



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 8, 2016

Date: November 28, 2016
Case No.: **2014.0401CUAVAR**
Project Address: **827-829 Kearny Street**
Zoning: CCB – Chinatown Community Business
65-N Height and Bulk District
Block/Lot: 0194/004
Project Sponsor: Ralph Marchese
The Marchese Company, Inc.
P.O. Box B
Corte Madera, CA 94976
Staff Contact: Carly Grob– (415) 575-9138
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project includes the demolition of an existing two-story commercial structure and the construction of a four-story mixed use building with 1,635 square feet of ground floor retail, 7,520 square feet of institutional use at the basement, first, second and third floors (d.b.a. Buddha's Universal Church), and one 2,319 square foot dwelling unit (1,858 net square feet) at the fourth floor intended for seniors in the church community. The proposed institutional uses would connect to the adjacent property at 825 Kearny via a pedestrian bridge at the second floor, which would also provide access to the institution's existing primary church building at 720 Washington Street. Many of the custom design features that exist at 720 Washington will be replicated in the proposed buildings, including custom-designed balcony railings.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Kearny Street, between Washington and Jackson Streets, Block 0194, Lot 004. The subject property is located within the Chinatown Community Business District (CCB) and the 65-N Height and Bulk District. The subject property is located within the Chinatown National Register Historic District, and is considered a non-contributory building.

The property is developed with a vacant two-story commercial building, which was constructed in 1922. The commercial storefront is separated into two units. The first, larger unit (827 Kearny) is approximately 4,935 square feet, and provides access to the second floor, basement, and rear storage space. 827 Kearny has been vacant since 2011. Residential use was added to the second floor some time in the 1930's without any building permits, but has also been vacant since 1997. The second commercial unit (829 Kearny) is approximately 648 square feet, and was previously occupied by Jin Wei International Trading Company, a retailer of Chinese art and furniture. 829 Kearny has been vacant since March, 2016.

Buddha's Universal Church (BUC) is a non-profit religious organization founded in 1949, headquartered at 720 Washington Street. A historical and cultural center in Chinatown, the Church offers religious services dedicated to the principal teachings of the Buddha. In addition, the BUC welcomes the community to attend regularly scheduled lectures, classes, tours, celebrations, and performances at the Church. The BUC has undertaken this project to provide multi-purpose space to support the continued teachings of the church, attract and retain a younger demographic to the Church while also providing their elder members a housing opportunity supported by the church.

The BUC headquarters at 720 Washington was designed by renowned Bay Area architect, Worley Wong, and was constructed entirely by volunteers over the span of 11 years. Members of the community made monthly contributions, fundraised, and pledged hours of labor until the completion of the four-story building in 1963.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is on Kearny Street between Jackson and Washington Streets at the eastern edge of Chinatown bordering the Financial District. Portsmouth Square is a half of a block to the south, and Columbus Avenue is one and a half blocks north. The Project site is located in the Chinatown Community Business District, which is considered a transitional edge to Chinatown and is characterized by street level retail and small business activities. The food service establishments are primarily restaurants. The surrounding properties are located within the Chinatown Visitor Retail and Chinatown Residential Neighborhood Commercial Districts. Immediately to the north of the subject property is a three-story building with ground floor retail and residential on the upper floors. The property immediately adjacent to the south is a two-story building with ground floor retail and institutional at the second floor. Directly across the street to the east are a 14-story post-secondary educational building, a four-story elementary school and a 15-story senior residential facility.

The project site is also located at the eastern edge of the Chinatown Historic District, which is characterized by two- to three- story development and continuous facades at the street level. Ground floors and storefronts in the District are often fully glazed with regular form and proportion, and usually include recessed entries flanked by shop windows. Generally, upper-story windows are slightly recessed, and are tall, narrow, evenly spaced, and usually feature elaborate frames or moldings. Heavy projecting cornices and parapets are characteristic of the District and decorative sheet metal or copper cornices are common. Many buildings are constructed with brick masonry with some marble entrances at the ground floor. Chinese motifs, balconies, and pseudo pagodas are also common in the District.

ENVIRONMENTAL REVIEW

On November 29, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 18, 2016	November 16, 2016	22 days
Posted Notice	20 days	November 18, 2016	November 17, 2016	21 days
Mailed Notice	20 days	November 18, 2016	November 18, 2016	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received one call in support of the project.
- The project sponsor has conducted extensive outreach, providing information about the project to over 40 neighborhood groups and area residents. A full list of contacts is attached in the project sponsor submittal.

ISSUES AND OTHER CONSIDERATIONS

- The project requires Variances from Planning Code Section 145.1 for providing a ground floor ceiling height of less than 14 feet, and Section 136 for balconies that exceed 9 feet in length at their maximum projection. The project also seeks a Site Coverage Modification, as a portion of the required 25% open area is provided on the front balcony rather than the rear yard. The Zoning Administrator will consider the request for Variances the Site Coverage Modification immediately following the Planning Commission decision.
- Although the applicant has indicated that there was residential use at the second floor of the subject property starting in the 1930's, the space was exclusively occupied by the property owners and their extended family. The second floor was never offered as a rental unit, and has been vacant since 1997. The Department has determined that the removal of this space would not constitute the removal of an unauthorized dwelling unit pursuant to Planning Code Section 317, as there is no direct access to the residential unit without entering the commercial space, and the applicant has provided sufficient information that the residential use ceased well before the controls for the removal of unauthorized dwelling units.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the construction of a building exceeding 35 feet in height pursuant to Planning Code Section 254, and to exceed the permitted bulk length dimension pursuant to Planning Code Section 270. Additionally, the Commission must also grant Conditional Use authorization to allow a use size exceeding 5,000 square feet within the Chinatown Community Business District pursuant to Planning Code Section 121.4.

BASIS FOR RECOMMENDATION

- The project replaces a vacant commercial building with a mixed-use building which will activate the pedestrian realm and provide compatible uses at the upper floors.

- The project would allow a religious institution that is deeply rooted within the Chinatown community to expand while maintaining the fine-grained scale of development.
- The proposed expansion will allow the Church to continue to attract young members to the community, promoting intergenerational interactions.
- The project would provide one dwelling unit for senior members of Buddha's Universal Church.
- The proposed building is compatible with the Chinatown Historic District and is in keeping with the Chinatown design guidelines.
- On balance, the project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Site Photograph

Public Correspondence (see also Project Sponsor Submittal)

CEQA Categorical Exemption

Project Sponsor Submittal, including:

- Correspondence in Support
- Community Outreach Contacts
- Exhibits related to requested Variances
- Reduced Existing and Proposed Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

CG
Planner's Initials

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



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 checked="" type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.4, 254, 270 AND 303 OF THE PLANNING CODE TO ALLOW CONSTRUCTION OF A BUILDING EXCEEDING 35 FEET IN HEIGHT, TO ESTABLISH A USE SIZE EXCEEDING 5,000 SQUARE FEET, AND TO EXCEED THE PERMITTED BULK LENGTH DIMENSION WITHIN THE CCB (CHINATOWN COMMUNITY BUSINESS) DISTRICT AND A 65-N HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 28, 2015, Ralph Marchese (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) on behalf of 827 Kearny, LLC (hereinafter “Property Owner”) for Conditional Use Authorization under Planning Code Sections 121.4, 254, 270 and 303 to allow the construction of a building exceeding 35 feet in height, to establish a use size exceeding 5,000 square feet, and to exceed the permitted bulk length dimension within the CCB (Cluster, Neighborhood Commercial) District and a 65-N Height and Bulk District.

On December 8, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0401CUA.

On November 26, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

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. 2014.0401CUA, 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 is located on the west side of Kearny Street, between Washington and Jackson Streets, Block 0194, Lot 004. The subject property is located within the Chinatown Community Business District (CCB) and the 65-N Height and Bulk District. The property is developed with a vacant two-story commercial building, which was constructed in 1922. The commercial storefront is separated into two units. The first, larger unit (827 Kearny) is approximately 4,935 square feet, and provides access to the second floor, basement, and rear storage space. 827 Kearny has been vacant since 2011. Residential use was added to the second floor some time in the 1930's without any building permits, but has also been vacant since 1997. The second commercial unit (829 Kearny) is approximately 648 square feet, and was previously occupied by Jin Wei International Trading Company, a retailer of Chinese art and furniture. 829 Kearny has been vacant since March, 2016.

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The BUC headquarters at 720 Washington was designed by renowned Bay Area architect, Worley Wong, and was constructed entirely by volunteers over the span of 11 years. Members of the community made monthly contributions, fundraised, and pledged hours of labor until the completion of the four-story building in 1963.

3. **Surrounding Properties and Neighborhood.** The project site is on Kearny Street between Jackson and Washington Streets at the eastern edge of Chinatown bordering the Financial District. Portsmouth Square is a half of a block to the south, and Columbus Avenue is one and a half blocks north. The Project site is located in the Chinatown Community Business District, which is considered a transitional edge to Chinatown and is characterized by street level retail and small business activities. The food service establishments are primarily restaurants. The surrounding properties are located within the Chinatown Visitor Retail and Chinatown Residential Neighborhood Commercial Districts. Immediately to the north of the subject property is a three-story building with ground floor retail and residential on the upper floors. The property immediately adjacent to the south is a two-story building with ground floor retail and institutional at the second floor. Directly across the street to the east are a 14-story post-secondary educational building, a four-story elementary school and a 15-story senior residential facility.
4. **Project Description.** The project includes the demolition of an existing two-story commercial structure and the construction of a four-story mixed use building with 1,635 square feet of ground floor retail, 7,520 square feet of institutional use at the basement, first, second and third floors (d.b.a. Buddha's Universal Church), and one 2,319 square foot dwelling unit (1,858 net square feet) at the fourth floor. The proposed institutional uses would connect to the adjacent property at 825 Kearny via a pedestrian bridge at the second floor, which would also provide access to the institution's existing primary church building at 720 Washington Street. Many of the custom elements that exist at 720 Washington will be replicated in the proposed buildings, including custom balconies.
5. **Public Comment.** To date, the Department has received one call in support of the project. The project sponsor has conducted extensive outreach, providing information about the project to over 40 neighborhood groups and area residents.
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. **Height.** Pursuant to Planning Code Section 254, Conditional Use Authorization is required for any project exceeding 35 feet in height in the Chinatown Community Business District.

The height of the project at the roof is 49 feet, ten inches, and the project also includes a clerestory which extends beyond the roof by three feet, four inches. The project includes a stair penthouse and elevator overrun, which are exempt from the height measurement. The project sponsor is seeking Conditional Use Authorization for the proposed height.
 - B. **Bulk.** The subject property is located within the "N" bulk district. Planning Code Section 270 states that for any portion of the building exceeding 40 feet in height, the maximum plan length is limited to 50 feet, and the diagonal dimension is limited to 100 feet. For projects seeking modifications to the bulk limitations of Section 270, the Planning Commission shall consider the following standards and criteria in addition to those set forth in Section 303(c):
 1. The appearance of the bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

- i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
 - ii. Significant differences in heights of various portions of the building, structure, or development that divide the mass into distinct elements;
 - iii. Differences in materials, colors or scales of the facades that produce separate major elements;
 - iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
 - v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.
2. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors;
 - i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 - ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 - iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.
3. While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

The building reaches 40 feet in height at the fourth story, so the bulk limitations apply to the fourth story and above. The proposed diagonal dimension is 85 feet, 10 inches, which is compliant with the "N" bulk district controls of Planning Code Section 270. However, the proposed length of the fourth story is 80 feet, 11 inches, which exceeds the principally permitted length of 50 feet. The project sponsor is seeking Conditional Use Authorization to exceed the principally permitted bulk length per Planning Code Section 270.

The project sponsor has incorporated several features into the design of the building to reduce the apparent bulk of the building and ensure it is consistent with the surrounding development. The project incorporates a six-foot setback at the front to reduce the visibility of the fourth floor and to allow for light and air to reach the sidewalk on Kearny Street. A custom balcony railing has been added along the front of the building to relate to the elaborate cornice on the property to the north. The sponsor has chosen a terra cotta rain screen system which will be scaled to the size of brick coursing to better relate to surrounding masonry buildings. The project will also provide an active ground floor retail space that is in keeping with the scale of other retail spaces in Chinatown.

- C. **Nonresidential Use Size.** Pursuant to Planning Code Sections 121.4 and 810.20, the maximum nonresidential use size which is principally permitted in the Chinatown Community Business District is 5,000 square feet (excluding Restaurants).

The project proposes approximately 7,520 square feet of Institutional Use, which would allow the expansion of community gathering space for the congregation of Buddha's Universal Church. The institutional uses would primarily be at the second and third floors, with access at the first floor and storage at the basement. The project sponsor is seeking a Conditional Use Authorization for the proposed Institutional use size.

- D. **Site Coverage Modification.** Pursuant to Planning Code Section 134.1, site coverage shall be no greater than 75% at the lowest level containing a dwelling unit. The remaining 25% of uncovered area may be provided in a location other than the rear yard if the new structure does not significantly impede the access light and air to adjacent properties, as determined by the Zoning Administrator.

The subject lot is approximately 107 feet, 11 inches deep. The lowest level containing a dwelling unit, the fourth story, is approximately 80 feet, 11 inches deep and covers 75% of lot area. The project proposes a six foot front setback and a 21 foot rear setback. The project sponsor is seeking a site coverage modification from the Zoning Administrator to provide six feet of the uncovered area in a location other than the rear yard. The Zoning Administrator will consider if the modified layout preserves light and air to existing windows in the vicinity, the usability of the uncovered space for residential open space purposes, and sun access to the uncovered space and adjacent sidewalks.

- E. **Ground Floor Ceiling Height.** Section 145.1 of the Planning Code requires a minimum floor-to-floor ceiling height of 14 feet for non-residential uses in Chinatown Mixed-Use Districts.

The project proposes a floor-to-floor height of 11 feet, ten inches at the ground level. In order for the project to feasibly connect to the adjacent buildings occupied by Buddha's Universal Church, which would allow senior members of the congregation to move more fluidly through the Church and supportive spaces. The project sponsor is seeking a Variance from Planning Code Section 145.1.

- F. **Permitted Obstructions over Streets and Alleys.** Planning Code Section 136(c)(2), includes restrictions for balconies projecting over streets and alleys. Projections over the street are limited to three feet, and further limited to two feet where the sidewalk width is nine feet or less. The maximum length of each balcony is 15 feet at the property line, and is reduced to nine feet at a distance of three feet establishing the required open area. Balconies must be separated from interior lot lines at least two feet.

The project proposes two 14 foot, eight inch balconies, one at the third floor and one at the fourth floor. These balconies do not comply with Section 136(c)(2), as the width of these balconies are not reduced to nine feet as they extend away from the property. Preservation staff and Design staff at the Department have reviewed these balconies and found them to be more consistent with the prevailing pattern of balconies in Chinatown. The project sponsor is seeking a Variance from Section 136 of the Planning Code.

- G. **Residential Density.** Planning Code Section 207 allows for one residential unit per 200 square feet of lot area. The project proposes one dwelling unit on a 3,228 square foot lot, and is therefore compliant with the density controls of Planning Code Section 207.
- H. **Institutional Use.** As defined in Section 890.50, Buddha's Universal Church would be considered an "Other Institution" within the Chinatown Community Business District. Institutional Uses are principally permitted within the Chinatown Community Business District.
- I. **Usable Open Space.** Pursuant to Planning Code Section 135, 48 square feet of usable open space is required per Residential Dwelling Unit.

The project proposes 577 square feet of useable open space for the proposed dwelling unit, including 410 square feet of usable open space on a rear deck, as well as approximately 167 square feet of usable open space on a deck facing Kearny Street. The project is compliant with the usable open space provisions of the Planning Code.

- J. **Dwelling Unit Exposure.** Section 140 requires that at least one room of all dwelling units face onto a public street at least 20 feet in width, a rear yard or other open area that meets minimum requirements for area and horizontal dimensions.

The proposed dwelling unit faces onto Kearny Street, which is greater than 20 feet in width. The project is compliant with Dwelling Unit Exposure requirements of the Planning Code.

- K. **Bicycle Parking.** Pursuant to Planning Code Section 155.2, one Class 1 bicycle parking space is required per Dwelling Unit. For lots with less than three Dwelling Units, no racks are required, but the applicant must provide secure, weather protected space at least two feet by six feet. For Religious Facilities, five Class 1 parking spaces are required for facilities with a capacity of less than 500 guests, and ten are required for those with a capacity greater than 500 guests. One Class 1 space is required for every 7,500 square feet of occupied floor area.

Religious facilities also require one Class 2 bicycle parking space for every for every 500 seats or every portion of each 50 person capacity. A minimum of two Class 2 spaces is required for retail uses, as well as one Class 2 space for every 2,500 square feet of occupied floor area. No Class 2 spaces are required for lots with less than three Dwelling Units.

The project includes one dwelling unit, 1,635 square feet of ground floor retail, and 7,520 square feet of institutional use with a capacity of 520 patrons. Therefore, the project requires one Class 1 space for residential uses, ten Class 1 spaces for Institutional uses, and no Class 1 spaces for the proposed retail. The project also requires one Class 2 bicycle parking space for institutional use, as well as two Class 2 spaces for the proposed retail uses. No Class 2 spaces are required for residential use. The project requires six total Class 1 spaces and three total Class 2 spaces. The applicant has proposed twelve secure Class 1 bicycle racks in the basement of the proposed building, as well as four Class 2 spaces on the sidewalk; therefore, the project is compliant with the bicycle parking requirements of Planning Code Section 155.2.

- L. **Floor Area Ratio.** Pursuant to Planning Code Section 124, the Floor Area Ratio for the Chinatown Community Business District is 2.8 to 1, and does not apply to residential uses or institutional uses.

The Floor Area Ratio of the proposed project primarily includes the area devoted to the ground floor commercial use, and is approximately 0.6 to 1.0. Therefore, the project is compliant with the Floor Area Ratio controls of Section 124.

- M. **Maximum Street Frontages in Chinatown.** Pursuant to Planning Code Section 145.3, the street frontage of a building in the Chinatown Community Business District shall not exceed 50 feet.

The subject lot is approximately 30 feet wide, and the proposed building would be 27 feet, 11 inches wide. The project is compliant with Section 145.3 as the street frontage of the proposed building does not exceed 50 feet.

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 both necessary and desirable for the neighborhood, as it would allow a deeply rooted community institution to expand. The proposed institutional and residential uses at the property would allow Buddha's Universal Church to expand their community gathering space, and to promote greater intergenerational interactions among their existing members and younger generations. The proposed dwelling unit would also allow the Church's elders, who are senior citizens, within their congregational community as well as the larger Chinatown community. The proposed retail space would result in a more functional storefront and more active street frontage. The proposed building was designed to be compatible with the Chinatown Historic District as well as surrounding development.

