



EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT, CONDITIONAL USE AUTHORIZATION & VARIANCE

HEARING DATE: SEPTEMBER 9, 2021

90-Day Deadline: When the 90-day review period ends or the new expiration date from an extension resolution

Case Number: 2016-015987PCACUAVAR

Project Address: 1750 Van Ness Avenue

Zoning: RC-4 (Residential-Commercial, High-Density) Zoning District
80-D Height and Bulk District
Van Ness Avenue Area Plan
Van Ness Special Use District

Block/Lot: 0646/003

Initiated by: Melinda Sarjapur, Project Sponsor
One Bush Street, Suite 600
San Francisco, CA 94104

Property Owner: American Buddhist Cultural Society
San Francisco, CA 94109

Staff Contact: Christopher May, Current Planning
Christopher.may@sfgov.org, (628) 652-7359

Reviewed by: Elizabeth Gordon-Jonckheer, Manager, Northwest Quadrant, Current Planning
Elizabeth.Gordon-Jonckheer@sfgov.org, (628) 652-7365

Recommendation: Approval

Planning Code Amendment

The proposed Ordinance would amend the Van Ness SUD (Planning Code Section 243) to exempt the subject property from the required 3:1 ratio of residential uses to non-residential uses in association with a project that proposes to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building.

The Way It Is Now:

The Van Ness SUD (Planning Code Section 243(c)(8)(A)) requires that in newly constructed structures, nonresidential uses shall only be permitted if the ratio between the amount of net additional occupied floor area for residential uses to the amount of occupied floor area for nonresidential uses in excess of the occupied floor area of structures existing on the site at the time the project is approved is 3 to 1 or greater.

The Way It Would Be:

The property at 1750 Van Ness Ave, Lot 019 in Assessor's Block 0622, would be exempt from the limitations of non-residential uses in the Van Ness Special Use District.

Project Description

The Project proposes the demolition of the existing 28,806 square-foot, two-story religious institutional building and the construction of a new six-story-over-basement Religious Institutional building (dba San Bao Temple) totaling approximately 40,687 gross square feet. On the ground floor, the Project proposes a retail bookstore and art gallery measuring approximately 1,185 square feet fronting Van Ness Avenue, and kitchen and dining facilities at the rear for communal dining offered services and events. On the second floor, a shrine area with seating for up to 300 members, two classrooms, and a lecture hall are proposed. At the third floor, the Project would feature a classroom along the Van Ness Avenue frontage, a landscaped outdoor roof deck featuring a meditation garden, as well as an enclosed meditation room at the rear, directly above and open to the main shrine area. In support of the Religious Institutional use, the Project would also provide three floors containing 30 private, no-cost efficiency dormitory rooms for short-term use by attendees of Temple events, monastics, scholars, and visiting volunteers engaged in supportive activity for the Temple. The Project will include one below-grade level with seven (7) off-street vehicular parking spaces and 18 Class One bicycle parking spaces, accessed from an existing curb cut along Clay Street.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

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

Issues and Considerations

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Design Review Comments

The project has changed in the following significant ways since the original submittal to the Department:

- o Reduction of approximately 2,036 square feet of gross floor area;
- o Reduction of rooftop mechanical penthouse from 13 feet in height to 4 feet in height;

- o Increase of ground floor façade transparency;

General Plan Compliance

Van Ness Avenue is the primary central north-south spine and is one of the widest streets in the City. It provides access between a number of focal points, including landmark buildings, cultural centers, important view corridors and the Bay. The Project will reinforce the existing pattern of large, monumental structures with fine-grain urban fabric by constructing an attractive new temple, retaining and expanding the long-standing Religious Institutional use. The Project has been thoughtfully designed to respect the scale and character of development in the neighborhood and to maximize light and air to adjacent developments and sidewalks. The building will reach a maximum height of 74 feet, which is consistent with the underlying 80-D Height and Bulk District and represents an appropriate scale of development along the notably wide Van Ness Avenue.

