

1 [Disapproving Planning Commission's Decision Related to the Conditional Use Authorization -
2 3771 and 3781 Cesar Chavez Street; Approving the Conditional Use as Modified by the Board
3 of Supervisors]

4 **Motion 1) disapproving decision of the Planning Commission by its Motion No. 18930,**
5 **approving Conditional Use Authorization identified as Planning Case No. 2013.0259CV**
6 **on property located at 3771 and 3781 Cesar Chavez Street; 2) approving the**
7 **Conditional Use on property located at 3771 and 3781 Cesar Chavez Street subject to**
8 **the conditions set forth in Planning Commission Motion No. 18930, as modified by the**
9 **Board of Supervisors on September 17, 2013, and subject to additional conditions**
10 **imposed by the Board of Supervisors on September 17, 2013; and 3) adopting findings**
11 **of consistency with the General Plan and the Priority Policies in Planning Code Section**
12 **101.1.**

13 MOVED, That the Planning Commission's approval on July 18, 2013, of a Conditional
14 Use Authorization identified as Planning Case No. 2013.0259CV, by its Motion No. 18930, to
15 increase enrollment at an existing preschool (d.b.a. Gan Noe Preschool) and allow for an
16 accessory religious facility within the preschool, located within a RH-2 (Residential, House,
17 Two-Family) District and a 40-X Height and Bulk District, on property located at:

18 3771 and 3781 Cesar Chavez Street; Assessor's Block No. 6577, Lot Nos. 030 and 045
19 is hereby disapproved; and be it

20 FURTHER MOVED, That the Conditional Use at said property is hereby authorized as
21 set forth in the decision of the Planning Commission by its Motion No. 18930, Planning Case
22 No. 2013.0259CV, with the conditions set forth therein, and with the following additional
23 conditions imposed by the Board of Supervisors on September 17, 2013:
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- 1 • The project sponsor shall be authorized to enroll up to 29 children for the first 9 months
2 of its entitlement. After 9 months, the school shall be authorized to enroll up to 42
3 children unless the Zoning Administrator determines that a pattern of violations of the
4 Conditional Use Permit has occurred and that an expansion of the school should not be
5 authorized.
- 6 • The project sponsor shall provide one curbside monitor at the drop off location and one
7 additional monitor, which may be a teacher, to bring children from the sidewalk into the
8 building during the morning drop off period.
- 9 • The project sponsor shall require and communicate to all parents and guardians as
10 well as to the curbside monitor that vehicles dropping off and picking up children must
11 only pull forward into the loading zone, that pulling into the loading zone in reverse is
12 prohibited, and that they shall pull forward along the curb as soon as the space ahead
13 of them becomes available.
- 14 • During morning drop off and afternoon pick up, driveways shall be temporarily blocked
15 off with cones or other temporary means.
- 16 • The project sponsor shall minimize unattended vehicles by communicating to all
17 parents and guardians that they should avoid leaving vehicles unattended when
18 dropping off children.
- 19 • If a white loading zone is permitted by the Municipal Transportation Agency, the project
20 sponsor shall operate the loading zone with the following conditions: The number of
21 individual vehicles using the curbside white zone to drop off or pick up children at the
22 project location shall be limited during certain times. A maximum of 28 individual
23 vehicles may use the curbside white zone between the hours of 7:30 and 9:00am and
24 similarly, 28 individual vehicles may use the curbside white zone between the hours of
25 3:00 and 5:30pm.

- The project sponsor shall produce and distribute a morning drop off and afternoon pick up plan to all families and shall document parental and guardian understanding and consent to the process;

and be it

FURTHER MOVED, That the Board of Supervisors incorporates and adopts the findings of consistency with the General Plan and the Priority Policies in Planning Code section 101.1 adopted by the Planning Commission in its Motion No. 18930 approving the Conditional Use Authorization; and be it

FURTHER MOVED, That the Conditional Use at said property is hereby authorized as modified by this motion.