- 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 proposed building was designed to respect the size and massing of surrounding structures. The height of the building does not reach the maximum height allowable, or 65 feet, and the applicant has incorporated a six-foot setback at the front to reduce the impact of the fourth story on

light to the sidewalk. A 21 foot rear setback is also proposed to protect light, air, and the mid-block open space.

- 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;

The Planning Code does not require parking or loading for the proposed uses. The project is designed to meet the needs of members of the existing church and residents of the surrounding neighborhood, and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

No noxious or offensive emissions are anticipated as a result of the proposed residential, retail, or institutional uses.

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

The project does not include any public open spaces, parking, loading, or service areas. Entries to the residential and institutional uses at upper floors have been screened using custom metal grates, similar to those that were handmade and incorporated into the original church building. Signage for any proposed tenants at the ground floor will be reviewed by Department staff when a tenant is proposed.

- 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.

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

The proposed project is consistent with the stated purposes of Chinatown Community Business District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

HOUSING

Objectives and Policies

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.3:

Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.

The project creates one dwelling unit intended for occupancy by the elders of Buddha's Universal Church. The project incorporates ADA accessible restrooms for each bedroom, as well as elevator access to the dwelling unit. Furthermore, the project proposes to create a pedestrian bridge at the second floor which would connect to Buddha's Universal Church at the adjacent properties, allowing greater mobility between community spaces and living quarters for seniors and persons with disabilities.

OBJECTIVE 11:

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

Policy 11.6:

Foster a sense of community through architectural design, using features that foster community interaction.

Policy 11.9:

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

Buddha's Universal Church has been deeply rooted in the Chinatown community for decades, and the proposed expansion is aimed to attract a younger demographic to the Church to not only engage with the teachings of the Buddha, but to continue the legacy of a strong cultural fabric of Chinatown.

CHINATOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN.

Policy 1.2:

Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets.

The proposed project has been designed to respect the scale of the surrounding development and to relate to adjacent buildings. The first three stories of massing are in keeping with the height and bulk of the surrounding two- and three-story development. The proposed fourth story is set back from the front property line six feet, and incorporates a balcony that is aligned with the cornice on the adjacent property to the north.

OBJECTIVE 3:

STABILIZE AND WHERE POSSIBLE INCREASE THE SUPPLY OF HOUSING.

Policy 3.2:

Increase the supply of housing.

The project proposes one dwelling unit at the fourth story, which increases the supply of housing on the site by one dwelling unit.

OBJECTIVE 6:

RETAIN CHINATOWN'S ROLE AS A CAPITAL CITY.

Policy 6.1:

Provide incentives for location and expansion of institutions and cultural facilities.

The project would allow the expansion of a deeply rooted religious facility while also removing blight and constructing a building that is in keeping with the character of existing development in Chinatown.

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.

The project would remove a vacant, two-story commercial building that is currently not occupied by any neighborhood-serving retail. The project will replace this commercial building with ground floor retail space, preserving the opportunity for neighborhood-serving retail to be located at the subject property.

- 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 has been designed in a manner to respect the surrounding development, and incorporates modern interpretations of design features commonly seen in Chinatown. The uses proposed by the project will preserve cultural and economic diversity by allowing the expansion of a cultural institution and by promoting intergenerational interactions within the Chinatown community.

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

The project provides one dwelling unit that is intended to house senior members of the Buddha's Universal Church community. Although the project is not subject to the Inclusionary Housing requirements of Planning Code Section 415, providing a dwelling unit specifically for seniors will incrementally reduce the demand for senior housing elsewhere in Chinatown.

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

The site is on Kearny Street and is well served by both local and regional transit. The uses proposed are intended to meet the needs of the surrounding neighborhood, and substantial commuter traffic is not anticipated.

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

The project proposes the demolition of a non-contributing building within the Chinatown Historic District. Preservation staff has found that the demolition and new construction would not have an adverse impact on the District. The replacement building has been reviewed by preservation staff at the Department to ensure that the design is compatible with the surrounding Chinatown Historic District.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

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. 2014.0401CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 28, 2016, 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.

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 December 8, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 8, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow construction of a building exceeding 35 feet in height, to exceed the permitted bulk length, and to establish a use size exceeding 5,000 square feet (d.b.a. **Buddha's Universal Church**) located at 827-829 Kearny Street pursuant to Planning Code Section(s) **121.4, 254, 270 and 303** within the **Chinatown Community Business** District and a **65-N** Height and Bulk District; in general conformance with plans, dated **November 28, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.0401CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 8, 2016** 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 **XXXXXX** 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 Planning Code Section 136 and Section 145.1, as well as a Site Coverage Modification per Planning Code Section 134.1, 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 – COMPLIANCE AT PLAN STAGE

1. **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

2. **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

7. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

PARKING AND TRAFFIC

8. **Bicycle Parking** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 14 bicycle parking spaces (eleven Class 1 spaces for the residential and institutional portions of the Project and three Class 2 spaces for the commercial portion of the Project).

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

PROVISIONS

9. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), 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

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

MONITORING

11. **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

12. **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

13. **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>

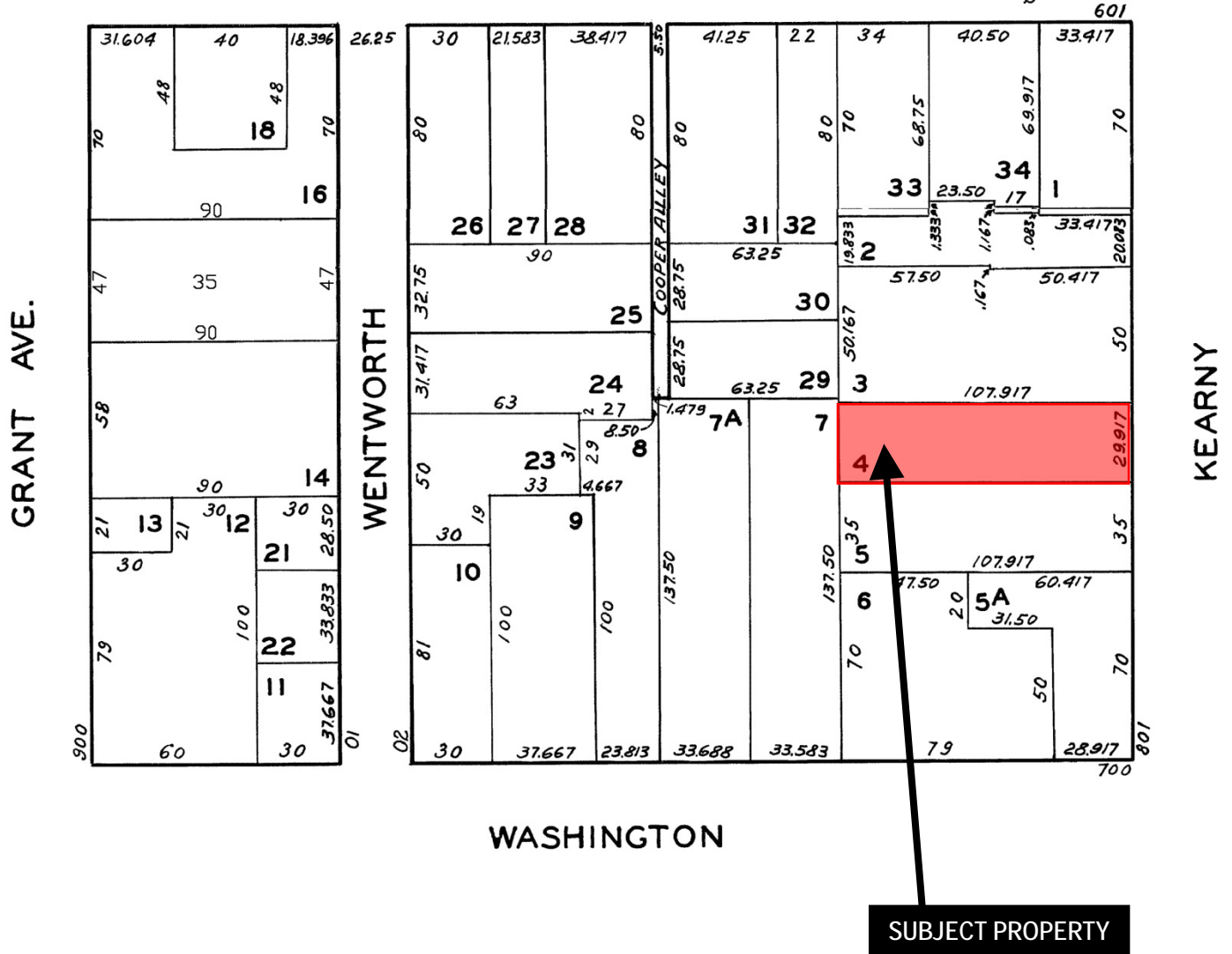
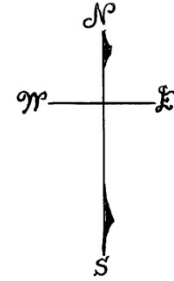
14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

15. **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.

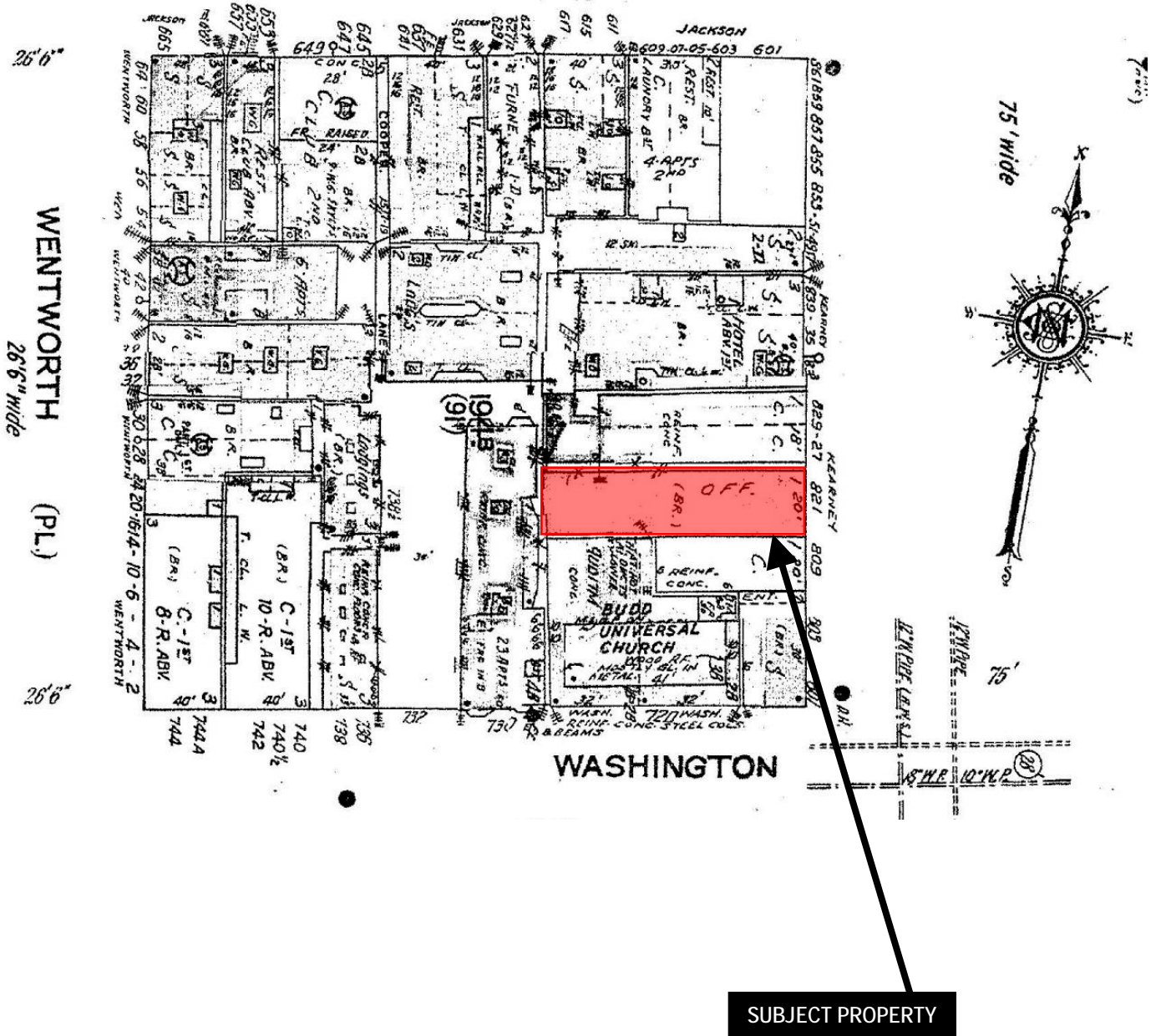
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization Hearing
 Case Number 2014.0401CUAVAR
 Buddha's Universal Church
 827-829 Kearny Street

Sanborn Map*

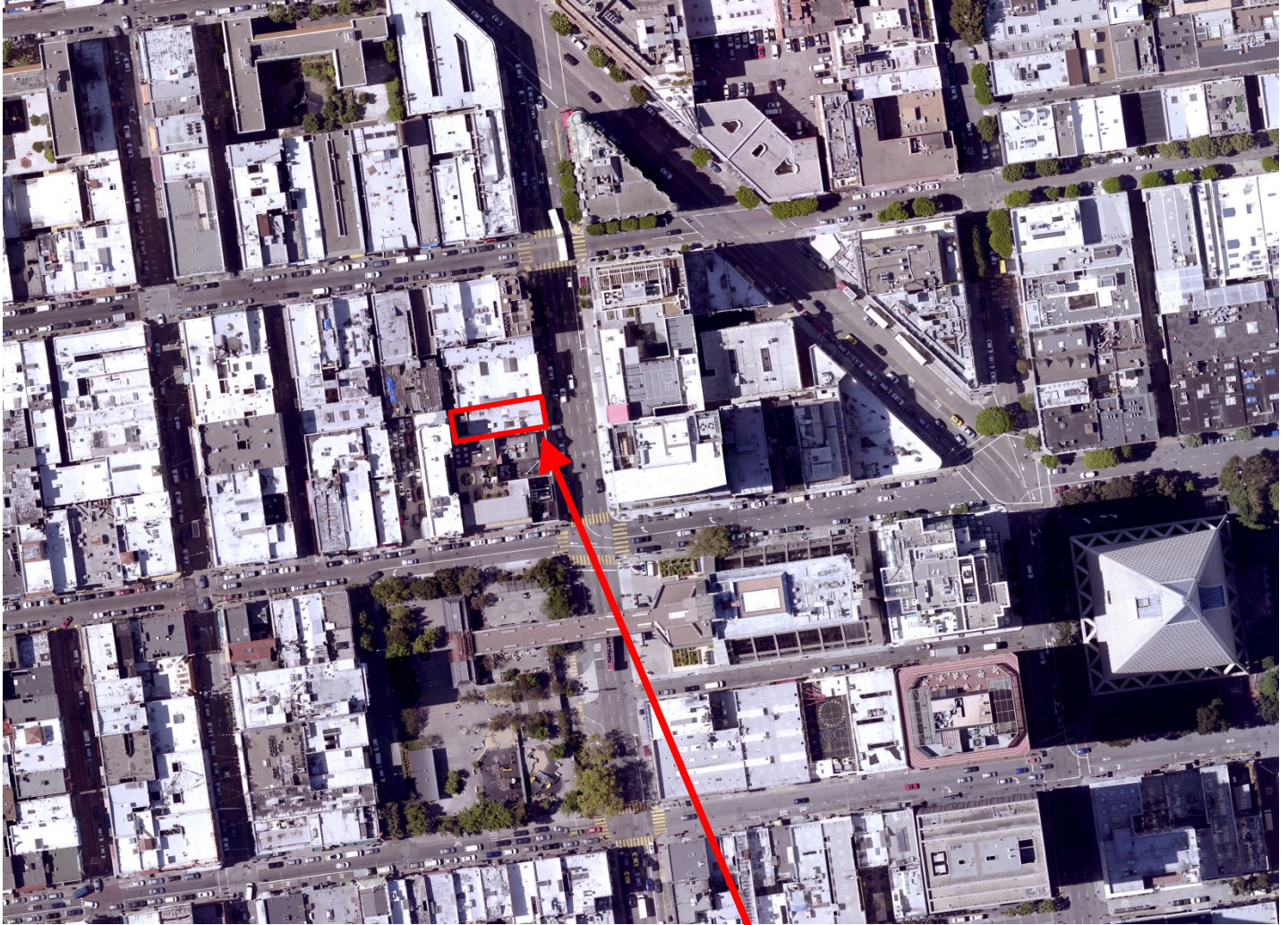


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization Hearing
Case Number 2014.0401CUAVAR
Buddha's Universal Church
827-829 Kearny Street



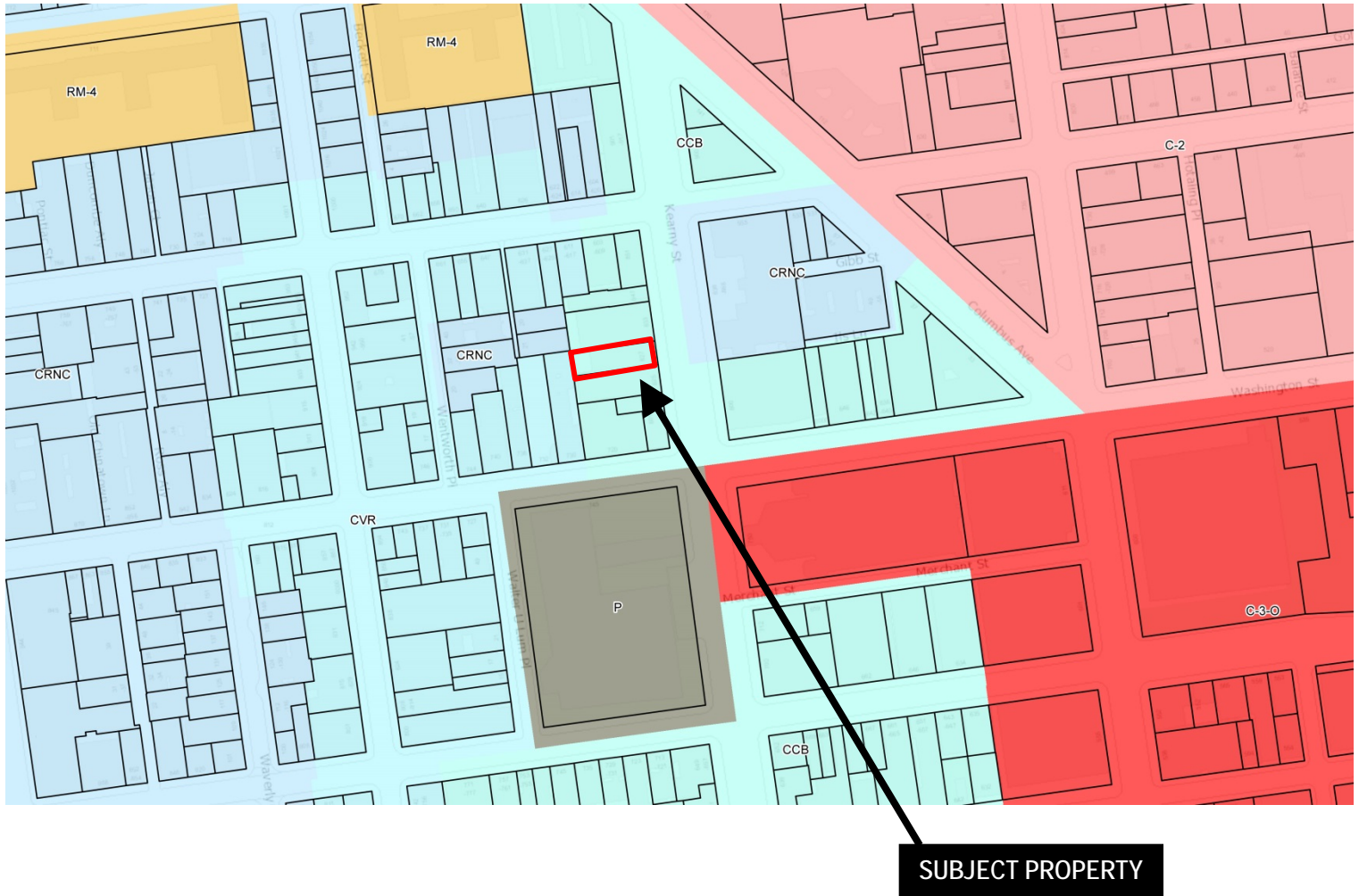
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Site Photo



Conditional Use Authorization Hearing
Case Number 2014.0401CUAVAR
Buddha's Universal Church
827-829 Kearny Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014-002030ENV
Project Title: 827-829 Kearny Street
Zoning: CCB (Chinatown-Community Business) Use District
65-N Height and Bulk District
Block/Lot: 0194/004
Lot Size: 3,227 square feet
Project Sponsor: Ralph Marchese, The Marchese Company
415-567-9872
Staff Contact: Justin Horner – (415) 575-9023
Justin.Horner@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on a block bounded by Kearny Street to the east, Wentworth Place to the west, Washington Street to the south and Jackson Street to the north.