The Project site is easily accessible via numerous public transit options, including the Van Ness BRT, which is nearing completion. The existing San Bao Temple has operated for nearly 20 years at this site, with many visitors, scholars and monastics walking, biking, or utilizing public transit. Future visitors to the new temple are expected to continue using these modes of transportation. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

Public Comment

The Department has received 26 letters in support of the proposed project, including one from the Van Ness Corridor Neighborhoods Council and one from St. Luke's Episcopal Church, which is immediately to the north of the subject property. The Department has also received correspondence in opposition to the project from the homeowner's association for the adjacent condominium building directly to the south of the subject property. The opposition expressed concerns over the project's massing and its adverse effects on light and air for the residents of the building, as well as the project's lack of housing.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 155(r), 209.3, 253, 253.2 and 303 to permit the retention of a curb cut on a transit-preferential street, to permit a non-residential use greater than 6,000 square feet, to permit a height greater than 50 feet and to permit an Institutional use as part of a project that would demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple) within the RC-4 (Residential-Commercial, High-Density) Zoning District, an 80-D Height and Bulk District and the Van Ness Special Use District.

Recommendation

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

The Department recommends that the Commission *approve* the requests for Conditional Use Authorization with the attached Conditions of Approval.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Van Ness Avenue Area Plan and the Objectives and Policies of the General Plan. Although the Project does not result in any net new housing, it would significantly improve the appearance of the property, incorporating numerous attractively landscaped open areas, an entry garden, and the installation of a new street tree along Van Ness Avenue. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood because it will allow for the retention and expansion of the American Buddhist Cultural Society's ("ABCS") San Bao Temple, which has occupied the site for nearly 20 years, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

- Exhibit A: Draft Planning Commission Resolution with Ordinance
- Exhibit B: Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit C: Plans and Renderings
- Exhibit D: Environmental Determination
- Exhibit E: Land Use Data
- Exhibit F: Maps and Context Photos
- Exhibit G: Project Sponsor Brief



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: September 9, 2021

Project Name: 1750 Van Ness Avenue
Case Number: 2016-015987PCA
Initiated by: Melinda Sarjapur – Project Sponsor
Staff Contact: Christopher May, Current Planning
Christopher.May@sfgov.org, (628) 652-7359
Reviewed by: Elizabeth Gordon-Jonckheer
Elizabeth.Gordon-Jonckheer@sfgov.org, (628) 652-7365

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE SECTION 243 TO EXEMPT THE SUBJECT PROPERTY FROM THE REQUIRED 3:1 RATIO OF RESIDENTIAL USES TO NON-RESIDENTIAL USES IN ASSOCIATION WITH A PROJECT THAT PROPOSES TO DEMOLISH THE EXISTING TWO-STORY RELIGIOUS INSTITUTIONAL BUILDING AND CONSTRUCT A NEW SIX-STORY-OVER-BASEMENT RELIGIOUS INSTITUTIONAL BUILDING (DBA SAN BAO TEMPLE); ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on June 13, 2016, Melinda Sarjapur (hereinafter “Project Sponsor”) submitted Planning Code Amendment Application No. 2016-015987PCA (hereinafter “Application”), which would amend Planning Code Section 243 to exempt the subject property from the required 3:1 ratio of residential uses to non-residential uses in association with a project that proposes to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple) (hereinafter “Project”);

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 9, 2021; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c); and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

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 Commission finds that the proposed Ordinance will allow for the continuation of an existing community-serving Religious Institutional use, which contributes to the neighborhood character along the Van Ness Avenue corridor.
2. The Commission finds that the proposed Ordinance will not impede housing goals of the Van Ness SUD as the site is not currently occupied by residential uses and the remaining residential development potential within the Van Ness SUD exceeds original assumptions for maximum housing production.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

VAN NESS AVENUE AREA PLAN

Objectives and Policies

OBJECTIVE 5

ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

Policy 5.1

Establish height controls to emphasize topography and adequately frame the width of the Avenue.

Policy 5.2

Encourage a regular street wall and harmonious building forms along the Avenue.

OBJECTIVE 6

ENCOURAGE DISTINGUISHED ARCHITECTURE WHOSE SCALE, COMPOSITION, AND DETAILING ENHANCES THE OVERALL DESIGN STRUCTURE OF THE AVENUE AND RELATES TO HUMAN SCALE.

Policy 6.1

Design exterior facades which complement and enhance significant works of architecture along the Avenue.

