



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use CONSENT

HEARING DATE: 12/13/2018

Record No.: 2015-006327CUA
Project Address: 3225 LINCOLN WAY
Zoning: RH-2 (Residential- House, Two Family District)
40-X Height and Bulk District
Block/Lot: 1717/048
Applicant: Joyce Cheng
2354 Taraval Street, San Francisco, CA 94116
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project proposes to legalize the change of use from a single-family dwelling to religious institution with residential density, group housing that has been in operation for nearly 28 years without proper entitlements. Religious institution use is proposed on both floor levels and group housing for persons engaged with temple work is proposed at the upper level. No façade changes or physical expansion are proposed to the existing two-story structure. The Project includes two group housing bedrooms, six Class 1 and two Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish religious institution and residential density, group housing within the RH-2 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

Public Comment & Outreach. There is no known opposition to the project. The Department has no opposition to the project.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan as it will maintain the residential use on site, continue to serve the community and is compatible with the neighborhood character. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Materials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to:

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: 12/13/2018

Date: November 30, 2018
Case No.: **2015-006327CUA**
Project Address: **3225 Lincoln Way**
Zoning: RH-2 (Residential- House, Two Family District)
40-X Height and Bulk District
Block/Lot: 1717/048
Project Sponsor: Joyce Cheng
2354 Taraval Street, San Francisco, CA 94116
Staff Contact: Nancy Tran – (415) (415) 575-9174
nancy.h.tran@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 208 AND 303 FOR CHANGE OF USE FROM A SINGLE-FAMILY DWELLING TO RELIGIOUS INSTITUTION WITH RESIDENTIAL DENSITY, GROUP HOUSING WITHIN THE RH-2 (RESIDENTIAL-HOUSING, TWO FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 20, 2015, Joyce Cheng (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1, 208 and 303 for change of use from a single-family dwelling to religious institution with residential density, group housing within the RH-2 (Residential-Housing, Two Family) and 40-X Height and Bulk District.

On December 13, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-006327CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

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 authorizes the Conditional Use requested in Application No. 2015-006327CUA, subject to the conditions contained in "EXHIBIT A" of this motion, 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. **Site Description and Present Use.** The project site is located on the south side of Lincoln Way, between 33rd and 34th Avenues; Lot 048 in Assessor's Block 1717. The subject property is approximately 3,000 square feet in size and is within the RH-2 Zoning District, and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The project site is in the Outer Sunset neighborhood. Land uses located within the immediate vicinity of the Project include predominantly two to three-story family dwellings with similar religious uses within ¼ mile (Chinese Buddhist Monastery and San Fran Dhammaram Temple). Golden Gate Park is located on the north side of Lincoln Way. Located ¼ mile southeast of the Property is the Judah Street Neighborhood Commercial District, which includes a mix of cafes, restaurants, specialty stores, and professional offices.
4. **Project Description.** The project proposes change of use from residential single-family dwelling to establish a religious institution with residential density, group housing.
5. **Public Comment.** To date, Department has received no known opposition to 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. **Residential Density, Group Housing.** Planning Code Sections 209.1 and 208 permits up to one bedroom for every 415 square feet of lot area with Conditional Use Authorization.

The project proposes two group housing bedrooms where a maximum of seven are permitted based on the lot area. Conditional Use Authorization is required to add this use on site.

- B. **Off-Street Parking.** Planning Code Sections 209.1 and 151 requires one parking space for each 20 seats by which the number of seats in the main auditorium exceeds 200 for religious institution use; one parking space is required for every three bedrooms/six beds, plus one for the manager's dwelling unit if any, with a minimum of two spaces for group housing use.

The religious institution use does not have an auditorium that exceeds 200 seats and therefore is not required to provide off-site parking. With respect to group housing, the property proposes a total of two bedrooms with no manager's unit and therefore, not required to provide off-street parking for group housing use.

- C. **Institutional Use, Religious Institution.** Planning Code Section 209.1 and 102 permits religious institution use with Conditional Use Authorization within the RH-2 Zoning District.

The project proposes legalizing the religious institution use which has been operating on site since 1990. Conditional Use Authorization is required to legalize this use on site.

- D. **Signage.** Currently, there is an existing sign on site. All signage will be subject to the review and approval of the Planning Department.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does 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;

The project would legally establish the religious institution and group housing uses on site. It would allow the Nagara Dhamma Temple to continue as a gathering place for Buddhist prayer and services serving a largely Cambodian and immigrant population. The temple provides counseling, member assistance, meditation, religious instruction and devotional gatherings.

- 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:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building would remain the same and would not alter the existing appearance or character of the project vicinity. There would be no physical expansion to the existing building.

- ii. 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;

Existing traffic patterns would not be significantly affected by the proposed project. There is on-street parking in front of the subject property as well as in the surrounding neighborhood. In addition, the project site is well served by transit. There are nearby stops for MUNI lines 29 and N-Judah.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Conditions of Approval, attached as Exhibit A, will require the Project Sponsor to ensure that noise is contained within the premises so as not to be a nuisance to nearby businesses or residents.

