



December 24, 1981

RECEIVED
DEC 27 1981

HERSEY/ARCHITECT

Mr. Robert Hersey, A.I.A.
1045 Sansome Street, Suite 310
San Francisco, CA 94111

Re: Town School for Boys, 2700 Jackson Street, 978/18

Dear Mr. Hersey:

This letter may serve as verification that the above-noted project is categorically exempt from environmental review under Section 15101 (e) of the State EIR Guidelines implementing the California Environmental Quality Act (CEQA).

The Department understands the proposed project to be a 6,000 square foot addition to an existing 48,000 square foot school, entailing no increase in the current enrollment of 400 students.

If you have any further questions concerning this matter, please contact Diane Oshima of my staff at 552-1134.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Sahm".

Barbara Sahm
Acting Environmental Review Officer

BS:DQ:vc

81.718C

	Applicant	Owner	Prime Contact
Name	Town School for Boys	Same	Robert H. Hersey AIA
Address	2750 Jackson Street		1045 Sansome, S.F.
Telephone	921-3747	REC'D. by <i>[initials]</i>	863-5205

JAN 5 1982

DEPARTMENT OF CITY PLANNING
DCP Use Only

Side & Cross Streets, Corner

☐ EE Form Attached
☒ Categorically Exempt
 Per *SAHM*

Section _____

By *SAHM B**12/24/81*Received By/Date *RF 12/31/81*☒ Fee Received☐ Letter of Agency *NS 1/2/82*☒ Radius Map☒ Address List☒ Labels☐ Photos☒ Plans☐☐

Subject property street address	2750 Jackson Street
Assessors Block and Lot No.	Block 978 Lot 18
Land Use District	RH-2
Height and Bulk District	40-X
Frontage in Feet	275'
Total Square Footage of Site	35,112
Estimated Cost of Construction	600,000
Code Section for Cond. Use Requested	209.3 (g)

Describe what is to be done:

A 6,000 sq. ft. teaching space addition with roof play areas is to be constructed at the third floor of the existing 48,000 sq. ft, 400 student elementary school. New space is required for expanded programs. Student population will remain @ 400.

What is the present use:

Independent elementary school.

Section 303 Requirements Met (see Instruction Sheet)

1. see attached sheet.

2A.

2B.

2C.

2D.

3.

City Planning Processing

Reviewed By/Date _____

Notice of Incomplete App. _____

Assigned to OER (Person/Date) _____

Envir. Completion Date _____

Proposed Hearing Date _____

Activity	Date	
	Due	Compl.
Advertise. Prep'd.		
Advertised		
Site Visit		
Notices Posted		
Neighborhood Groups On List		
Notices Mailed		
Maps for CPC		
Issues, Draft Case Rpt.		
Final Case Rpt.		
Photos for CPC		
Resolution		

List by number any applications for building permits, business or other licenses sought in connection with the proposed use of this property:

In penalty of perjury the following declarations are made:

I, undersigned, is the owner or authorized agent of the owner of this property. *Town School For Boys*
 Information presented is true and correct to the best of my knowledge. *12/21/81*

Applicant's Signature _____ Date _____

Town School for Boys

Conditional Use Application
December 30, 1981

Responses to Item 9:

9. (a) Town School for Boys has been providing a high standard for elementary education for this community since 1938. This addition, the 5th at this site, is required to provide additional space necessary for expanding school programs.
- (b) i. The proposed addition is located on the existing Third Floor level. It will be adjacent to, and lower than, the east and south faces of the existing Gymnasium structure at that level. It does not appear that the addition will block any views nor appreciably change existing sun shadow patterns.
- ii. There will be no change as the student population will remain the same.
- iii. There will be little change from current levels of glare, dust and odor. A portion of the existing roof top play area will be one story higher which will provide a reduction of sound levels at surrounding buildings.
- iv. There will be no significant changes.

Robert H. Hersey
1045 Sansome Street
San Francisco. 94111
Suite 310

Dean Frisbie
3434 Jackson Street
San Francisco, Ca.
94112

Town School for Boys
2750 Jackson Street
San Francisco, CA

**SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF HEARING**

Notice is hereby given to the general public that applications involving the properties described below have been filed with the Department of City Planning for review as set forth in the Planning Code. The City Planning Commission will hold a public hearing on these applications and other matters on Thursday, March 4, 1982, in Room 282, City Hall, as follows:

2:00 P.M.

81.609EC: 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607—to permit a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.

82.6C: 1524-28 LARKIN STREET, east side between Washington and Clay Streets, Lot 18 in Assessor's Block 217—Request for authorization of conditional use to permit construction of a STRUCTURE OF APPROXIMATELY 50 FEET IN HEIGHT in an RM-3 (Mixed Residential, Medium Density) use district and 65-A Height and Bulk District.

2:45 P.M.

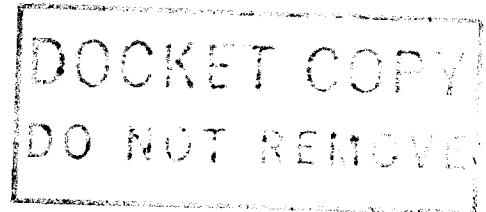
81.465C: 725 GREENWICH STREET, south side between Powell Street and Columbus Avenue, Lot 30 in Assessor's Block 90—Request for Discretionary Review in lieu of Conditional Use to permit 3 FLOORS OF OFFICES ABOVE THE GROUND FLOOR (after demolition of an existing building) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial, Combined, Moderate to High Density) district.

81.718C: 2750 JACKSON STREET, northwest corner at Scott Street, Lot 18 in Assessor's Block 978—Request for authorization of Conditional Use to permit a 6,000 SQUARE FOOT ADDITION TO AN ELEMENTARY SCHOOL in an RH-2 (House, Two-Family) district.

81.609EC ROBERT W. PASSMORE
2/12/82-11 Zoning Administrator
100 Larkin Street
San Francisco, CA 94102

N53490—Feb. 12

DRAFT
March 4, 1982



SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO.