The proposed project would demolish an existing 5,975-square-foot, 2-story-over-basement commercial building built in 1922, and construct an approximately 11,800-square-foot, 4-story-over-basement, 49'10"-foot-tall mixed use building (56 feet tall with stair and elevator penthouses). The proposed new building would include 7,791 sf of institutional space associated with the Buddha's Universal Church, 1,632 sf of ground-floor retail, and 2,321 sf of residential uses in a single three-bedroom unit. The proposed project includes no off-street parking and seven bicycle parking spaces on the basement level. Proposed construction would result in the excavation of an existing 11-foot-deep partial basement for an additional four feet, to a total depth of approximately fifteen feet below ground surface, resulting in 650 cubic yards of exported soil. Construction would last approximately 16 months.

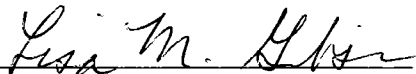
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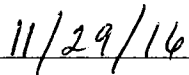
EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines Section 15332). See page 3.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Lisa M. Gibson
Acting Environmental Review Officer


Date

Exemption from Environmental Review

Case No. 2014-002030ENV

827-829 Kearny Street

cc: Ralph Marcese, Project Sponsor
Carly Grob, Current Planner
Justin Greving, Preservation Planner
Supervisor Peskin, District 3, (via Clerk of the Board)

Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):**Project Approvals**

Conditional Use Authorization.

- a) *Principally Permitted Use (Section 810.20)*: Conditional Use Authorization is required for the proposed institutional use as it exceeds the principally permitted use size of 5,000 square feet.
- b) *Bulk (Section 270)*: The proposed project is located in the 65-N Height and Bulk District. Deviations from the bulk limits outlined in the Code Section require Conditional Use Authorization by the Planning Commission.
- c) *Height (Section 810.10)*: Conditional Use Authorization is required as the height of the proposed project exceeds 35 feet in the Chinatown Community Business District.

Variances.

- a) *Obstructions Over Streets and Alleys (Section 136)*: The proposed project includes balconies that exceed the permitted dimensions for obstructions over streets and allies.
- b) *Ground Floor Ceiling Height (Section 145.1 (c)(4))*: The proposed project includes a ground floor ceiling height that does not meet the minimum required 14-foot ground floor ceiling height.
- c) *Rear Yard (Section 134)*: The proposed project includes a rear yard modification to provide a portion of the uncovered area of the rear yard on the front balcony.

A Building Permit issued by the Department of Building Inspection.

Approval Action: The issuance of a Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS (continued):

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the CCB (Chinatown Community--Business) Use District, which is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. Thus, the proposed project, which would add one residential unit to a commercial site, and would include expansion of an activity

permitted within the Use District (namely, a Religious Facility), is consistent with all General Plan designations and applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 3,227-square-foot (0.08-acre) project site is located within a fully developed area of San Francisco. The surrounding uses are mixed-use residential over retail and commercial, institutional uses (such as the Buddha's Universal Church itself, St Mary's School, and a campus of the City College of San Francisco). Thus, the proposed project would be properly characterized as an infill development surrounded by urban uses on a site of less than five acres.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The 3,227-square-foot project site is located within a developed urban area and is fully occupied by existing development. The project site has no value as habitat for rare, threatened, or endangered species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Transportation

On March 3, 2016, in anticipation of the future certification of revised CEQA Guidelines pursuant to Senate Bill 743, the San Francisco Planning Commission adopted State Office of Planning and Research's recommendation in the *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*¹ to use the Vehicle Miles Traveled (VMT) metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.) Accordingly, this categorical exemption does not contain a separate discussion of automobile delay (i.e., traffic) impacts. Instead, a VMT and induced automobile travel impact analysis is provided within.

A project would have a significant effect on the environment if it would cause substantial additional VMT. OPR's Proposed Transportation Impact Guidelines recommend screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, and Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a transportation analysis zone (TAZ) that exhibits low levels of VMT²; Small Projects are projects that would generate fewer than 100 vehicle trips per day;

¹ This document is available online at: <https://www.opr.ca.gov/sb743.php>.

² A project would cause substantial additional VMT if it exceeds both the existing City household VMT per capita minus 15 percent and existing regional household VMT per capita minus 15 percent. In San Francisco, the City's average VMT per capita is lower (8.4) than the regional average (17.2). Therefore, the City average is irrelevant for the purposes of the analysis. For retail projects, the Planning Department uses a VMT efficiency metric approach, and a project would generate substantial additional VMT if it exceeds the regional VMT per retail employee minus 15 percent.

and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without Conditional Use authorization, and are consistent with the applicable Sustainable Communities Strategy.

For residential development, the existing regional average daily VMT per capita is 17.2.³ For retail development, regional average daily retail VMT per employee is 14.9.⁴ Average daily VMT for these land uses is projected to decrease in future 2040 cumulative conditions. Refer to Table 1: Daily Vehicle Miles Traveled, which includes the TAZ in which the project site is located, 792.

As shown in Table 1, the proposed project's residential and retail uses would be located in a TAZ where existing VMT for residential and retail uses are more than 15 percent below regional averages.⁵ The existing average daily household VMT per capita is 3.0 for TAZ 792, which is 82 percent below the existing regional average daily VMT per capita of 17.2. Future 2040 average daily household VMT per capita is 2.6 for TAZ 792, which is 83 percent below the future 2040 regional average daily VMT per capita of 16.1. For the ground floor retail use and the proposed religious institutional use, the Planning Department counts both as retail for the purposes of transportation analysis. The existing average daily VMT per retail employee is 8.1 for TAZ 792, which is 45 percent below the existing regional average daily VMT per retail employee of 14.9. Future 2040 average daily VMT per retail employee is 7.5 for TAZ 792, which is 52 percent below the future 2040 regional average daily work-related VMT per retail employee of 14.6.

Table 1: Daily Vehicle Miles Traveled

<u>Land Use</u>	<u>Existing</u>			<u>Cumulative 2040</u>		
	<u>Bay Area Regional Average</u>	<u>Bay Area Regional Average minus 15%</u>	<u>TAZ 792</u>	<u>Bay Area Regional Average</u>	<u>Bay Area Regional Average minus 15%</u>	<u>TAZ 792</u>
Households (Residential)	17.2	14.6	3.0	16.1	13.7	2.6
Employment (Retail and Religious Institutional)	14.9	12.6	8.1	14.6	12.4	7.5

³ Includes the VMT generated by the households in the development and averaged across the household population to determine VMT per capita.

⁴ Retail travel is not explicitly captured in SF-CHAMP, rather, there is a generic "Other" purpose which includes retail shopping, medical appointments, visiting friends or family, and all other non-work, non-school tours. The retail efficiency metric captures all of the "Other" purpose travel generated by Bay Area households. The denominator of employment (including retail; cultural, institutional, and educational; and medical employment; school enrollment, and number of households) represents the size, or attraction, of the zone for this type of "Other" purpose travel.

⁵ San Francisco Planning Department, *Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 827-829 Kearny Street*, September 29, 2016. This document, and other cited documents, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.002030ENV.

Updated 3/7/16

Given the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's residential and retail uses would not result in substantial additional VMT, and the proposed project would not result in a significant impact related to VMT. Furthermore, the project site meets both the Small Project and Proximity to Transit Stations screening criteria, which also indicates that the proposed project's residential and retail uses would not cause substantial additional VMT.⁶

Induced Automobile Travel Analysis. A project would have a significant effect on the environment if it would substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow lanes) or by adding new roadways to the network. OPR's Proposed Transportation Impact Guidelines includes a list of transportation project types that would not likely lead to a substantial or measureable increase in VMT. If a project fits within the general types of projects (including combinations of types), then it is presumed that VMT impacts would be less than significant and a detailed VMT analysis is not required.

The proposed project is not a transportation project and does not include features that would alter the transportation network. The project therefore fits within the general types of projects that would not substantially induce automobile travel, and the impacts would be less than significant.⁷

Trip Generation. Localized trip generation of the proposed project was calculated using a trip-based analysis and information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department.⁸ The proposed project would generate an estimated 117 person trips (inbound and outbound) on PM peak-hour basis, consisting of 42 person trips by auto (18 vehicle trips accounting for vehicle occupancy date for this Census Tract), 20 transit trips, 41 walk trips and 14 trips by other modes. These trip generation estimates are conservative, as the primary use of the proposed project--religious institutional--is treated as a retail use for the purposes of trip generation estimation. It is not anticipated that religious institutional uses would have the same daily trip generation every day of the week, as services are held at set days and times of the week.

Transit. The project site is well served by public transportation. Within a quarter-mile of the project site, the San Francisco Municipal Railway (Muni) operates the following bus lines: 1, 8, 8AX, 8BX, 10, 12, 30, 30X, 41, 45, 82X, and 91X. The proposed project would be expected to generate 223 daily transit trips, including 20 transit trips during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 20 p.m. peak-hour transit trips would be accommodated by existing capacity. Therefore, the proposed project would not result in unacceptable levels of transit service or cause an increase in transit delays or operating costs such that significant adverse impacts to transit service would result.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes with the addition of one new dwelling unit, 1,632 square feet of ground floor retail and 7,791 square feet of institutional uses on the project site. The project's increase to the existing traffic volumes would not cause a noticeable increase in the ambient noise

⁶ *Ibid.*

⁷ *Ibid.*

⁸ San Francisco Planning Department, *Transportation Calculations for 827-829 Kearny Street*, September 2016.

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level in the project vicinity. The noise generated by the operations of the proposed residential, institutional and retail uses would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Section 2909 of the Noise Ordinance establishes a noise limit from mechanical sources, such as building equipment, specified as a certain noise level in excess of the ambient noise level at the property line: for noise generated by residential uses, the source must not cause a noise level more than 5 dBA in excess of ambient noise levels; and for noise generated by commercial uses, the limit is 8 dBA in excess of ambient noise levels. In addition, the Noise Ordinance provides for a separate fixed-source noise limit for residential interiors of 45 dBA at night (from 10:00 p.m. until 7:00 a.m.) and 55 dBA during the day and evening hours (from 7:00 a.m. until 10:00 p.m.). All of these regulations are applicable to the proposed project. Therefore, noise impacts due to project operations would be less-than-significant.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact with respect to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project, which involves less than 10,000 cubic yards of excavation and the construction of 1 dwelling unit, 1,632 square feet of ground floor retail and 7,791 square feet of institutional uses and 700 square feet would not exceed criteria air pollutant screening levels for operation or construction.⁹

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including

⁹ Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

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carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014) (Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. The proposed project is not within an Air Pollutant Exposure Zone. Construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,¹⁰ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, the proposed project's construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In addition, San Francisco Board of Supervisors approved amendments to the San Francisco Building and Health Codes, referred to as the Construction Dust Control Ordinance (Ordinance No. 176-08, effective August 29, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, sweeping streets and sidewalks, and other measures. The regulations and procedures set forth in the Construction Dust Control Ordinance would ensure that project-related construction dust impacts would not be significant.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not generate wastewater or result in wastewater discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. In 2013, the San Francisco Public Utilities Commission (SFPUC) adopted the Construction Site Runoff Ordinance (Public Works Code, Ordinance 260-13) which requires construction sites that disturb 5,000 square feet or more of ground surface, such as the proposed project, to apply for a Construction Site Runoff Control Permit from the SFPUC and submit an Erosion and Sediment Control Plan, which includes BMPs to prevent stormwater runoff and soil erosion during construction. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

¹⁰ California Code of Regulations, Title 13, Division 3, § 2485 (on-road) and § 2449(d)(2) (off-road)..

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The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Therefore, the proposed project would not result in adverse impacts related to utilities and public services.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. As discussed below under "Cumulative Impacts," there is no possibility of a significant cumulative effect on the environment due to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant effect on traffic, noise, air quality and water quality. In addition, the proposed project would not have a significant effect on the environment due to unusual circumstances for other environmental topics, including those discussed below.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Historic Architectural Resources. The project site is currently occupied by a two-story wood-frame commercial building built in 1922. The building was previously identified as being eligible for listing in the California Register of Historical Resources as a non-contributor to the Chinatown Historic District under Criterion A (events) for its role in the development of the San Francisco Chinatown community and under Criterion C (design/construction) for its distinctive use of "Chinese and Western design elements."¹¹ Character-defining features of the Chinatown Historic District include continuous facades on the street level, buildings of mostly two to three stories in height, tall ground floors, recessed entries flanked by shop windows, tall, narrow and evenly spaced windows, hand-painted signage, brick masonry construction and balconies, some with decorative Chinese-motif railings.

As the proposed project includes the demolition of a building eligible for listing as a non-contributor and new construction within the adopted Chinatown Historic District, a Historic Resource Evaluation (HRE) was required to make a final determination as to the building's status as an historic resource.¹² The project sponsor completed the HRE, and Department Preservation staff issued a Historic Resource Evaluation Response (HRER).¹³ The HRER concluded that the proposed project would result in no impact

¹¹ SF Planning Department, "Historic Resource Evaluation Response, 2008.0762E, Chinese Hospital," dated February 27, 2012.

¹² Carey and Company, *827-829 Kearny Street Historic Resource Evaluation*, May 6, 2016.

¹³ SF Planning Department, "Historic Resource Evaluation Response, 2014-002030ENV, 827-829 Kearny Street," dated September 26, 2016.

upon the Chinatown Historic District, because the existing building to be demolished is not a contributor to the district and because the proposed new construction, being a relatively compact new development with massing, materials, ornamentation, and other features consistent with *Secretary of the Interior Standards for Rehabilitation*, is generally compatible with, and does not detract from, the character-defining features of the district.

Department staff analyzed the proposed new construction per the *Secretary of the Interior Standards for Rehabilitation* (Standards) Standards 3, 9 and 10, which are the Standards that apply to the proposed project.

Standard 3 states:

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The HRER concluded that the proposed project complies with Standard 3, because it would include features that reflect to the character-defining features of the district but are finished in a contemporary manner. The proposed project, then, does not suggest a false sense of historical development, as elements do not copy, but rather, allude to the historic district in a contemporary, but compatible manner.

Standard 9 states:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The HRER concluded that the proposed new construction mostly complies with Standard 9, because it is generally compatible with the character-defining features of the Chinatown Historic District, with respect to building massing, the design of the ground floor storefront, window alignment and placement, building materials and building ornamentation. The HRE notes that although Preservation staff would prefer a deeper set-back on the proposed building's fourth floor, the three-story portion of the proposed building would match the contributing resources to the north.

Standard 10 states:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The HRER concluded that the proposed project complies with Standard 10, because it would not alter the overall form and integrity of the district because it only involves the demolition of one non-contributing building

In light of the above, the proposed project would not result in a substantial adverse change in the significance of a historical resource.

Cumulative Impacts. There is no possibility of a significant cumulative historic resources impact on the environment due to the proposed project for the following reasons. The proposed project would involve the demolition of an existing non-contributing building and construct a new building on a site within an historic district, and the design of the new building was determined to be compatible with the historic

district. Therefore, the proposed project could not contribute to any significant cumulative effect on historic resources. The proposed project would not shade a public park and therefore could not make a cumulatively considerable contribution to a significant cumulative shadow impact. The project site meets the transportation screening criteria and would not contribute considerably to cumulative VMT. The proposed project would not contribute considerably to any cumulative transit impacts. The cumulative impacts of nearby construction projects in combination with those of the proposed project's construction would not be cumulatively considerable, because such construction would be of temporary duration, and the sponsor and/or construction contractors of the proposed project would be required to coordinate with various City departments such as the San Francisco Municipal Transportation Agency and Public Works through the Transportation Advisory Staff Committee (TASC) to develop coordinated plans that would address construction-related vehicle routing and pedestrian movements adjacent to the construction area for the duration of any construction overlap. The air quality thresholds themselves are thresholds that determine whether a project contributes to cumulative regional air quality impacts. Since the proposed project meets the screening criteria, it would not contribute to a cumulative air quality impact. Similar to the proposed project, projects within the vicinity of the project site would be required to comply with uniformly applicable development policies, such as the San Francisco Noise Ordinance, the Construction Site Runoff Ordinance, the Construction Dust Control Ordinance, the Maher Ordinance, Section 295, and with California regulations that limit idling of construction-related vehicles to no more than five minutes. In light of the above, no significant cumulative impacts or considerable contributions to significant cumulative impacts would occur as a result of the proposed project.