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

Since the project does not propose the physical expansion of the existing building, no additional landscaping is required. There would be no addition of parking spaces, loading facilities or open space. All signage and projections would be consistent with the controls of the Planning Code.

- 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 project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.3:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood

Policy 3.4:

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

The project will help enhance and continue a desirable institutional, community, social and educational services focused on Thera Vada Buddhism to the neighborhood and San Francisco Cambodian community. The project site is well served by transit as there are nearby stops for MUNI lines 29 and N-Judah.

HOUSING

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

Policy 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

Policy 2.3

Prevent the removal or reduction of housing for parking.

OBJECTIVE 10:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

Policy 11.9

Foster development that strengthens local culture sense of place and history.

Services and activities associated with the proposed religious institution use would not displace the existing residential use on site. Rather, the project will maintain the existing residential use by establishing group housing for persons engaged in the work of the temple. Housing will not be reduced to provide parking. The proposed group housing use complies with the density permitted, is compatible with the established residential character and would strengthen the local character of the neighborhood.

9. **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 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.

No retail uses exist on the property. The project is intended to enable religious members to visit the temple for prayer and services. The project will enhance an existing religious institutional use that has been established for nearly 28 years.

- B. That existing housing and neighborhood character be conserved and protected in order to

preserve the cultural and economic diversity of our neighborhoods.

The neighborhood is characterized predominantly by single and two-family dwellings. Aside from the identifying sign, the building will maintain residential in character and use. The project will allow for the use of the property as a residential structure and a small religious institution that will continue to serve the neighborhood and the Buddhist community. Existing housing would not be affect by this project.

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

The project would not displace any affordable housing.

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

The project would not significantly increase traffic congestion or the availability of parking in the neighborhood. There is on-street parking in front of the subject property as well as in the surrounding neighborhood and the project is. within proximity to public transit.

- 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 would not displace or affect any service or industry establishment.

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

The project will follow standard earthquake preparedness procedures and all construction will comply with current building and seismic safety codes.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project would not affect any city-owned parks or open space.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would 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 **APPROVES Conditional Use Application No. 2015-006327CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October, 26, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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 No. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 16, 2012.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 13, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for Conditional Use for change of use from a single-family dwelling to religious institution with residential density, group housing located at 3225 Lincoln Way; Lot 048 in Assessor's Block 1717, pursuant to Planning Code Sections 209.1, 208, and 303 within the RH-2 (Residential-Housing, Two Family) Zoning District, and a 40-X Height and Bulk District; in general conformance with plans, dated July 26, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2015-006327CUA and subject to conditions of approval reviewed and approved by the Commission on December 13, 2018 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 13, 2018 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

3. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

7. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

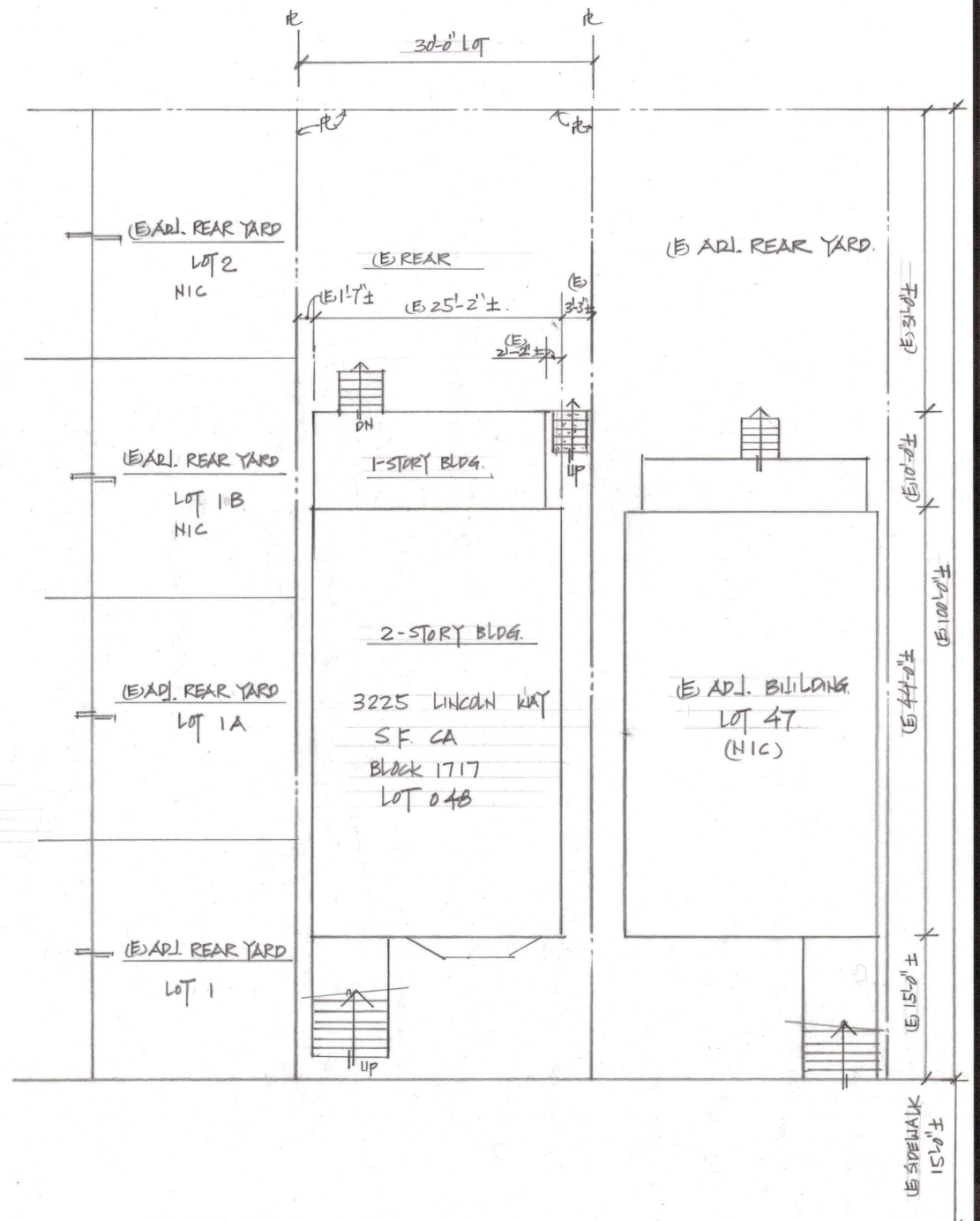
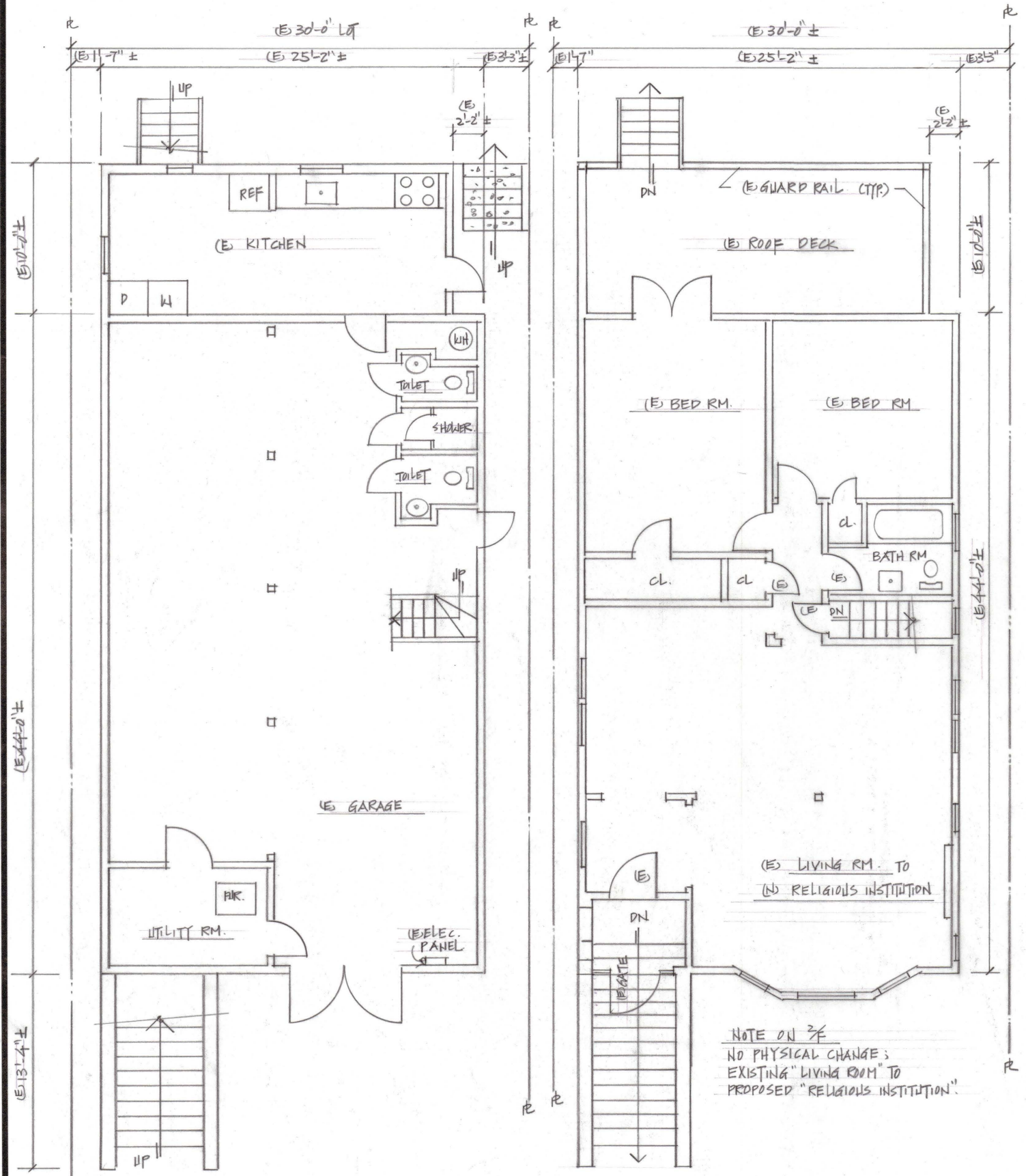
9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DRAWING SHEET INDEX.
SHEET A1-A3: FLOOR PLANS.
ELEVATIONS.