WHEREAS, The City Planning Commission on March 4, 1982 heard Application No. 81.718C for a Conditional Use in an RH-2 (House, Two-Family) district under Section 303 of the City Planning Code to permit a 6,000 square-foot addition to an elementary school on the property described as follows:

2750 Jackson Street, northwest corner at Scott Street,
Lot 18 in Assessor's Block 978;

and

WHEREAS, The Residence Element of the Comprehensive Plan seeks to provide residential environments that meet the needs of residents as well as to support housing with adequate public improvements, services and amenities and would allow small-scale non-residential activities in residential areas where they contribute to neighborhood livability; and

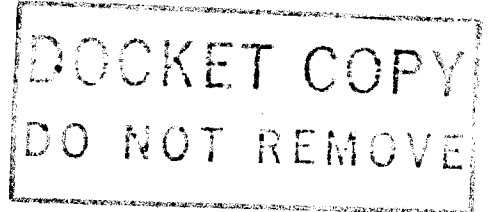
WHEREAS, The site has a long history of use for educational purposes; and

WHEREAS, The proposed addition is intended to provide for an improved curriculum for the existing student body and will not result in increased enrollment or intensified use of the site; and

WHEREAS, With the imposition of appropriate conditions, this proposed project would produce a development that is desirable for and compatible with the surrounding neighborhood:

THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. This authorization is for the use of the subject property by the Town School for Boys and is not transferable to any other use or operator.
2. Final plans in general conformity with plans labelled Exhibit A on file with this application with the exception that plans for the fence shall be reviewed and approved by the staff of the Department of City Planning prior to filing for a building permit application.
3. The maximum number of students permitted shall be 400 at any given time.



CITY PLANNING COMMISSION

Case Report for Hearing on March 4, 1982

Case No. 81.718C

CONDITIONAL USE - 6,000 SQUARE FOOT ADDITION TO AN ELEMENTARY SCHOOL

PROPERTY DESCRIPTION:

Location: 2750 Jackson Street, northwest corner at Scott Street, Lot 18 in Assessor's Block 978.

Size: 35,112 square feet in a rectangular parcel with 275 feet of frontage on Jackson Street and 128 feet on Scott Street.

Zoning: RH-2 (House, Two-Family) district.

Present Use: Town School for Boys.

PROPOSAL: A 6,000 square foot teaching space addition with roof play areas is to be constructed at the third floor of the existing 43,000 square foot, 400 student elementary school. New space is required for expanded programs. Student population will remain at 400.

APPLICANT: Robert H. Hersey, Architect, as agent.

ENVIRONMENTAL REVIEW STATUS: Categorically Exempt.

SURROUNDING LAND USE AND ZONING: Alta Plaza, which is within a P (Public Use) district, is diagonally opposite. The southwest corner of Scott and Jackson is within an RM-1 (Mixed Residential, Low Density) district. The remainder of the neighborhood is within RH-1 (House, One-Family) and RH-2 (House, Two-Family) districts, and is developed primarily with one- and two-family dwellings.

PLANNING CODE PROVISIONS: Schools are conditional uses within all R districts.

COMPREHENSIVE PLAN CONSIDERATIONS: The Residence Element seeks to provide pleasant residential environments that meet the needs of residents and would support housing with adequate public improvements, services and amenities.

CITY PLANNING COMMISSION

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2801 Jackson St., #103
San Francisco 94115
March 1, 1982

Robert W. Passmore
Zoning Administrator
100 Larkin Street
San Francisco 94102

RECEIVED

MAR 1 1982

CITY & COUNTY OF S. F.
DEPT. OF CITY PLANNING

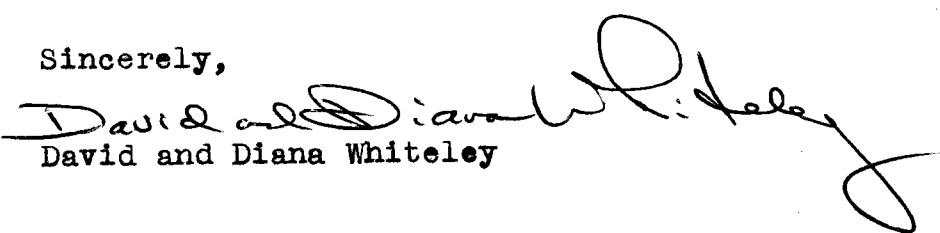
Dear Mr. Passmore:

I am writing in reference to Case No. 81.718C, which is Town School's application for conditional use of their property at 2750 Scott Street.

We wish to state our support for Town School's application. It is our understanding that an extension to the existing building is planned. This new space will not be used to provide for increased enrollment, but as needed enrichment activity space as well as extended day care needs. Town School is a vigorous academic institution that encourages participation by students from many different cultural and ethnic backgrounds. They have been a good neighbor, sensitive to the tenor of the neighborhood in both their construction of the present attractive physical plant and the attitude of students and staff toward homeowners in the area.

We strongly support their application before the City Planning Commission and ask that this letter be considered during the public hearing March 4 .

Sincerely,


David and Diana Whiteley

Pacific Heights Residents Association

March 2, 1982

Toby Rosenblatt, President
City Planning Commission
100 Larkin Street
San Francisco, CA 94102

RE: 2750 Jackson
No. 81.718C

Dear Commissioner Rosenblatt,

The Board of Directors of the Pacific Heights Residents Association earnestly supports the proposed 6000 square foot building expansion for Town School. The Board has seen the architectural model and heard a presentation by Town School and its architect. The Board has also not received any complaints from neighbors and has been informed of a neighborhood meeting hosted by the school.

The design of the proposed expansion adds vertical elements which enhance the school building and thereby improve its relation to the surrounding homes and apartments. Since the play area on the roof is necessary, the addition of attractive, new fencing does not seriously detract from the school's overall appearance.

The Town School enjoys and maintains good relations with its neighbors and is very much an asset to Pacific Heights.

Thank you for your thoughtful consideration.

