



**° Planning Commission Hearing
Conditional Use Permit
Senior Housing and Parking
478 – 27th Ave & 6210 Geary Blvd**

Item 10

December 17, 2020





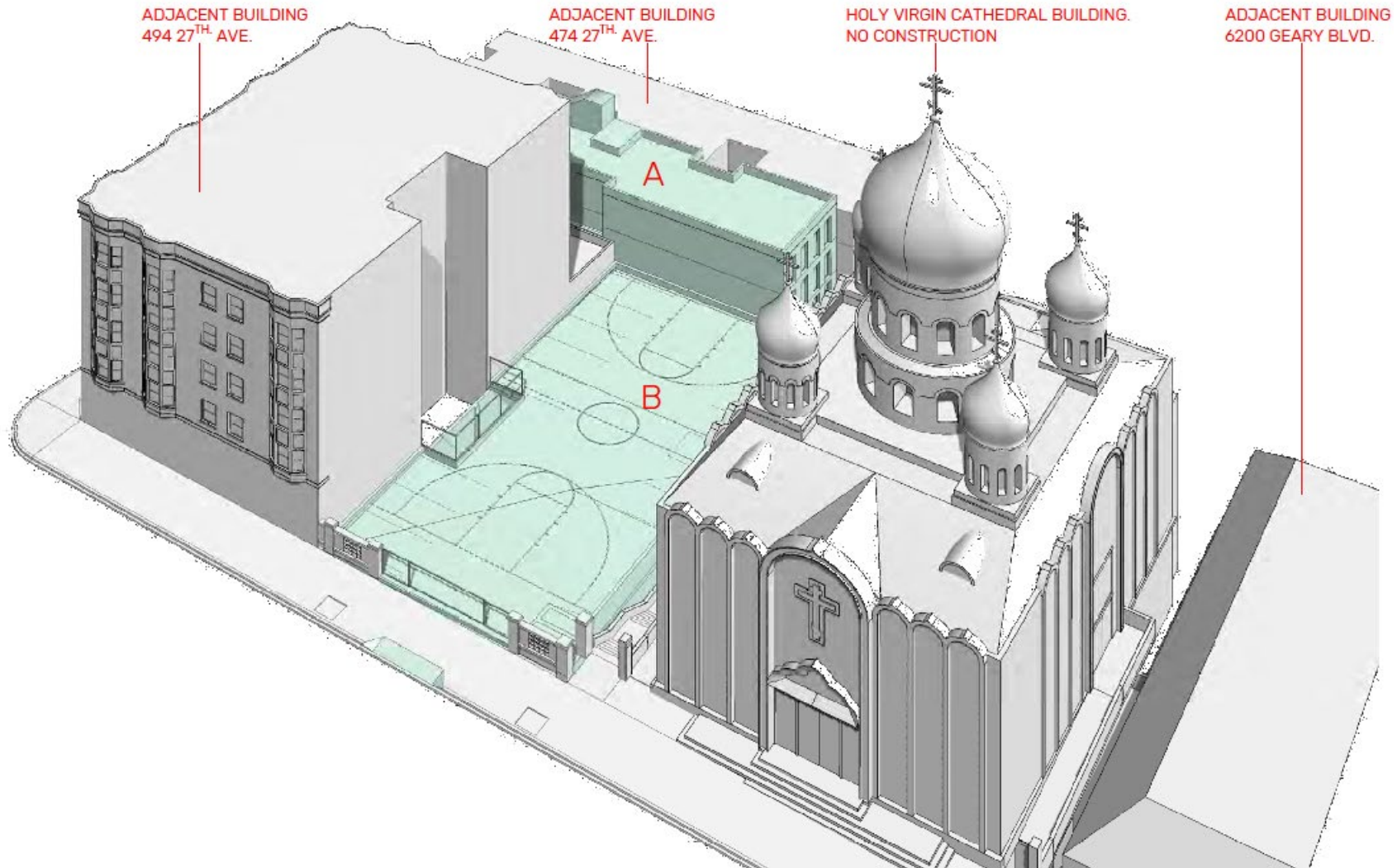
Who Are We?

- Russian Orthodox Church, Bookstore, two schools, 18 units of Senior Housing
- Morning and evening services daily; two liturgies on Sunday
- 208 dues paying parishioners, 1859 supporters
- 150 attendees at each of two Sunday liturgies; 50+ worshippers daily
- 55% of parishioners over 65 years old
- 51% of parishioners live in city; 49% outside



Proposed Project

- Construct 4 senior housing units + 1 ADU with vehicular access to underground garage structure at 6210 Geary
- Raise play yard next to Church to street level which would provide 38 off-street parking spaces to mitigate Church's impact on neighborhood



KEYNOTES

- A SUBJECT PROPERTY AT 478 27TH AVE. - NEW 4-UNIT + 1 ADU SENIOR HOUSING
- B SUBJECT PROPERTY AT 6210 GEARY BLVD. - NEW BELOW-GRADE PARKING STRUCTURE WITH PLAY AREA AND EVENT PARKING ON STREET LEVEL PLATFORM