PROJECT INFORMATION
CONSTRUCTION TYPE - 5B.
NO. OF STORY - 2.
SCOPE OF THE WORK:
CHANGE OF USE FROM RESIDENTIAL TO
RELIGIOUS INSTITUTION.

REVISIONS	BY



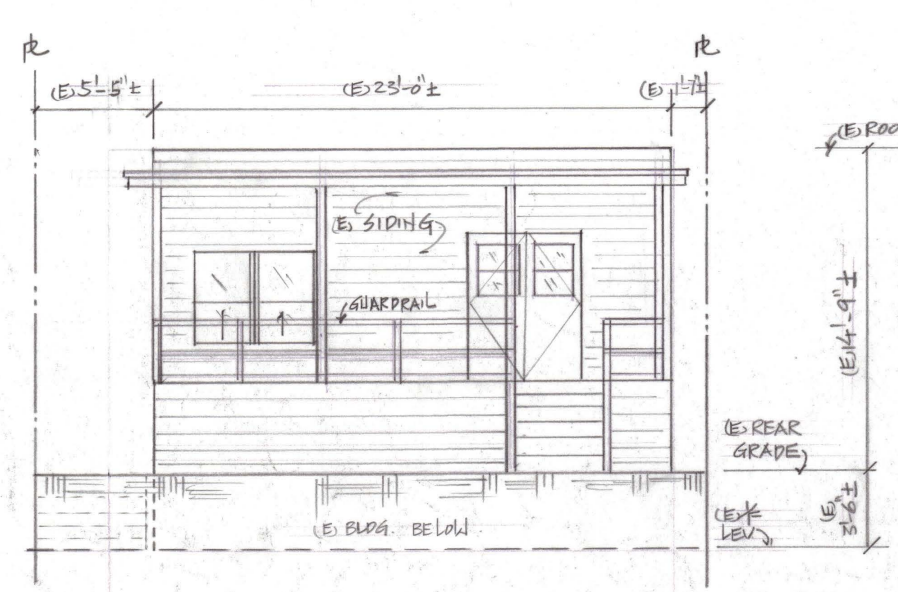
EXISTING FLOOR PLAN. PLOT PLAN
3225 LINCOLN WAY, S.F. CA.
BLOCK 1717. LOT 04B

A & J Design Associates, Inc.
2554 Taraval Street
San Francisco, CA 94116
(415) 601-1338

