



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 22, 2018

Date: March 16, 2018
Case No.: **2009.0753CV**
Project Address: **3155 Cesar Chavez Street**
Zoning: Residential-House, Two-Family (RH-2) District
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5503/040
Project Sponsor: Sergio Casanova
Casanova & Associates
1535 Granada Street
Vallejo, CA 94591
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@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 includes a horizontal addition to the second floor of an existing two-story church (Church of God) and a comprehensive façade remodel. The addition would include an enlarged sanctuary, a new elevator, additional office space, and updated bathrooms. The Project also includes nine off-street parking spaces and six Class 1 bicycle parking spaces. The expanded church building would be approximately 100 feet long and 43 feet, 10 inches wide with approximately 4,505 square feet. The expanded two-story building would be approximately 29 feet, 8 inches in height measured to the highest point on the roof.

SITE DESCRIPTION AND PRESENT USE

The Project site at 3155 Cesar Chavez is located on the south side of Cesar Chavez, between Folsom and Harrison Streets and is developed with an approximately 5,000 square foot, two-story building (approximately 100 feet deep and 25 feet wide). The existing building was constructed in 1922 and was used as a key making foundry and a concrete statue production facility before it was converted to a church in 1972. The existing building contains a sanctuary with approximately 84 seats, offices, a kitchen and storage rooms. The subject lot is approximately 180 feet deep, 45 feet wide, and 8,100 square-feet in area with approximately 45 feet of frontage along Cesar Chavez. The existing building is located along the northern side property line, thus allowing a 20 foot wide driveway to the rear of the lot. The existing rear yard is approximately 54 feet, 3 inches.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located within an RH-2 (Residential, House, Two-Family) District situated within the Bernal Heights Special Use District. The block immediately across Cesar Chavez to the north of the subject lot is zoned RM-1. Land uses in the immediate vicinity of the site are typical of neighborhoods with primarily residential uses. Most of the buildings in the vicinity are between two and four stories tall. There is a mix of single-family and multi-family residential buildings, as well as churches, schools, and some commercial businesses a few blocks from the subject lot. An elementary school is located to the west of the subject site on the corner of Cesar Chavez and Harrison Street. The vicinity of the site is well served by public transit.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 2, 2018	March 2, 2018	20 days
Posted Notice	20 days	March 2, 2018	March 2, 2018	20 days
Mailed Notice	20 days	March 2, 2018	March 2, 2018	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any communications regarding the proposal.

ISSUES AND OTHER CONSIDERATIONS

- **Conditional Use Authorization.** The Planning Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 209.1 and 303. Religious Institutions require Conditional Use Authorization in the RH-2 Zoning District. Because the Project will intensify the existing Religious Institution use, Conditional Use Authorization is required.
- **Variance.** The Project is requesting variances from the Zoning Administrator for front and rear yard setbacks (Planning Code Sections 132 and 242(e)). Planning Code Section 132 requires that any building or addition constructed shall be set back to the average of the front setbacks of the adjacent two buildings. The required front yard setback is 9 feet. The existing front setback is approximately 1 foot and the proposed horizontal addition proposes to continue extend the front wall, thus increasing the amount of structure

within the front setback. Planning Code Section 242(e) requires a rear yard of 45 percent of lot depth. The required rear yard is approximately 78.75 feet. The existing structure provides a rear yard of approximately 54 feet, 3 inches measured to the furthest projecting rear wall. The proposed rear yard is 72 feet, 9 inches measured to the rear wall of the addition.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the for the expansion of an existing Religious Institution (d.b.a. Church of God), pursuant to Planning Code Sections 209.1 and 303.

BASIS FOR RECOMMENDATION

- The project promotes the expansion and continued operation of an established Religious Institution (d.b.a. Church of God).
- The project is consistent with the General Plan.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The project is desirable for, and compatible with the surrounding neighborhood in that site has been occupied by a Church for the last 45 years.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photograph
Context Photographs
Environmental Determination
Public Correspondence
Project Plans

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos

- ☒ Project sponsor submittal
- Drawings: Existing Conditions
- ☒ Check for legibility
- Drawings: Proposed Project
- ☒ Check for legibility
- 3-D Renderings (new construction or significant addition)
- ☒ Check for legibility
- ☐ Wireless Telecommunications Materials
- ☐ Health Dept. review of RF levels
- ☐ RF Report
- ☐ Community Meeting Notice
- ☐ Housing Documents
- ☐ Inclusionary Affordable Housing Program: Affidavit for Compliance

Exhibits above marked with an "X" are included in this packet

LAH

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <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 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 Motion No. XXXXX

HEARING DATE: MARCH 22, 2018

Case No.: **2009.0753C**
Project Address: **3155 Cesar Chavez**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 OF THE PLANNING CODE TO CONSTRUCT A HORIZONTAL SECOND STORY ADDITION TO AN EXISTING CHURCH (CHURCH OF GOD) WITHIN AN RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT, BERNAL HEIGHTS SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 13, 2009, Sergio Casanova (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1 and 303 to construct a vertical addition to the second floor of an existing church (Church of God) at 3155 Cesar Chavez within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On January 19, 2012, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2009.0753E. The Commission has reviewed and concurs with said determination.

On March 22, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.00753CV.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2009.0753CV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

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. 2009.0753CV, 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. **Project Description.** The Project includes a horizontal addition to the second floor of an existing two-story church (Church of God) and a comprehensive façade remodel. The addition would include an enlarged sanctuary, a new elevator, additional office space, and updated bathrooms. The Project also includes nine off-street parking spaces and six Class 1 bicycle parking spaces. The expanded church building would be approximately 100 feet long and 43 feet, 10 inches wide with approximately 4,505 square feet. The expanded two-story building would be approximately 29 feet, 8 inches in height measured to the highest point on the roof.
3. **Site Description and Present Use.** The Project site at 3155 Cesar Chavez is located on the south side of Cesar Chavez, between Folsom and Harrison Streets and is developed with an approximately 5,000 square foot, two-story building (approximately 100 feet deep and 25 feet wide). The existing building was constructed in 1922 and was used as a key making foundry and a concrete statue production facility before it was converted to a church in 1972. The existing building contains a sanctuary with approximately 84 seats, offices, a kitchen and storage rooms. The subject lot is approximately 180 feet deep, 45 feet wide, and 8,100 square-feet in area with approximately 45 feet of frontage along Cesar Chavez. The existing building is located along the northern side property line, thus allowing a 20 foot wide driveway to the rear of the lot. The existing rear yard is approximately 54 feet, 3 inches.
4. **Surrounding Properties and Neighborhood.** The Project site is located within an RH-2 (Residential, House, Two-Family) District situated within the Bernal Heights Special Use District. The block immediately across Cesar Chavez to the north of the subject lot is zoned RM-1. Land uses in the immediate vicinity of the site are typical of neighborhoods with primarily residential uses. Most of the buildings in the vicinity are between two and four stories tall. There is a mix of single-family and multi-family residential buildings, as well as churches, schools, and some commercial businesses a few blocks from the subject lot. An elementary school is located to the

west of the subject site on the corner of Cesar Chavez and Harrison Street. The vicinity of the site is well served by public transit.