Policy 6.3

Incorporate setbacks and/or stepping down of building form on new developments – and major renovations when necessary – to increase sun exposure on sidewalks.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2

Avoid extreme contrasts in color, shape and other characteristics.

Policy 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

Policy 4.14

Remove and obscure distracting and cluttering elements.

Policy 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1 Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

As noted in the Van Ness Avenue Plan, Van Ness Avenue is the central north-south spine and one of the widest streets in the City. Van Ness Avenue provides access between a number of focal points, including landmark buildings, cultural centers, important view corridors and the Bay. The juxtaposition on the Avenue of large, monumental structures with fine-grain urban fabric to the east creates an exciting contrast within the cityscape.

The Ordinance will facilitate a project that will reinforce the existing urban pattern by constructing an attractive new temple, retaining and expanding the long-standing ABCS use. In addition, the Project has been thoughtfully designed to respect the scale and character of development in the neighborhood and to maximize light and air to adjacent developments and sidewalks. The building will reach a maximum height of 74 feet, which is consistent with the underlying 80-D Height and Bulk District and represents an appropriate scale of development along the notably wide Van Ness Avenue.

The new temple would be an inspirational, landmark-quality building, enhancing the overall design structure of the Avenue. Its modern design would complement the adjacent St. Luke's Episcopal Church structure as well as other notable area buildings.

The Project site is easily accessible via numerous public transit options, including MUNI lines 01, 01A, 1B, 19, 27, 12, 31A, 31B, 38A, 38B, 41, 47, 61, 76, 90 OWL and the Van Ness BRT, which is nearing completion. The existing San Bao Temple has operated for nearly 20 years at this site, with many visitors, scholars and monastics walking, biking, or utilizing public transit. Future visitors to the new temple are expected to continue using these modes of transportation. On balance, the Ordinance is consistent with the Objectives and Policies of the General Plan.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code 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 enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. For more than 20 years, this site has been occupied by the American Buddhist Cultural Society's San Bao Temple. The Project would replace the existing temple with an enhanced religious institutional use. No neighborhood-serving retail uses would be displaced.

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

preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing, but will conserve and protect neighborhood character by allowing for the retention and expansion of an existing Religious Institutional use (dba San Bao Temple), which has occupied this site for more than 20 years.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The Property is located on Van Ness Avenue which is a major commercial thoroughfare. The area is well-served by public transit including the 1 and 1A California, 1B California, 19 Polk, 27 Bryant, 12 Folsom, 31A and 31B Balboa Express, 38A and 38B Geary Express, 41 Van Ness, 47 Van Ness, 61 California, 76 Marin Headlands, and 90 OWL MUNI bus lines, as well as the Van Ness Bus Rapid Transit (BRT) line, which is nearing completion. The BRT will enhance public transit options in the area by creating a dedicated bus lane for MUNI's 47 and 49 routes and Golden Gate Transit along two miles of Van Ness Avenue, including the area adjacent to the site. The existing San Bao Temple has operated for more than 20 years at this site, with many visitors, scholars and monastics walking, biking, or utilizing public transit. The Project would continue and expand this existing Religious Institutional use and is not anticipated to impede Muni transit or overburden neighborhood streets or parking.

- 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

- G. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 9, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: September 9, 2021

1 [Planning Code - Exempting Certain Religious Institutional Development From Nonresidential
2 Use Limitations Of The Van Ness Special Use District])

3 **Ordinance amending the Planning Code to exempt development proposing new**
4 **construction of religious institutional use on Assessor's Block 0622, Lot 019 from**
5 **nonresidential use limitations of the Van Ness Special Use District; affirming the**
6 **Planning Department's determination under the California Environmental Quality Act;**
7 **and making findings of consistency with the General Plan and the eight priority**
8 **policies of Planning Code Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
12 **Board amendment additions** are in Arial font.
13 **Board amendment deletions** are in ~~Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
22 determination.

23 (b) On September 9, 2021, the Planning Commission, in Resolution No. _____,
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
25 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
2 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

3
4 Section 2. The Planning Code is hereby amended by revising Section 243, to read as
5 follows:

6 SEC. 243. VAN NESS SPECIAL USE DISTRICT.

7 * * * *

8 (c) Controls. All provisions of the Planning Code applicable to an RC-4 District shall
9 apply except as otherwise provided in this Section.

