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FILE NO. 001092

MOTION NO. M00-57

1 [Findings – 3839 Washington Street]
2 ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PLANNING COMMISSION'S
3 APPROVAL OF CONDITIONAL USE APPLICATION NO. 99.385C, ALLOWING THE
4 DEVELOPMENT OF AN ADDITION TO A PRIMARY AND MIDDLE SCHOOL (PRESIDIO
5 HILL SCHOOL) OF APPROXIMATELY 9,820 SQUARE FEET ON THE EXISTING SCHOOL
6 PROPERTY, INCLUDING RENOVATING THE EXISTING TWO-STORY BUILDING OF
7 APPROXIMATELY 7,000 SQUARE FEET, ADDING A THIRD FLOOR/PENTHOUSE OF
8 APPROXIMATELY 2,220 SQUARE FEET, AND CONSTRUCTING A NEW BUILDING, ONE-
9 STORY OVER BASEMENT, OF APPROXIMATELY 7,600 SQUARE FEET, WITH A
10 ROOFTOP PLAY AREA IN THE AREA OF THE EXISTING PLAY YARD, THE SCHOOL
11 BEING IN AN RH-1 (RESIDENTIAL, HOUSE DISTRICTS, ONE-FAMILY) WITH A 40-X
12 HEIGHT AND BULK DISTRICT, ON PROPERTY LOCATED AT 3839 WASHINGTON
13 STREET, SOUTH SIDE BETWEEN MAPLE AND CHERRY STREETS; LOTS 1A, 24 AND
14 25, IN ASSESSOR'S BLOCK 0992.

15
16 The appellants, Frances Petrocelli and Allan Anderson, filed a timely appeal on May
17 15, 2000, protesting the approval by the Planning Commission of an application for a
18 conditional use authorization (Conditional Use Application No. 99.385C, approved on April 13,
19 2000) allowing the development of an addition to a primary and middle school (Presidio Hill
20 School) of approximately 9,820 square feet on the existing school property, including
21 renovating the existing two-story building of approximately 7,000 square feet, adding a third
22 floor/penthouse of approximately 2,220 square feet, and constructing a new building, one-
23 story over basement, of approximately 7,600 square feet, with a rooftop play area in the area
24 of the existing play yard, the school being in an RH-1 (Residential, House Districts, One-
25 Family) with a 40-X Height and Bulk District, on property located at 3839 Washington Street,

1 south side between Maple and Cherry Streets, in Lots 1A, 24 and 25, in Assessor's Block
2 0992.

3 The public hearing before the Board of Supervisors on said appeal was scheduled for
4 June 5, 2000. On June 5, 2000, the Board conducted a duly noticed hearing on the appeal
5 from the approval of the requested conditional use authorization.

6 In reviewing the appeal of the approval of the requested conditional use authorization,
7 this Board reviewed and considered the written record before the Board and all of the public
8 comments made in support of and opposed to the appeal. At the June 5, 2000 hearing, the
9 appellants and representatives of the applicant School each stated that they had entered into
10 discussions and an agreement that resulted in the appellants no longer opposing the approval
11 of the requested conditional use authorization, and the School agreeing to additional
12 conditions being imposed on their proposed conditional use authorization. The Board of
13 Supervisors then rendered a decision consistent with the public statements of the parties.

14 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
15 County of San Francisco hereby adopts as its own and incorporates by reference herein, as
16 though fully set forth, the findings made by the Planning Commission in its Motion No. 15031,
17 dated April 13, 2000; and, be it

18 FURTHER MOVED, That the Board of Supervisors specifically adopts as its own, and
19 incorporates by reference herein as though fully set forth, the findings made by the Planning
20 Commission in its Motion No. 15031, dated April 13, 2000, that the proposed project is in
21 conformity with the General Plan, and is consistent with the Priority Policies of Planning Code
22 Section 101.1; and, be it

23 FURTHER MOVED, That in furtherance of the findings expressed in the Planning
24 Commission Motion, the Board of Supervisors determined that the additional conditions
25

1 agreed upon by the applicant and the appellants should be imposed on the conditional use
2 authorization.

3 FURTHER MOVED, That the Board of Supervisors, after carefully balancing the
4 competing public and private interest, disapproved the decision of the Planning Commission
5 by its Motion No. 15031, dated April 13, 2000, and authorized a conditional use permit
6 (Conditional Use Application No. 99.385C) allowing the development of an addition to a
7 primary and middle school (Presidio Hill School) of approximately 9,820 square feet on the
8 existing school property, including renovating the existing two-story building of approximately
9 7,000 square feet, adding a third floor/penthouse of approximately 2,220 square feet, and
10 constructing a new building, one-story over basement, of approximately 7,600 square feet,
11 with a rooftop play area in the area of the existing play yard, the school being in an RH-1
12 (Residential, House Districts, One-Family) with a 40-X Height and Bulk District, on property
13 located at 3839 Washington Street, south side between Maple and Cherry Streets, in Lots 1A,
14 24 and 25, in Assessor's Block 0992, subject to the conditions imposed by the Planning
15 Commission and the additional conditions imposed by the Board of Supervisors.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Motion

File Number: 001092

Date Passed: June 12, 2000

Motion adopting findings related to the appeal of the Planning Commission's approval of Conditional Use Application No. 99.385C, allowing the development of an addition to a primary and middle school (Presidio Hill School) of approximately 9,820 square feet on the existing school property, including renovating the existing two-story building of approximately 7,000 square feet, adding a third floor/penthouse of approximately 2,220 square feet, and constructing a new building, one-story over basement, of approximately 7,600 square feet, with a rooftop play area in the are of the existing play yard, the school being in an RH-1 (Residential, House Districts, One-Family) with a 40-X Height and Bulk District, on property located at 3839 Washington Street, south side between Maple and Cherry Streets; Lots 1A, 24 and 25, in Assessor's Block 0992.

June 7, 2000 Board of Supervisors — REFERRED: Board of Supervisors

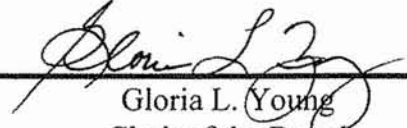
June 12, 2000 Board of Supervisors — APPROVED

Ayes: 8 - Ammiano, Becerril, Kaufman, Leno, Newsom, Teng, Yaki, Yee

Absent: 3 - Bierman, Brown, Katz

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I hereby certify that the foregoing Motion
was APPROVED on June 12, 2000 by the
Board of Supervisors of the City and County
of San Francisco.



Gloria L. Young
Clerk of the Board

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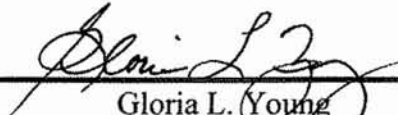
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