Sincerely yours,



Charles P. Hagner, President
Pacific Heights Residents Association

CPH/kmy

CC: Robert Passmore, Zoning Administrator
David Pratt, Headmaster, Town School

TOWN SCHOOL FOR BOYS
2750 JACKSON STREET
SAN FRANCISCO, CALIFORNIA 94115
921-3747

RECEIVED

MAR 2 1982

CITY & COUNTY OF S. F.
DEPT. OF CITY PLANNING

March 2, 1982

The Honorable Toby Rosenblatt
President
San Francisco Planning Commission
100 Larkin Street
San Francisco, CA 94102

Dear Toby:

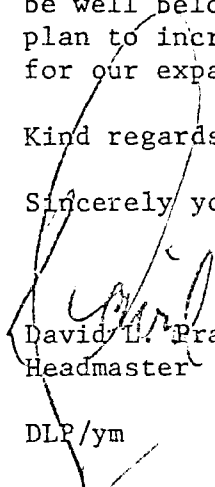
As you know, Town School is planning an addition to its present facility, and I wanted to bring you up-to-date on the progress of our plans.

The attached letter was sent to 150 of the surrounding neighbors. Although the turn-out for the meeting was small, there were virtually no objections raised. Then last evening Robert Hersey, our architect, Dean Frisbie, Chairman of our Building and Grounds Committee, and I appeared before the Board of the Pacific Heights Association. They gave the project their enthusiastic endorsement.

The new addition will not exceed the code height limit and will indeed be well below the roof of the present gymnasium. We definitely do not plan to increase our student body, but we are desperate for more space for our expanding programs.

Kind regards.

Sincerely yours,


David L. Pratt
Headmaster

DLP/ym

cc: Mr. Dean Macris
City Planning Director

150

TOWN SCHOOL FOR BOYS
2750 JACKSON STREET
SAN FRANCISCO, CALIFORNIA 94115
921-3747

February 10, 1982

Dear Neighbors:

Town School for Boys has been occupying its present facility for many years, with the last building addition in 1971. We are now finding that the space which we have is not adequate for all the various programs we would like to undertake. Town School is in the process of making application for the necessary permits to construct a small addition to house these programs, an addition of approximately 6,000 square feet.

We would like to share our plans with you and would like to invite you to join us on Monday, February 22, at 5:30 P.M. at Town School to discuss them. We would like to note that there will be no additional students at Town; this new construction is merely to facilitate activities which we feel are now most important for our students, such as an expanded learning center and computer training space. To the best of our knowledge the addition we plan is fully in keeping with all requirements of the City of San Francisco.

We look forward to seeing you on February 22. If you have any questions, please feel free to call me at 921-3747.

Sincerely,

David L. Pratt
David L. Pratt
Headmaster

DLP/ym

*Decided,
you have
my support*
2460 Scott
Alfred
Shaw

U

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss

ELSIE O. NOCETI

Subscribed and sworn to before me this

Deputy County Clerk

584/8A
Mark S. Cluett
2660 Pacific Ave.
S F CA 94115

584/9
Paul A. Miller
P O Box 60043 Terminal Annex
Los Angeles, CA 90060

584/10
Richard A. Kunin
2698 Pacific Ave.
S F CA 94115

585/8 & 9
Music & Arts Inst. of S. F. Inc.
2622 Jackson St.
S F CA 94115

585/10
John C. Walker
2620 Jackson St.
S F CA 94115

585/11
Robert G. Capan, et al
2640 Jackson St.
S F CA 94115

585/12
Gale A. Pfund, et al
2680 Jackson St.
S F CA 94115

585/12A
Jeffrey Booth
250 Nathorst Ave.
Portola Valley, CA 94025

585/12B
John A. Schram
2420 Scott St.
S F CA 94115

585/12C
Robert E. Dettner
2430 Scott St.
S F CA 94115

585/12D
Carol G. Costigan
2440 Scott St.
S F CA 94115

585/12E
Alfred Strasburger, Jr.
2460 Scott St.
S F CA 94115

585/12F
Virginia Saxe
c/o Harry A. Saxe, Jr.
2685 Pacific Ave.
S F CA 94123

585/13
William F. Campbell
2675 Pacific Ave.
S F CA 94123

585/14
Frank G. Meyer
2629 Pacific Ave.
S F CA 94115

585/15
John C. Walker
2620 Jackson St.
S F CA 94115

585/16
Barbara Newkirk
2623 Pacific Ave.
S F CA 94115

585/28
Martin Titcomb
2616 Jackson St.
S F CA 94115

585/29
Victor Calef
2618 Jackson St.
S F CA 94115

607/1
City Property
Park & Recreation Dept.
45 Hyde St.
S F CA 94102

961/4
Jean B. Dressler
2515 Scott St.
S F CA 94115

961/5
Andrew D. Orrick
2509 Scott St.
S F CA 94115

81.718 C

961/6
Jane O. Zanze
2700 Pacific Ave.
S F CA 94115

961/7
Joseph K. Morford 2nd
2712 Pacific Ave.
S F CA 94123

961/11 & 12
Suzanne Detessan
2724 Pacific Ave.
S F CA 94115

961/13
Her Majesty Queen Right Canada
2500 Divisadero St.
S F CA 94123

961/13A
Edwin M. Shonfeld
2520 Divisadero St.
S F CA 94123

961/13B
Frank L. Gerbode
2560 Divisadero St.
S F CA 94123

961/14
Joseph K. Morford 2nd
2712 Pacific Ave.
S F CA 94115

961/20
Suzanne Detessan
2724 Pacific Ave.
S F CA 94115

962/4
Adrian Gruhn
c/o Polly & Scatena
301 California Dr.
Burlingame, CA 94010

977/1
Jules Levaggi
2801 Pacific Ave.
S F CA 94115

977/1A
Barry P. Boothe
2435 Divisadero St.
S F CA 94115

977/1B
Russell B. Flynn
2815 Pacific Ave.
S F CA 94115

977/2
Earl Liever
P O Box 15107
Las Vegas, NV 89114

977/3
Jacques M. Meregalli
2419 Divisadero St.
S F CA 94115

977/3A
Norma Grossi, et al, Et 55494-0
c/o Bank of Amer Tr RE #9010
P O Box 37000
S F CA 94137