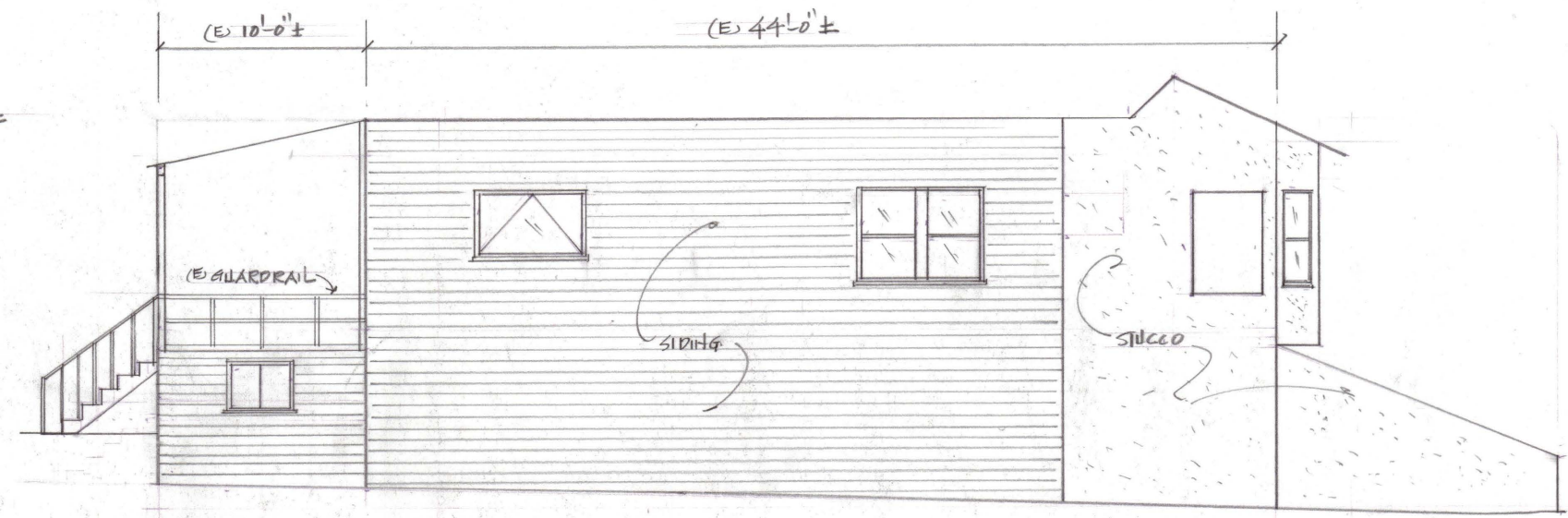


DRAWN
JOYCE CHENG
CHECKED
DATE
7-26-18
SCALE
AS SHOWN
JOB NO.
13-55
SHEET

REVISIONS	BY



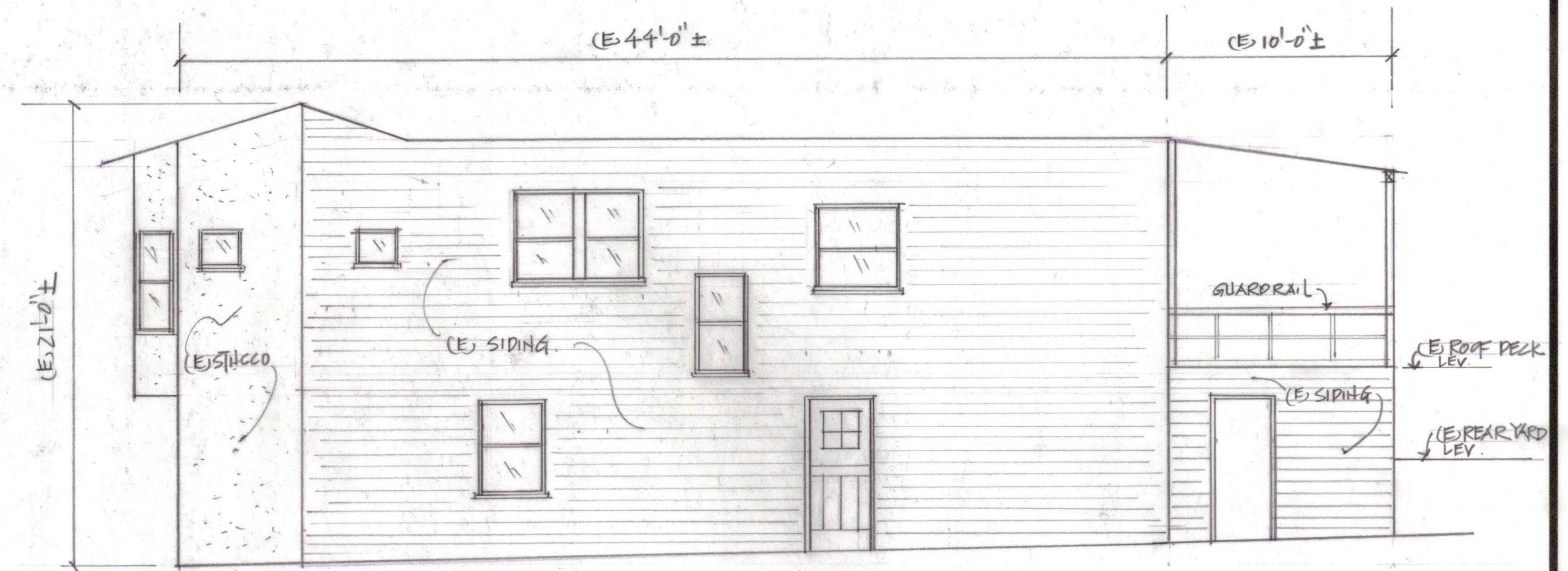
EXISTING REAR ELEVATION 1/4" = 1'-0"



EXISTING EAST ELEVATION 1/4" = 1'-0"



EXISTING FRONT ELEVATION 1/4" = 1'-0"



