



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MAY 24, 2018

Record No.: 2013.0152CUA
Project Address: 2390 BUSH ST
Zoning: RH-3 (Residential- House, Three-Family District)
40-X Height and Bulk District
Block/Lot: 0658/001
Applicant: Jody Knight
1 Bush Street, Suite 600, San Francisco, Ca 94104
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org
Recommendation: **Disapproval**

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PROJECT DESCRIPTION

The Project proposes the demolition of the existing three-story school building fronting Pine Street and the construction of a new three-story pastoral center including a pastoral hall, church offices, and child care facilities above a 59-car below-grade parking garage for St. Dominic's Church at 2390 Bush Street. A 15,000 sf landscaped courtyard is proposed for the interior of the site and will serve both the pastoral center and the existing church. The Project also includes the realignment of the lot line separating lots 001 and 004 in Assessor's Block 3639.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Section 209.1, for the expansion of a Religious Institution use in an RH District.

The Commission must also approve a Planned Unit Development, pursuant to Planning Code Section 304, for the development of a lot not less than 1/2 acre in size.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** As of May 14, 2018, in advance of the Planning Commission hearing on May 24, 2018, the Department has received one email in support of the project and six emails requesting additional information about the project.
- **Demolition of Historic Resource:** The project proposes the demolition of a known historic resource, which has been deemed to be individually eligible for listing in the California Register of Historical Resources.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, inconsistent with the Objectives and Policies of the General Plan. The project would demolish a known historic resource that has been deemed to be individually eligible for listing on the California Register of Historical Resources because it represents the work of a master architect and possesses a high degree of artistic value. Demolishing the subject building would represent the irreversible loss of a historic resource with significant architectural and aesthetic value.

In addition, the project site is located within an RH-3 Zoning District, which allows for Child Care Facilities and for Religious Institutional uses as conditional uses, but is primarily intended for residential uses. The Department does not find the project to be necessary or desirable, as there is ample space on the subject site, namely the surface parking lot at the northwest corner of the site, that would be better suited for redevelopment. Likewise, there are opportunities to adaptively reuse the existing school building or to construct a rear addition to the building, which would achieve many of the project sponsor's programming objectives while retaining the building.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Plans and Renderings
Exhibit B – Maps and Context Photos
Exhibit C - Public Correspondence
Exhibit D - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 24, 2018

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San Francisco,
CA 94103-2479

Reception:
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Case No.: **2013.0152CUA**
Project Address: **2390 BUSH STREET**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lots: 0658/001 and 004
Project Sponsor: Jody Knight, Reuben, Junius & Rose, LLP
San Francisco, CA 94103
Property Owner: St. Dominic's Priory
2390 Bush Street
San Francisco, CA 94115
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org

ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 209.1 TO ALLOW THE EXPANSION OF A RELIGIOUS INSTITUTION IN AN RH DISTRICT, AND PURSUANT TO PLANNING CODE SECTION 304 FOR PLANNED UNIT DEVELOPMENTS ON LOTS NOT LESS THAN 1/2 ACRE IN SIZE, LOCATED AT 2390 BUSH STREET, LOTS 001, 003 AND 004 IN ASSESSOR'S BLOCK 0658, WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 14, 2017, Jody Knight of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2013.0152CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to demolish the existing 3-story school building fronting Pine Street and construct a new three-story pastoral center including a pastoral hall, church offices, and child care facilities above a 59-car below-grade parking garage (hereinafter "Project") for St. Dominic's Church at 2390 Bush Street, Block 0658, Lots 001 and 004 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2013.0152CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On May 24, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2013.0152CUA.

The project, if disapproved, would not be a project under CEQA Guidelines Sections 15060(c) and 15378 because there would be no direct or indirect physical change in the environment.

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 disapproves Conditional Use Authorization requested in Application No. 2013.0152CUA, 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. **Project Description.** The Project is located on lots 001, 003 and 004 which, together, total approximately 55,181 square feet. The Project includes the demolition of the existing three-story former school building fronting Pine Street at the northeast portion of the project site, and new construction of a three-story, 40-foot tall pastoral hall building totaling approximately 28,500 square feet above a 59-car below-grade parking garage accessed via Steiner Street. The proposed building includes a pastoral hall for community events, church offices, and child care facilities, and is separated from the main church building by a central landscaped courtyard. The project also proposes a lot line adjustment between lots 001 and 004 so that the proposed multi-use pastoral center and below-grade parking would be located on lot 001.
3. **Site Description and Present Use.** St. Dominic's Priory (hereinafter "St. Dominic's") occupies an entire city block bounded on the north by Pine Street, on the south by Bush Street, on the west by Pierce Street and on the east by Steiner Street. The southeast portion of the site is occupied by the St. Dominic's Church building. The southwest portion of the site is occupied by a priory building serving the main church. The northwest portion of the site is occupied by a surface parking lot with 71 parking spaces. The northeast portion of the site is occupied by the former St. Dominic's School building, temporary classrooms, and a surface parking lot. St. Dominic's School was designed in the Gothic Revival style, and was constructed in 1929, six years after the construction of the St. Dominic's Church building.
4. **Surrounding Properties and Neighborhood.** This northernmost part of the Western Addition neighborhood is zoned RH-3 (Residential, House, Three-Family) and is surrounded primarily by institutional and offices uses and multi-family residential buildings ranging in height from two to four stories. Directly across Pine Street and to the north there are several two-story-over-garage multi-unit residential buildings as well as a three-story office building. Directly across Steiner Street and to the east there is another three-story office building and several three-story-over-garage multi-unit residential buildings. The subject property is well-served by public transit, being located within a quarter-mile of stops for the 1 – California, 1AX – California A Express, 1BX – California B Express, 2 – Clement, 3 – Jackson, 22 – Fillmore, 24 – Divisadero, 31AX – Balboa A Express, 31BX – Balboa B Express, 38 – Geary, 38AX – Geary A Express, 38BX – Geary B Express, 38R – Geary Rapid, and NX – N Express MUNI transit lines.

5. **Public Outreach and Comments.** As of May 14, 2018, in advance of the Planning Commission hearing on May 24, 2018, the Department has received one email in support of the project and six emails requesting additional information about the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Planning Code Section 124 states that in the RH-3 Zoning District, the basic floor area ratio limit shall be 1.8 to 1.

The subject property is approximately 113,424 square feet, or 2.6 acres, in size. As such, the maximum permitted basic floor area ratio would allow for a total of approximately 204,163 square feet of non-residential uses. The total proposed non-residential gross floor area is approximately 29,800 square feet, however the project sponsor has not provided the Department with the existing gross floor area of all other existing non-residential uses on the site. As such, the Department is unable to determine whether the project complies with this requirement.

- B. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

There are no adjacent buildings on the same block fronting Pine Street. As such, the subject property has no front setback requirement. The project proposes a front setback of 1 foot.

- C. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 45 percent of the lot depth.

Because the project is located on a corner site, one of the street frontages must be designated as the front of the property, and the rear yard is then based on that determination. The project proposes to designate Pine Street as the front of the property and although it appears as though the westernmost two-story portion of the prior building is partially located within the required rear yard, the project sponsor has not provided the Department with the proposed lot or setback dimensions. As such, the Department is unable to determine whether the project complies with this requirement.