5. **Public Comment.** The Department has received no formal comments regarding the proposal.

6. **Planning Code Compliance:**

- A. **Institutions – Church.** Planning Code Section 209.1 requires Conditional Use authorization for a church within an RH-2 District.

The Project Sponsor seeks Conditional Use Authorization to construct an expansion to an existing church within an RH-2 District.

- B. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings relate to the setbacks provided by adjacent buildings. Any new construction or addition shall be setback to the average of the front setbacks of the two adjacent buildings.

The required front setback for the subject lot is 9 feet. The proposal provides no front setback. The Project requires approval of a Front Setback Variance from the Zoning Administrator (See Case No. 2009.0753V).

- C. **Rear Yard.** Planning Code Section 242(e) establishes rear yard requirements for all districts. In an RH-2 District within the Bernal Heights Special Use District, a minimum 45 percent of lot depth rear yard is required, which, for the subject site, represents a rear yard depth of approximately 79 feet.

The proposed building provides a rear yard setback of approximately 56 feet; therefore, the Project requires approval of a Rear Yard Variance from the Zoning Administrator (See Case No. 2009.0753V).

- D. **Off-Street Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. Off-street parking is required for church uses at the ratio of 1 space per 20 seats.

The Project includes a 168 seat sanctuary, which requires 9 off-street parking spaces. The Project includes 9 off-street parking spaces and, therefore complies with Planning Code Section 151.

- E. **Bicycle Parking.** Planning Code Section 155.2 requires five (5) Class 1 bicycle parking spaces (for facilities with a capacity of less than 500 guests), and one Class 2 bicycle parking space for every 500 seats or for every portion of each 50 person capacity.

The project requires 5 Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project proposes 6 Class 1 bicycle parking spaces.

- F. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new construction of a Non-Residential use in excess of 800 gross square feet, or additions of 800 gross square feet or more to an existing Non-Residential use.

The Project includes an addition of approximately 2,149 gsf of non-residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

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 is compatible with the surrounding neighborhood as the expanded church building will continue to occupy the site where it has been operating for many years. The proposed expansion and remodel would continue the same front and rear setbacks that currently exist and will not significantly increase the existing building height. The use is desirable as it will continue to provide a vital service for the residents of the neighborhood. The Project is desirable for the neighborhood in that it provides a needed service for the neighborhood and surrounding community. The proposed use is desirable for nearby residents in that approval of this Project would enhance religious services in this neighborhood. The proposed use is also desirable in that it creates a more positive neighborhood aesthetic by providing an updated building façade that will create a more continuous building frontage.

- 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 Project height will not be significantly taller than it currently exists and the façade improvements will create a continuous massing along the street. The use will remain the same and therefore will not be detrimental to the health, safety, convenience or general welfare of the nearby residents or workers. The Project will not be injurious to existing properties or improvements or potential developments in the area.

- 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;

Planning Code requires one off-street parking space for every twenty seats. The Project provides the nine required off-street parking spaces, in addition to the six Class 1 bicycle parking spaces.

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

As the Project is an existing religious facility, which is generally residential in nature, the Project is not considered to have the potential to produce noxious or offensive emissions.

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

The Project proposes the installation of two street trees along the Cesar Chavez frontage. Any proposed signage will be subject to the review and approval of the Planning Department.

- 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 relevant requirements and standards of the Planning Code and is consistent 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 RH-2 District.

The Project is comprised of an expansion to an existing religious institution and will continue to conform with the stated purpose of the RH-2 Zoning District.

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

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

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

POLICY 3.2

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

POLICY 3.5

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

The Project will allow an existing religious facility to expand its congregation and continue to provide access and service to the neighborhood. The Project will create a positive neighborhood aesthetic by providing an updated building façade that will create a more continuous building frontage and will incorporate an elevator, off-street parking and bicycle parking which will assist in meeting current and changing needs of its patrons.

11. **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.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building is occupied by a religious facility (an institutional use) and would continue to operate as such.

- 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 will enlarge and remodel the facade of an existing church building which will improve the neighborhood character and will preserve the cultural and economic diversity.

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

No affordable housing will be removed for this Project.

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

The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing nine off-street parking spaces, where none currently exist.

- 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 is an expansion of an institutional use in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities, nor would it involve commercial office development. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The addition to the structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do 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 will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

12. 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.
13. 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. 2009.0753C** subject to the following conditions attached hereto as "EXHIBIT A" 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. ****. 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 94012.

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.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 22, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 22, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the construction of a horizontal second-story addition to an existing church (Church of God) located at 3155 Cesar Chavez, Block 5503, Lot 040, pursuant to Planning Code Sections 209.1 and 303 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated October 10, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2009.0753C and subject to conditions of approval reviewed and approved by the Commission on March 22, 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 March 22, 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
3. **Diligent Pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance from the Zoning Administrator to address the Planning Code requirements for front setback and rear yard and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **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 building permit plans. 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*

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than **five** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
10. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide nine independently accessible off-street parking spaces. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

PROVISIONS

11. **Transportation Sustainability Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

12. **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
13. **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