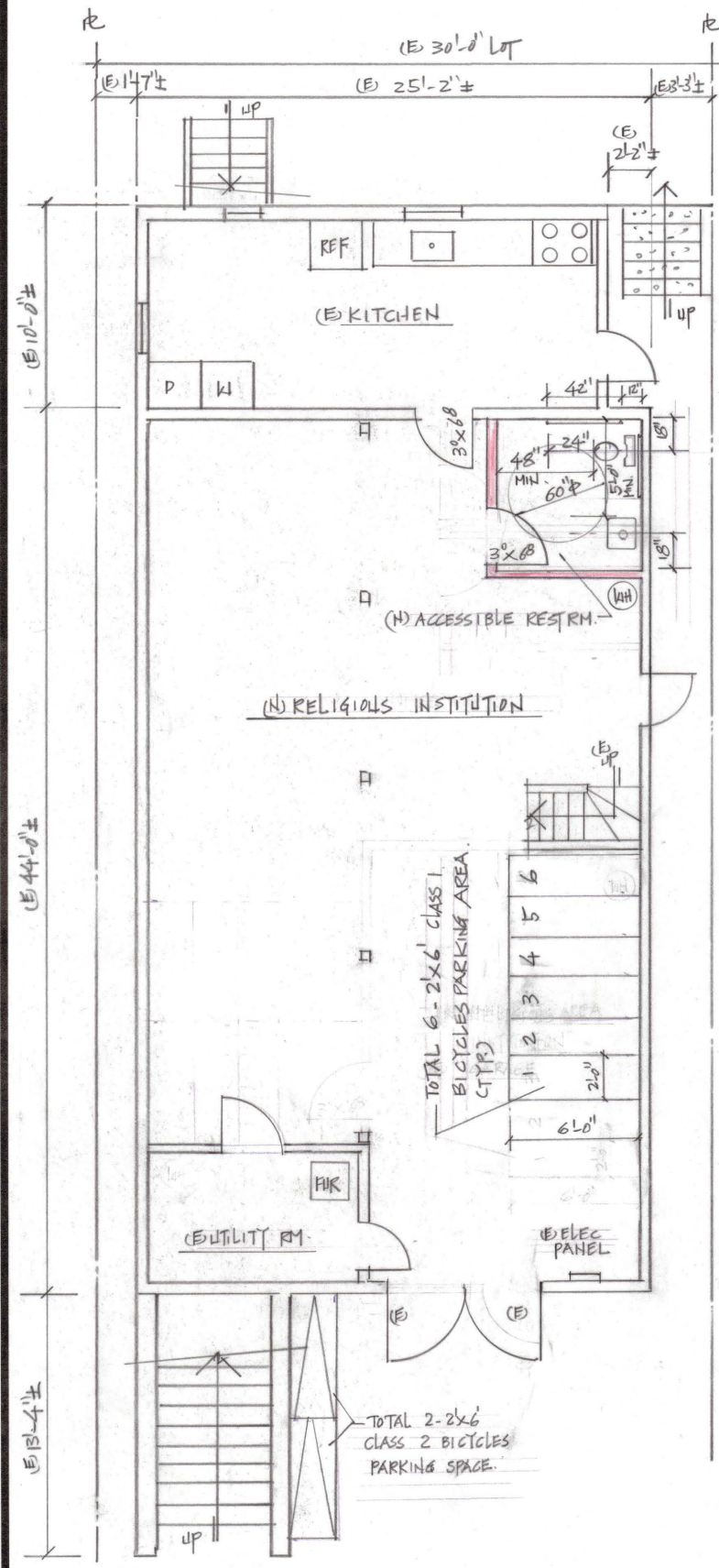
EXISTING WEST ELEVATION 1/4" = 1'-0"

EXISTING ELEVATION.
 3225 LINCOLN WAY S.F. CA
 BLK 177 LOT 04B

A & J Design Associates, Inc
 2354 Taraval Street
 San Francisco, CA 94116
 (415) 601-1338



DRAWN
 JOYCE CHENG
 CHECKED
 DATE
 7-26-18
 SCALE
 AS SHOWN
 JOB NO.
 18-35
 SHEET



PROPOSED FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$

REVISIONS	BY

PROPOSED FLOOR PLAN
 3225 LINCOLN WAY. SF. CA.
 BLOCK 1717. LOT 48

A & J Design Associates, Inc.
 2354 Taraval Street
 San Francisco, CA 94116
 (415) 601-1338



DRAWN JOYCE CHENG
CHECKED
DATE 7-26-18
SCALE AS SHOWN
JOB NO. 13-55
SHEET A1.3
OF 3 SHEETS



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3225 LINCOLN WAY		1717048
Case No.		Permit No.
2015-006327PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Change of use from residential to religious.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional):</p> 	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Nancy Tran 12/03/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3225 LINCOLN WAY		1717/048
Case No.	Previous Building Permit No.	New Building Permit No.
2015-006327PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3225 LINCOLN WAY
RECORD NO.: 2015-006327CUA

