

Aerial Photo



Sunken Play Area
at 6210 Geary Blvd

SUBJECT PROPERTY



Site Photo - View 1

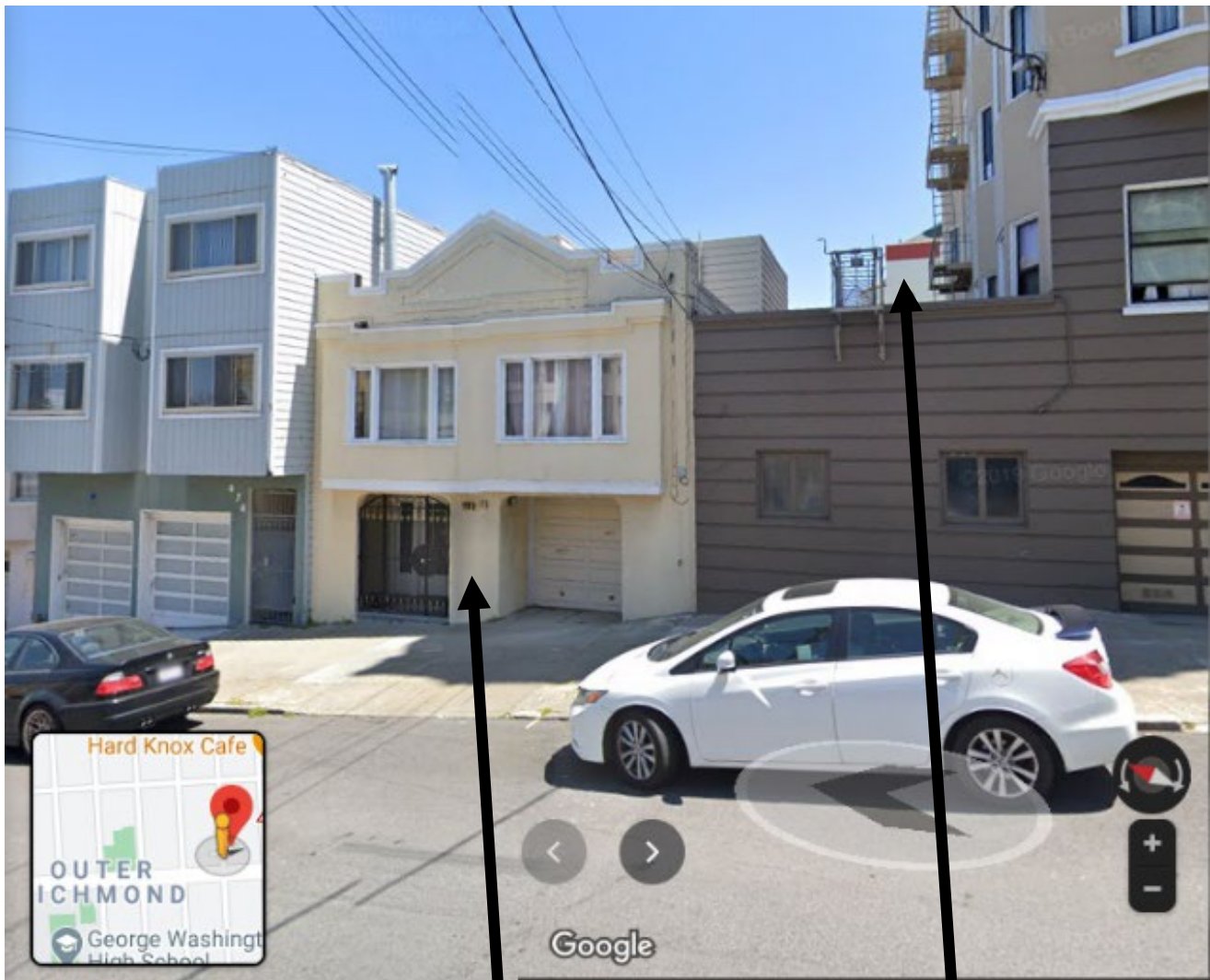


Sunken Play Area
behind the fence at
6210 Geary Boulevard

The Holy Virgin Cathedral
at 6210 Geary Boulevard

Conditional Use Hearing
Record Number 2019-021182CUA
Holy Virgin Community of San Francisco
478-27th Avenue & 6210 Geary Boulevard

