



SAN FRANCISCO PLANNING DEPARTMENT

2015-009

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAR 09, 2015

Notice of Exemption

Approval Date: February 5, 2015
Case No.: 2013.0862E
Project Title: The Urban School of San Francisco
Zoning: RM-1 (Residential – Mixed, Low Density) District
 40-X Height and Bulk District
Block/Lot: 1223/002,003,008,022,023,024
Lot Size: 52,000 square feet
Project Sponsor: Diane Walters, The Urban School of San Francisco
 (415) 626-2919
Staff Contact: Erik Jaszewski – (415) 575-6813
 Erik.Jaszewski@sfgov.org

by: **MARIBEL JALDON**
Deputy County Clerk

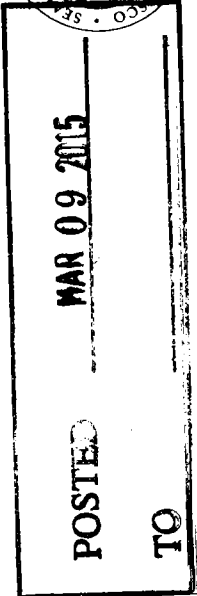
tion St.

ISCO,
-2479

6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: \$58 filing fee

PROJECT DESCRIPTION:

The project site consists of six parcels and is located in the middle of the block bounded by Oak Street to the north, Masonic Avenue to the east, Page Street to the south, and Ashbury Street to the west in the Haight Ashbury neighborhood in San Francisco. The project site is currently occupied by facilities associated with the Urban School of San Francisco—founded in 1966—as well as the St. Agnes Catholic Church—founded in 1893.

The Urban School of San Francisco is a private high school with an enrollment of approximately 380 students and approximately 74 employed staff. The main campus is located separate from the project site across Page Street at 1563 Page Street; however, the school’s existing 35-foot-tall, 10,750-square-foot gymnasium/theater building is located on the project site at 1530 Page Street (Assessor’s Block/Lot 1223/008). Additionally, two school parking lots comprising 57 parking spaces are located along Oak Street (Assessor’s Block/Lots 1223/003, 022, and 024). A 40-foot-tall single-family residential building comprising approximately 3,800 square feet bisects the two parking lots at 1637 Oak Street (Assessor’s Block/Lot 1223/023). The church is located primarily along Masonic Avenue, with several accessory

buildings along Masonic Avenue, Oak Street, and Page Street. These structures would not be altered as part of the project.

The proposed project involves the existing parking lots, residential building, and gym, with implementation occurring in two phases. The first phase of the project along Oak Street—occurring over a 16-month construction phase—involves: 1) removal of the two existing surface parking lots; 2) adjustment of parcel boundaries; 3) eastward relocation of the existing single-family residence (1637 Oak Street) to abut the neighboring house at 1611 Oak Street; 4) construction of a 40-foot-tall, three-story-over-basement, 63,600-sf athletic building on the former parking lots and residential site at Oak Street, to be used by the Urban School of San Francisco; and (5) installation of a bus loading zone along the south side of Oak Street adjacent to the proposed athletic building (subject to approval by the San Francisco Municipal Transportation Agency (SFMTA)).

The proposed athletic building along Oak Street would consist of: 1) administration offices at the ground-floor level; 2) a gymnasium, four classrooms, and more administration offices, which total 15,300 sf, at the second level; 3) five classrooms and offices which total 7,700 square feet at the third level; 4) 9,200 square feet turf or sport surface play area at the rooftop level; and 5) a parking garage at the ground floor and basement levels with capacity for 81 spaces (and up to 101 spaces with a valet). The parking garage would be accessible from a 25-foot-wide curb cut on Oak Street and solely designated for faculty and staff. Forty-five (45) bicycle parking spaces, including 36 Class I (locker type) and 9 Class II (standard) spaces would be provided at the ground-floor level.

The second phase of the project along Page Street—occurring over a 12-month construction phase—involves conversion and interior remodel of the previous two-story St. Agnes Gymnasium (gym) at 1530 Page Street to add an approximately 315-seat theater to be used by the Urban School. No changes would be made to the two existing classrooms located on the second floor of the building. At the interior of the building there is an unexcavated area south of the existing basement of approximately 3,300 sf, which would be excavated to create usable school space such as theater support space, classrooms, office, and storage. In addition, minor changes are proposed at the exterior of the building for security and accessible upgrades.

The proposed project would result in an increase of approximately 40 students and three (3) staff, for a total enrollment of 420 students with 77 staff. The new and converted theater and athletic facilities would not host a greater number of events; however, they would allow for higher patron attendance. The theater building would allow for an increase in attendance from 175 patrons currently, to 315 patrons as proposed. The athletic building would allow for an increase in attendance from 50 spectators currently to approximately 100 spectators as proposed (potentially up to 200 for rare events, such as playoff games). The proposed project would also include the installation of approximately seven new street trees.

Six (6) existing parcel boundaries on the project site outline multiple facilities and bisect the Urban School's parking lots. The proposed project would realign and merge parcel boundaries to better follow the contours of existing and proposed buildings. The project would result in five (5) parcels paired to each building including the relocated residence, the existing St. Agnes Church, the existing St. Agnes Rectory, the remodeled theater building, and the newly constructed Oak Street athletic building.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on February 5, 2015 when a Conditional Use Authorization was approved by the San Francisco Planning Commission under Motion No. 19316. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0862C.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
 - Ministerial (Sec. 21080(b)(1); 15268)
 - Declared Emergency (Sec. 21080(b)(3); 15269(a))
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 - Categorical Exemption. State type and section number: Class 32, PRC Section 15332
 - Statutory Exemption. State code number: _____
 - Community Plan Exemption (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because the project involves in-fill development that would have no significant adverse environmental effects and would meet all the conditions prescribed in Section 15332.

John Rahaim
Planning Director


 By Sarah B. Jones
 Environmental Review Officer

March 9, 2015
 Date

cc: Diane Walters
Michael Wilson
Mary Woods, Current Planner
other interested parties



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 38-2015-009
STATE CLEARING HOUSE # <i>(If applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SF PLANNING DEPARTMENT		DATE 03/09/2015	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO		DOCUMENT NUMBER 528996	
PROJECT TITLE THE URBAN SCHOOL OF SAN FRANCISCO			
PROJECT APPLICANT NAME ERIK JASZEWSKI		PHONE NUMBER (415)5756813	
PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE. 400	CITY SF	STATE CA	ZIP CODE 94103

PROJECT APPLICANT *(Check appropriate box):*

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	_____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	_____
<input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i>	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	\$58.00	\$	<u>58.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 58.00

SIGNATURE <i>X [Signature]</i>	PRINTED NAME AND TITLE Maribel Jaldon Deputy County Clerk
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