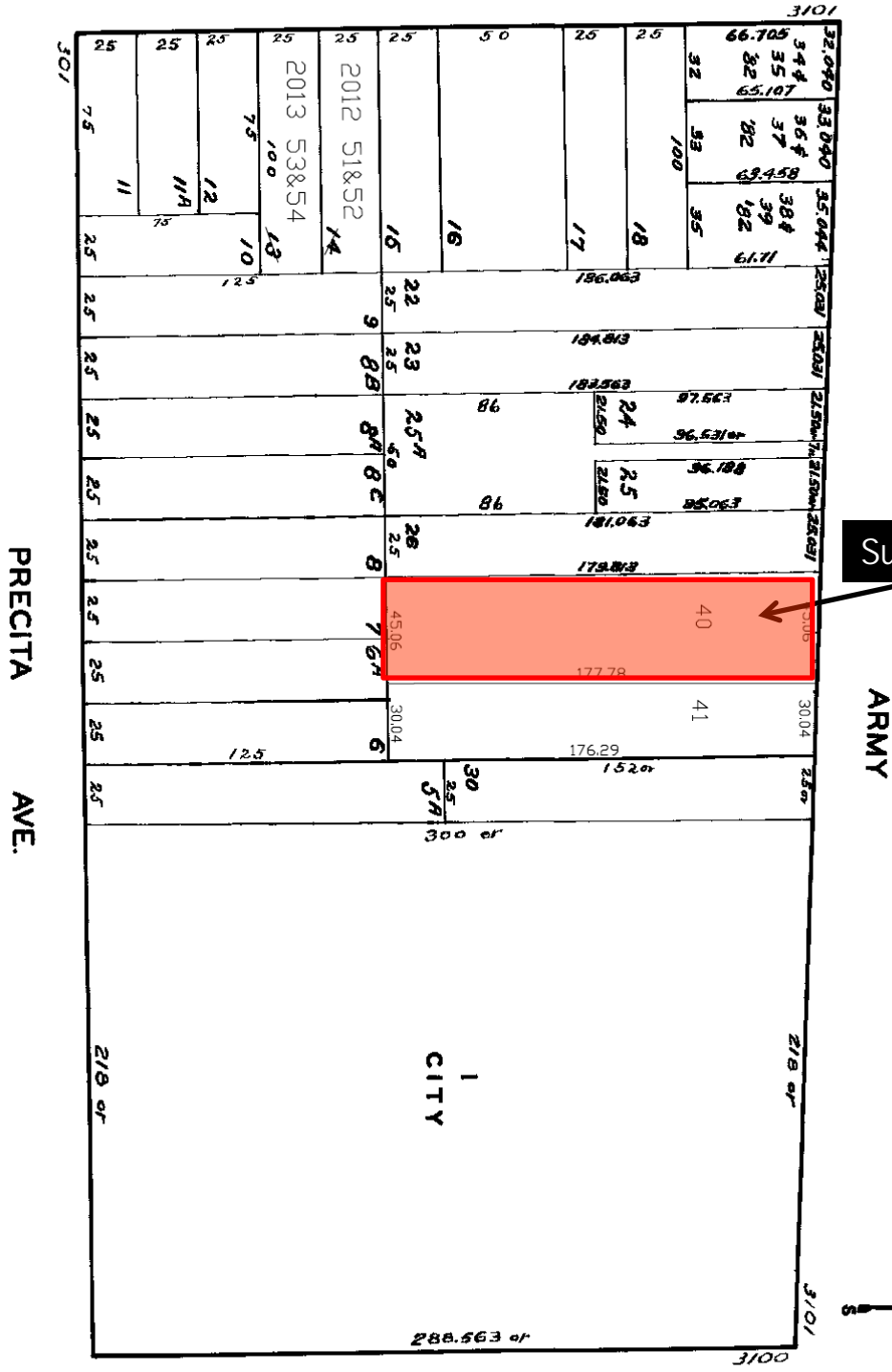
resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the 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

19. **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>*
20. **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*
21. **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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