977/3B
Willard C. Bunney Jr.
1800 Gough St.
S F CA 94123

977/4
Robert H. Glavor, et al
70 Van Tassel
Orinda, CA 94563

978/1
Joseph W. Clayes 3rd
2701 Pacific Ave.
S F CA 94115

978/2
John S. Osterweis
2457 Scott St.
S F CA 94115

978/3
Nancy P. Leavens
c/o Nancy L. Wright
2729 Filbert St.
S F CA 94123

978/6
Tallie B. Maule
2770 Jackson St.
S F CA 94115

978/7
Garrett Redmond
2776 Jackson St.
S F CA 94115

978/8
Margaret N. Bronson
1901 Calif. St. #9
S F CA 94109

978/9
George S. Ellinwood
2424 Divisadero St.
S F CA 94115

978/10
Anne L. Ellinwood
2739 Pacific Ave.
S F CA 94115

978/11
George S. Sarlo
2729 Pacific Ave.
S F CA 94115

978/12
Ida Pau
2725 Pacific Ave.
S F CA 94115

978/13
Robert B. Gordon
2723 Pacific Ave.
S F CA 94115

978/14
Joseph A. Clayes 3rd
2721 Pacific Ave.
S F CA 94115

978/15
Benjamin L. Gross
2719 Pacific Ave.
S F CA 94115

978/16
Richard K. Lynn
2717 Pacific Ave.
S F CA 94115

978/17
Frank C. Grace
2711 Pacific Ave.
S F CA 94115

978/18 Subject Property
Town School For Boys
2700 Jackson St.
S F CA 94115

979/1
James Hao
437 Gold Mine Dr.
S F CA 94131

979/8
Howard L. Herman
2305 Scott St.
S F CA 94115

979/9
James T. Caleshu
2303 Scott St.
S F CA 94115

979/10
Curtis P. Fields Jr.
2812 Clay St.
S F CA 94115

979/11
Frederick M. Binkley
134 San Carlos Ave.
Sausalito, CA 94965

979/12
Donald C. Hansen
2812 Washington St.
S F CA 94115

979/13
Hon Ho
2838 Washington St.
S F CA 94115

979/14
Gerald F. Roberts
2846 Washington St.
S F CA 94115

979/15
Ronald G. Lockyer, et al
2848 Washington St.
S F CA 94115

979/16
Tarek Leghari, et al
2298 Pacific Ave. #6
S F CA 94115

979/18
Wilhelmina Fiederlein, et al
2878 Washington St.
S F CA 94115

979/22
Hans Haas
44 Almaden Ct.
S F CA 94118

979/23
Michael Minkoff
2324 Divisadero St.
S F CA 94115

979/23A
A. Russell Taplin, et al
2170 Pacific Ave.
S F CA 94115

979/24
Thomas H. Bomar, et al
2336 Divisadero St.
S F CA 94115

979/25
2785 Jackson St. Inc.
c/o S. M. Talbott
2785 Jackson St. #3
S F CA 94115

979/26
Joe C. Augunstine, et al
c/o Sallee E. Stewart
2617 Union St.
S F CA 94123

979/27
Irving E. Wiener
c/o Wiener & Associates Inc.
2512 Noriega St.
S F CA 94122

979/28
William R. Hearst 3rd
2725 Jackson St.
S F CA 94115

979/29
William P. Osborne, et al
2723 Jackson St.
S F CA 94115

979/30
John M. Dusay
2709 Jackson St.
S F CA 94115

979/31
George S. Ando
2707 Jackson St.
S F CA 94115

979/32
Lenore Porter
2705 Jackson St.
S F CA 94115

979/33
P. H. D. Holding Inc.
c/o J. Redmond-Coldwell Banker
1 Embarcadero Center
S F CA 94111

979/36
Fred J. Morris
2 Marne St.
S F CA 94127

979/38
Granville Harper & Asscs. #2
425 Calif. St. #1700
S F CA 94104

979/39
Harriet M. Quarre
2307 Scott St.
S F CA 94115

979/44
Mercedes M. Miller
2308 Divisadero St.
S F CA 94115

979/45
Marnite B. Calder
2310 Divisadero St.
S F CA 94115

979/46
Anne K. Wright
1177 Calif. St.
S F CA 94108

979/47
Tremblay Family Trust
c/o Nancy A. Lamborn
2312 Divisadero St.
S F CA 94115

980/2
Ernest Koenigsberg
2345 Divisadero St.
S F CA 94115

980/3
Paul D. Lowery
2256 Pine St.
S F CA 94115

980/43
Joe Yglesias
2329 Divisadero St.
S F CA 94115

980/44
Henry S. Dakin
2329 Divisadero St. #2
S F CA 94115

980/45
Garrett J. Roper, et al
2329 Divisadero St. #3
S F CA 94115

980/46
Robert E. Rouda
490 Post St. #1214
S F CA 94102

980/47
Geoffrey E. Gross
2329 Divisadero St. #5
S F CA 94115

980/48
Cheryl L. Kane, et al
2329 Divisadero St. #6
S F CA 94115

980/55
Ray Henson
2801 Jackson St. #104
S F CA 94115

980/56
David Whiteley
3146 Clay St.
S F CA 94118

980/57
Allen D. Fong
2801 Jackson St. #101
S F CA 94115

980/58
Richard D. Phelps
2801 Jackson St. #4
S F CA 94115

980/59
Allen S. Liu
2801 Jackson St. #201
S F CA 94115

980/60
Gordon Crabtree
2801 Jackson St. #202
S F CA 94115

980/61
Tillie McCullough
2801 Jackson St. #204
S F CA 94115

980/62
Theodore D. Brown Jr.
2801 Jackson St. #203
S F CA 94115

980/63
Rafael G. Panganiban
2801 Jackson St. #9
S F CA 94115

980/64
Jeffrey F. Lee, et al
2801 Jackson St. #302
S F CA 94115

980/65
Richard Springwater
2801 Jackson St. #304
S F CA 94115

980/66
James N. Shau
2801 Jackson St. #303
S F CA 94115

Town School for Boys
2750 Jackson St
S. F. Calif 94115
Robert J. Hershey, AIA
1045 Sansone St
S. F. Calif 94115

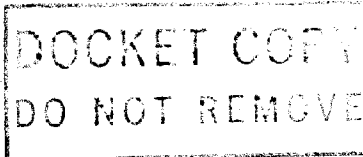
INTERESTED ORGANIZATIONS

John C. Walker, President
Pacific Heights Association
2620 Jackson Street
San Francisco, CA 94115