Site Photo - View 2



Two-Story over Garage
Single-Family Building
at 478-27th Avenue

The Holy Virgin Cathedral
at 6210 Geary Boulevard



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: December 17, 2020

Record No.: 2019-021182CUA/ENV
Project Address: 478 27TH AVENUE & 6210 GEARY BOULEVARD
Zoning: RH-2 & Geary Boulevard NCD Zoning Districts
40-X Height and Bulk District
Block/Lots: 1458/024 & 041
Project Sponsor: Holy Virgin Community of San Francisco, Inc.
c/o Khatchatour Mouradian
355 Christopher Drive
San Francisco, CA 94131
Property Owner: Holy Virgin Community of San Francisco, Inc.
San Francisco, CA 94121
Staff Contact: Mary Woods – (628) 652-7350
mary.woods@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project consists of two components: (1) the demolition of a single-unit residential building and the construction of a new two-story over garage and basement, 30-foot tall residential building (approximately 8,400 square feet) with four senior dwelling units and one senior accessory dwelling unit at 478 27th Avenue (Lot 024); and (2) the construction of a new one-story subterranean parking structure (approximately 5,500 square feet), a surface parking lot and a school play area (approximately 5,200 square feet) at 6210 Geary Boulevard (Lot 041). The vehicular access for the proposed subterranean parking structure would be from 478 27th Avenue while vehicular access to the surface parking lot would be from 6210 Geary Boulevard. The Project includes one Class 1 bicycle parking space, and nine Class 2 bicycle parking spaces. The residential building would include 3 two-bedroom units, 1 one-bedroom unit, and 1 studio unit for the accessory dwelling unit. The Project includes 878 square feet of common open space via a ground level rear yard.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 209.1, 303, 317 and 739 to allow a development lot size greater than 9,999 square feet, demolition of a single-unit residential building, and construction of a subterranean parking structure and a surface parking lot within a RH-2 and Geary Boulevard NCD Zoning Districts.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received 98 letters, three petitions containing 113 signatures in support of the Project, and two letters and one telephone call in opposition to the Project from residents of the building at 494 27th Avenue.
 - The opposition to the Project is centered on noise from the school play area, noise from construction, traffic from cars on Geary, and fumes from cars.
- **Outreach:** The Project Sponsor has indicated that numerous meetings have been held with neighbors and neighborhood organizations since 2019.

In October 2019, the Project Sponsor held a pre-application meeting with neighbors to discuss the proposed project.

In 2019 and 2020, the Project Sponsor met with residents of the building at 494 27th Avenue (an 41-unit apartment building immediately south of the Project Site on 27th Avenue and west of the Project Site on Geary Boulevard) to discuss construction and other project issues.

In November 2020, the Project Sponsor sent letters to neighbors within the 300-foot radius soliciting feedback and comments. The Project Sponsor has indicated that concerns have been responded to and would continue to respond to issues about the Project as they arise.

Additionally, the Project Sponsor has reached out to and received support from community organizations, merchants and property owners associations, and nearby businesses, such as the Russian American Women's League, Russian American Community Services Association of San Francisco, the Sukachov Dance Academy, Hollywood Food Market, Sullivan's and Duggan's Serra Funeral Services, and the Greater Geary Boulevard Merchants and Property Owners Association.

- **Tenant History:**

- **Existing Tenant and Eviction History at 478 27th Avenue:** The existing single-family building has not been used as rental housing. It was purchased by the Holy Virgin Community of San Francisco in 1979. It has been used to house visiting priests. It is currently occupied by a parish priest and his family rent-free. The family would be re-located rent-free to another single-family building belonging to the Holy Virgin Community of San Francisco at 451 27th Avenue.
- There is no known evidence of any evictions on the property (see Exhibit G for Eviction History Documentation).

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption.

Basis for Recommendation

The Department 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. The Department also finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in a loss of one existing dwelling unit, the Project does provide four net new units within easy access to the City's transit network and commercial opportunities. The Project would preserve a longstanding institution and allow the Holy Virgin Cathedral to continue to help its parish and care for its members and guests, especially the most vulnerable amongst them who have difficulty walking long distances and would be prohibited from attending their place of worship. The Project would provide some relief for the demand for additional parking in the neighborhood.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Project Sponsor Brief
- Exhibit G – Eviction History Documentation