- D. **Street Frontages in Residential Districts.** Section 144 of the Planning Code requires that no entrance to off-street parking on any lot shall be wider than 20 feet.

The project sponsor has not provided the Department with the proposed driveway dimensions. As such, the Department is unable to determine whether the project complies with this requirement.

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires a minimum of one off-street parking space for each 20 seats in a Religious Institution by which the number of seats in the main auditorium exceeds 200. The Planning Code also requires one off-street parking space for each 25 children to be accommodated at any one time in a Child Care Facility, where the number of such children exceeds 24. No off-street parking spaces are required for the priory building (which is considered Group Housing) in the RH-3 Zoning

District. Planning Code Section 152 does not require any off-street loading spaces for uses other than Retail Sales and Services and Industrial uses with a gross floor area less than 100,000 square feet.

The project proposes to reduce the number of off-street parking spaces on the site from 159 to 146, including ten (10) handicap-accessible spaces, in a new below-grade garage level beneath the proposed pastoral center accessed from Steiner Street and in the surface parking area fronting Pierce Street. The project sponsor has not provided the Department with information regarding the capacity of the existing church, or proposed capacity of the Child Care Facility. As such, the Department is unable to determine whether the project complies with this requirement.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of at least two Class 1 bicycle spaces or one space for every 20 children and at least one Class 2 space for every 20 children for Child Care Facilities, a minimum of two Class 1 bicycle spaces or one space for every 5,000 square feet of occupied floor area and a minimum of two Class 2 spaces or one Class 2 space for every 2,500 occupied square feet of publicly-accessible or exhibition area for Private Community Facilities, and five Class 1 bicycle spaces for Religious Institutions with a capacity of less than 500 guests or ten Class 1 bicycle spaces for Religious Institutions with a capacity of greater than 500 guests and one Class 2 bicycle space for every 500 seats or for every portion of each 50 person capacity.

The project sponsor has not provided the Department with information regarding the floor areas of the existing church and priory buildings, or the proposed capacity of the Child Care Facility. A "bike storage" room is indicated on the below-grade basement plan, however no details regarding the number and dimensions of any bicycle parking spaces have been provided. As such, the Department is unable to determine whether the project complies with this requirement.

- G. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards. In order to determine the number of target points the project is required to achieve, additional information such as the existing floor areas of other buildings on the site, the number of proposed bicycle spaces, is required.

- H. **Religious Institution Uses in Residential Districts.** Planning Code Section 209.1 permits the expansion of an existing religious institution in an RH district only as Conditional Uses.

The Project proposes the expansion of the existing St. Dominic's Church and therefore requires Conditional Use Authorization. The additional required findings are listed below under Subsection 7.

- I. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 40 feet.

The Project proposes a building height of 40 feet and is therefore compliant with this requirement.

- J. **Planned Unit Development.** Planning Code Section 304 states that for projects on lots in excess of half an acre, Planned Unit Developments may be 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. Planned Unit Developments shall be permitted only as Conditional Uses and in cases of outstanding overall design, complementary to the design and values of the surrounding area, such projects may merit modifications of certain Planning Code provisions.

The Project proposes the development of a 2.6-acre lot and the Project is therefore eligible to be reviewed as a Planned Unit Development via Conditional Use Authorization. The additional required Planned Unit Development findings are listed below under Subsection 8.

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new construction of a Non-Residential use in excess of 800 gross square feet.

The Project proposes the construction of a 29,800 square-foot non-residential building and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project does not 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.

While the size of the proposed new building is in keeping with other buildings on the block face, the demolition of the existing known historic resource is not necessary nor is it desirable in order to accommodate it. The proposed pastoral center could be constructed on the surface parking lot on the northwest corner of the site, thereby negating the need to demolish the school building. Likewise, the project sponsor could explore a partial preservation alternative to expand the existing school building in order to accommodate their desired program.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the proposed building will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

- (2) 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 provide a total of 146 off-street parking spaces both in a below-grade garage beneath the proposed pastoral center and in a surface parking lot on the northwest corner of the site. The Planning Code does not require loading for the proposed pastoral center. The project would eliminate both of the two existing curb cuts on Pine Street currently providing access to the site, thereby reducing the potential for pedestrian and vehicular conflicts. Parking access would be located via the existing curb cut on the Steiner Street frontage.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project is not expected to cause any negative noise, glare, dust or odor impacts.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The project would relocate 59 surface off-street parking spaces behind the existing school building to a new below-grade garage. The courtyard between the proposed new pastoral center building and the existing St. Dominic's Church building would be landscaped and programed for passive outdoor activities. The vehicular access for the parking garage is from Steiner Street, which is a less travelled street, thus minimizing potential pedestrian and vehicular conflicts. The project sponsor has proposed a total of 23 street trees on the Steiner, Pine and Pierce Street frontages. The feasibility of planting the required number of street trees at the project will be determined by the Department of Public Works, Urban Forestry Division.

- 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 Department is unable to determine whether the project complies with all the requirements and standards of the Planning Code but has determined that the project is, on balance, inconsistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Residential District.

The stated purposed of RH-3 Districts envisions one-, two- and three-bedroom residential buildings, typically on lots 25 feet wide, with building styles tending to be varied but complementary to one another. Child Care Facilities and Educational and Religious Institutional uses, authorized as conditional uses, are considered to be complimentary to residential uses within the RH-3 District.

8. **Planned Unit Development.** Planning Code Section 304(d) establishes criteria and limitations for the authorization of Planned Unit Developments (PUDs) over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. In cases of outstanding overall design, projects may merit modification of certain Planning Code requirements. PUDs must also:

- A. Affirmatively promote applicable objectives and policies of the General Plan;

As is further explained in Subsection 8, the Project is, on balance, inconsistent with the objectives and policies of the General Plan.

- B. Provide off street parking adequate for the occupancy proposed.

The project proposes a total of 146 off-street parking spaces in a new below-grade garage located beneath the proposed pastoral center as well as a surface parking area fronting Pierce Street.

- C. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code.

The Planning Code does not require that the project provide usable open space, however the project proposes a central courtyard between the pastoral center and St. Dominic's Church which would provide opportunities for passive outdoor activities for visitors to the church.

- D. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a District permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property.

The project does not propose any residential uses.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) Districts under the Code.

The project does not propose any commercial uses.

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The proposed building would not exceed any height limitations established by the Planning Code.

- G. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of the Planning Code.

The subject property is not located in an NC District.

- H. In NC Districts, not violate the use limitations by story set forth in Article 7 of the Planning Code.

The subject property is not located in an NC District.

- I. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The subject property is not located in an RTO or NCT Zoning district.

- J. Provide street trees as per the requirements of Section 138.1 of the Code.

The project proposes streetscape improvements including twenty-three (23) new street trees along the Pierce, Pine and Steiner Street frontages, in accordance with the Better Streets Plan guidelines.

- K. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The project will provide landscaping within front setback areas that are not occupied by pedestrian and vehicle entrances.