Public Notice and Comment. On June 29, 2016 the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. No public comments were received.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

827 Kearny, LLC

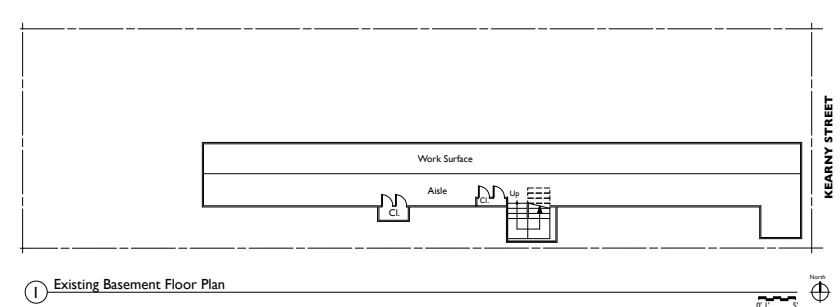
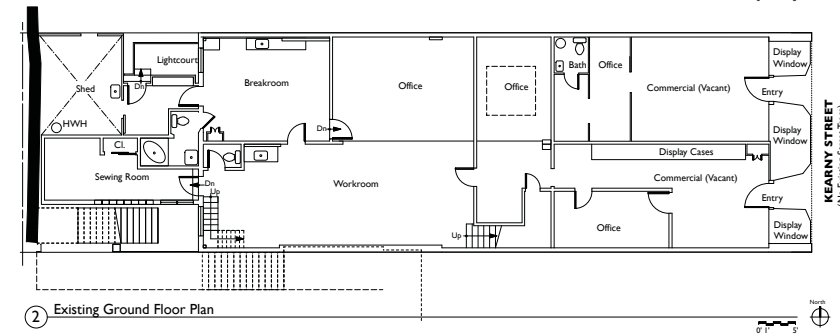
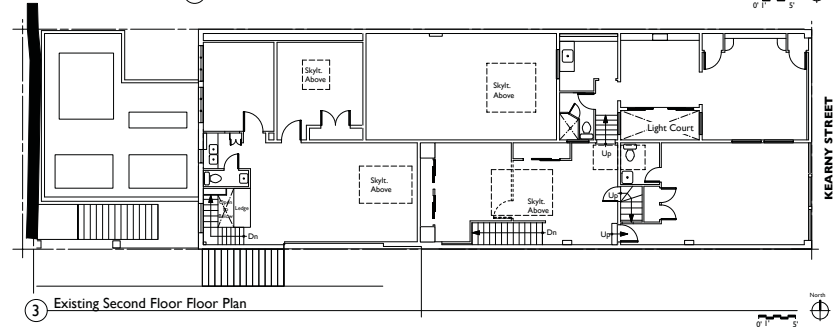
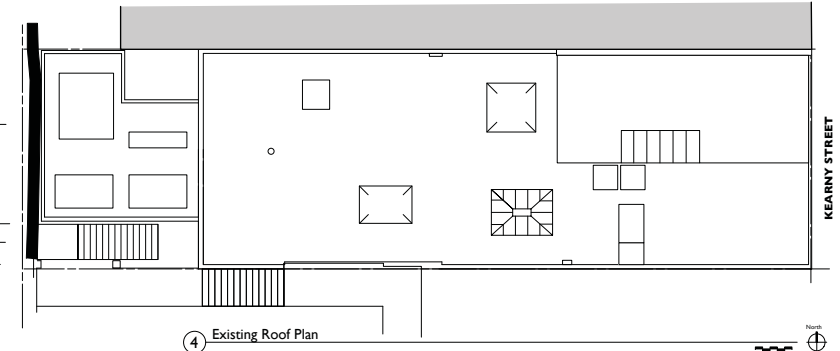
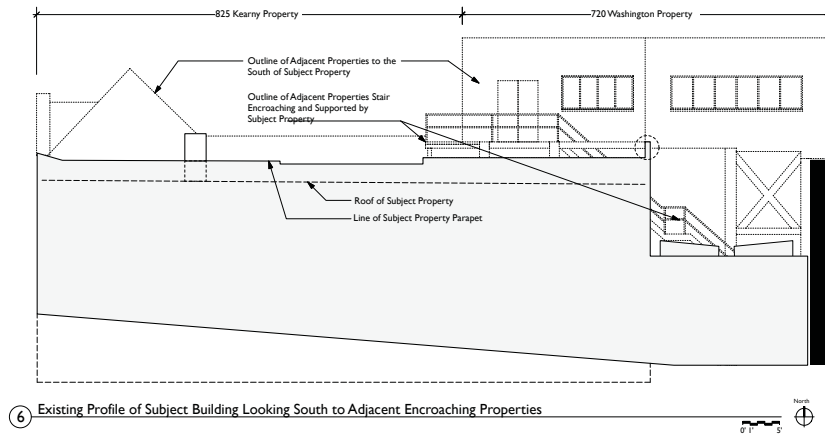
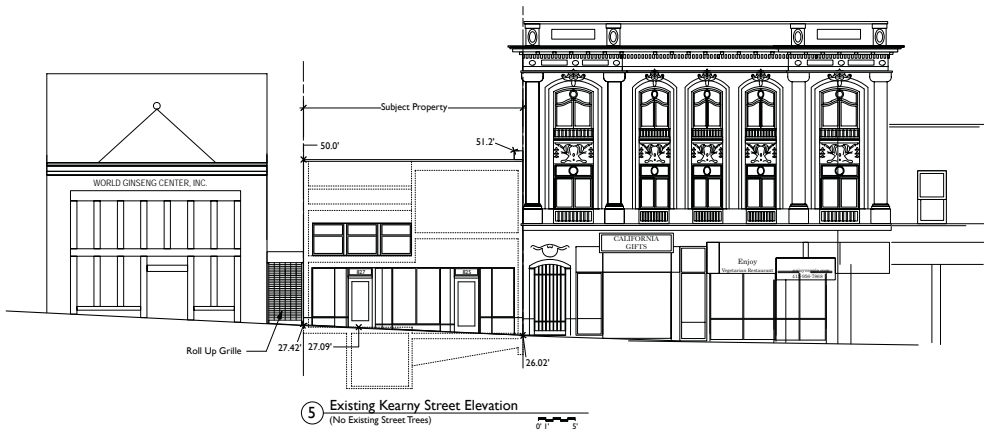
827-829 Kearny Street Community Outreach

Neighborhood Group	
Jin Chin (owner)	728 Washington St
Penang Garden Restaurant	728 Washington St
Thomas Wing H Hom Marital Trust c/o Judy Hom	732 Washington Street
Ellison LLC	736-738A Washington St
Hiroshi & Keiko Kawasaki	801-809 Kearny Street
Chu Fung	833 Kearny Street
Six Der Investment Inc. C/O John J. Dito	847-849 Kearny Street
SF Senior Services	28 Wentworth Place
Pon Yup Chong How Benevolent Assn.	62 Wentworth Place
Hung on Tong Society	601 Jackson / 851-861 Kearny
Tom Do Hing Trust c/o Stanly S & Bill S. Tom	21-23 Cooper Ally
Tom Do Hing Trust c/o Stanly S & Bill S. Tom	20 Cooper Ally
City College / SF Community College District	800-808 Kearny St
International Hotel Senior Housing	848-868 Kearny

Community Groups		
Name/Organization	Property Address	Contact/ Responsible Parties
Assemblyman District 17 th	1020 N Street, Room 104 Sacramento, CA 94249	David Chiu
Former San Francisco Board of Supervisor (District 3)	City Hall, Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	Julie Christensen
Former Legislative Aid for Board of Supervisor (District 3)	City Hall, Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	Kanishka Burns
Chinatown Community Development Center	663 Clay St, San Francisco, CA 94111	Norman Fong - Executive Director,
CCDC/Formal Commission President, San Francisco Planning Department	663 Clay St, San Francisco, CA 94111	Cindy Wu

Chinatown Community Development Center	848 Kearny St. 3rd Floor, San Francisco, CA 94108	Diana Pang
Bow On Association	808 Clay St, San Francisco, CA 94108	Tommy L Chiang
Ah Hoo Association	60 Wentworth St. San Francisco	
Chinatown Coalition for Better Housing	1525 Grant Avenue San Francisco CA 94133	See CCDC
Chinatown COC		Wai Ching Kwan
Chinese Chamber of Commerce	730 Sacramento St, San Francisco, CA 94108	
Chinese Cultural Center (Director)	750 Kearny St, San Francisco, CA 94108	Shannon Yip
Chinese Hospital	845 Jackson St, San Francisco, CA 94133	Brenda Yee
City College of San Francisco Chinatown Campus Administration/Dean's Office	808 Kearny St, San Francisco, CA 94108	Dr. Minh-Hoa Ta
Chinese Consol. Benevolent Association	843 Stockton St, San Francisco, CA 94108	George Q Woo, Ted Win Wong, Manson F.Wong , Damon Yee, Henry G. Low
Chinatown Historical Society	965 Clay St, San Francisco, CA 94108	Sue Lee
Ho Ping Benevolent Association	759 Sacramento St, San Francisco	
Western Fukien Benevolent Association	25 Stone St, San Francisco, CA 94108	Dai Chun Lum
Hoy Ping Benevolent Association	731 Sacramento St, San Francisco	James S.L. Jung
International Hotel	848 Kearny Street San Francisco, CA 94108	Henny Lee
Ka Yin Benevolent Association	945B Grant Ave, San Francisco, CA 94108	Foster Shieh
On Lok Senior Health Services	1000 Montgomery St, San Francisco, CA 94133	Grace Li (COO)
On Lok Lifeways	1333 Bush St, San Francisco, CA 94109	
Hung On Tong Society	601 Jackson St, San Francisco, CA 94133	
Donaldina Cameron House	920 Sacramento St, San Francisco, CA 94108	Dave Miller
North East Medical Center	1520 Stockton Street San Francisco, CA 94133	Eddie Chan (CEO)? secretary's name is Bonnie Siu
Portsmouth Square Garage Board	733 Kearny St, San Francisco, CA 94108	Jerry Lee

Past President of the Kearny Street Housing Corporation, ISHI, Former Director of SF Mental Health	848 Kearny Street San Francisco, CA 94108	Linda Wang
St. Mary's Schools and Chinese Catholic Center	838 Kearny St, San Francisco, CA 94108	Fr. Daniel McCotter, Jerry Lee
Self Help for the Elderly	731 Sansome Street, Suite 100 San Francisco, CA 94111	Anni Chung
Yee Yin Association	35 Spofford St, San Francisco, CA 94108	Ying Leung
Retired architect and renowned historian of Chinese American studies	1350 Union Street San Francisco, CA 94109	Phil Choy



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Tel: 415. 590-2870
E-Mail: stanarch @ earthlink.net

827-829

Kearny St.
San Francisco, CA

Existing Building Plan, Elevations & Section

Drawing Log:

Date	Description	Mark

Date: 11/25/16

A-I

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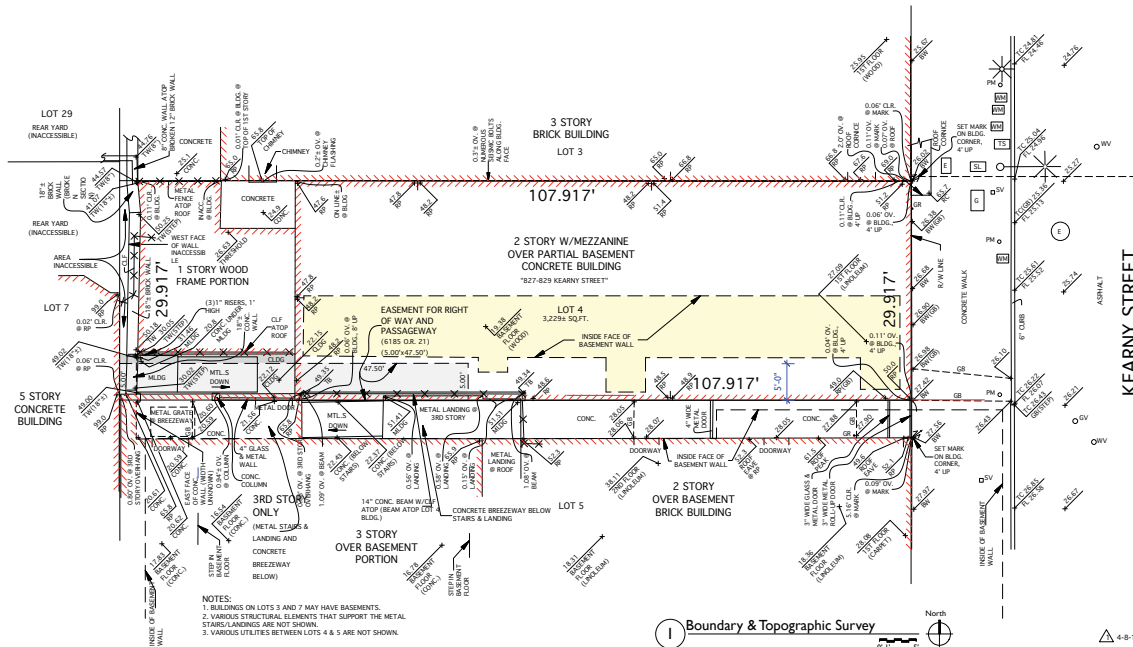
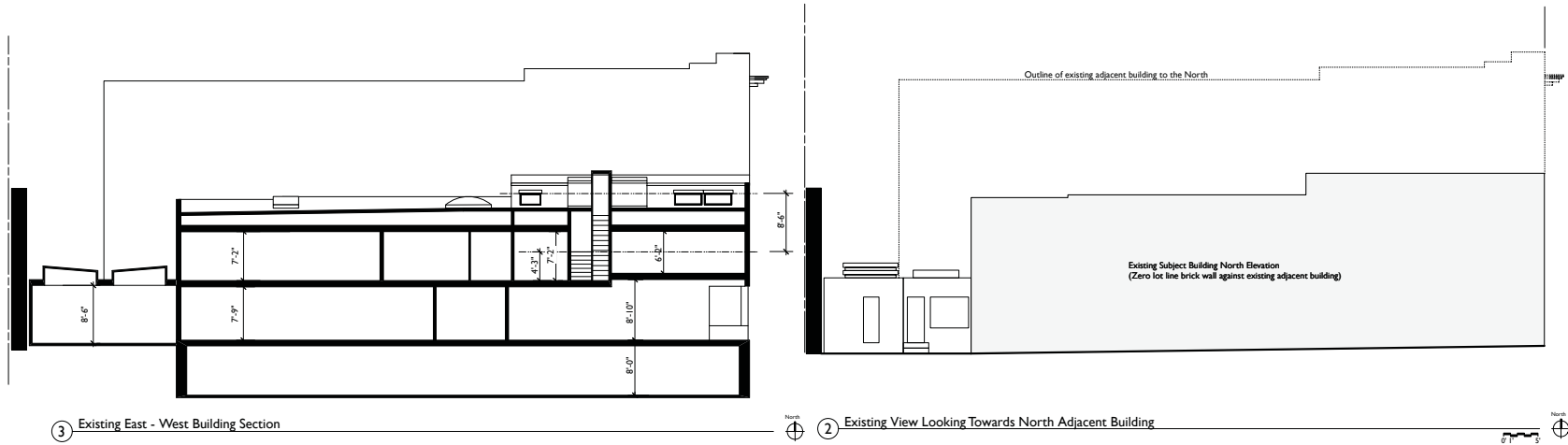
Drawing Log:

Date	Description	Mark

Date: 11/25/16

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SURVEY REFERENCE
STEWART TITLE GUARANTEE COMPANY CHAIN OF TITLE GUARANTEE, FILE NO. 01180-31142
DATED JANUARY 31, 2013.

BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 4 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. BLOCK DIAGRAM OF 50 VARIA BLOCK 89 DATED OCTOBER 15, 1908 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK NOTE

CROWN CUT WEST 8IN OPEN GRATE MANHOLE AT THE SOUTHWEST CORNER OF KEARNY AND WASHINGTON STREETS. ELEVATION = 30.28 FEET CITY OF SAN FRANCISCO DATUM.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



NORTH
ADDED BASEMENT
INFORMATION & 2ND
FLOOR ELEV. OF LOT 5

**BOUNDARY &
TOPOGRAPHIC SURVEY**
OF A PORTION OF ASSESSOR'S BLOCK NO. 194
FOR
BUDDHA'S UNIVERSAL CHURCH
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD DRA: JRP CHK: BR REV NO.
DATE: 3-8-13		
SHEET: 1		
JOB NO. S-8244		

827-829 KEARNY STREET

827 - 829 KEARNY ST, SAN FRANCISCO, CA 94108

LIST OF ABBREVIATIONS

@	AT	MIN.	MINIMUM
ABV.	ABOVE	MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
ALUM.	ALUMINUM	N.A.	NOT APPLICABLE
B.F.F.	BELOW FINISH FLOOR	N.I.C.	NOT IN CONTRACT
BD.	BOARD	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	NO.	NUMBER
BLW.	BELOW	O/	OVER
BOT.	BOTTOM	O.C.	ON CENTER
BM.	BEAM	O.H.	OPPOSITE HAND
B.U.R.	BUILT UP ROOFING	OP.	OPPOSITE
CA.	SECURITY CAMERA	P.L.	PROPERTY LINE
CL.	CENTERLINE	P.LAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PSL	PARALLEL STRAND BOARD
CAB.	CABINET	P.T.	PRESSURE TREATED /...
CLG.	CEILING	PERF.	PERFORATED
CLK.	CAULK	PERIM.	PERIMETER
CLR.	CLEAR	PLYWD.	PLYWOOD
COL.	COLUMN	PTD.	PAINTED
CONC.	CONCRETE	PT.	POINT
CONT.	CONTINUOUS	R.	COLUMN
CPT.	CARPET	R.W.L.	CONCRETE
(D)	DEMOLISH	REF.	REFRIGERATOR
DBL.	DOUBLE	REQ'D	REQUIRED
DET.	DETAIL	RES.	RESILIENT
DIA.	DIAMETER	RM.	ROOM
DN.	DOWN	S.D.	STORM DRAIN
DWG.	DRAWING	S.A.D.	SEE ARCHITECTURAL DRAWINGS
(E)	EXISTING	S.A.M.	SELF-ADHERED MEMBRANE
ELEC.	ELEVATION	S.C.D.	SEE CIVIL DRAWINGS
EMERG.	ELECTRIC(AL)	S.E.D.	SEE ELECTRICAL DRAWINGS
ENCL.	EMERGENCY	S.L.D.	SEE LANDSCAPE DRAWINGS
EQ.	ENCLOSURE	S.M.D.	SEE MECHANICAL DRAWINGS
EQUIP.	EQUAL	S.P.D.	SEE PLUMBING DRAWINGS
EXP.	EQUIPMENT	S.S.D.	SEE STRUCTURAL DRAWINGS
EXT.	EXPANSION	SHT.	SHEET
FC	EXTERIOR	SIM.	SIMILAR
FCP	FIBER CEMENT	SPECS	SPECIFICATIONS
F.D.	FIBER CEMENT PANEL	STD.	STANDARD
F.F.	FLOOR DRAIN	S.S.	STAINLESS STEEL
F.E.C.	FINISH FLOOR	ST.	STREET
F.L.R.	FIRE EXTINGUISHER CABINET	STD.	STANDARD
FLR.	FLOOR	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STRUC.	STRUCTURE
F.O.F.	FACE OF FINISH	T.C.	TOP OF CURB
F.O.S.	FACE OF STUD	T.O.	TOP OF
FIN.	FINISH	T.O.C.	TOP OF CURB
FIXT.	FIXTURE	T.O.S.	TOP OF SLAB
FNDN.	FOUNDATION	T.O.STL.	TOP OF STEEL
FT.	FOOT / FEET	T.P.	TOILET PAPER
GFI	GROUND FAULT INTERRUPTER	TEL.	TELEPHONE
G.S.M.	GALVANIZED SHEET METAL	TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLASS	V.I.F.	VERIFY IN FIELD
GYP. BD.	GYPSUM BOARD	W/	WITH
HT.	HEIGHT	W/O	WITHOUT
H.P.	HIGH POINT	W.O.	WHERE OCCURS
INSUL.	INSULATION	WD.	WOOD
JT.	JOINT	W.A.	WATERPROOF
LAV.	LAVATORY	WC	WATER CLOSET
L.P.	LOW POINT	WRB	WEATHER RESISTANT BARRIER
MANUF.	MANUFACTURER		
MAX.	MAXIMUM		

LEGEND OF SYMBOLS

---	PROPERTY LINE		WINDOW/LOUVER MARK. SEE WINDOW/LOUVER SCHEDULE.
---	SETBACK		DOOR MARK. SEE DOOR SCHEDULE.
ALIGN	ALIGN TAG		WALL TYPE. SEE WALL TYPE SCHEDULE.
	DETAIL BUBBLE		REVISION TAG
	SECTION CUT		DELUGE SPRINKLER
	ELEVATION SYMBOL		2-HR MINIMUM FIRE RATED WALL
	ELEVATION DATUM		
	ROOM IDENTIFICATION TAG WITH RM. #		
	R.C.P. ROOM IDENTIFICATION TAG WITH RM. # AND		
	FINISH CEILING HEIGHT WHERE SHOWN		
	TOP OF CONCRETE CURB/ WALL MARK W/ ELEVATION		



GENERAL NOTES

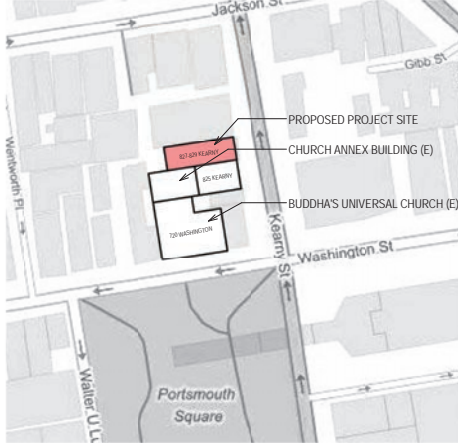
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A0.0	COVER SHEET, LOCATION PLAN, SITE PHOTOS
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A2.1b	FLOOR PLANS - LEVEL 2 & LEVEL 3
A2.2a	FLOOR PLANS - 4TH FLOOR, ROOF
A3.1a	EXTERIOR ELEVATION - KEARNY STREET
A3.1b	EXTERIOR ELEVATION - SOUTH PROPERTY LINE
A3.1c	EXTERIOR ELEVATION - NORTH PROPERTY LINE
A3.1d	EXTERIOR ELEVATION - WEST
A3.3a	BUILDING SECTION - THROUGH RETAIL ENTRY
A3.3b	BUILDING SECTION - THROUGH PEDESTRIAN BRIDGE

VICINITY MAP



CONTEXTUAL SITE PLAN



PROJECT DATA

AREA CALCULATIONS - SUMMARY	
PROGRAM	AREA
COMMERCIAL	1,635 SF
INSTITUTIONAL	7,520 SF
RESIDENTIAL	2,319 SF
TOTAL	11,474 SF

AREA CALCULATIONS - BY LEVEL	
PROGRAM	GROSS AREA (APPROXIMATE ± SQUARE FEET)
BASEMENT	
INSTITUTIONAL	571 SF
TOTAL	571 SF
LEVEL 1	
COMMERCIAL	1,635 SF
INSTITUTIONAL	1,215 SF
RESIDENTIAL	25 SF
TOTAL	2,875 SF
LEVEL 2	
INSTITUTIONAL	2,876 SF
TOTAL	2,876 SF
LEVEL 3	
INSTITUTIONAL	2,858 SF
TOTAL	2,858 SF
LEVEL 4	
RESIDENTIAL	2,294 SF GROSS (1,858 SF NET)
TOTAL	2,294 SF
GRAND TOTAL	11,474 SF

PROJECT DESCRIPTION

THE PROPOSAL IS FOR THE CONSTRUCTION OF A NEW 4-STORY MIXED-USE BUILDING FOR THE BUDDHA'S UNIVERSAL CHURCH TO SERVE AS A RESOURCE CENTER FOR THE TEACHING AND STUDY OF BUDDHISM. THE PROPOSED NEW BUILDING WILL PROVIDE CLASSROOM AND MEETING SPACE, AS WELL AS RESIDENTIAL HOUSING FOR SENIOR / ELDER MEMBERS OF THE CHURCH, AND GROUND FLOOR COMMERCIAL SPACE.

THE EXISTING 2-STORY COMMERCIAL BUILDING WOULD BE DEMOLISHED AND REPLACED WITH A NEW 4-STORY BASEMENT MIXED-USE BUILDING, TOTALLING APPROXIMATELY 11,474 SQUARE FEET. THE PROJECT CONTAINS APPROXIMATELY 1,635 SQUARE FEET OF COMMERCIAL SPACE, 7,545 SQUARE FEET OF INSTITUTIONAL SPACE, ONE 2,294 GROSS SF (1,858 NET SF) DWELLING UNIT WITH 3 BEDROOMS, 3 BATHROOMS, AND NO OFF-STREET PARKING SPACES.

CONSULTANTS

ARCHITECT
Herman Colver Locus Architecture
Robert Herman, FAIA, Principal
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San Francisco, CA 94103
415.495.1776
rherman@hclarchitecture.com

CODE REFERENCES

ALL WORK SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, SAFETY ORDINANCES AND ACCESSIBILITY REQUIREMENTS CURRENTLY IN EFFECT INCLUDING THOSE LISTED BELOW:

1. THE 2013 SAN FRANCISCO BUILDING CODE CONSISTING OF THE 2013 CALIFORNIA BUILDING CODE, THE 2013 CALIFORNIA RESIDENTIAL CODE, AND THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, WITH SAN FRANCISCO AMENDMENTS.
2. THE 2013 SAN FRANCISCO ELECTRICAL CODE CONSISTING OF THE 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
3. THE 2013 SAN FRANCISCO ENERGY CODE CONSISTING OF THE 2010 CALIFORNIA ENERGY CODE WITH NO LOCAL AMENDMENTS.
4. THE 2013 SAN FRANCISCO HOUSING CODE.
5. THE 2013 SAN FRANCISCO MECHANICAL CODE CONSISTING OF THE 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
6. THE 2013 SAN FRANCISCO PLUMBING CODE CONSISTING OF THE 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.

Disclaimer:

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General Notes/Legend:

Consultant:

Stamp:

Rev. No.	Revision	Date
DO PROGRESS SET		9/15/2016
DRAWINGS FOR PLANNING CODE VARIANCES & CONDITIONAL USE PERMIT		11/28/2016

Project Number: 1303
Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
COVER SHEET, LOCATION PLAN, SITE PHOTOS

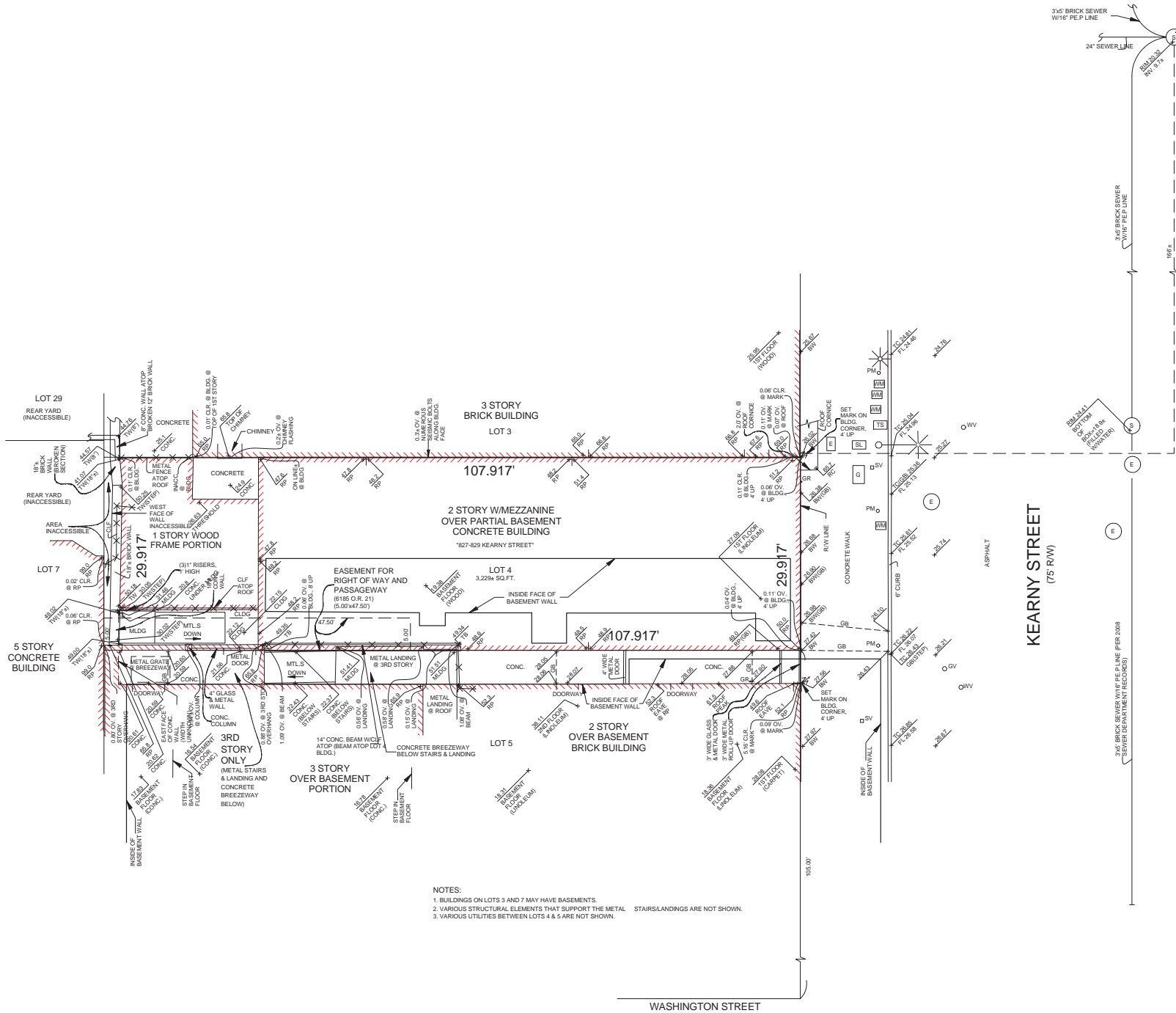
Scale: As indicated

Key Plan:



EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH & ST	A0.0
Date: 11/28/2016	



NOTES:
1. BUILDINGS ON LOTS 3 AND 7 MAY HAVE BASEMENTS.
2. VARIOUS STRUCTURAL ELEMENTS THAT SUPPORT THE METAL STAIRS/LANDINGS ARE NOT SHOWN.
3. VARIOUS UTILITIES BETWEEN LOTS 4 & 5 ARE NOT SHOWN.

LEGEND	
CLR	CLEAR OF PROPERTY LINE
OV	OVER PROPERTY LINE
BLDG	BUILDING
CONC	CONCRETE
INACC	INACCESSIBLE
R/W	RIGHT OF WAY
CLF	CHAIN LINK FENCE
MTLS	METAL STAIRS
MLDG	METAL LANDING
CLDG	CONCRETE LANDING
TC	TOP OF CURB
FL	FLOW LINE
BW	BACK OF WALK
GB	GRADE BREAK
RP	ROOF PARAPET
RC	ROOF CORNICE
TB	TOP OF BEAM
TW	TOP OF WALL
WV	WATER VALVE
GV	GAS VALVE
E	ELECTRIC MANHOLE
S	SEWER MANHOLE
PM	PARKING METER
WM	WATER METER
TS	TRAFFIC SIGNAL PULLBOX
SL	STREET LIGHT PULLBOX
E	ELECTRIC PULLBOX
G	GAS BOX
GR	GAS RISER
SV	SEWER VENT
EL	ELECTROLIER

SURVEY REFERENCE
STEWART TITLE GUARANTY COMPANY CHAIN OF TITLE GUARANTEE, FILE NO. 01180-31142 DATED JANUARY 31, 2013.

BASIS OF SURVEY
1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 4 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. BLOCK DIAGRAM OF 50 VARA BLOCK 89 DATED OCTOBER 15, 1908 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK NOTE
CROW CUT WEST RM OPEN GRATE MANHOLE AT THE SOUTHWEST CORNER OF KEARNY AND WASHINGTON STREETS. ELEVATION = 30.29 FEET CITY OF SAN FRANCISCO DATUM.

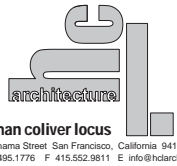
GENERAL NOTES
1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**BOUNDARY &
TOPOGRAPHIC SURVEY**
OF A PORTION OF ASSESSOR'S BLOCK NO. 194
FOR
BUDDHA'S UNIVERSAL CHURCH
SAN FRANCISCO CALIFORNIA

4-8-13
ADDED BASEMENT
INFORMATION & 2ND
FLOOR ELEV. OF
LOT 5

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 3-8-13		DES.
SHEET: 1		DRW: JP
OF: 1		CHK: BR
JOB NO. S-8244		REV NO.

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Project Number 1303
Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Site Title:
**SITE SURVEY
(FOR REFERENCE ONLY)**

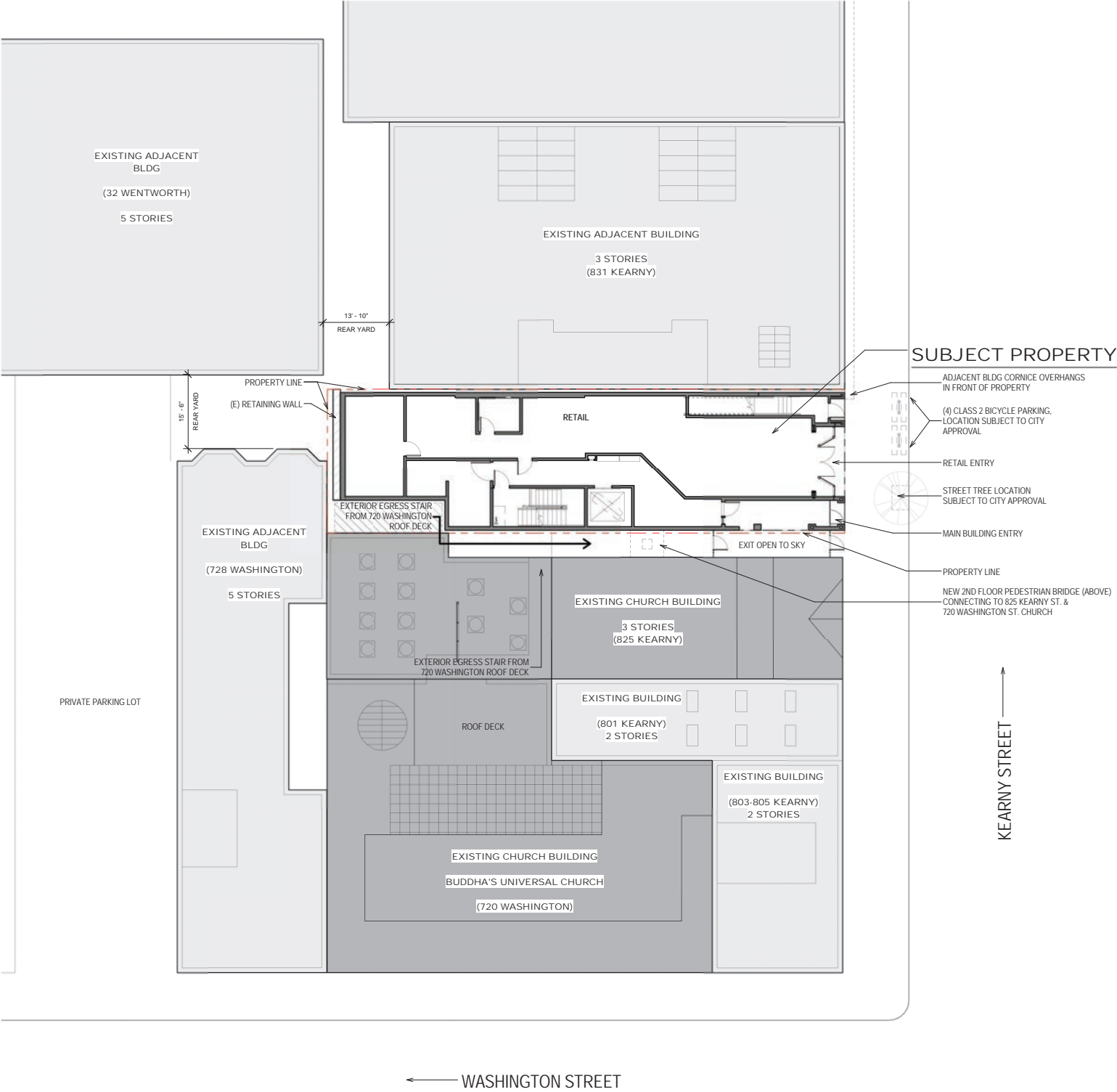
Scale: 1/8" = 1'-0"