Block Book Map

FOLSOM



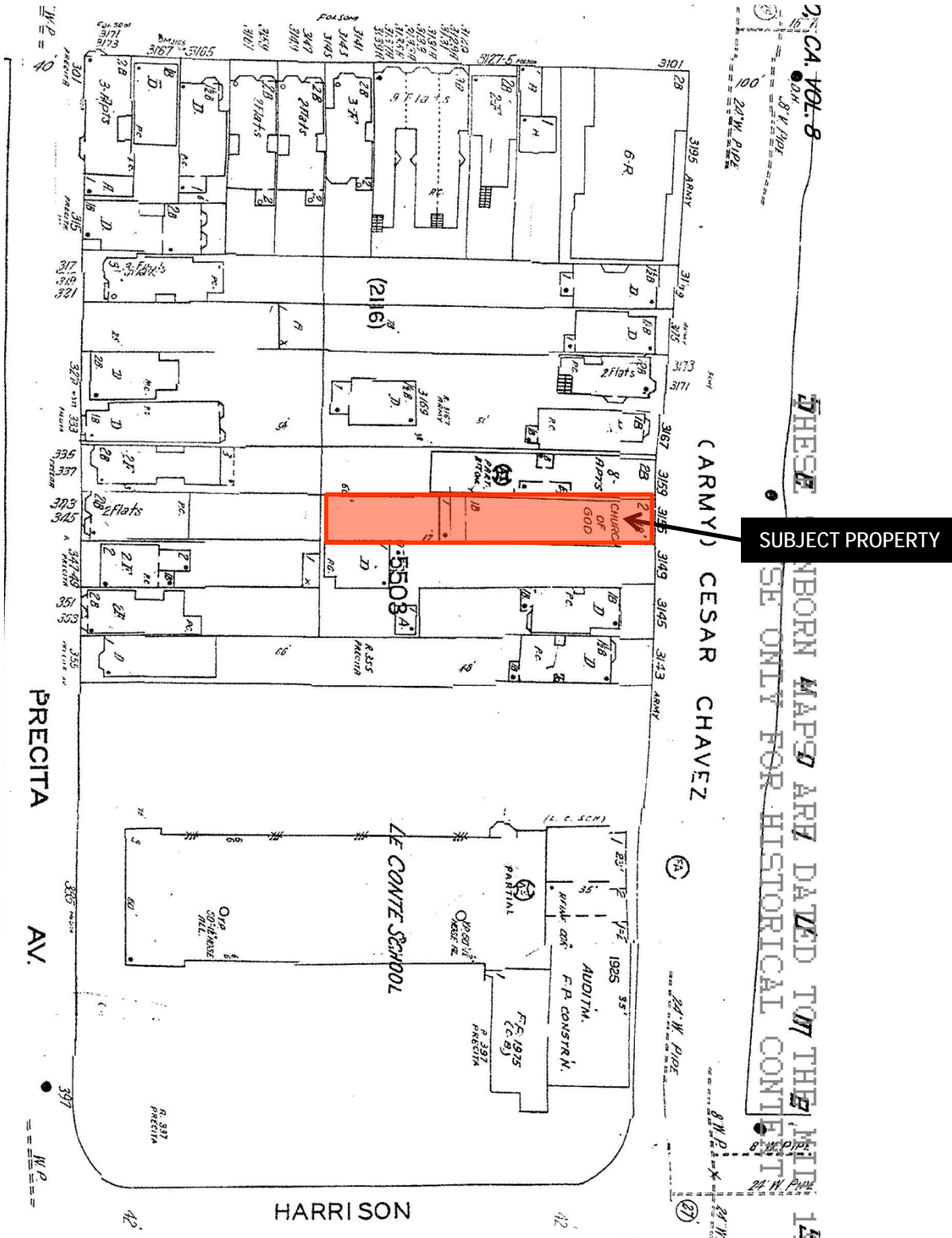
Subject Property

HARRISON



Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez

Sanborn Map*

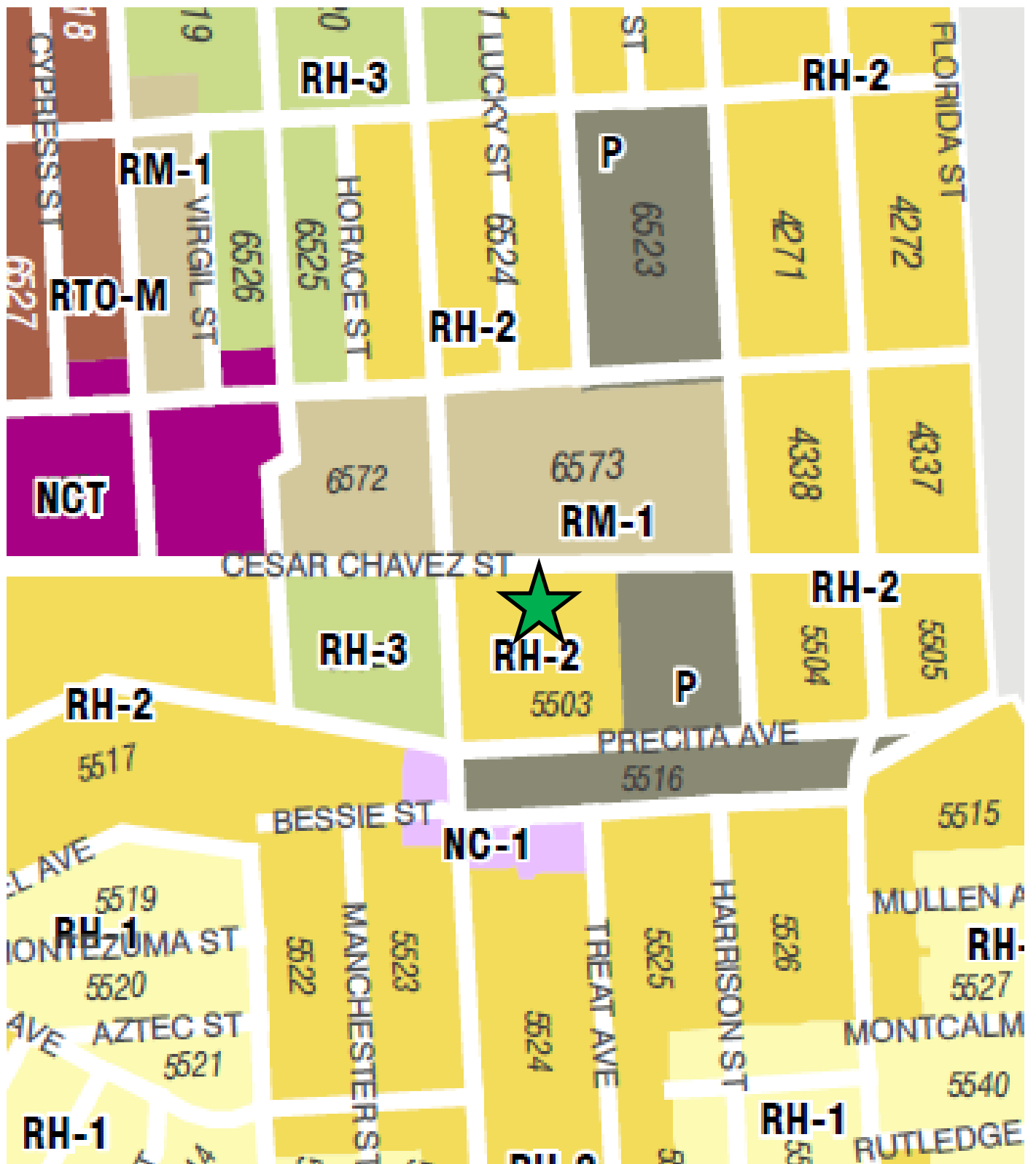


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez

Zoning Map



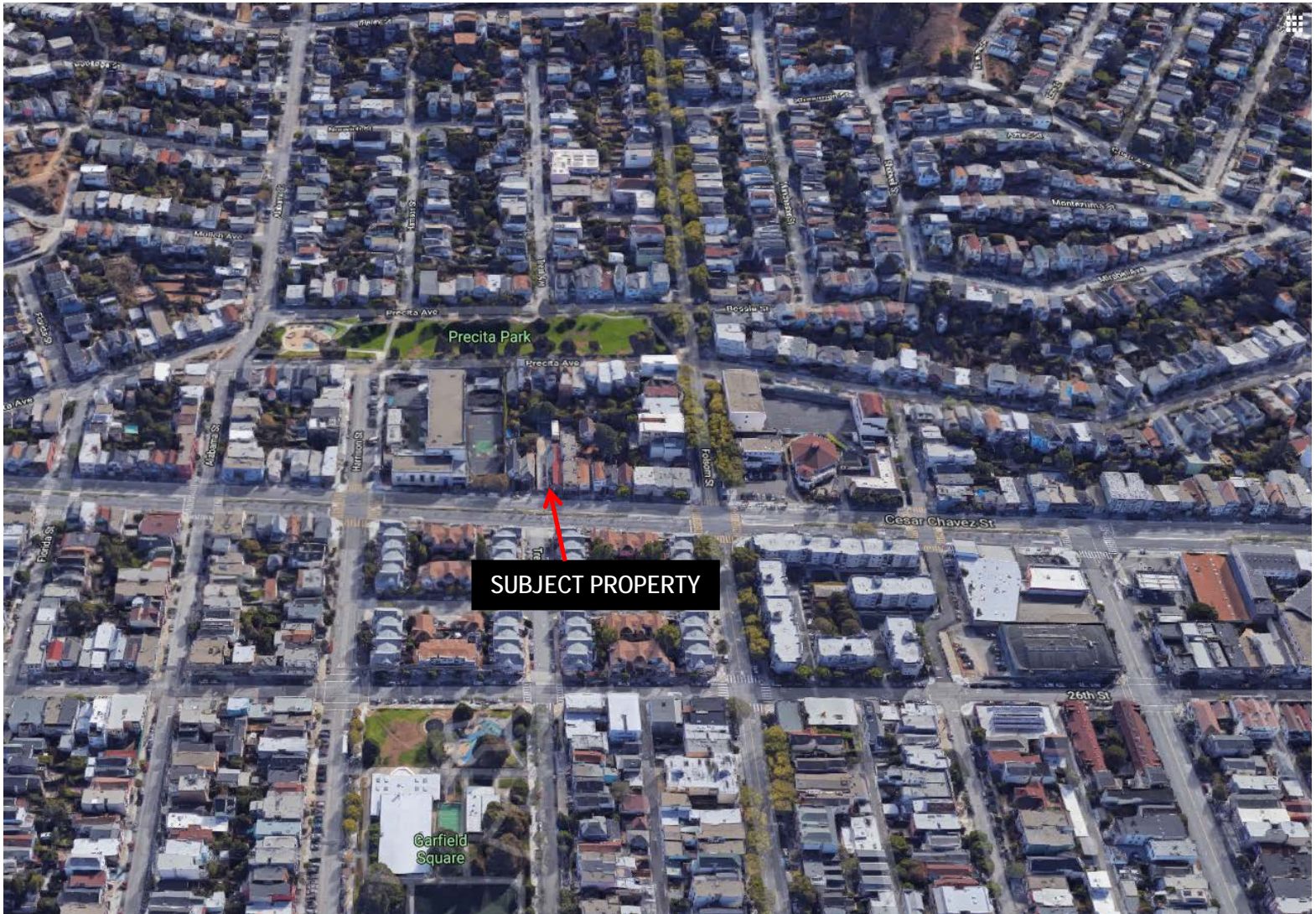
Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez

Height and Bulk Map

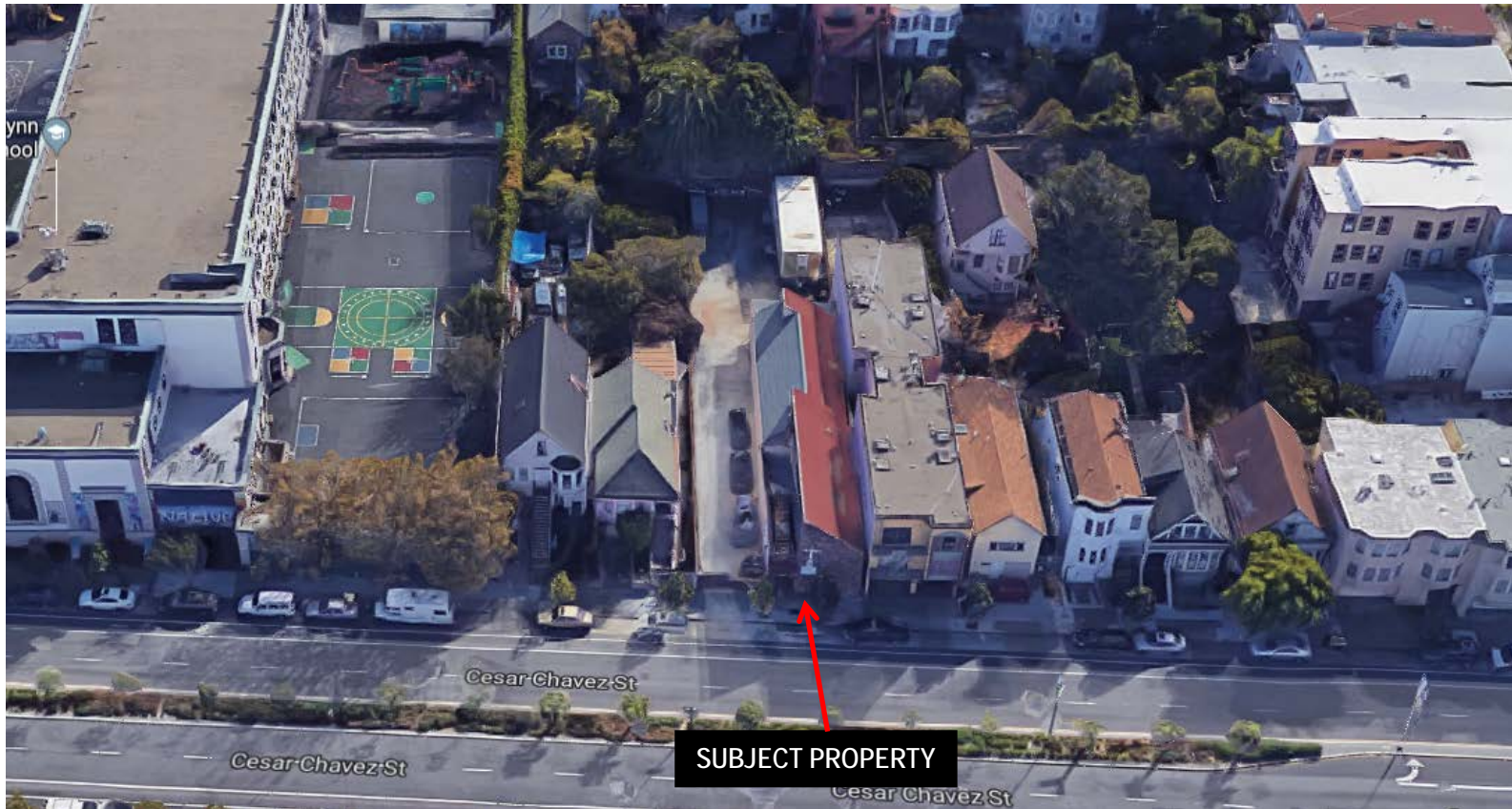


Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez

Aerial Photo



Aerial Photo



Context Photos

SUBJECT PROPERTY ON CESAR CHAVEZ



Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez

Site Photo

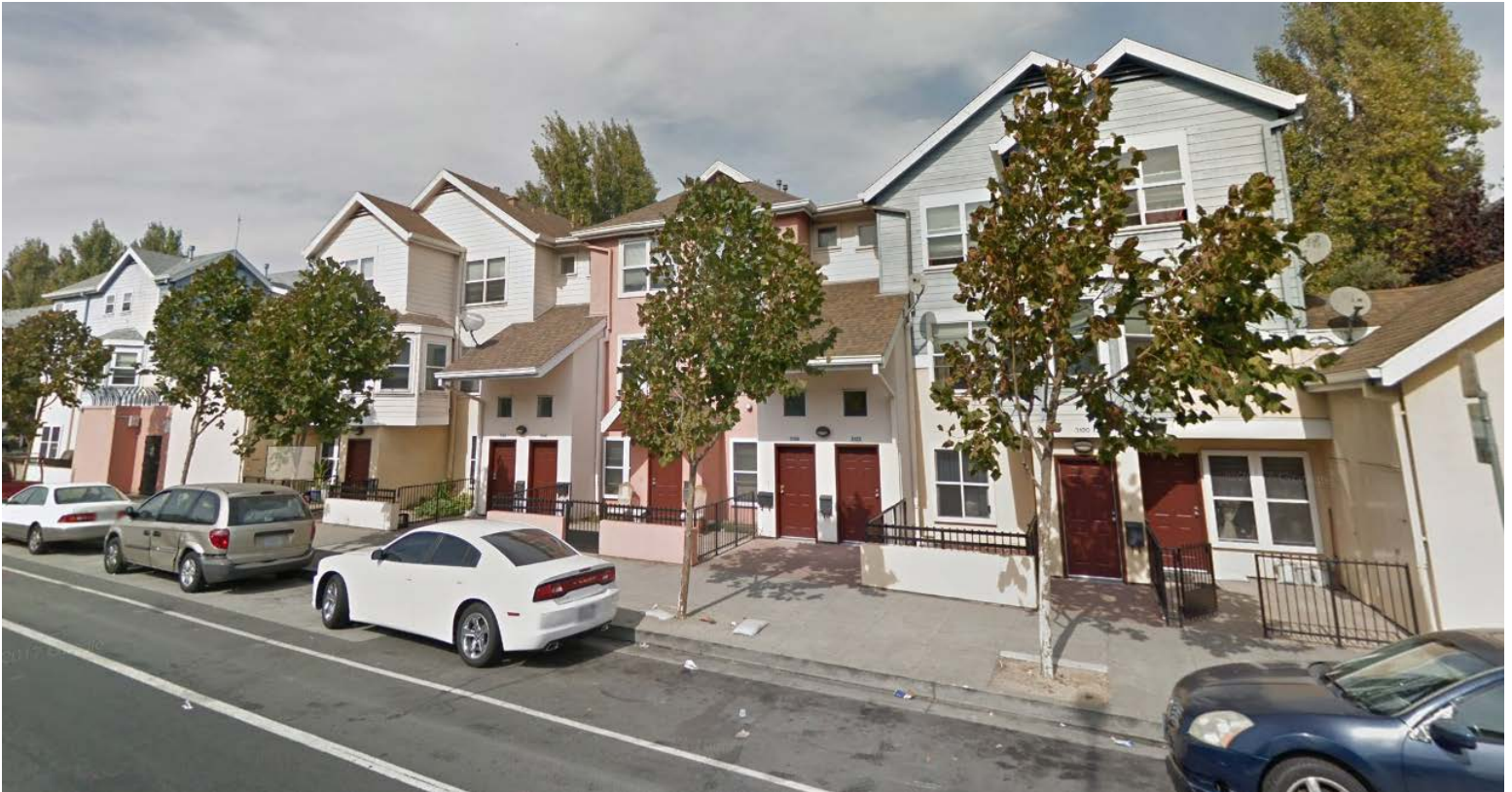
PORTION OF SUBJECT BLOCK ON CESAR CHAVEZ



Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez

Site Photo

PORTION OF OPPOSITE BLOCK ON CESAR CHAVEZ



Conditional Use Authorization
Case Number 2009.0753CV
3155 Cesar Chavez



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
3155 Cesar Chavez	5503/040

CASE NO.	PERMIT NO.	PLANS DATED
2009.0753E		

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

☐ **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?

☐ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

☐ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

☐ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

☐ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

☐ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' 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.

☒ Project is not listed:

GO TO STEP 5

☒ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* Jbt

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Per Supplemental Info Form & Permit history - conversion of original factory to church in the 1980s -

* Requires initial by Senior Preservation Planner / Preservation Coordinator

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

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

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

lost of original material fabric; feeling; design & Craftsmanship

Date

1/19/2012

Date received:



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED

MAR 11 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

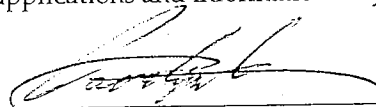
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): 
(For Staff Use Only) Case No. 2009.0753E

Date: 1/8/2010
Address: 3155 Cesar Chavez St
Block/Lot: 5503/040

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Church of God Telephone No. 650-997-0853

Address 3155 Cesar Chavez st Fax No. _____
Email _____

Project Contact Carolyn Liu Telephone No. 415-218-7000