9. **General Plan Compliance.** The Project is, on balance, inconsistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.7

Recognize the special urban design problems posed in development of large properties.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

On balance, the Project is inconsistent with the Objectives and Policies of the General Plan. The project would demolish a known historic resource that has been deemed to be individually eligible for listing on the California Register of Historical Resources because it represents the work of a master architect and possesses a high degree of artistic value. The design is attributed to architect Arnold Constable, who worked with the firm of Beezer Brothers on the design and construction of St. Dominic's Church and the subject school building between 1923 and 1929. Beezer Brothers, who are best known for the buildings that they designed for the Roman Catholic diocese in Seattle, at their peak, constructed projects in states along the West Coast. St. Dominic's Church and the school building appear to be the only buildings designed by the Beezer Brothers in San Francisco. Demolishing the subject building would represent the irreversible loss of a historic resource with significant architectural and aesthetic value.

In addition, the project site is located within an RH-3 Zoning District, which allows for Child Care Facilities and for Religious Institutional uses as conditional uses, but is primarily reserved for residential uses. There is ample space on the subject site, namely the surface parking lot at the northwest corner of the site, that would be better suited for redevelopment. Likewise, there are opportunities to adaptively reuse the existing school building or to construct a rear addition, which would achieve many of the project sponsor's programming objectives while retaining the building.

10. **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 not 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.

The project site does not propose any neighborhood-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 project site does not propose any housing.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not propose any affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is well served by nearby public transportation options. The Project is located within walking distance of the 1 – California, 1AX – California A Express, 1BX – California B Express, 2 – Clement, 3 – Jackson, 22 – Fillmore, 24 – Divisadero, 31AX – Balboa A Express, 31BX – Balboa B Express, 38 – Geary, 38AX – Geary A Express, 38BX – Geary B Express, 38R – Geary Rapid, and NX – N Express MUNI transit lines. The Project also provides 146 off-street parking spaces for visitors to the pastoral center.

- 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.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The project proposes the demolition of a known historic resource which has been identified as being individually-eligible for listing in the California Register of Historical Resources.

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. The Project does not have an impact on open spaces.

11. The Project is inconsistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the demolition of the subject building would detract from the character and stability of the neighborhood and would not benefit the surrounding neighborhood.
12. The Commission hereby finds that approval of the Conditional Use Authorization would not 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 **DISAPPROVES Conditional Use Authorization Application No. 2013.0152CUA**.

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. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 24, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 24, 2018



ST. DOMINIC'S CATHOLIC CHURCH

PASTORAL CENTER

CONCEPTUAL DESIGN DRAWINGS
DECEMBER 7, 2017

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PARCEL INFORMATION:

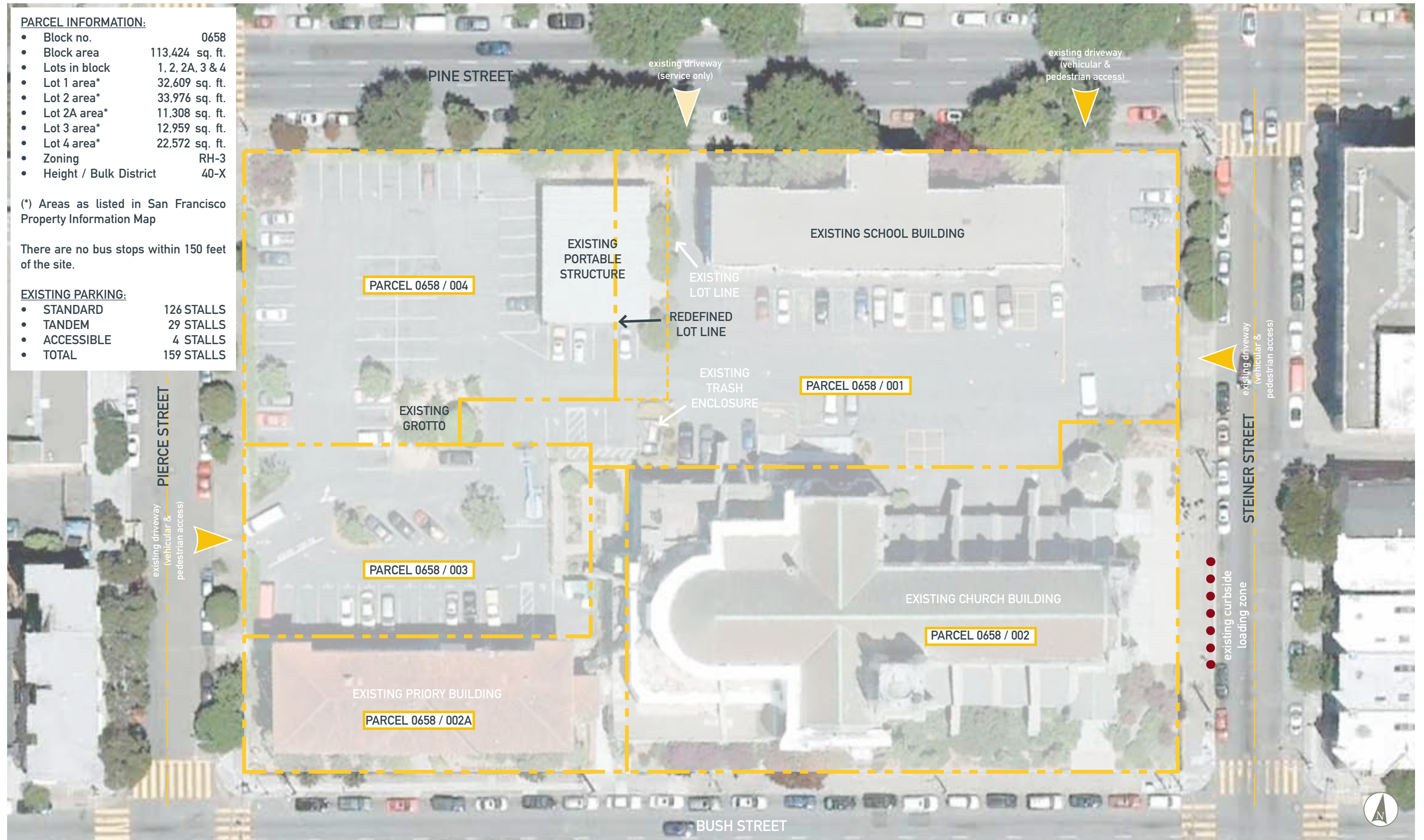
• Block no.	0658
• Block area	113,424 sq. ft.
• Lots in block	1, 2, 2A, 3 & 4
• Lot 1 area*	32,609 sq. ft.
• Lot 2 area*	33,976 sq. ft.
• Lot 2A area*	11,308 sq. ft.
• Lot 3 area*	12,959 sq. ft.
• Lot 4 area*	22,572 sq. ft.
• Zoning	RH-3
• Height / Bulk District	40-X

(*) Areas as listed in San Francisco Property Information Map

There are no bus stops within 150 feet of the site.

EXISTING PARKING:

• STANDARD	126 STALLS
• TANDEM	29 STALLS
• ACCESSIBLE	4 STALLS
• TOTAL	159 STALLS





LOT AREAS - EXISTING	
Lot 1	32,609 sf
Lot 2	33,976 sf
Lot 3	12,959 sf
Lot 4	22,572 sf
TOTAL	102,116 sf

LOT AREAS - PROPOSED *	
Lot 1	35,149 sf
Lot 2	33,976 sf
Lot 3	12,959 sf
Lot 4	20,032 sf
TOTAL	102,116 sf
* Shifts 2,540 sf from lot 4 to lot 1.	