10 * * * *

11 (8) Limitation of Nonresidential Uses.

12 (A) Residential Uses; Ratio Established. In newly constructed structures,
13 nonresidential uses shall only be permitted if the ratio between the amount of net additional
14 occupied floor area for residential uses, as defined in this paragraph below, to the amount of
15 occupied floor area for nonresidential uses in excess of the occupied floor area of structures
16 existing on the site at the time the project is approved is 3 to 1 or greater. In additions to
17 existing structures that exceed 20 percent of the gross floor area of the existing structure,
18 nonresidential uses shall be permitted in the addition in excess of 20 percent only if the ratio
19 between the amount of occupied floor area for residential use, as defined in this paragraph
20 below, to the area of occupied floor area for nonresidential use is 3 to 1 or greater. This
21 residential use ratio shall not apply to *(i)* development sites in the Van Ness Special Use
22 District that have less than 60 feet of street frontage on Van Ness Avenue and have no street
23 frontage other than the Van Ness Avenue frontage; *or (ii) development proposing new*
24 *construction of a religious institutional use on Assessor's Block 0622, Lot 019.* For purposes of this
25

1 Section, "nonresidential uses" shall mean any use not defined as a Residential Use in Section
2 102 and principally or conditionally permitted in the Van Ness Special Use District.

3 * * * *

4
5 Section 3. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.

9
10 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.

16
17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By: _____
21 ATTORNEY'S NAME
22 Deputy City Attorney
23
24
25

Exhibit B:

Draft Motion – Conditional Use Authorization with Conditions of Approval



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 9, 2021

Record No.: 2016-015987CUA
Project Address: 1750 VAN NESS AVENUE
Zoning: RC-4 (Residential-Commercial, High-Density) Zoning District
80-D Height and Bulk District
Van Ness Avenue Area Plan
Van Ness Special Use District
Block/Lot: 0622/019
Project Sponsor: Melinda Sarjapur
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: American Buddhist Cultural Society
San Francisco, CA 94109
Staff Contact: Christopher May – (628) 652-7359
Christopher.may@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 155(r), 209.3, 253, 253.2 AND 303 TO PERMIT THE RETENTION OF A CURB CUT ON A TRANSIT-PREFERENTIAL STREET, TO PERMIT A NON-RESIDENTIAL USE GREATER THAN 6,000 SQUARE FEET, TO PERMIT A HEIGHT GREATER THAN 50 FEET AND TO PERMIT AN INSTITUTIONAL USE AS PART OF A PROJECT THAT WOULD DEMOLISH THE EXISTING TWO-STORY RELIGIOUS INSTITUTIONAL BUILDING AND CONSTRUCT A NEW SIX-STORY-OVER-BASEMENT RELIGIOUS INSTITUTIONAL BUILDING (DBA SAN BAO TEMPLE) WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH-DENSITY) ZONING DISTRICT, AN 80-D HEIGHT AND BULK DISTRICT AND THE VAN NESS SPECIAL USE DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 13, 2017, Melinda Sarjapur of Reuben, Junius & Rose LLP (hereinafter "Project Sponsor") filed Application No. 2016-015987CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish the existing two-story religious institutional building and construct a new six-story-over-basement religious institutional building (dba San Bao Temple) (hereinafter "Project") at 1750 Van Ness Avenue, Block 0622 Lot 019 (hereinafter "Project Site").

On August 27, 2021, 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.

