO.: # 2015-003791ENV	BUILDING PERMIT APPLICATION NO.: 201604124524	DATE OF DECISION (IF ANY): 27 September 2016

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION
  
- WAIVER APPROVED                       WAIVER DENIED



SAN FRANCISCO  
PLANNING  
DEPARTMENT

FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department

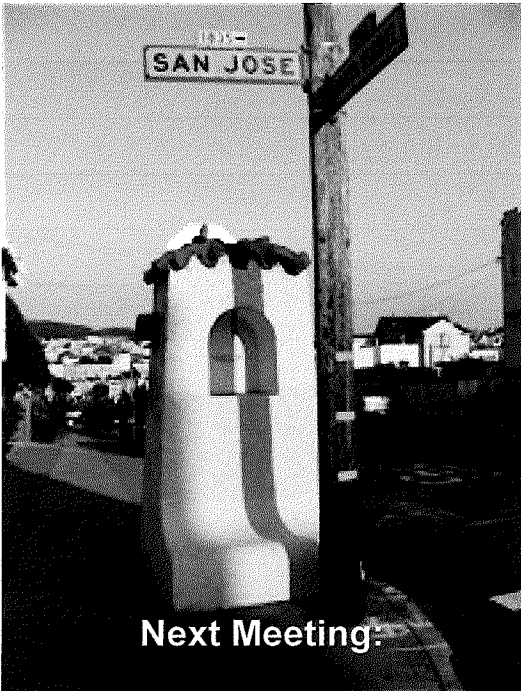
**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415.558.6409**  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*





**Next Meeting:**

**Monday, November 21, 2011**

**Time: 7:00 PM**

Ingleside Police Station  
Community Room

#1 Sergeant John V. Young Drive

David Hooper, President

Martha Arnaud, Vice President

Vacant - Recording Secretary

Margaret McAuliffe,

Financial Secretary Treasurer

Cris Christensen, Sergeant-at-Arms

*The New Mission Terrace Improvement Association Officers, Executive Board and Trustees appreciate your support through the payment of the \$10.00 Annual Dues.*

*Your dues, a major source of our funding, supports printing costs and membership in citywide organizations dedicated to making San Francisco a better place to live, work and play.*

*Please renew or begin your support in 2011, our 62nd year of continuous service to the neighborhood.*

# NEW MISSION TERRACE IMPROVEMENT ASSOCIATION

Founded 1949

P.O. Box 12111 San Francisco, California 94112

[nmtia@nmtia.org](mailto:nmtia@nmtia.org) [www.nmtia.org](http://www.nmtia.org)

*search "Mission Terrace Neighborhood" on Facebook!*

## **MISSION TERRACE BRIDGE GARDEN**

Appreciate the efforts to create this greenspace near the BART-Cotter Street footbridge? Volunteers are needed to keep this northern portal to our neighborhood looking good. Email [MTBEAUTIFY@MAC.COM](mailto:MTBEAUTIFY@MAC.COM) if you can help.

## **TOYS FOR TOTS!**

Neighbor Leo Martinez is collecting for the SFFD's Christmas toy drive. Bring unwrapped toys for kids up to age twelve to the November meeting if you'd like to participate in this venerable tradition. Please, no stuffed animals.

## **STOP SIGNS**

We have applied for a stop sign at the San Juan/Otsego intersection and are applying for traffic calming solutions for other areas in the neighborhood. If you have input let us know.

## **HOSPITALITY COMMITTEE HELP**

Thanks again to Rita for volunteering to be Hospitality Hostess for the September and October meetings. If you can host the November meeting please let us know.

## **HOLIDAY PARTY PLAN**

Neighbors, let's mingle--but when is a good time? Saturday, December 10th, 3-6pm? Or a pre-meeting party at the regular January meeting, Monday, January 23rd, 6pm? Let us know!



*Sub-Station Building-Geneva Ave.-M.S.R.R., 1921.  
Courtesy of the San Francisco History Center, SF Public Library.*

BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 OCT 27 PM 1:45


BY


*Jo*

**LISA M. DUNSETH**  
**DAVID P. HOOPER**  
 201 DELANO AVE  
 SAN FRANCISCO, CA 94112


**1541**  
11-7644/3210

24 Oct 2016  
Date

Pay to the Order of SF Planning Dept \$ 562.00  
Five hundred & sixty two & 00/100 Dollars  Security Features Details on Back.

 **SAN FRANCISCO**  
 FEDERAL CREDIT UNION®  
 770 Golden Gate Avenue, San Francisco, CA 94102

For BOS appeal - 203 Cotter Lisa Dunseth MP




Harford Clarke GUARDIAN SAFETY® YELLOW


ANNE GEDDES

**NANCY A HUFF**  
 214 COTTER ST  
 SAN FRANCISCO, CA 94112-1923


**265**  
11-35/1210 CA  
90406

10-27 2016  
Date

Pay to the Order of SF Planning Department \$ 16.00  
Sixteen dollars & 00/100 Dollars  Security Features Details on Back.

**Bank of America**  Valued Customer  
 OVER 25 YEARS

ACH R/T 121000358

For BOS appeal CH 2015-00371 CH  MP

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