OPEN SURFACE AREA SQUARE FOOTAGES ***		
	EXISTING	PROPOSED
Lot 1	26,275 sf	0 sf
Lot 2	2,565 sf	0 sf
Lot 3	12,959 sf	12,959 sf
Lot 4	19,692 sf	20,032 sf
TOTAL	61,491 sf	32,991 sf

*** Open area available for surface parking and includes landscaped areas.

PARKING STALL COUNT EXISTING BY LOT				
	STD	TANDEM	ADA	TOTAL
Lot 1	53	27	2	82
Lot 2	6	0	0	6
Lot 3	20	0	2	22
Lot 4	47	2	0	49
TOTAL	126	29	4	159

PARKING STALL COUNT PROPOSED BY LOT				
	STD	TANDEM	ADA	TOTAL
Lot 1	54	0	5	59
Lot 2	0	0	0	0
Lot 3	28	0	2	30
Lot 4	55	0	2	57
TOTAL	137	0	9	146

GROSS BUILDING AREAS EXISTING **	
School Building	21,882 sf
Portable Structure	2,880 sf
TOTAL	24,762 sf

** Existing church and priory buildings remain unmodified and are excluded.

GROSS BUILDING AREAS PROPOSED	
Building A - L1	3,800 sf
Building A - L2	4,900 sf
Building A - L3	4,900 sf
PARISH OFFICE / MULTI-USE	13,600 sf

Building B	6,200 sf
PARISH HALL	6,200 sf

Building C - L1	4,700 sf
Building C - L2	5,300 sf
PRESCHOOL / MULTI-USE	10,000 sf

Below Grade Parking	30,000 sf
BELOW GRADE PARKING	30,000 sf

GRAND TOTAL	59,800 sf
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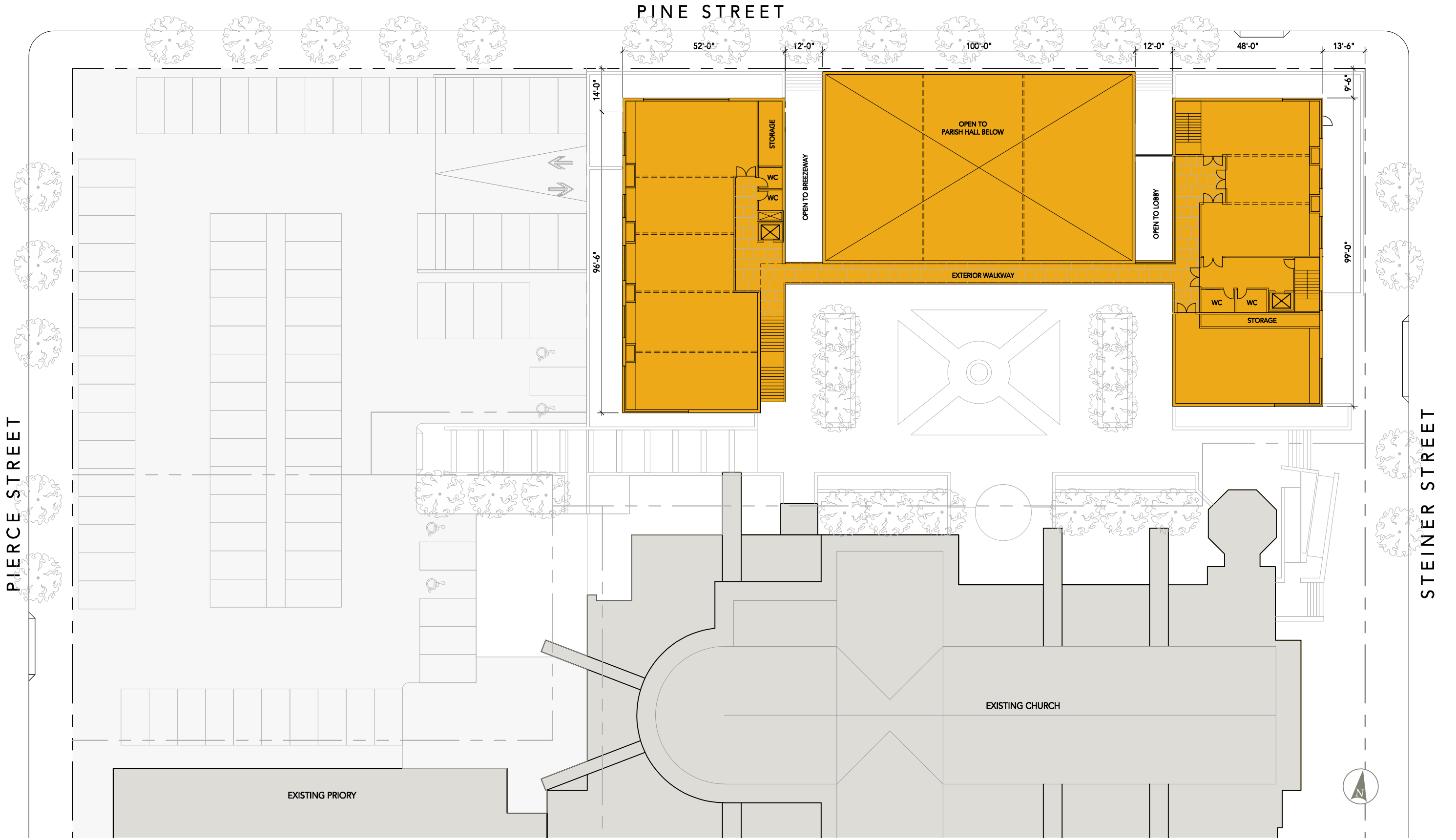


**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

PODIUM / LEVEL ONE PLAN
SCALE: 1" = 30'-0"