Company _____ Fax No. 415-468-2702

Address 543 Somerset st Email carolyn-liu@
SF. CA 94134 sbcglobal.net

Site Information

Site Address(es): 3155 Cesar Chavez st

Nearest Cross Street(s) Folsom st

Block(s)/Lot(s) 5503/040 Zoning District(s) RH-2

Site Square Footage 8051 Height/Bulk District _____

Present or previous site use Church
Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) _____ Estimated Cost 500,000

Describe proposed use Church

Narrative project description. Please summarize and describe the purpose of the project.

Vertical and horizontal addition to the existing church

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. <i>variance of parking</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use) <i>Church</i> Total GSF	<i>4770 SQFT</i>	<i>YES</i>	<i>2317 SQFT</i>	<i>7087 SQFT</i>

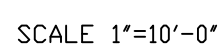
Dwelling units	<i>0</i>	<i>/</i>	<i>0</i>	<i>0</i>
Hotel rooms	<i>/</i>	<i>/</i>	<i>/</i>	<i>/</i>
Parking spaces	<i>0</i>	<i>/</i>	<i>3</i>	<i>3</i>
Loading spaces	<i>0</i>	<i>/</i>	<i>0</i>	<i>0</i>
Number of buildings	<i>1</i>	<i>YES</i>	<i>1</i>	<i>1</i>
Height of building(s)	<i>40</i>	<i>YES</i>	<i>40</i>	<i>40</i>
Number of stories	<i>2</i>	<i>YES</i>	<i>2</i>	<i>2</i>

Please describe any additional project features that are not included in this table:

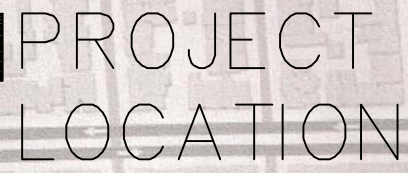
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

This architectural drawing is a perspective cross-section of a building, possibly a greenhouse or a conservatory. The structure features a long, low profile with a gabled roof. The interior is divided into several bays by vertical supports. The roof is covered with a material indicated by a cross-hatch pattern, and the walls are shown with horizontal hatching. A large, multi-paned window is visible on the right side, and a smaller window is located below it. The foundation is depicted with a stippled pattern, and the ground level is indicated by a dashed line. The drawing is a black and white line art illustration.

T0



NEW SITE PLAN



A compass rose with four points labeled: NORTH (top), SOUTH (bottom), EAST (right), and WEST (left). The rose is a circle divided into four quadrants by a vertical and a horizontal line.