Key Plan:



EXHIBIT A

Drawn By:	Sheet Number:
Checked:	A0.3
Date: 11/28/2016	



① SITE PLAN
3/32" = 1'-0"

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General Notes/Legend:

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Project Number 1303

Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
SITE PLAN

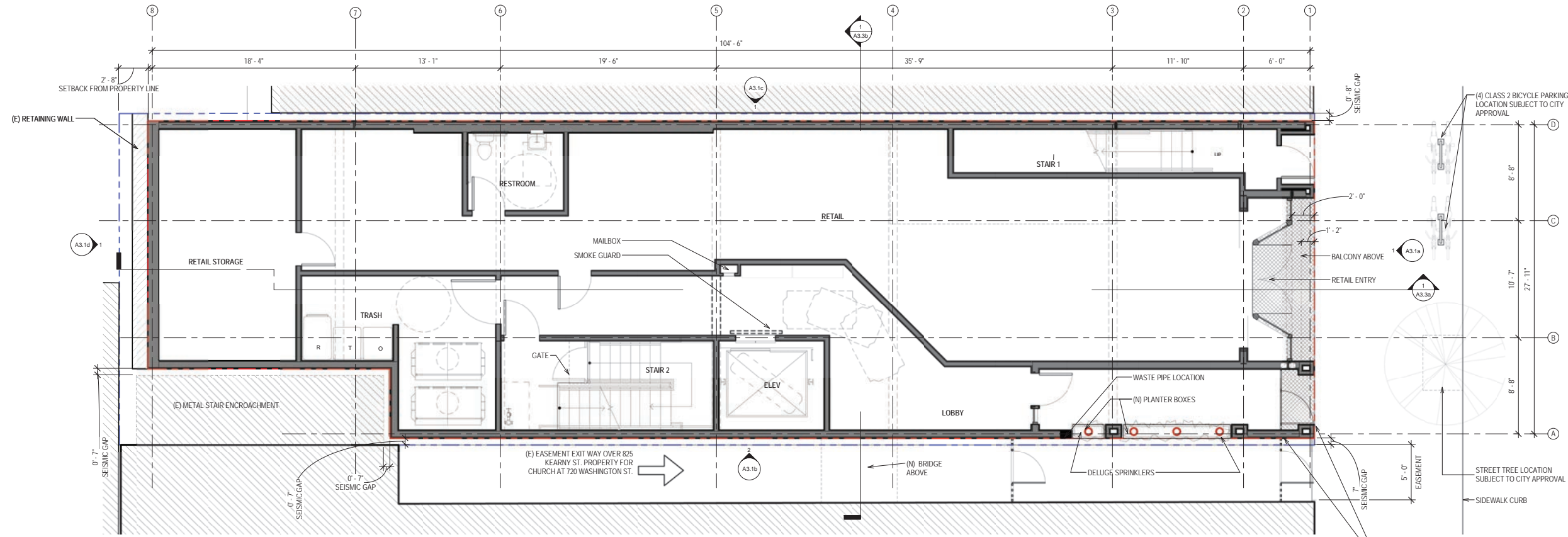
Scale: 3/32" = 1'-0"

Key Plan:

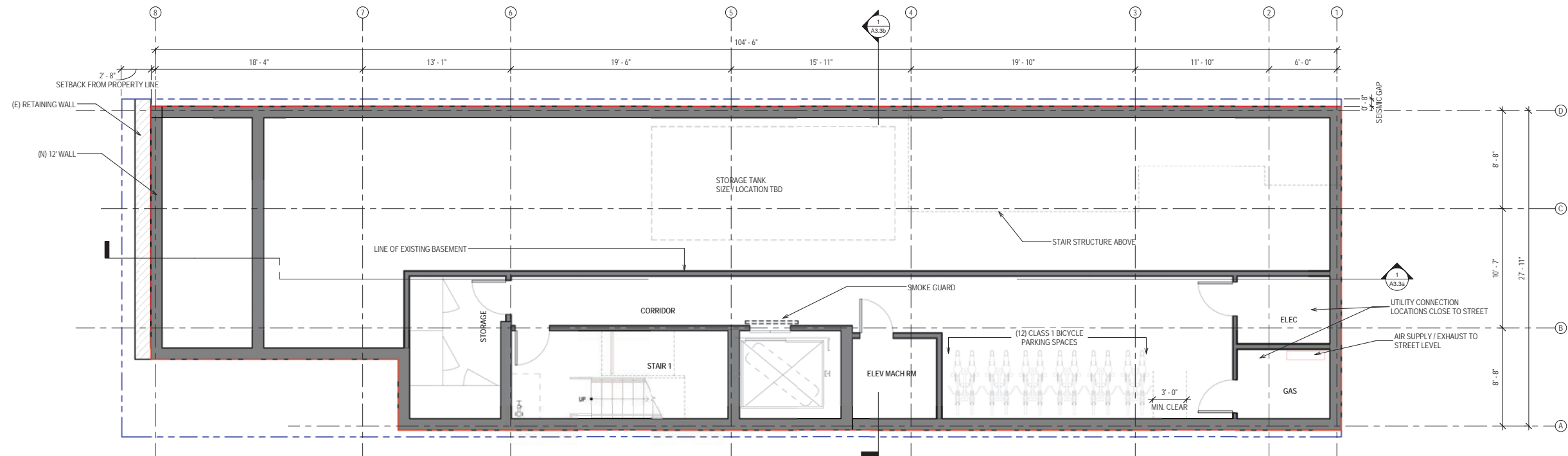
REF. NORTH

EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH & ST	A1.0
Date: 11/28/2016	



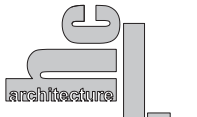
2 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

Discussions:
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Project Number 1303

Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
FLOOR PLANS - BASEMENT & LEVEL 1

Scale: 1/4" = 1'-0"

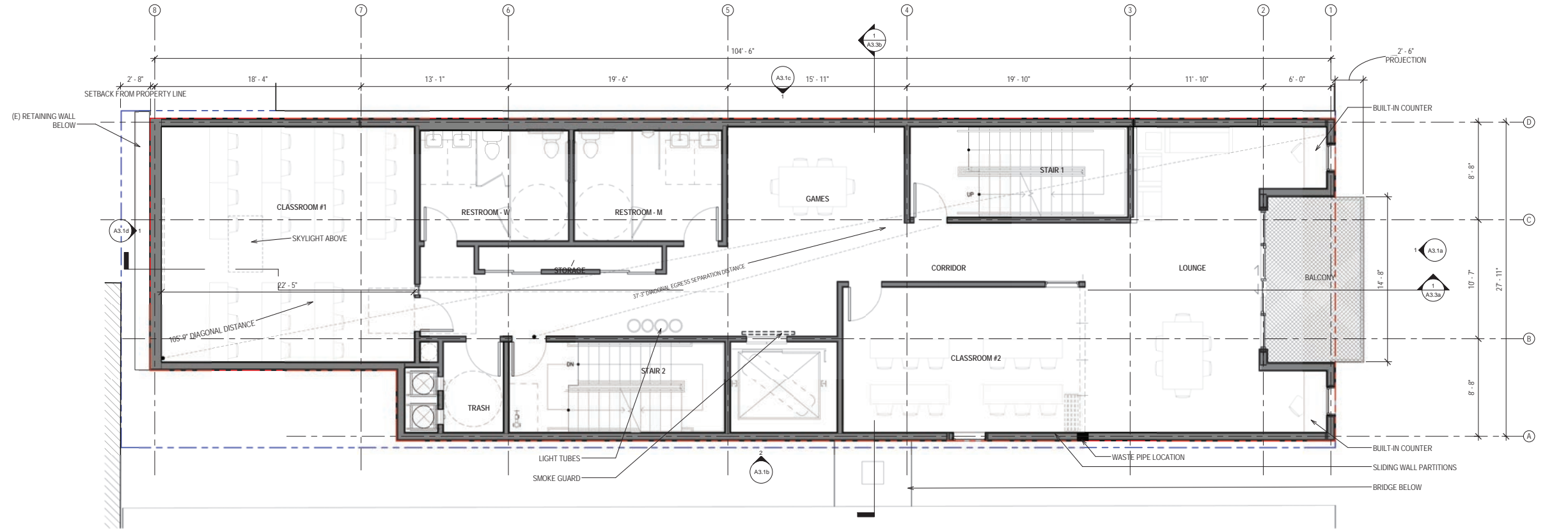


Key Plan:

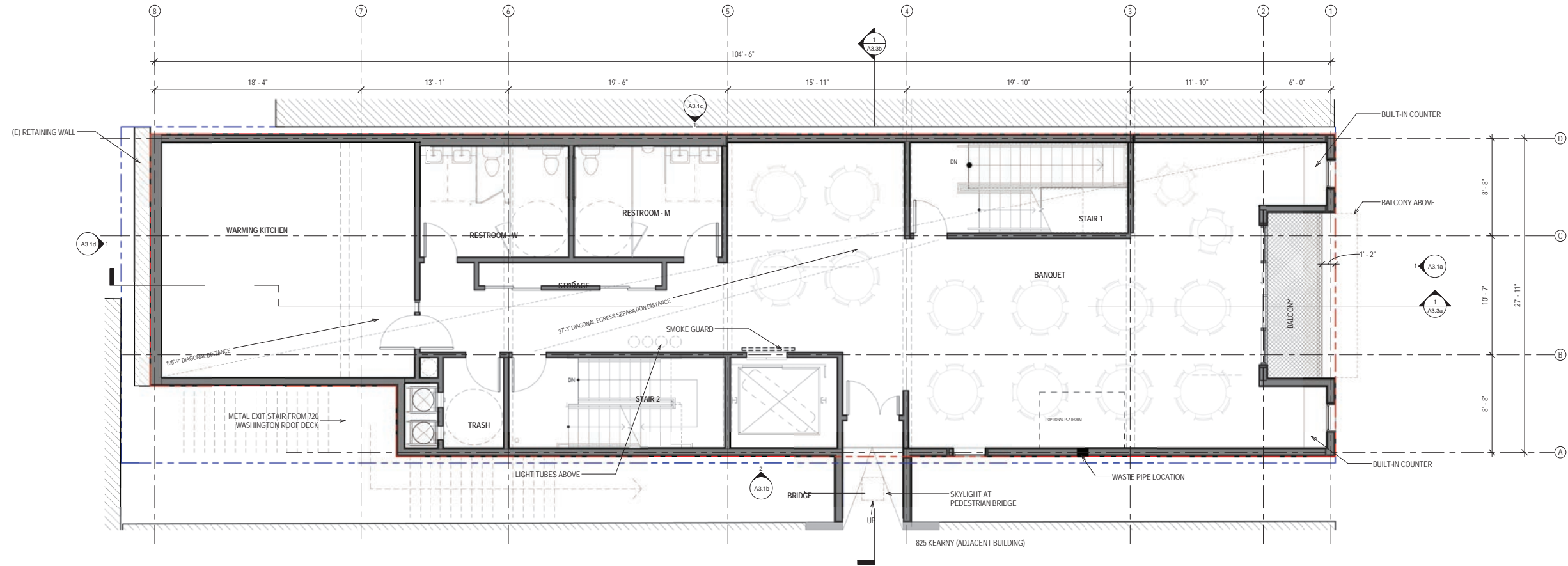


EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH / ST	A2.1a
Date: 11/28/2016	



2 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"



1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

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General Notes/Legend:

Consultant:

Stamp:

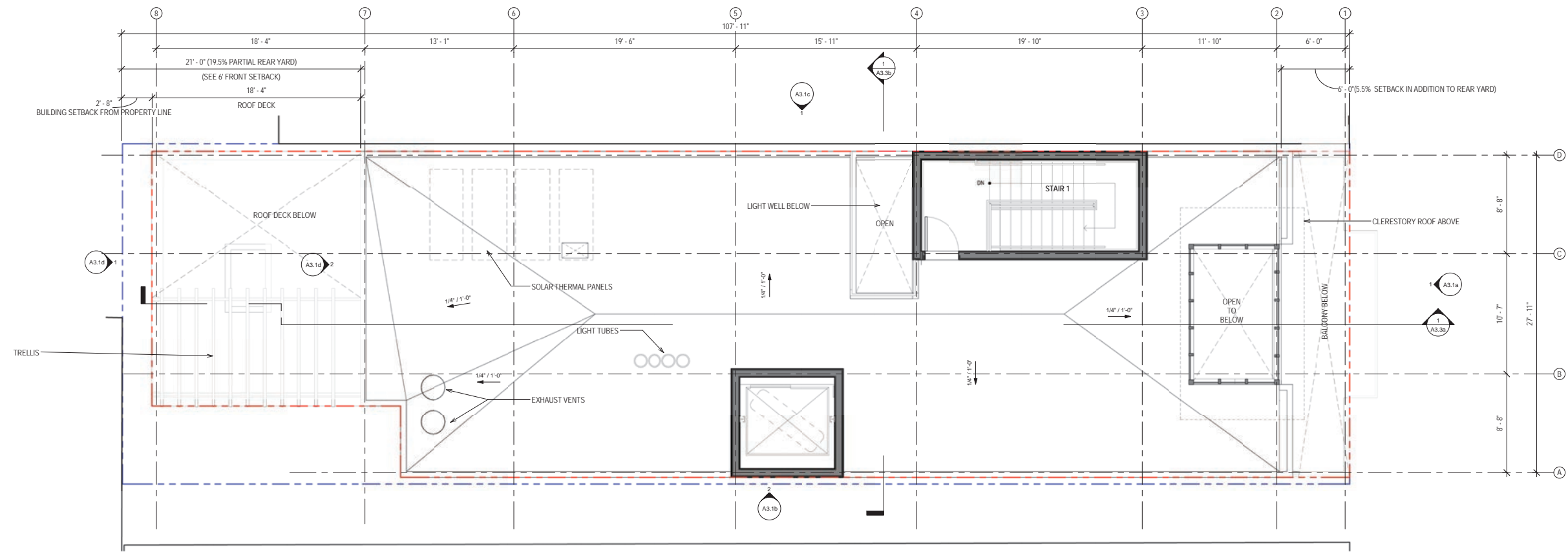
Rev. No.	Revision	Date
DO PROGRESS SET		9/15/2016
DRAWINGS FOR PLANNING CODE VARIANCES & CONDITIONAL USE PERMIT		11/28/2016

Project Number: 1303
Project Title:
827-829 Kearny Street
827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX
Sheet Title:
FLOOR PLANS - LEVEL 2 & LEVEL 3

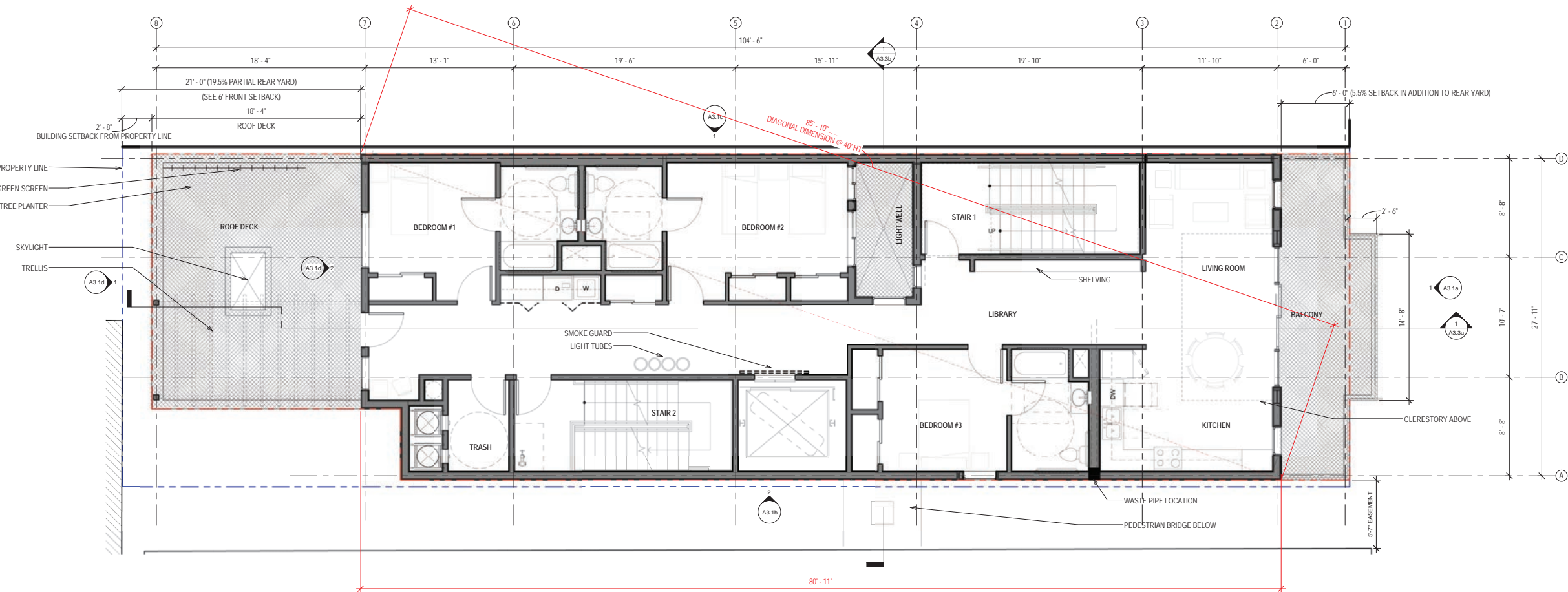


EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH / ST	A2.1b
Date: 11/28/2016	



2 ROOF PLAN
1/4" = 1'-0"



1 LEVEL 4 FLOOR PLAN
1/4" = 1'-0"

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Project Number 1303
Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
FLOOR PLANS - 4TH FLOOR, ROOF

Scale: 1/4" = 1'-0"
0' 2' 4' 8' 16'

Key Plan:
REF. NORTH

EXHIBIT A

Drawn By: AH
Checked: RH / ST
Date: 11/28/2016
Sheet Number:
A2.2a

Discloser:
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Project Number 1303

Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
EXTERIOR ELEVATION - KEARNY STREET

Scale: As indicated
0' 2' 4' 8' 16'