**FIELD
PAOLI**

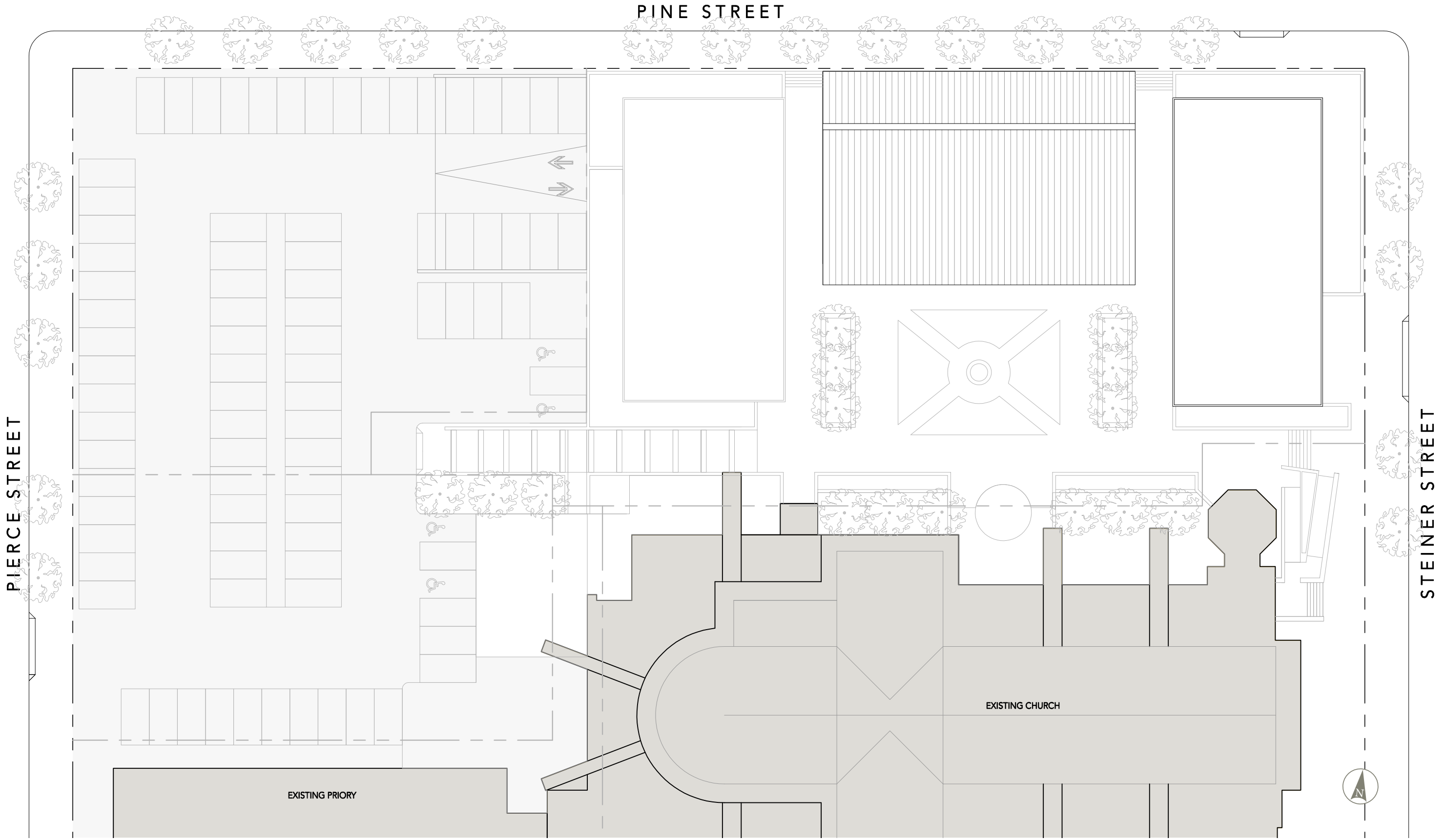


**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

SECOND LEVEL PLAN
SCALE: 1" = 30'-0"

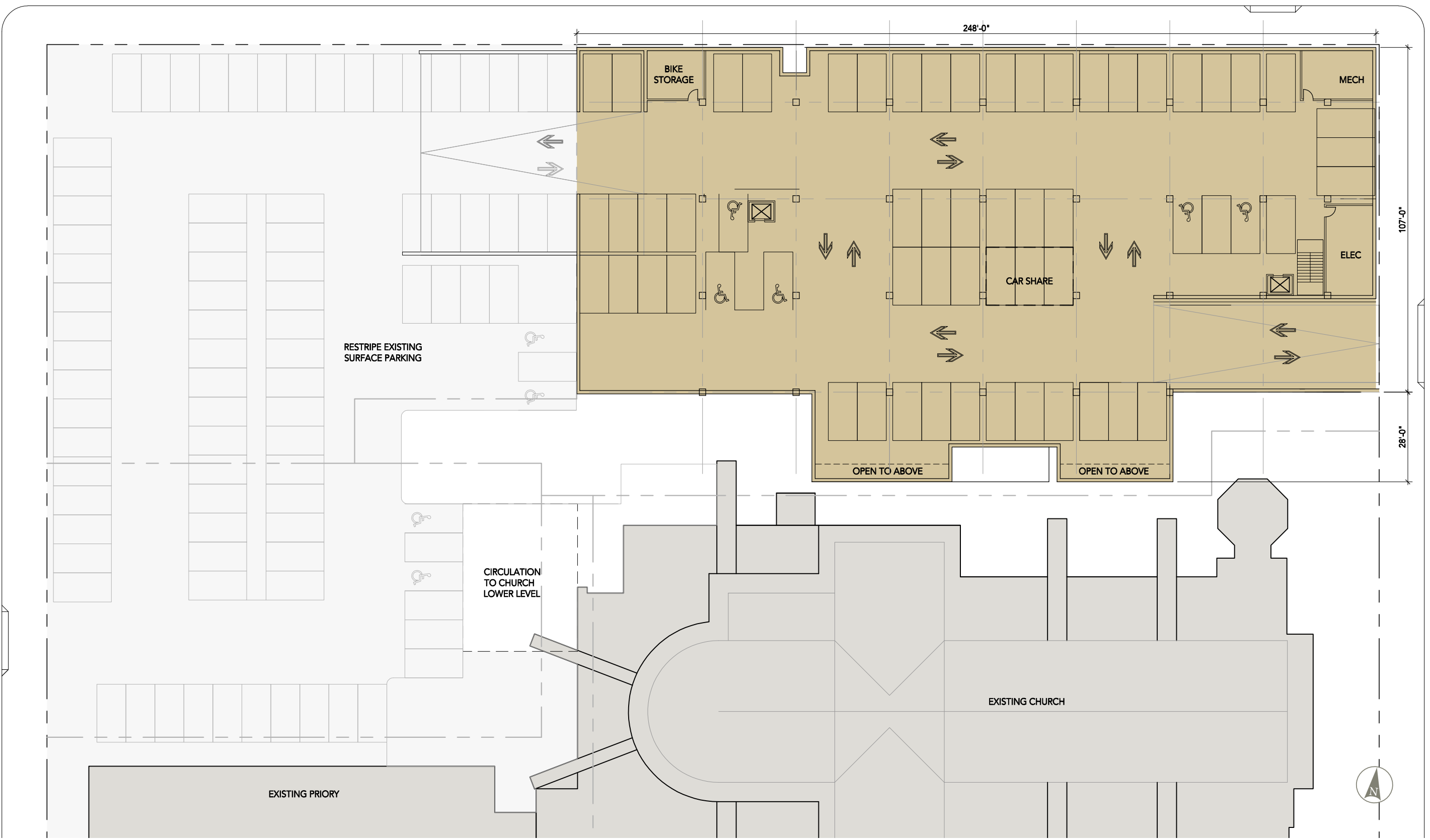




PINE STREET

PIERCE STREET

STEINER STREET



**ST. DOMINIC'S
CATHOLIC CHURCH**
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PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

BELOW GRADE PARKING LEVEL B1
SCALE: 1" = 30'-0"





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PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

NORTH EXTERIOR ELEVATION
SCALE: 1" = 30'-0"





**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

EAST EXTERIOR ELEVATION
SCALE: 1" = 30'-0"





**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

SOUTH EXTERIOR ELEVATION
SCALE: 1" = 30'-0"