CALIFORNIA	ENRGY CODE (CAL ENERGY)	2016	EDITION
CALIFORNIA	BUILDING CODE (CBC)	2016	EDITION
CALIFORNIA	MECHANICAL CODE (CMC)	2016	EDITION
CALIFORNIA	PLUMBING CODE (CPC)	2016	EDITION
CALIFORNIA	ELECTRICAL CODE (CEC)	2016	EDITION
CALIFORNIA	GREEN BUILDING STANDARD CODE (CAL GREEN)		
AND ALSO CITY OF SAN FRANCISCO ORDINANCE			

NEW SANCTUARY ADDITION ADJACENT OF (E) BUILDING
WITH NEW PARKING LOT AT REAR AND RENOVATION
OF EXISTING BUILDING

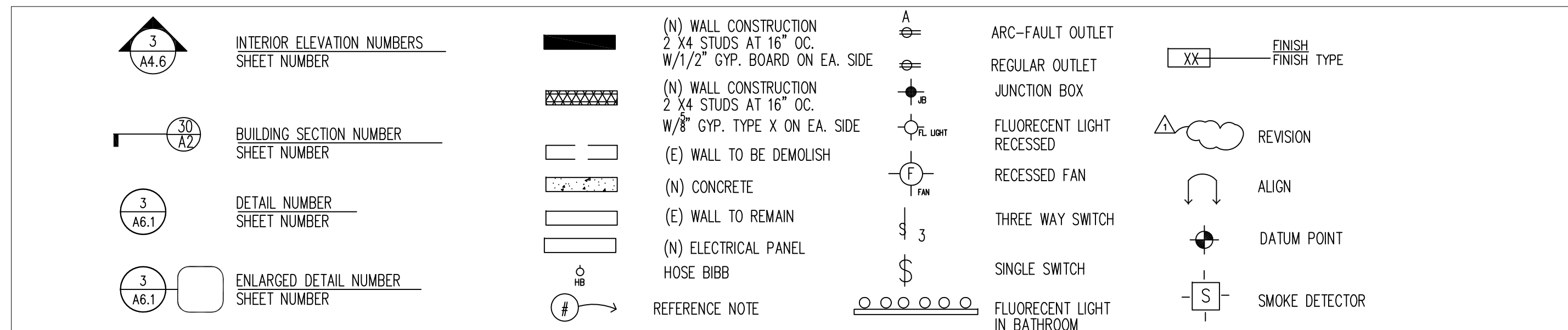
UTILITIES

WATER	CITY OF SAN FRANCISCO, UTILITIES DIVISION
SANITARY SEWER	CITY OF SAN FRANCISCO, PW DEP'T
STORM DRAINAGE	CITY OF SAN FRANCISCO, PW DEP'T
FIRE	SAN FRANCISCO FIRE PROTECTION DISTRICT
POLICE	CITY OF SAN FRANCISCO
GAS	PACIFIC GAS & ELECTRIC
ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	PACIFIC BELL
PARKS& RECREATION	CITY OF SAN FRANCISCO
SCHOOLS	SAN FRANCISCO UNIFIED SCHOOL DISTRICT

EXISTING BLDG. AREA: 2,356 FOOT PRINT SQ.FT.
EXISTING PARKING NONE
BUILDING TYPE: TYPE V-N, WOOD FRAME, STUCCO
EXISTING COVERAGE: 30%

APN:	5503040
NEW FOOT PRINT W/ ADDITION:	2,356 SQ.FT. EXISTING + 2,149 SQ.FT. = 4,505 SQ.FT
TOTAL LOT SIZE:	8,051 SQ.FT.
NEW COVERAGE:	56%
REAR YARD SET BACK:	45% REQUIRE < 68% PROVIDED (2,812 SQ.FT. OPEN AND 2,659 SQ.FT. COVER FOR A TOTAL OF 5,471 SQ.FT.)
ZONING DISTRICT	RH-2
USE:	CHURCH
TOTAL PARKING:	NEW 9 SPACES

T0	NEW SITE PLAN
T1	EXISTING SITE PLAN & VICINITY MAP
A1	EXISTING BUILDING FLOOR PLAN
A1.1	EXISTING BUILDING EXTERIOR ELEVATIONS
A1.2	EXISTING BUILDING EXTERIOR ELEVATIONS
A2	NEW BUILDING FLOOR PLAN
A3	NEW ELEVATIONS
A4	NEW ELEVATIONS



SCALE 1"=10'-0"

1535 Granada Street
Vallejo, CA 94591
Tel: 707-332-8231

[illegible]

Registration and Signature


ENGINEER OF RECORD
HENDRIK VAN DE POL
HENDRICK VAN DE POL
2225 LIVINGSTON LANE
STOCKTON, CA 95210
209-474-9821
CELL: 209-639-3581

Project Name	TENANT IMPROVEMENTS
Date	10-10-2016
Project Number	
Drawing Description	TITLE SHEET

Computer File B:\Harkamal Jit Kaur\Kaurplan-T1.dwg

0 1 2 4

Scale

A scale bar consisting of four rectangular segments of different lengths. The segments are labeled 0, 1, 2, and 4 from left to right, indicating their relative lengths. The first segment (0-1) is the shortest, the second (1-2) is slightly longer, the third (2-4) is the longest, and the fourth (4) is medium-length.

All drawings and written material appearing herein constitute original and unpublished work of the Engineer and may not be duplicated, used or disclosed without written consent of the Engineer.

T1

1535 Granada Street
Vallejo, CA 94591
Tel: 707-332-8231

TITLE: EXISTING BUILDING
FLOOR PLAN

[illegible]

Registration and Signature

ENGINEER OF RECORD
HENDRIK VAN DE POOL
HENDRICK VAN DE POOL
2225 LIVINGSTON LANE
STOCKTON, CA 95210
209-474-9822
CELL: 209-639-3582

Project Name	CHURCH EXTENSION
--------------	------------------

Date	10-10-2016
------	------------

Project Number

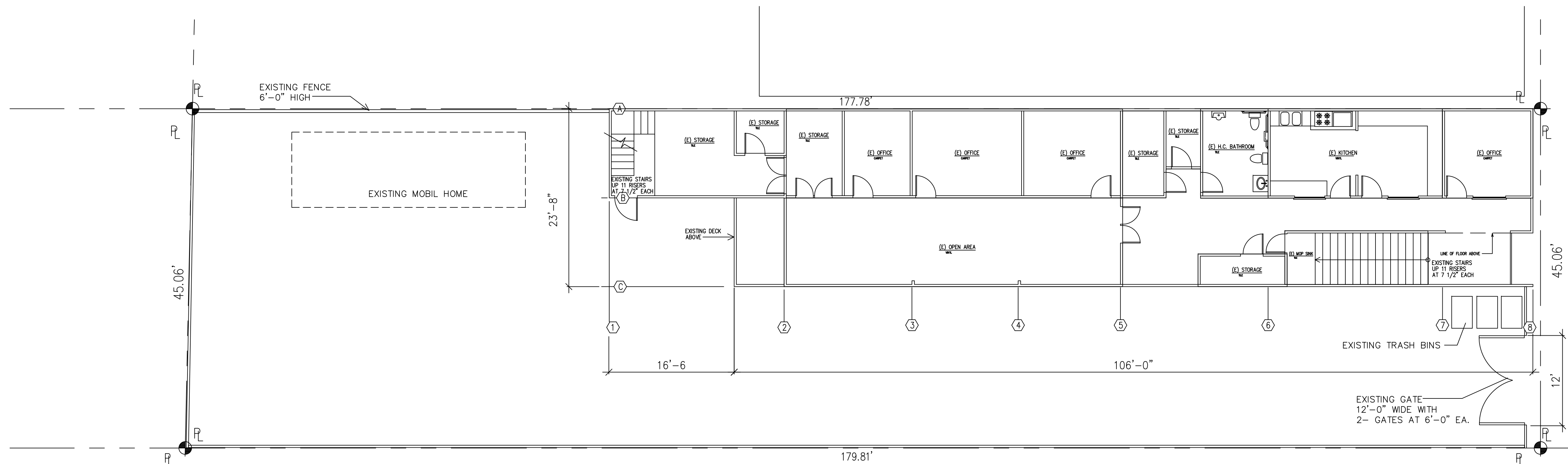
Drawing Description	Existing Floor Plan
---------------------	---------------------