Charles P. Hagner, President
Pacific Heights Residents Association
2550 Clay Street
San Francisco, CA 94115

Susan Campos, President
Pacific Heights Merchants and
Property Owners Association
2211 Fillmore Street
San Francisco, CA 94115

Robert E. Lederer, President
Pacific Heights Neighborhood Council
2293 Washington Street, #2
San Francisco, CA 94115



SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 9330

WHEREAS, The City Planning Commission on March 4, 1982 heard Application No. 81.718C for a Conditional Use in an RH-2 (House, Two-Family) district under Section 303 of the City Planning Code to permit a 6,000 square-foot addition to an elementary school on the property described as follows:

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Lot 18 in Assessor's Block 978;

and

WHEREAS, The Residence Element of the Comprehensive Plan seeks to provide residential environments that meet the needs of residents as well as to support housing with adequate public improvements, services and amenities and would allow small-scale non-residential activities in residential areas where they contribute to neighborhood livability; and

WHEREAS, The site has a long history of use for educational purposes; and

WHEREAS, The proposed addition is intended to provide for an improved curriculum for the existing student body and will not result in increased enrollment or intensified use of the site; and

WHEREAS, With the imposition of appropriate conditions, this proposed project would produce a development that is desirable for and compatible with the surrounding neighborhood:

THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. This authorization is for the use of the subject property by the Town School for Boys and is not transferable to any other use or operator.
2. Final plans in general conformity with plans labelled Exhibit A on file with this application with the exception that plans for the fence shall be reviewed and approved by the staff of the Department of City Planning prior to filing for a building permit application.
3. The maximum number of students permitted shall be 400 at any given time.

CITY PLANNING COMMISSION

Resolution No. 9330
Page Two

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 4, 1982.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Kelleher, Klein, Makashima,
Rosenblatt, Salazar

NOES: None

ABSENT: None

PASSED: March 4, 1982

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 9330

WHEREAS, The City Planning Commission on March 4, 1982 heard Application No. 81.718C for a Conditional Use in an RH-2 (House, Two-Family) district under Section 303 of the City Planning Code to permit a 6,000 square-foot addition to an elementary school on the property described as follows:

2750 Jackson Street, northwest corner at Scott Street,
Lot 18 in Assessor's Block 978;

and

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Rosenblatt, Salazar

NOES: None

ABSENT: None

PASSED: March 4, 1982



SAN FRANCISCO PLANNING DEPARTMENT

Request to View Public Record

DATE OF REQUEST: 12/9/10 BLOCK\ LOT: 0978/018
NAME OF REQUESTOR: Mary Woods
PHONE # OR EMAIL OF REQUESTOR: 8-6315
SUBJECT PROPERTY ADDRESS: 2700-50 Jackson St.
RELATED CASE #: 81.718C
DESCRIPTION: () Active Docket File (☒) Closed File () Historical File () Map () Motion
() Variance Decision Letter () Plans () GA Sign File (☒) Environmental Document () Other
IF OTHER, PLEASE DESCRIBE: _____

STAFF NAME AND PHONE #: Mary Woods 8-6315
STAFF NAME AND PHONE #: _____

[ALL BLANK SPACES ABOVE MUST BE COMPLETED By Planning Staff or Requestor]

RULES FOR REVIEWING PUBLIC RECORDS:

Records retrieved from offsite may take up to two weeks. Records placed for public viewing will remain accessible for ten business days after which they will be returned to storage or be refiled. All persons wishing to view original records of the Department must show adequate personal identification. Upon completion of the review, requestor must sign above indicating that s/he has reviewed the file. Neither the docket nor its contents shall leave the reception area or reviewing room unless accompanied by an employee of the Department. Copies of any public record may be photocopied in the Department for the price established by ordinance. **Records must be returned intact to the receptionist.**

Please initial that you understand the rules for viewing: _____

DATE OF REVIEW: _____
TYPE OF IDENTIFICATION PROVIDED: _____
NAME OF REVIEWER (If different from Requestor): _____
REVIEWER'S SIGNATURE _____

IMMEDIATE DISCLOSURE:

This deadline shall apply only if the words "Immediate Disclosure Request" are placed across the top of the request and on the envelope, subject line, or cover sheet in which the request is transmitted.

1650 Mission :
Suite 400
San Francisco,
CA 94103-247

Reception:
415.558.637

Fax:
415.558.640

Planning
Information:
415.558.637

in house

OFFSITE DOCKET ORDER INFORMATION:

File I.D.: 81. 718C Box Number: CPC-40387

(Case Number & Suffix)

Per Planning Code Section 351 (c) Miscellaneous Services, on July 1, 2009, the Planning Department will charge \$7.15 for cost recovery per docket for requested dockets that are stored off site. Payment is required before order is placed.

DUPLICATION FEES AND PAYMENT INFORMATION

\$.10 per side is charged for all b/w copies.

Number of copies made by reviewer _____ x \$.10 = \$ _____ Total

Number of copies to be made by Staff _____ x \$.10 = \$ _____ Total

(NOTE: Staff has 10 business days to respond to request for duplication of records)

Audio cassette reproduction (per hearing) _____ x \$1.00 = \$ _____ Total

CD or other media reproduction (per CD) _____ x \$.25 = \$ _____ Total

Number of offsite dockets requested _____ x \$7.15 = \$ _____ Total

Payment received by: _____ \$ _____ Total Paid

Cash: _____ or Check # _____ Receipt Number: _____

☐ Refund: \$ _____ Date: _____ Reviewer Init: _____

CHECK OFF BY RECEPTION STAFF AFTER REVIEW:

When review is complete, file should be returned to the Reception Staff and identification returned to reviewer.

Initial: _____ Reception Staff Name and Signature: _____

Initial: _____ Records Returned to Reception Staff by Reviewer.

Initial: _____ Notify Planning Staff (name): _____ by email to pick up file(s)

Initial: _____ Return to Record Center (including off-site storage)



December 24, 1981

RECEIVED
DEC 27 1981

HERSEY/ARCHITECT

Mr. Robert Hersey, A.I.A.
1045 Sansome Street, Suite 310
San Francisco, CA 94111

Re: Town School for Boys, 2700 Jackson Street, 978/18

Dear Mr. Hersey:

This letter may serve as verification that the above-noted project is categorically exempt from environmental review under Section 15101 (e) of the State EIR Guidelines implementing the California Environmental Quality Act (CEQA).