**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

WEST EXTERIOR ELEVATION
SCALE: 1" = 30'-0"





**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

PERSPECTIVE VIEW FROM STEINER STREET





**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

PERSPECTIVE VIEW OF COURTYARD





**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

PERSPECTIVE VIEW 1 FROM STEINER & PINE





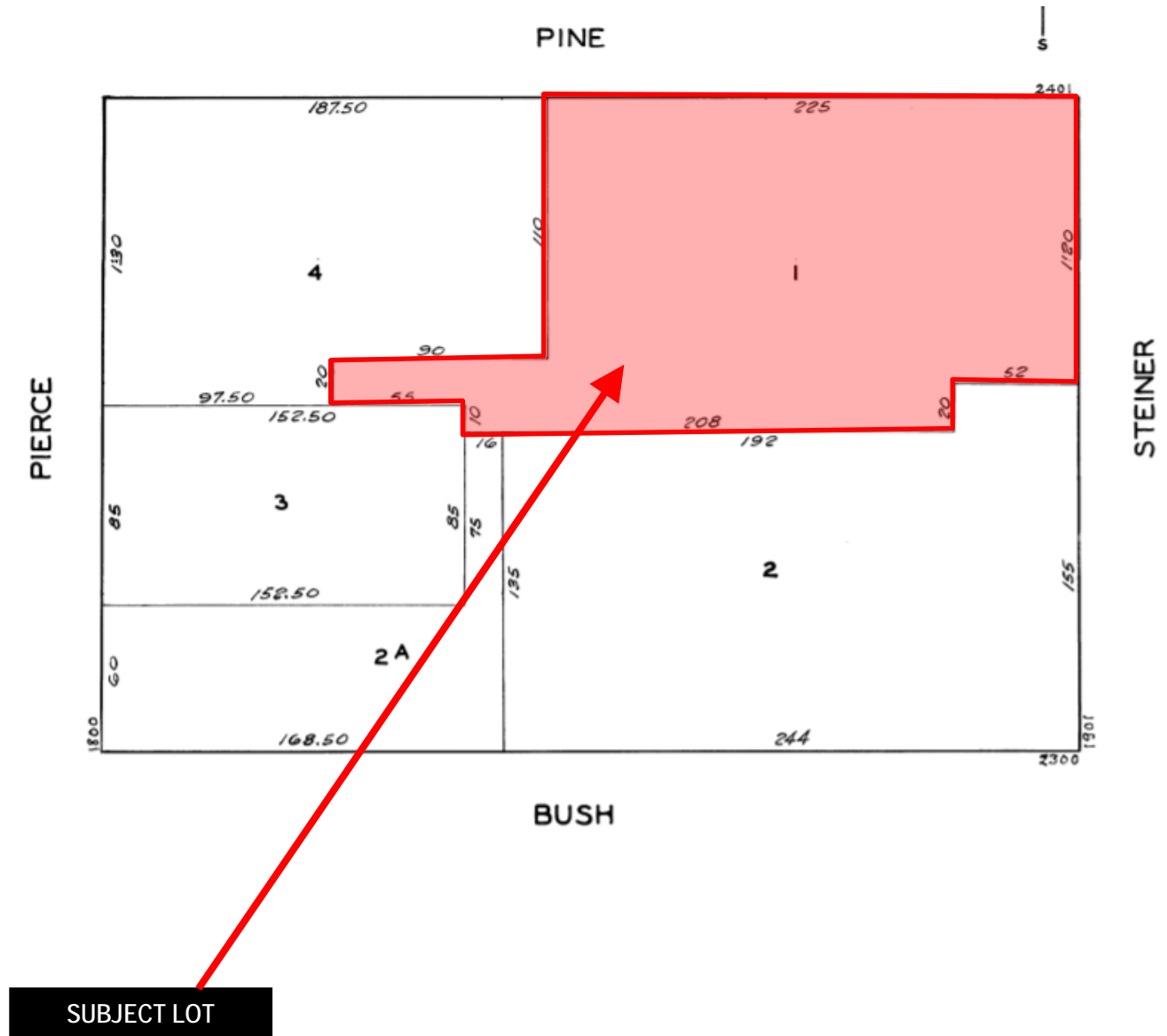
**ST. DOMINIC'S
CATHOLIC CHURCH**
2390 Bush Street | San Francisco, CA 94115