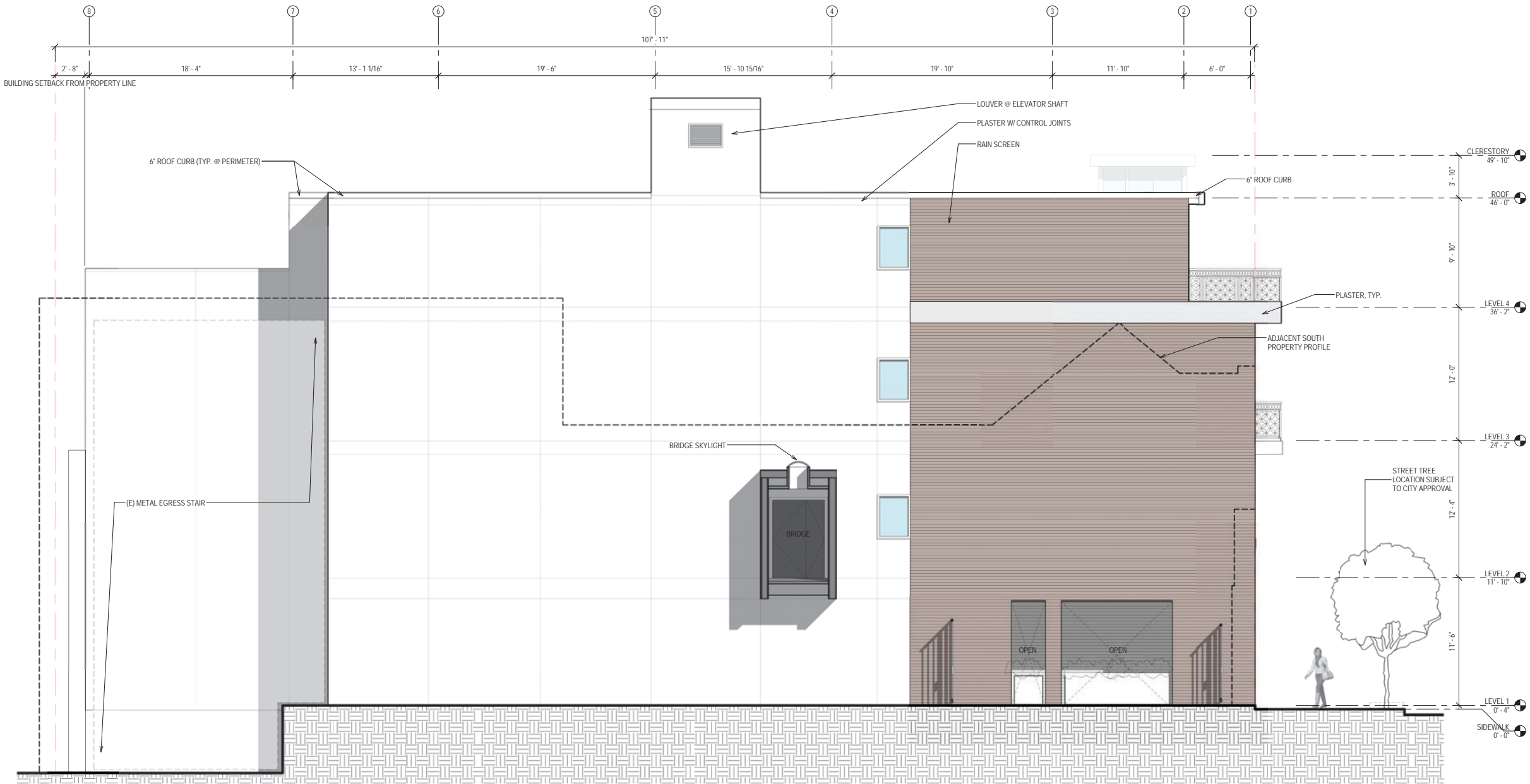
Key Plan:

EXHIBIT A

Drawn By: AH
Checked: RH / ST
Date: 11/28/2016

Sheet Number:
A3.1a





② ELEVATION AT SOUTH PROPERTY LINE
1/4" = 1'-0"

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General Notes/Legend:

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Project Number 1303

Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
**EXTERIOR ELEVATION -
SOUTH PROPERTY LINE**

Scale: 1/4" = 1'-0"
0' 2' 4' 8' 16'

Key Plan:

EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH / ST	A3.1b
Date: 11/28/2016	


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Project Number 1303

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APN: XXXXXXXX

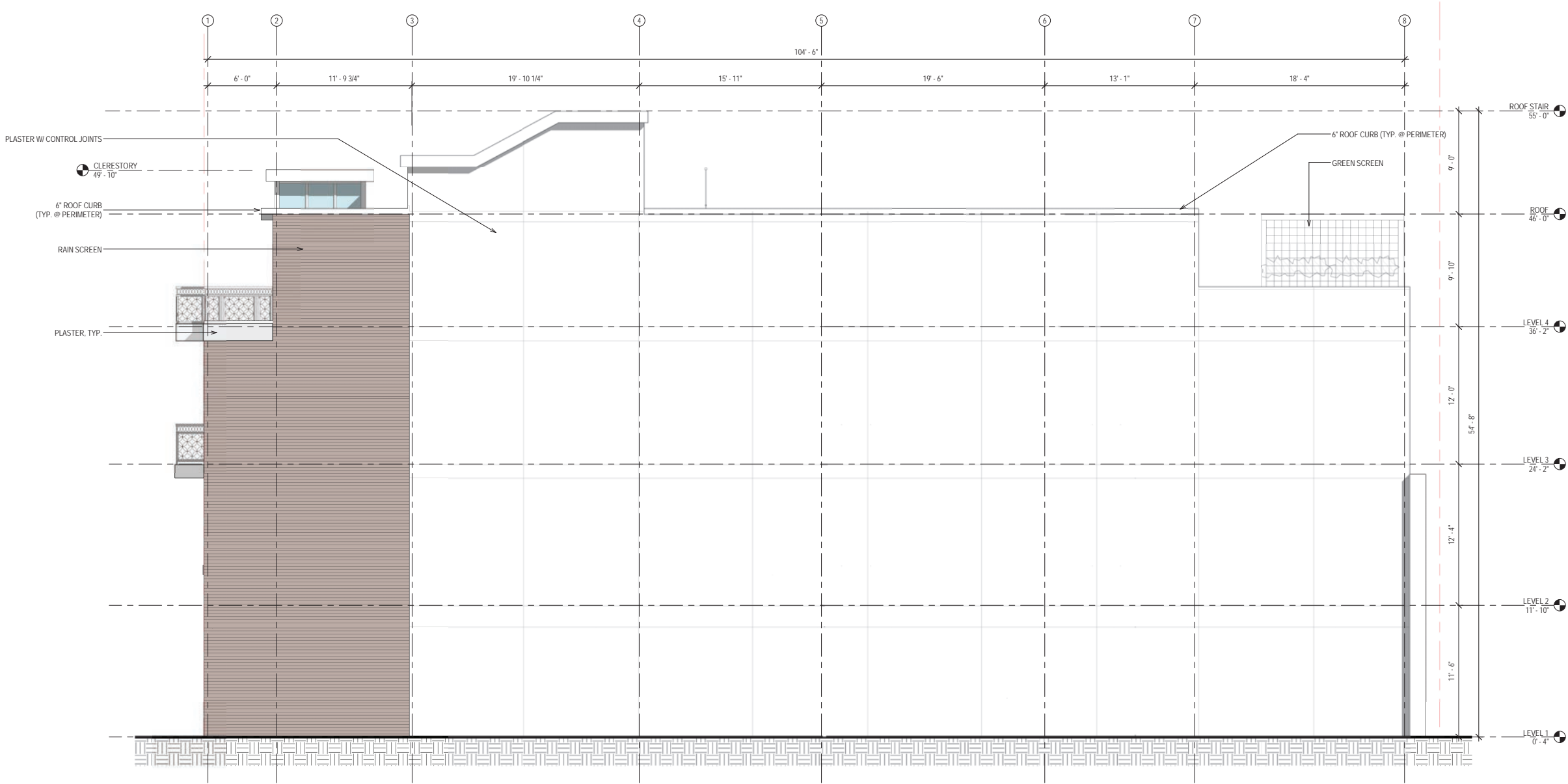
Sheet Title:
**EXTERIOR ELEVATION -
NORTH PROPERTY LINE**

Scale: 1/4" = 1'-0"


Key Plan:

EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH / ST	A3.1c
Date: 11/28/2016	



① ELEVATION AT NORTH PROPERTY LINE
1/4" = 1'-0"

Discriminator:

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Project Number 1303

Project Title:
827-829 Kearny Street

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San Francisco, CA 94108
APN: XXXXXXXX

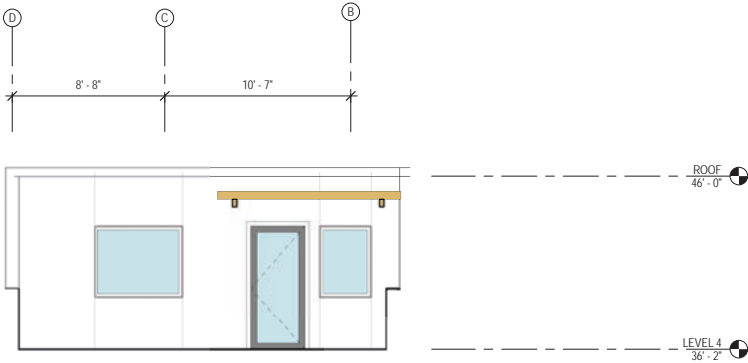
Sheet Title:
EXTERIOR ELEVATION - WEST

Scale: 1/4" = 1'-0"

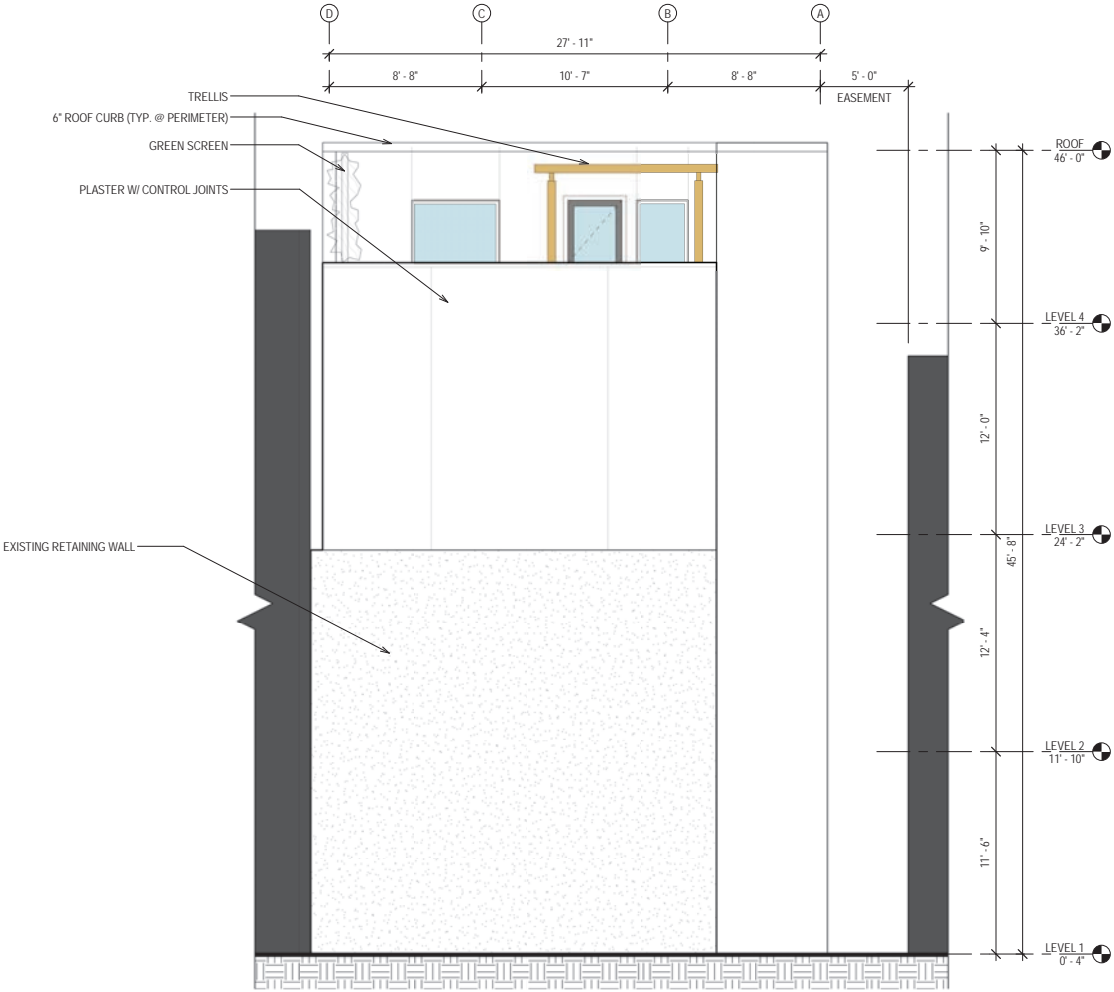


Key Plan:

EXHIBIT A	
Drawn By: AH	Sheet Number:
Checked: RH / ST	A3.1d
Date: 11/28/2016	



2 ROOF DECK - WEST ELEVATION
1/4" = 1'-0"



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

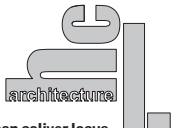
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Project Number 1303

Project Title:
827-829 Kearny Street

827 - 829 Kearny Street
San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
**BUILDING SECTION -
THROUGH RETAIL ENTRY**



Key Plan:

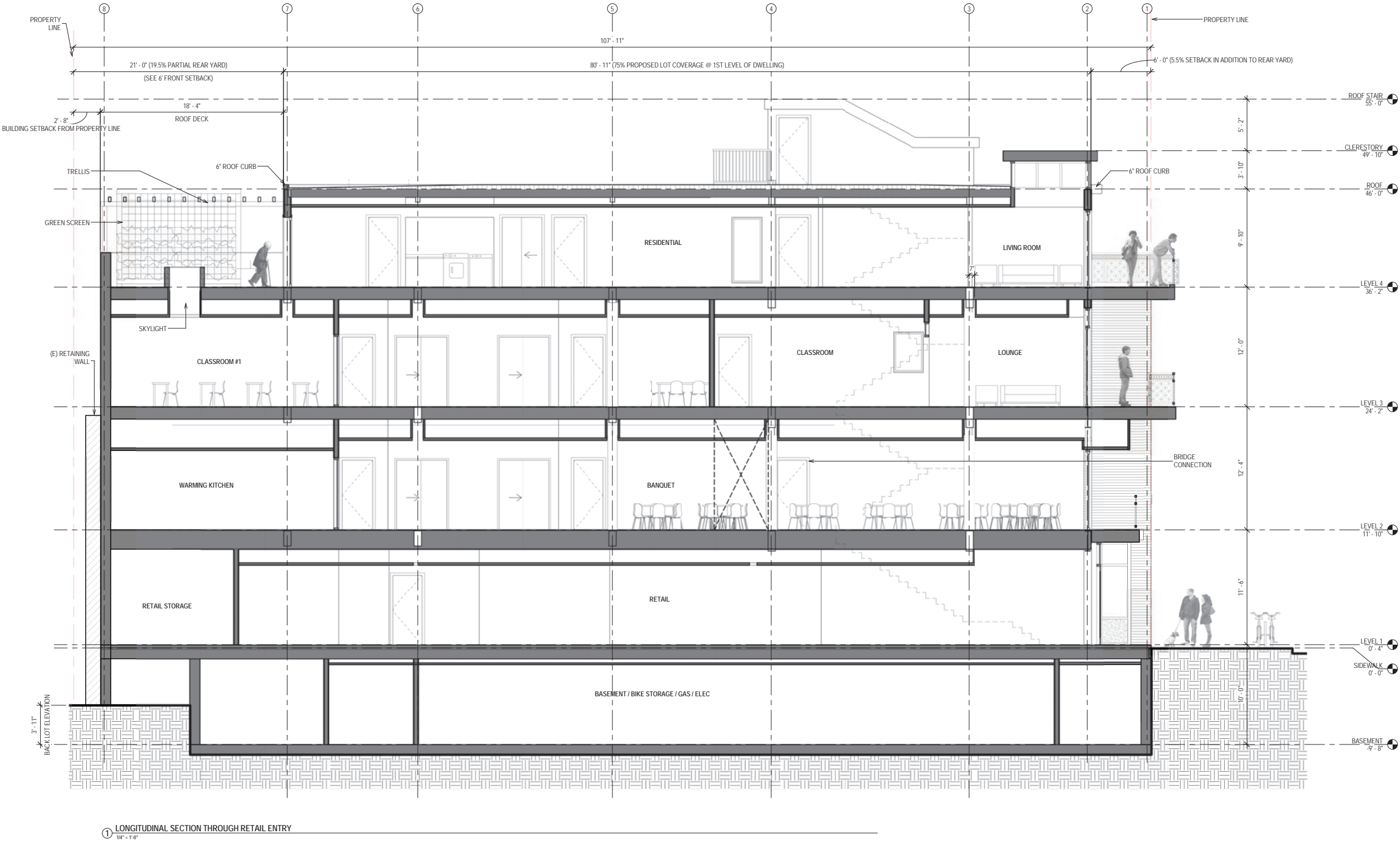
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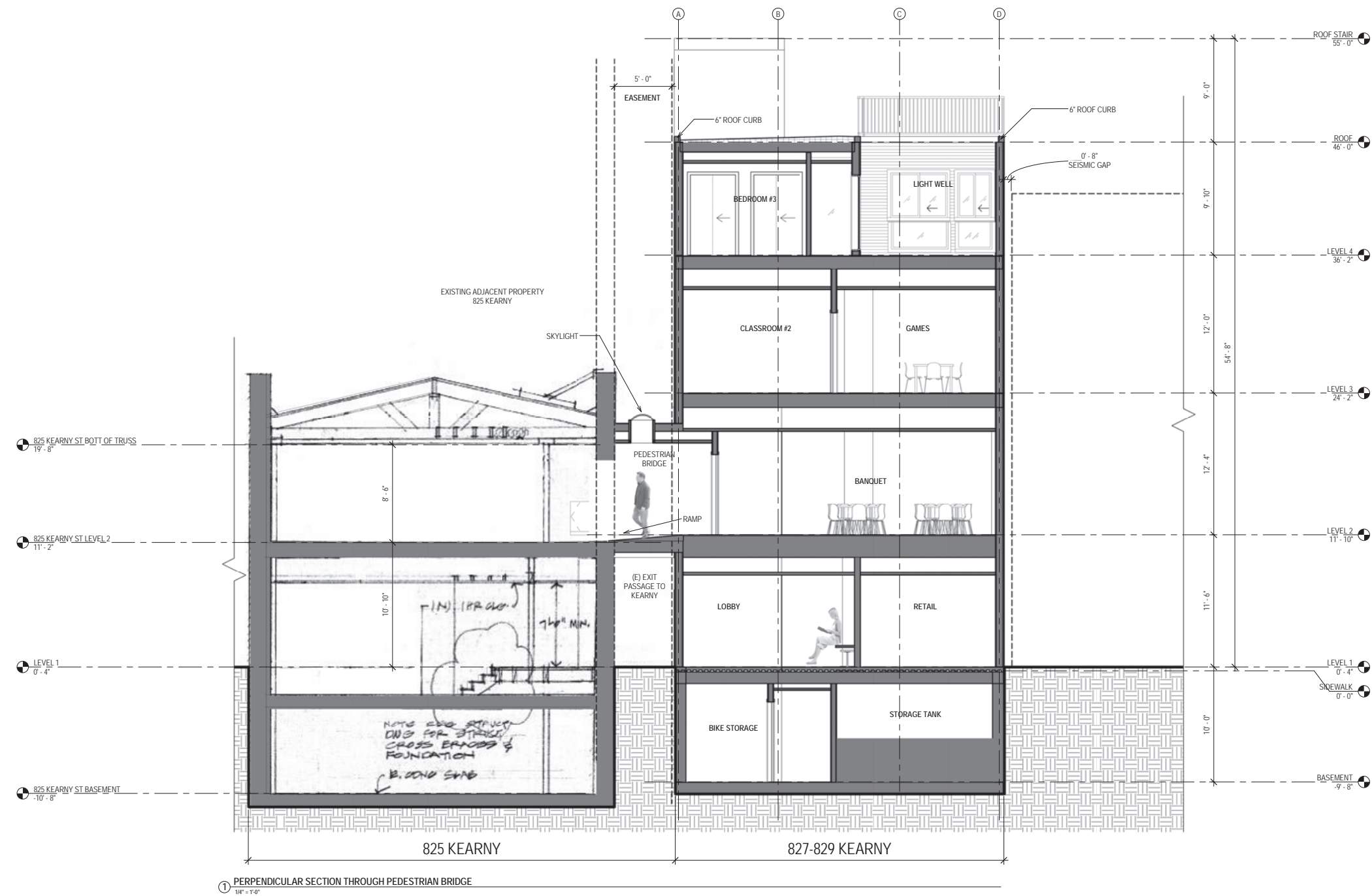
Drawn By: AH