The Department understands the proposed project to be a 6,000 square foot addition to an existing 48,000 square foot school, entailing no increase in the current enrollment of 400 students.

If you have any further questions concerning this matter, please contact Diane Oshima of my staff at 552-1134.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Sahm".

Barbara Sahm
Acting Environmental Review Officer

BS:DQ:vc

81.718C

	Applicant	Owner	Prime Contact
Name	Town School for Boys	Same	Robert H. Hersey AIA
Address	2750 Jackson Street		1045 Sansome, S.F.
Telephone	921-3747	REC'D. by <i>[Signature]</i>	863-5205

JAN 5 1982

Subject property street address	2750 Jackson Street
Assessors Block and Lot No.	Block 978 Lot 18
Land Use District	RH-2
Height and Bulk District	40-X
Frontage in Feet	275'
Total Square Footage of Site	35,112
Estimated Cost of Construction	600,000
Code Section for Cond. Use Requested	209.3 (g)

DEPARTMENT OF DCP Use Only 81.718	
CITY PLANNING Side & Cross Streets, Corner	
<input type="checkbox"/> EE Form Attached	Received By/Date <i>RF 12/31/81</i>
<input checked="" type="checkbox"/> Categorically Exempt Per <i>SAHM</i>	<input checked="" type="checkbox"/> Fee Received
	<input type="checkbox"/> Letter of Agency <i>Not Recd</i>
Section _____	<input checked="" type="checkbox"/> Radius Map
By <i>SAHM B.</i>	<input checked="" type="checkbox"/> Address List
<i>12/24/81</i>	<input checked="" type="checkbox"/> Labels
	<input type="checkbox"/> Photos
	<input checked="" type="checkbox"/> Plans
	<input type="checkbox"/>
	<input type="checkbox"/>

Describe what is to be done:

A 6,000 sq. ft. teaching space addition with roof play areas is to be constructed at the third floor of the existing 48,000 sq. ft, 400 student elementary school. New space is required for expanded programs. Student population will remain @ 400.

City Planning Processing	
Reviewed By/Date _____	
Notice of Incomplete App. _____	
Assigned to OER (Person/Date) _____	
Envir. Completion Date _____	
Proposed Hearing Date _____	

What is the present use:

Independent elementary school.

Activity	Date	
	Due	Compl.
Advertise. Prep'd.		
Advertised		
Site Visit		
Notices Posted		
Neighborhood Groups On List		
Notices Mailed		
Maps for CPC		
Issues, Draft Case Rpt.		
Final Case Rpt.		
Photos for CPC		
Resolution		

- Section 303 Requirements Met (see Instruction Sheet)
1. see attached sheet.
 - 2A.
 - 2B.
 - 2C.
 - 2D.
 - 3.

List by number any applications for building permits, business or other licenses sought in connection with the proposed use of this property:

penalty of perjury the following declarations are made:

undersigned is the owner or authorized agent of the owner of this property. *Town School For Boys*

Information presented is true and correct to the best of my knowledge. *12/31/81*

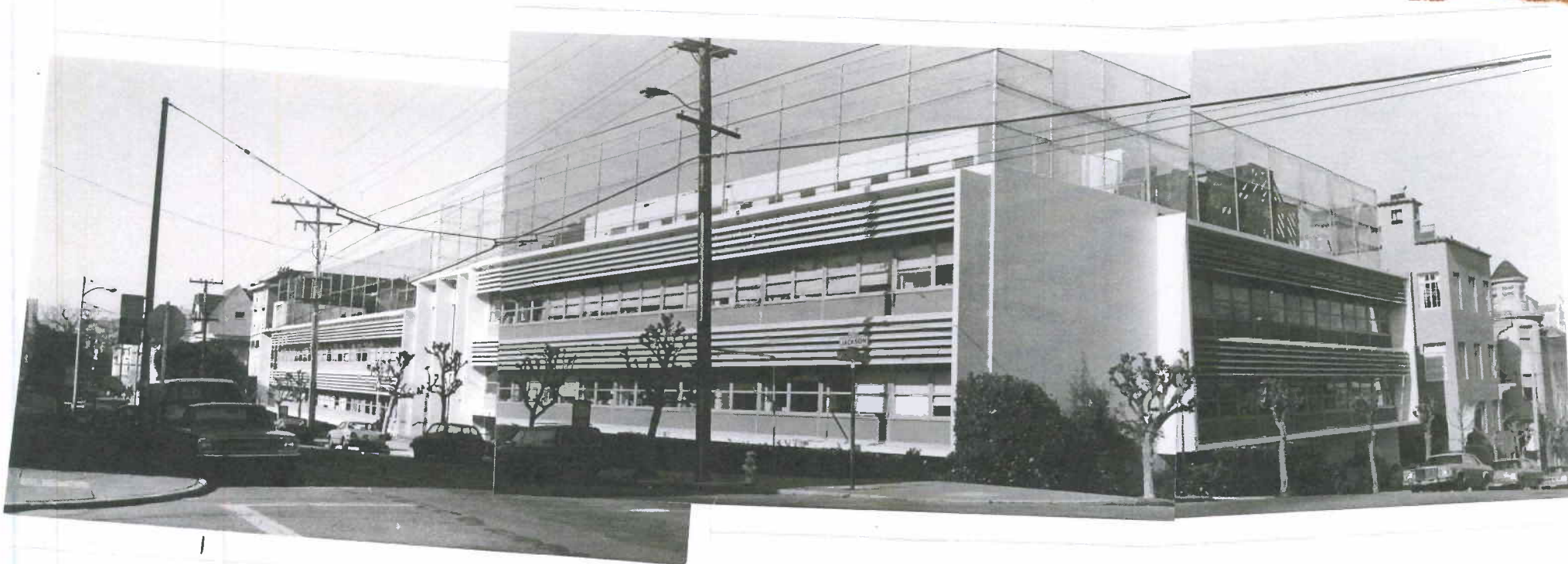
Applicant's Signature _____ Date _____

Town School for Boys

Conditional Use Application
December 30, 1981

Responses to Item 9:

9. (a) Town School for Boys has been providing a high standard for elementary education for this community since 1938. This addition, the 5th at this site, is required to provide additional space necessary for expanding school programs.
- (b) i. The proposed addition is located on the existing Third Floor level. It will be adjacent to, and lower than, the east and south faces of the existing Gymnasium structure at that level. It does not appear that the addition will block any views nor appreciably change existing sun shadow patterns.
- ii. There will be no change as the student population will remain the same.
- iii. There will be little change from current levels of glare, dust and odor. A portion of the existing roof top play area will be one story higher which will provide a reduction of sound levels at surrounding buildings.
- iv. There will be no significant changes.