PASTORAL CENTER
CONCEPT DRAWINGS 12.7.2017

PERSPECTIVE VIEW 2 FROM STEINER & PINE

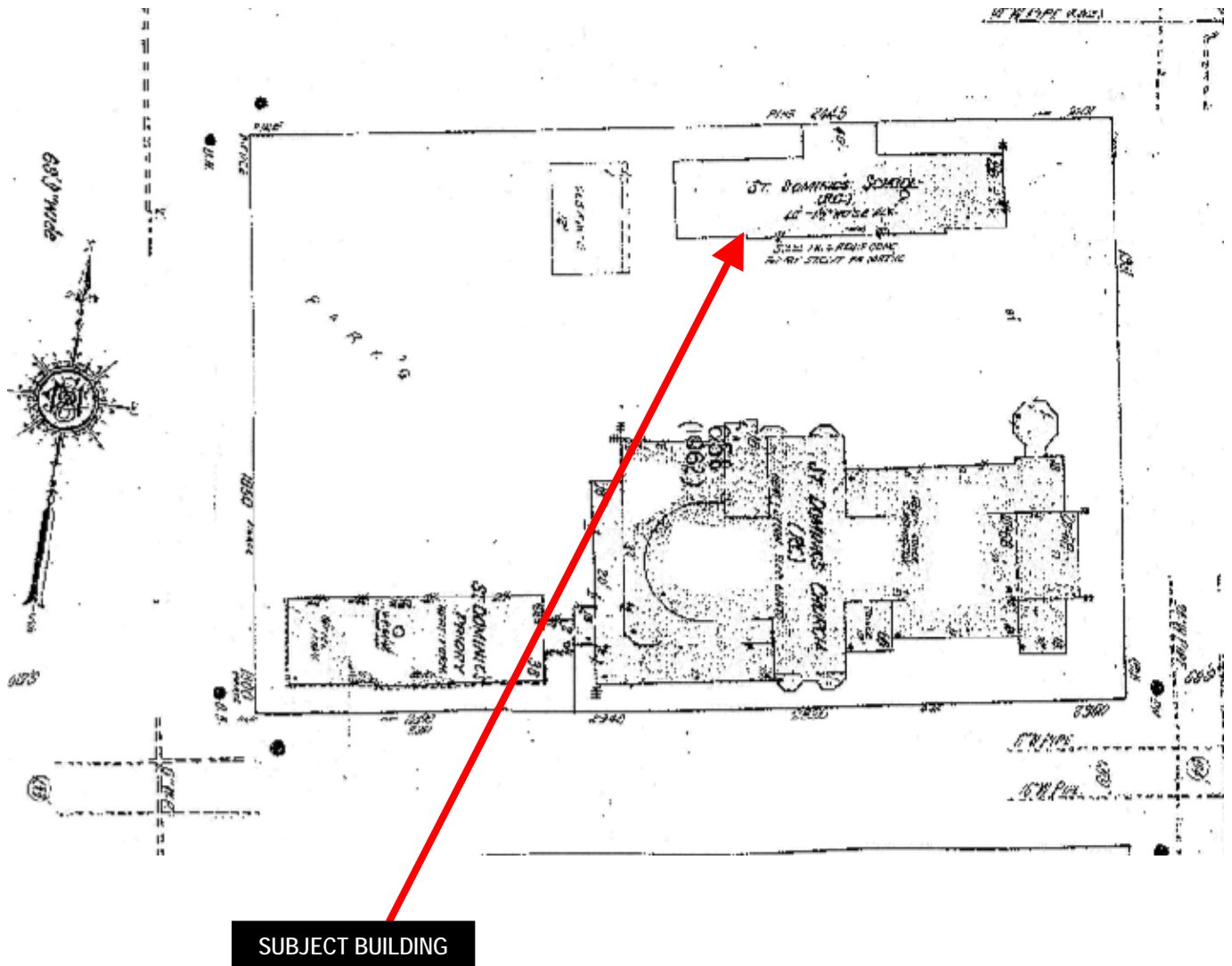


Parcel Map



Conditional Use Authorization and Planned
Unit Development Hearing
Case Number 2013.0152CUA
2390 Bush Street

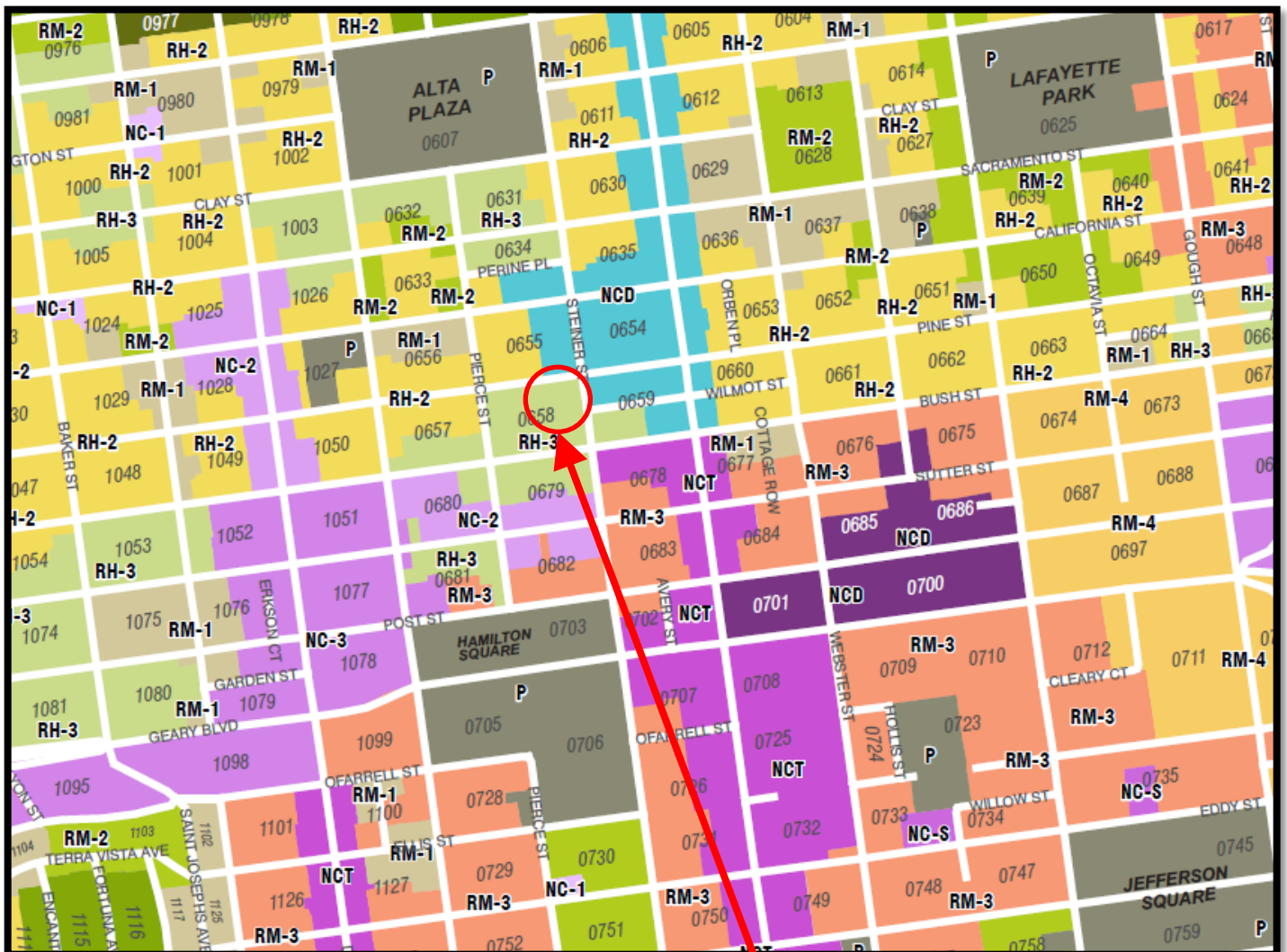
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