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

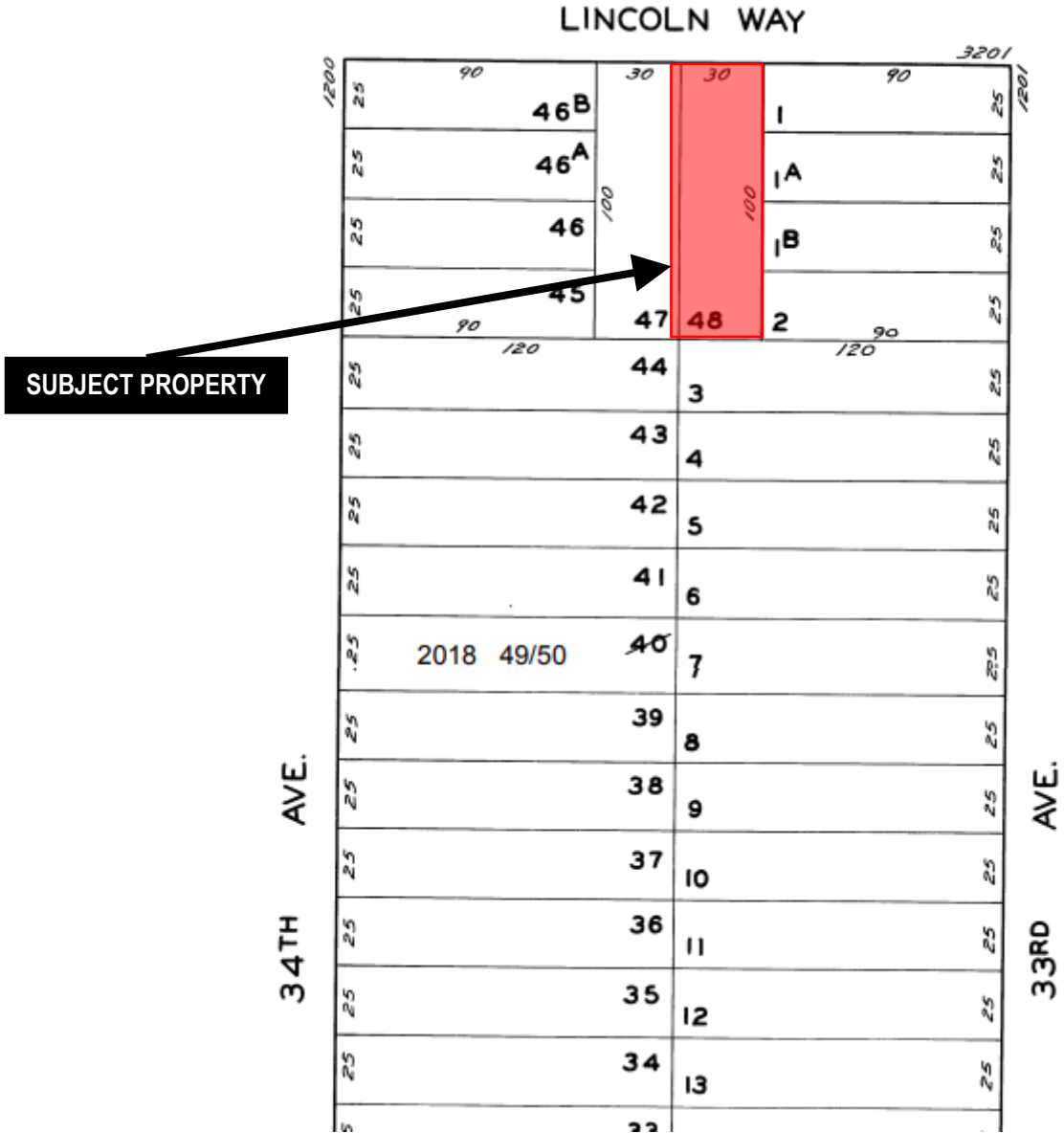
Reception:
415.558.6378

Fax:
415.558.6409

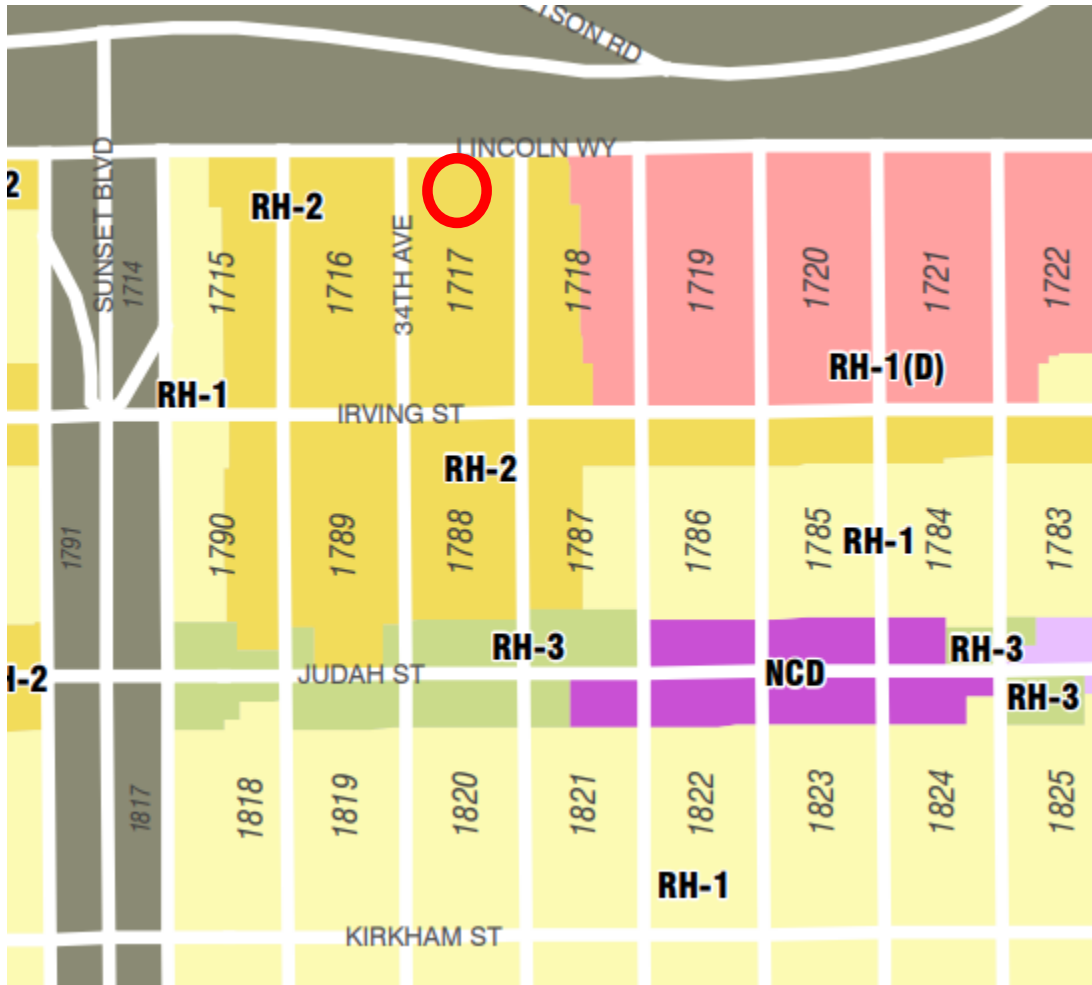
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	2996	No Change	
Residential	1960	450	-1510
Commercial/Retail	N/A		
Office	N/A		
Industrial/PDR <i>Production, Distribution, & Repair</i>	N/A		
Parking	260	0	-260
Usable Open Space	870	No Change	
Public Open Space	N/A		
Other (Religious Institution)	None	1770	1770
TOTAL GSF	2220 Residential	2220 Residential+ Religious Institution	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	Single-Family	Group Housing	
Dwelling Units - Affordable	N/A		
Hotel Rooms	N/A		
Parking Spaces	1	0 (replaced with bicycle space)	-1
Loading Spaces	N/A		
Car Share Spaces	N/A		
Bicycle Spaces	0	(6) Class 1 (2) Class 2	(6) Class 1 (2) Class 2
Number of Buildings	1	No Change	
Number of Stories	2	No Change	
Height of Building(s)	21'	No Change	
Other (Group Housing)	0 bedrooms	2 bedrooms	2 bedrooms