Computer File B:\ChurchOfGod\Churchplan-A1.dwg

0	1	2	4
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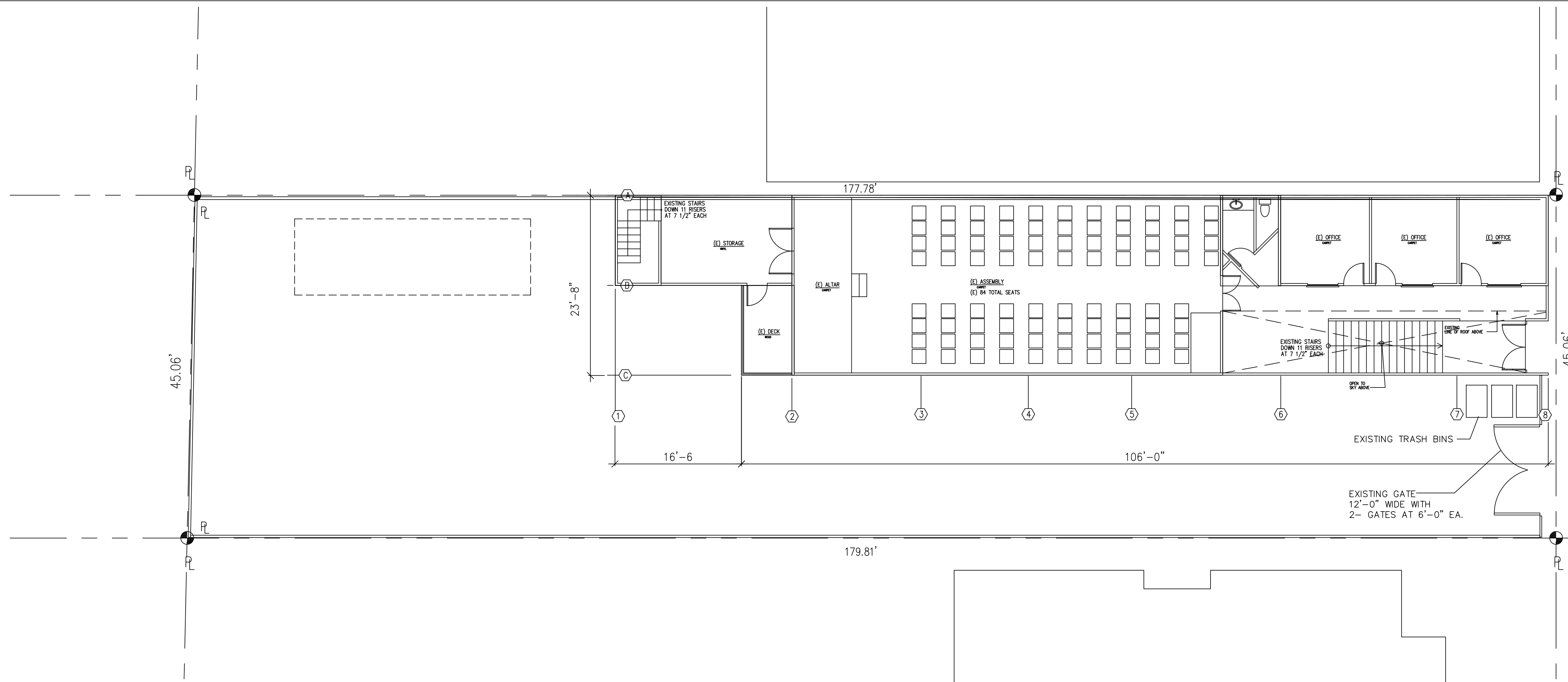
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A1



EXISTING FIRST FLOOR PLAN

SCALE 1/8"=1'-0"



EXISTING SECOND FLOOR PLAN

SCALE 1/8"=1'-0"

3155 CESAR CHAVEZ STREET
SAN FRANCISCO, CA. 94110

1535 Granada Street
Vallejo, CA 94591
Tel: 707-332-8231

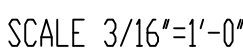
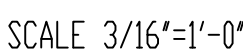
[illegible]

Computer File B:\ChurchOfGod\ChurchNewplan-A2.dwg

0 1 2 4

Scale

A1.1



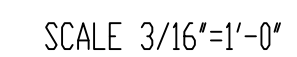
1535 Granada Street
Vallejo, CA 94591
Tel: 707-332-8231

EXISTING BUILDING ELEVATIONS

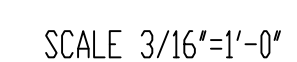
ENGINEER OF RECORD:
HENDRIK VAN DE POL
HENDRICK VAN DE POL
2225 LIVINGSTON LANE
STOCKTON, CA 95210
209-474-9821
CELL: 209-639-3581

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A1.2



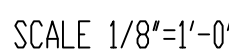
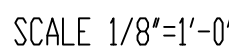
SCALE 3/16"=1'-0"



1535 Granada Street
Vallejo, CA 94591
Tel: 707-332-8231

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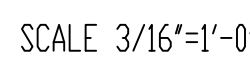
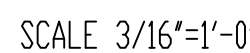
A2



SCALE 3/16"=1'-0"

1535 Granada Street
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TITLE: NEW ELEVATIONS

[illegible]

Registration and Signature

ENGINEER OF RECORD
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Project Name	CHURCH EXTENTION
Date	10-10-2016
Project Number	
Drawing Description	Existing Floor Plan

Computer File B:\ChurchOfGod\ChurchNewplan-A2.dwg

Scale

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