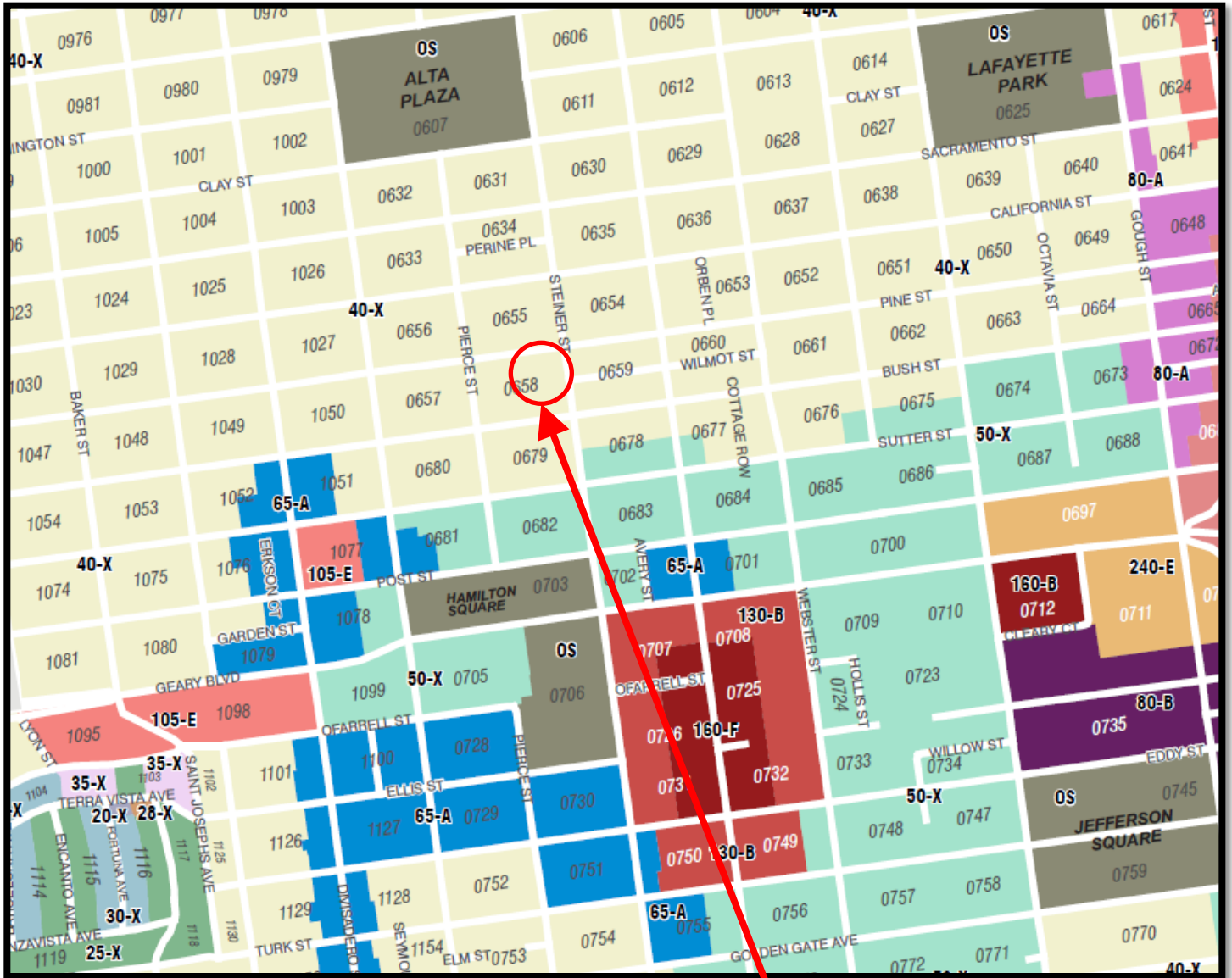
Zoning Map



SUBJECT PROPERTY



Height & Bulk Map

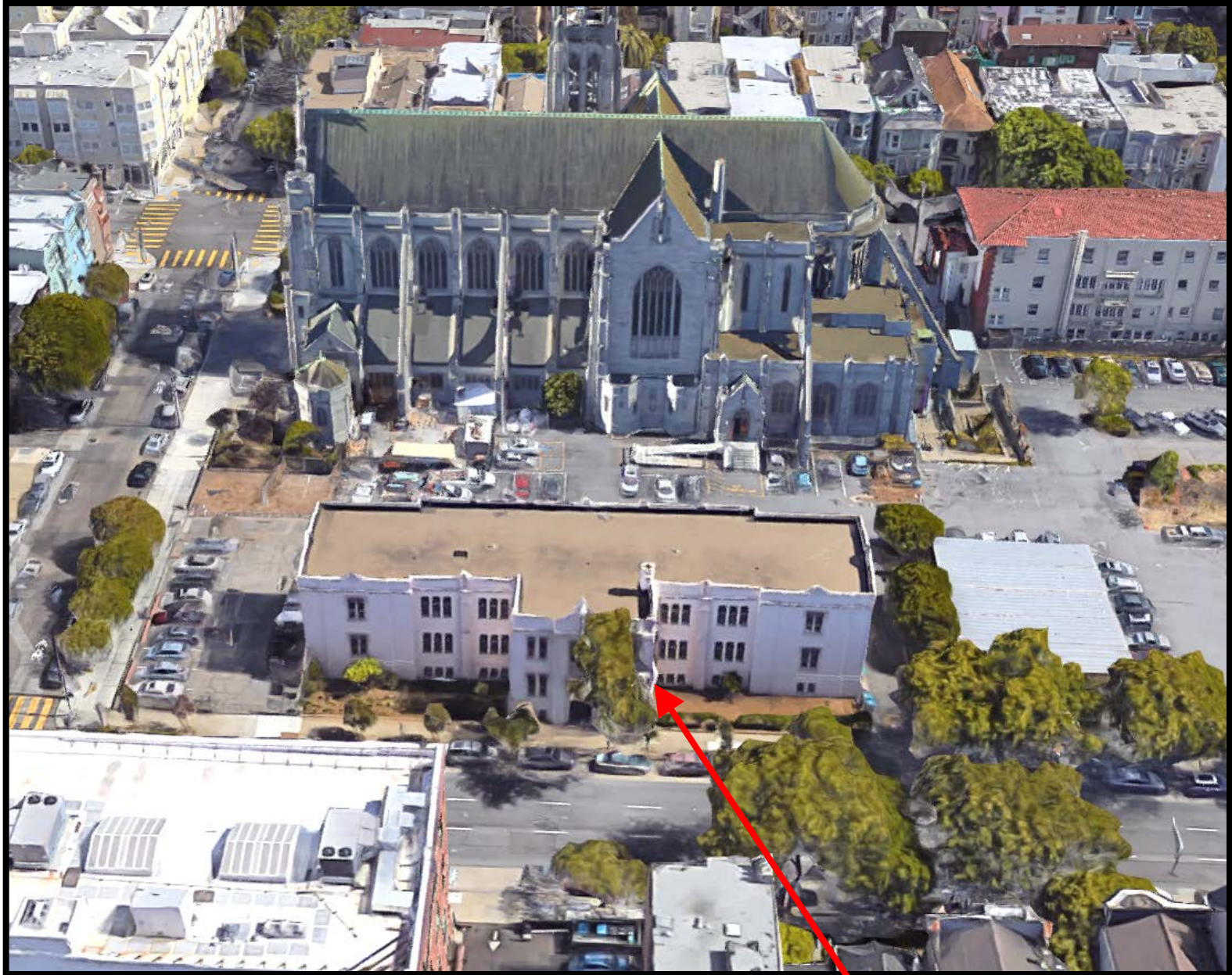


SUBJECT PROPERTY



Conditional Use Authorization and Planned
Unit Development Hearing
Case Number 2013.0152CUA
2390 Bush Street

Aerial Photo (Facing South)



SUBJECT BUILDING



Conditional Use Authorization and Planned
Unit Development Hearing
Case Number 2013.0152CUA
2390 Bush Street

Aerial Photo (Facing North)



SUBJECT BUILDING



Site Photo (Facing South)



SUBJECT BUILDING



From: [Marvis Phillips](#)
To: [May, Christopher \(CPC\)](#)
Cc: [jknight](#)
Subject: Case No. 2013.0152CUA - 2390 Bush Street
Date: Thursday, May 10, 2018 1:58:09 AM

Dear Christopher,

I am writing in support of the Conditional Use Authorization request for Case No 2013.0152CUA - 2390 Bush St. It is my pleasure to support our religious community when they want to improve their communities access to programs that help with improving their lives. There is no where enough ChildCare services within San Francisco, to cover the needs of those residents who have young children and not enough income to afford a nanny to sit the children. Any time we see our church's willing to expand then we the communities guardians should speak out.

So again I am in support of the CUA and I urge the Planning Commission to approve this request.

Sincerely,

Marvis J. Phillips
Board Chair
District 6 Community Planners

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Thank you for your time and consideration. Please contact me if you have any questions or concerns.

Sincerely,
Marvis J. Phillips
President, ABD6
<http://abd6.cfsites.org/>