Block Book Map



Zoning Map



Conditional Use Authorization Hearing
Case Number 2015-006327UA
3225 Lincoln Way

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-006327UA
3225 Lincoln Way

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

- 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Applicant acquired property on July 25, 1990, and has used it since then partly as a residence for clerical persons and as a place for prayer and services. It has been used that entire time for non-public religious services, counseling, assistance for members and new immigrants, for meditation, religious instruction and devotional gatherings, solely by members of the temple. The Temple is the sole temple in San Francisco for Cambodians subscribing to the Thera Vada tradition of Bhuddism.

- 2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed use will not involve any change at this time of the physical characteristics of the property which was built and remains in original configuration as a single family dwelling. There was an open Building Permit NO. 201406249219 which has been withdrawn upon notification that CUP was needed to proceed. The current use has existed for 25 years without any issues or complaints with the neighborhood, which is supportive of the Temple.

- 3. That the City's supply of affordable housing be preserved and enhanced;

The site functions as a residence for several persons associated with the Temple. There is no diminution in residential use.

- 4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
- The site is on/near the following Muni lines: N-Judah; 24

CASE NUMBER:
For Staff Use only

- 5. 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 proposed use is neutral as to this factor given the character of the use.

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

The proposed use is neutral as to this factor given the character of the use. It does not involve commercial uses or large gatherings. Applicant is upgrading interior with emergency lighting and signage, fire suppression devices as part of the continued use.

- 7. That landmarks and historic buildings be preserved; and

The proposed use is neutral as to this factor given the character of the use.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.

There is no negative impact on open space as there is no construction or expansion requested in this application. A section of Golden Gate Park is across the street from the house.

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: James S. Nhem

Date: 05/13/15

Print name, and indicate whether owner, or authorized agent:

James Nhem, President, The Nagara Dhamma Temple

Owner / Authorized Agent (circle one)

Attachment to Application

The Nagara Dhamma Temple has been in this location since July 1990. The Temple serves a largely Cambodian and immigrant population who are devotees of the Thera Vada tradition of Buddhism. This is the only Temple serving the Cambodian Buddhists in San Francisco, and is an extremely important institution for this part of the San Francisco community.

The current configuration of the property is as a single family dwelling. On a time basis, use simply as a residence for persons engaged in the work of the Temple accounts for about 90% of the use of this property; in other words, simply residential, the same as all neighboring properties.

Religious instruction and services are held at this property. These involve meditation, prayer, counseling and instructions. These activities are not open to the general public and the property is not used as a religious structure like a church, where it may be open to the general public or occasional visitor. Services do not involve large numbers of people and do not use sound amplification or other devices that would disturb the area. In fact, there are other temples of a similar character in the area in similar properties, none of which has drawn objection. Applicant has never been the subject of any formal or informal complaint from a neighbor or involving any public agency.

A large percentage of congregants do not drive and come to the property via public transportation. Among the current residents, there is one private automobile.



វត្តនគរវេទី
THE NAGARA DHAMMA TEMPLE

3225