JACKSON ST FACADE

SCOTT STREET

CU APPLICATION
81.712c



81.718
e



OPPOSITE FRONTAGE -- EAST SIDE SCOTT ST



OPPOSITE FRONTAGE -- SOUTH SIDE
JACKSON ST

81.718 C



SCHOOL AND ADJOINING
PROPERTY TO NORTH
ON SCOT STREET

SILHOUETTE NEAR NOON
WINTER SOLSTICE ±

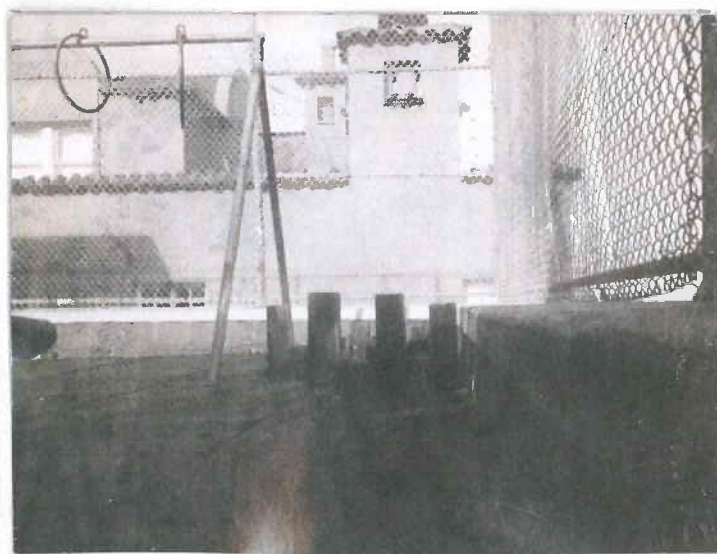
81.718.c



Jackson Street
rear yard play
area at level 311'



Jackson Street roof top play area at
level 315'-9".
Building at N.E. corner of Jackson and
Scott Streets beyond.



Scott Street roof top play area at
level 315'-9".
Adjacent building to north beyond.

81.718.C



View west on Jackson Street. Building on left approximately 42' high.



View north on Scott Street. Adjacent building to north approximately 48' high.



View of adjacent building to west approximately 50' high.



View of building at N.E. corner of Jackson & Scott Streets approximately 40' high.

81.718C

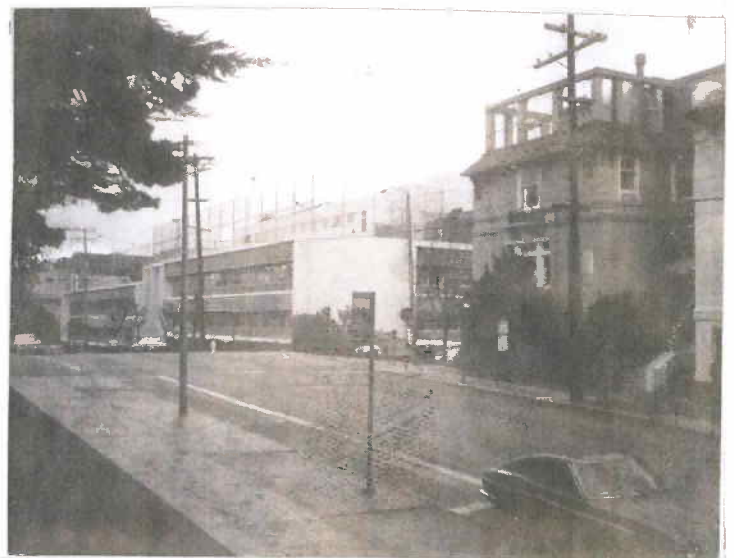
81.718.C



Jackson Street facade from east.



Jackson Street facade from west.



School building from Alta Plaza Park, showing gymnasium at third floor.

DRAFT
March 4, 1982

DOCKET COPY
DO NOT REMOVE

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO.

WHEREAS, The City Planning Commission on March 4, 1982 heard Application No. 81.718C for a Conditional Use in an RH-2 (House, Two-Family) district under Section 303 of the City Planning Code to permit a 6,000 square-foot addition to an elementary school on the property described as follows:

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DOCKET COPY
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CITY PLANNING COMMISSION
Case Report for Hearing on March 4, 1982

Case No. 81.718C

CONDITIONAL USE - 6,000 SQUARE FOOT ADDITION TO AN ELEMENTARY SCHOOL

PROPERTY DESCRIPTION:

Location: 2750 Jackson Street, northwest corner at Scott Street, Lot 18 in Assessor's Block 978.
Size: 35,112 square feet in a rectangular parcel with 275 feet of frontage on Jackson Street and 128 feet on Scott Street.
Zoning: RH-2 (House, Two-Family) district.
Present Use: Town School for Boys.

PROPOSAL: A 6,000 square foot teaching space addition with roof play areas is to be constructed at the third floor of the existing 43,000 square foot, 400 student elementary school. New space is required for expanded programs. Student population will remain at 400.

APPLICANT: Robert H. Hersey, Architect, as agent.

ENVIRONMENTAL REVIEW STATUS: Categorically Exempt.

SURROUNDING LAND USE AND ZONING: Alta Plaza, which is within a P (Public Use) district, is diagonally opposite. The southwest corner of Scott and Jackson is within an RH-1 (Mixed Residential, Low Density) district. The remainder of the neighborhood is within RH-1 (House, One-Family) and RH-2 (House, Two-Family) districts, and is developed primarily with one- and two-family dwellings.