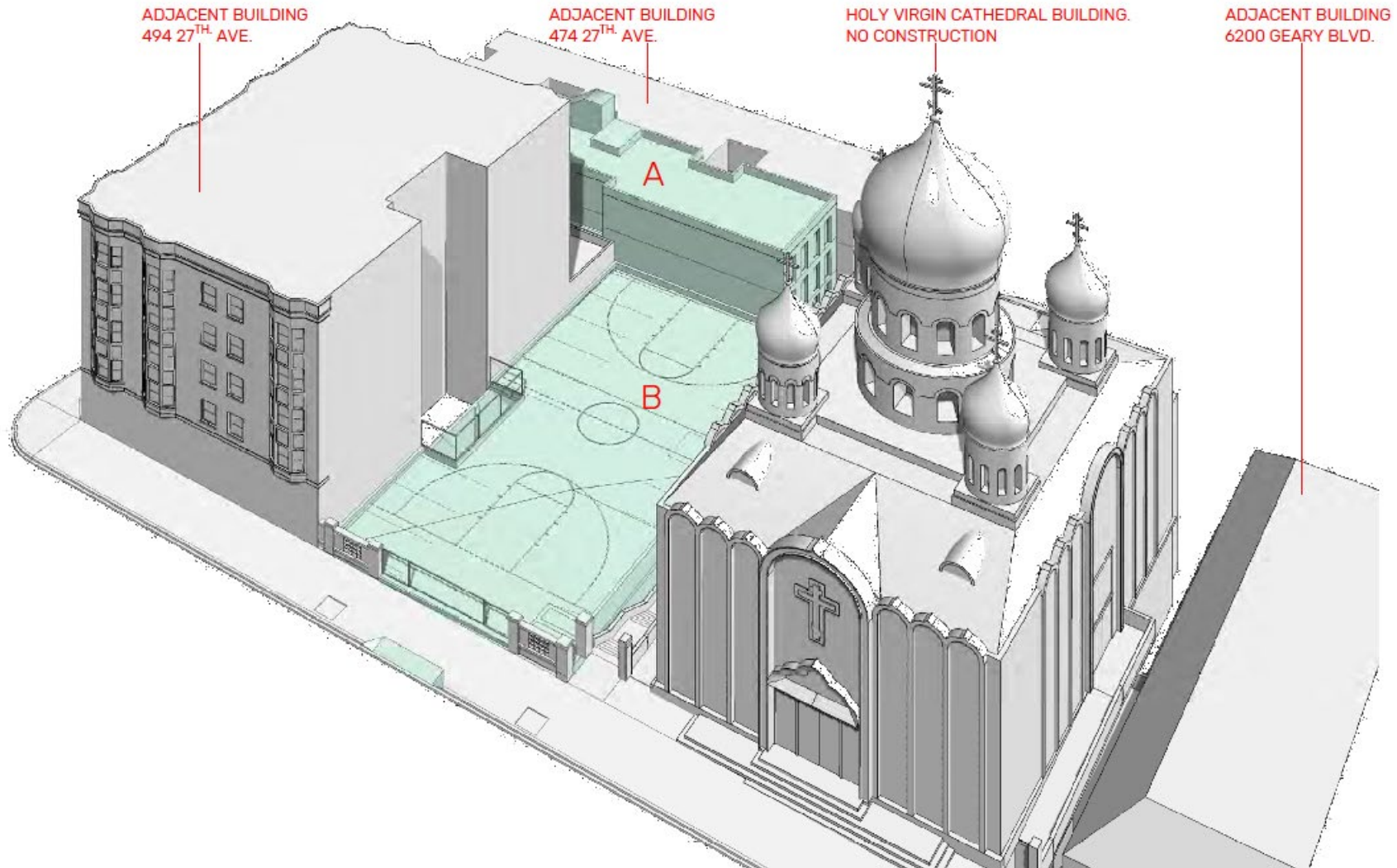
Proposed Senior Housing 478 - 27th Avenue





A - Proposed Senior Housing

- Ground level
 - Lobby, circulation, and utility spaces
 - Entry to parking under school yard
 - One senior ADU facing rear yard
- Upper levels
 - One 1-bedroom senior unit,
 - Three 2-bedroom senior units
- Height and mass similar to existing
- Available to all



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B - Street Level Play Yard with Parking

- Existing play yard raised to street level.
- Subterranean parking structure (for 21 spaces) constructed under play yard.
- Play yard used for overflow parking (17 spaces) when schools are not in session.
- Play yard screened from Geary Blvd by decorative wall.



Project Benefits

- Adds five units of senior housing
- Provides in-fill high density senior housing near major transit line (38 Geary)
- Mitigates parking demand on neighborhood by adding 38 off-street parking spaces
- Provides larger, sunnier play yard for school children
- Improves accessibility for aged and infirm parishioners



Neighborhood Concerns (494-27th Avenue)

- Will senior housing affect Church's tax status?
- Noise from children in play area
- Project only benefits Church
- Fumes from garage
- Pedestrian traffic on Geary Boulevard
- Potential damage to 494-27th Ave
- Dust, dirt, noise from construction



Letters of Support

- Geary Boulevard Merchants Association
- Russian American Community Services
- Russian American Women's League
- Congress of Russian Americans
- Western American Diocese
- St John's Orthodox Academy
- Senior Housing in back of 478-27th Avenue
- Nine adjacent businesses
- 83 petitioners
- Over 75 emails