Checked: RH / ST

Date: 11/28/2016

Sheet Number:
A3.3a





1 PERPENDICULAR SECTION THROUGH PEDESTRIAN BRIDGE
1/4" = 1'-0"

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General Notes/Legend:

Consultant:

Stamp:

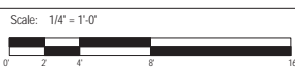
Rev. No.	Revision	Date
DO PROGRESS SET		9/15/2016
DRAWINGS FOR PLANNING CODE VARIANCES & CONDITIONAL USE PERMIT		11/28/2016

Project Number 1303

Project Title:
827-829 Kearny Street

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San Francisco, CA 94108
APN: XXXXXXXX

Sheet Title:
BUILDING SECTION - THROUGH PEDESTRIAN BRIDGE



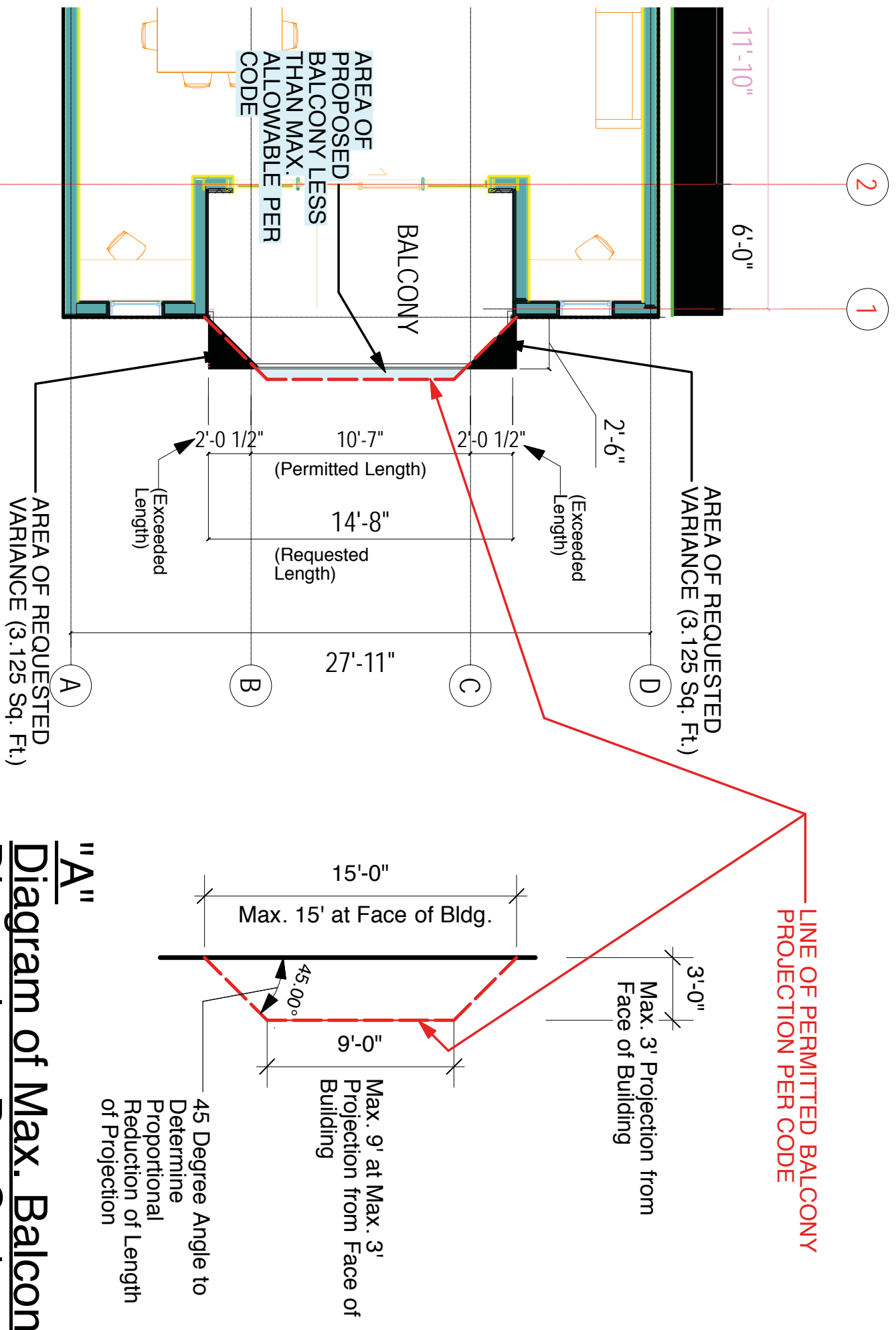
Key Plan:

EXHIBIT A

Drawn By: AH	Sheet Number:
Checked: RH / ST	A3.3b
Date: 11/28/2016	

827-829 Kearny Street

I November 2016



Balcony Variance Detail

(Occurs at Third and Fourth Floors Only)

Exhibit "C"

Survey of Chinatown Historic Area Buildings With Balconies Exceeding Planning Code Sec. 136 Requirements for Maximum Length of Obstructions Over Streets and Alleys

827-829 Kearny Street

I November 2016



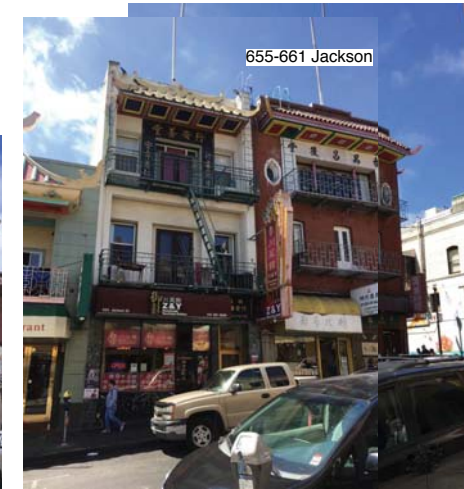
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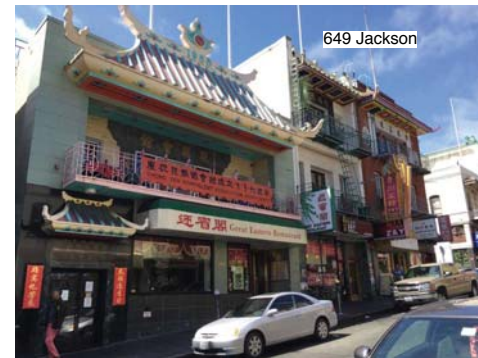
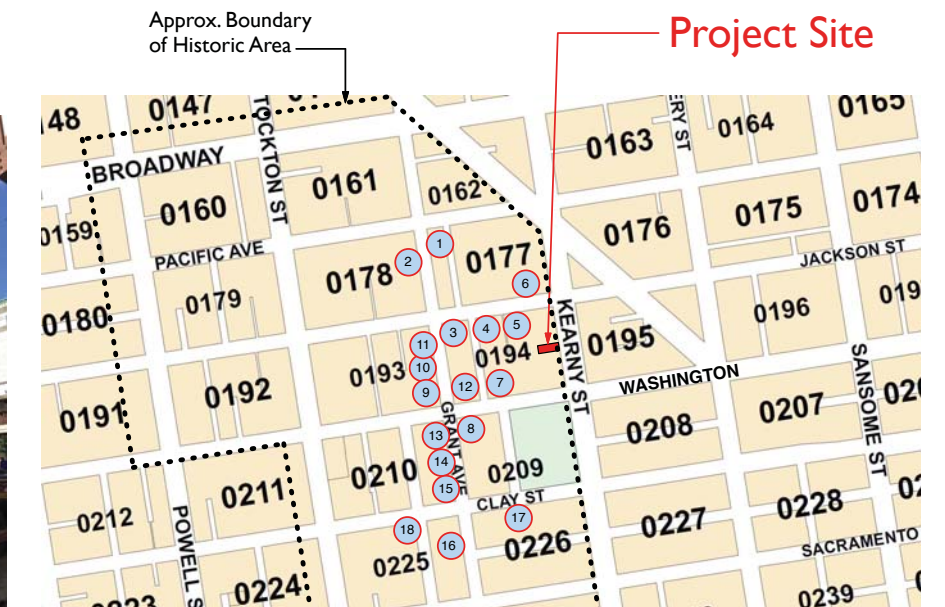
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3



4



5



6



7



8



9



10



11



12



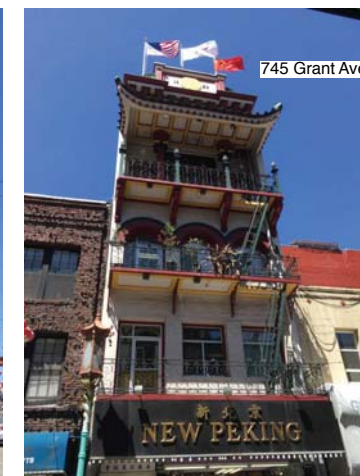
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14



15



16

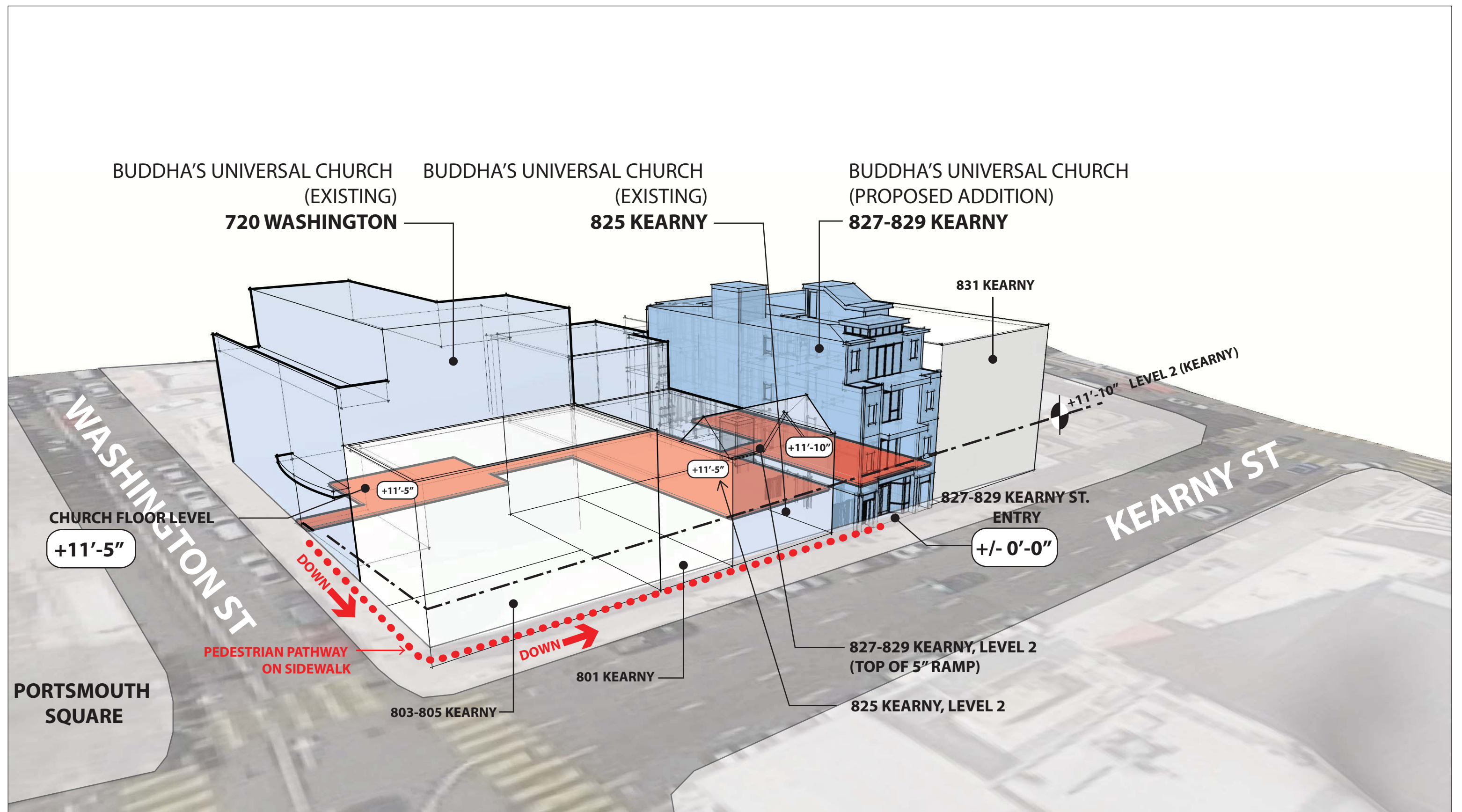


17



18

Exhibit "D"



LEVEL PATH OF TRAVEL

BETWEEN EXISTING BUDDHA'S UNIVERSAL CHURCH (720 WASHINGTON) & 2ND FLOOR OF PROPOSED BUILDING (827-829 KEARNY)

Exhibit "E"

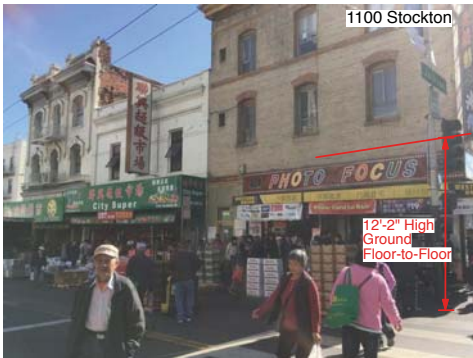
1 November 2016

Survey of Chinatown Historic Area Buildings With Ground Floor Height Less Than the Minimum 14' Floor-to-Floor Height Specified Per Code Sec. 145.1(C)4(B)

827-829 Kearny Street
I November 2016



1



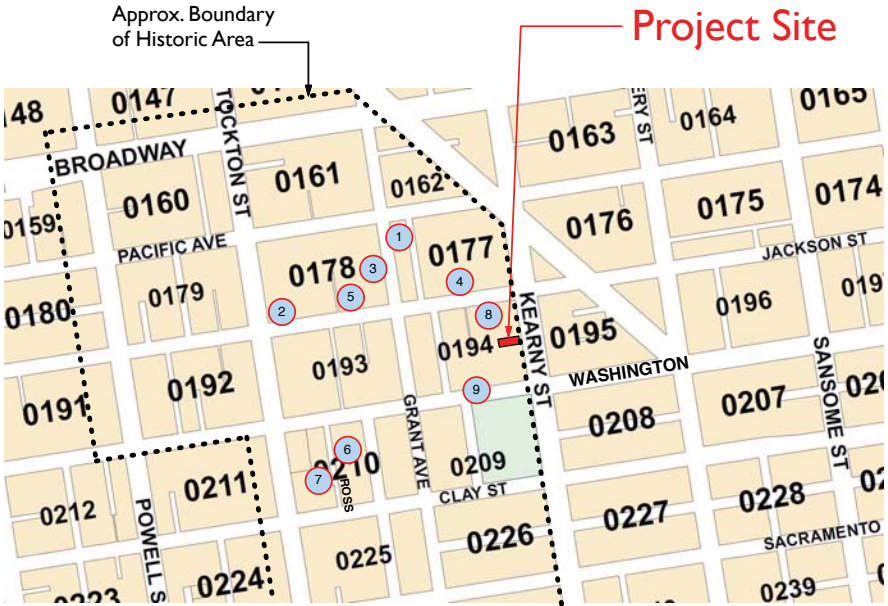
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3



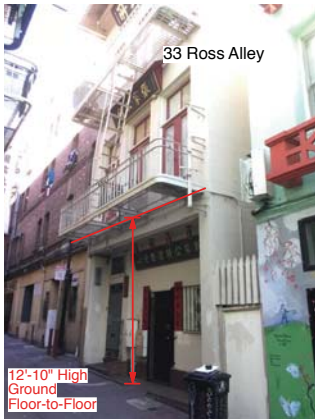
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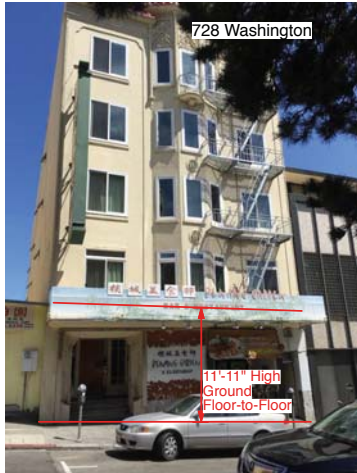
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7



8



9