PLANNING CODE PROVISIONS: Schools are conditional uses within all R districts.

COMPREHENSIVE PLAN CONSIDERATIONS: The Residence Element seeks to provide pleasant residential environments that meet the needs of residents and would support housing with adequate public improvements, services and amenities.

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Case Report for Hearing on March 4, 1982

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2801 Jackson St., #103
San Francisco 94115
March 1, 1982

Robert W. Passmore
Zoning Administrator
100 Larkin Street
San Francisco 94102

RECEIVED

MAR 1 1982

CITY & COUNTY OF S. F.
DEPT. OF CITY PLANNING

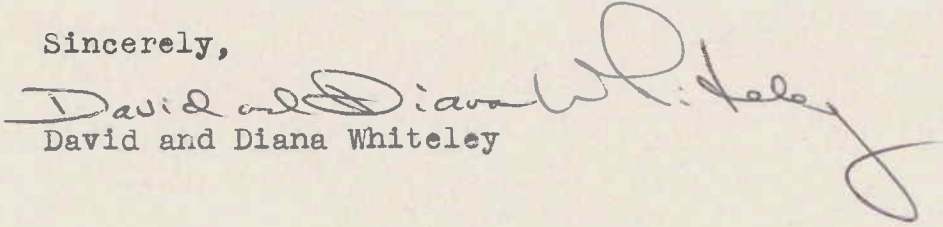
Dear Mr. Passmore:

I am writing in reference to Case No. 81.718C, which is Town School's application for conditional use of their property at 2750 Scott Street.

We wish to state our support for Town School's application. It is our understanding that an extension to the existing building is planned. This new space will not be used to provide for increased enrollment, but as needed enrichment activity space as well as extended day care needs. Town School is a vigorous academic institution that encourages participation by students from many different cultural and ethnic backgrounds. They have been a good neighbor, sensitive to the tenor of the neighborhood in both their construction of the present attractive physical plant and the attitude of students and staff toward homeowners in the area.

We strongly support their application before the City Planning Commission and ask that this letter be considered during the public hearing March 4 .

Sincerely,


David and Diana Whiteley

Pacific Heights Residents Association

March 2, 1982

Toby Rosenblatt, President
City Planning Commission
100 Larkin Street
San Francisco, CA 94102

RE: 2750 Jackson
No. 81.718C

Dear Commissioner Rosenblatt,

The Board of Directors of the Pacific Heights Residents Association earnestly supports the proposed 6000 square foot building expansion for Town School. The Board has seen the architectural model and heard a presentation by Town School and its architect. The Board has also not received any complaints from neighbors and has been informed of a neighborhood meeting hosted by the school.

The design of the proposed expansion adds vertical elements which enhance the school building and thereby improve its relation to the surrounding homes and apartments. Since the play area on the roof is necessary, the addition of attractive, new fencing does not seriously detract from the school's overall appearance.

The Town School enjoys and maintains good relations with its neighbors and is very much an asset to Pacific Heights.

Thank you for your thoughtful consideration.

Sincerely yours,



Charles P. Hagner, President
Pacific Heights Residents Association

CPH/kmy

CC: Robert Passmore, Zoning Administrator
David Pratt, Headmaster, Town School

TOWN SCHOOL FOR BOYS
2750 JACKSON STREET
SAN FRANCISCO, CALIFORNIA 94115
921-3747

RECEIVED

MAR 2 1982

CITY & COUNTY OF S. F.
DEPT. OF CITY PLANNING

March 2, 1982

The Honorable Toby Rosenblatt
President
San Francisco Planning Commission
100 Larkin Street
San Francisco, CA 94102

Dear Toby:

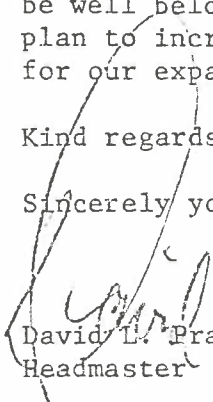
As you know, Town School is planning an addition to its present facility, and I wanted to bring you up-to-date on the progress of our plans.

The attached letter was sent to 150 of the surrounding neighbors. Although the turn-out for the meeting was small, there were virtually no objections raised. Then last evening Robert Hersey, our architect, Dean Frisbie, Chairman of our Building and Grounds Committee, and I appeared before the Board of the Pacific Heights Association. They gave the project their enthusiastic endorsement.

The new addition will not exceed the code height limit and will indeed be well below the roof of the present gymnasium. We definitely do not plan to increase our student body, but we are desperate for more space for our expanding programs.

Kind regards.

Sincerely yours,


David L. Pratt
Headmaster

DLP/ym

cc: Mr. Dean Macris
City Planning Director

150

TOWN SCHOOL FOR BOYS
2750 JACKSON STREET
SAN FRANCISCO, CALIFORNIA 94115
921-3747

February 10, 1982

Dear Neighbors:

Town School for Boys has been occupying its present facility for many years, with the last building addition in 1971. We are now finding that the space which we have is not adequate for all the various programs we would like to undertake. Town School is in the process of making application for the necessary permits to construct a small addition to house these programs, an addition of approximately 6,000 square feet.

We would like to share our plans with you and would like to invite you to join us on Monday, February 22, at 5:30 P.M. at Town School to discuss them. We would like to note that there will be no additional students at Town; this new construction is merely to facilitate activities which we feel are now most important for our students, such as an expanded learning center and computer training space. To the best of our knowledge the addition we plan is fully in keeping with all requirements of the City of San Francisco.

We look forward to seeing you on February 22. If you have any questions, please feel free to call me at 921-3747.

Sincerely,

David L. Pratt
David L. Pratt

Headmaster

DLP/ym

*David, have
you any support
All right
Scott*

DECLARATION OF MAILING REQUIRED UNDER THE CITY PLANNING CODE

ELSIE O. NOCETI, BEING DULY SWORN DEPOSES AND SAYS:

ELSIE O. NOCETI

(Signature of Clerk)

Subscribed and sworn to before me this

day of _____, 19____.

Deputy County Clerk