On September 9, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-015987CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2016-015987CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-015987CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project proposes the demolition of the existing 28,806 square-foot, two-story religious institutional building and the construction of a new six-story-over-basement Religious Institutional building (dba San Bao Temple) totaling approximately 40,687 gross square feet. On the ground floor, the Project proposes a retail bookstore and art gallery measuring approximately 1,185 square feet fronting Van Ness Avenue, and kitchen and dining facilities at the rear for communal dining offered services and events. On the second floor, a shrine area with seating for up to 300 members, two classrooms, and a lecture hall are proposed. At the third floor, the Project would feature a classroom along the Van Ness Avenue frontage, a landscaped outdoor roof deck featuring a meditation garden, as well as an enclosed meditation room at the rear, directly above and open to the main shrine area. In support of the Religious Institutional use, the Project would also provide three floors containing 30 private, no-cost efficiency dormitory rooms for short-term use by attendees of Temple events, monastics, scholars, and visiting volunteers engaged in supportive activity for the Temple. The Project will include one below-grade level with seven (7) off-street vehicular parking spaces and 18 Class One bicycle parking spaces, accessed from an existing curb cut along Clay Street.
- 3. Site Description and Present Use.** The Project is located on an L-shaped lot measuring approximately 13,195 square feet, which has approximately 64 feet of frontage along Van Ness Avenue and 17.5 feet of frontage along Clay Street. The subject property contains an existing two-story Religious Institutional building (dba San Bao Temple) totaling approximately 28,806 square feet of gross floor area. The project site currently contains 13 parking spaces on a surface parking lot, accessed from Clay Street.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning District in the Van Ness Avenue Area Plan. The immediate context is mixed in character with residential, commercial, and institutional uses. Immediately adjacent to the subject property and to the north is a Place of Worship (dba St. Luke's Episcopal Church) and immediately to adjacent to the subject property and to the south is a 7-story multiunit residential building. Directly across Van Ness Avenue and to the west are three 7-story multiunit residential buildings, and directly behind the subject property and to the east is a 2-story automobile repair garage.
- 5. Public Outreach and Comments.** The Department has received 26 letters in support of the proposed project, including one from the Van Ness Corridor Neighborhoods Council and one from St. Luke's Episcopal Church, which is immediately to the north of the subject property. The Department has also received correspondence in opposition to the project from the homeowner's association for the adjacent condominium building directly to the south of the subject property. The opposition expressed concerns over the project's massing and its adverse effects on light and air for the residents of the building, as well as the project's lack of housing.
- 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. **Use and Use Size.** Planning Code Section 209.3 permits Religious Institutional uses as Conditional Uses within the RC-4 Zoning District. Non-residential uses exceeding 6,000 square feet are permitted only as Conditional Uses.

The Project proposes a Religious Institutional use exceeding 6,000 square feet; therefore, Conditional Use Authorization is required.

- B. **Basic Floor Area Ratio.** Planning Code Section 124 allows a Floor Area Ratio (FAR) of up to 4.8 to 1 within the RC-4 Zoning District. The Project Site has an area of approximately 13,195 square feet; therefore, the allowable FAR would permit a building of up to 63,336 square feet of Gross Floor Area.

The Project proposes an FAR of approximately 3.1 to 1, which is within the limit allowed by Code.

- C. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 25 percent of the total lot depth at all floors containing a dwelling unit.

The Project does not propose residential uses; therefore, no rear yard is required.

- D. **Street Frontage in Residential Commercial Districts.** Section 145.1 of the Planning Code requires that within RC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. A minimum ground floor ceiling height of 14 feet is required for non-residential uses. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

The subject commercial space has approximately 64 feet of frontage on Van Ness Avenue of which approximately 61% is clear and unobstructed, with a ground floor ceiling height of 17 feet. The project proposes a garage door measuring approximately 12 feet in width on the Clay Street frontage, which exceeds 1/3 of the total frontage on that street; therefore, a Variance is required. The Zoning Administrator will consider the Variance request concurrently with the Planning Commission's consideration of the Conditional Use request.

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code permits a maximum of one (1) off-street parking spaces per 20 seats for Religious Institutional uses and a maximum of one (1) off-street parking space per 500 square feet of Retail uses in a Residential Commercial Zoning District. Planning Code Section 152 does not require any off-street loading spaces for Institutional uses with a gross floor area less than 100,000 square feet. Planning Code Section 155(r) restricts new curb cuts or the retention of existing curb cuts in new developments on Transit-Preferential Streets. Where an alternative frontage is not available, parking or loading access along any Transit Preferential Street may be allowed as a Conditional Use where the Planning Commission can determine that the final

design of the parking access minimizes negative impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.

The project proposes seven (7) off-street parking in a below-grade garage accessed via the Clay Street frontage and does not propose any off-street loading spaces. Clay Street is designated as a Transit-Preferential Street in the General plan; therefore, Conditional Use Authorization is required in order to retain the existing curb cut.

- F. **Bicycle Parking, Lockers and Showers.** Planning Code Section 155.2 requires the provision of at least ten (10) Class 1 bicycle parking spaces for Religious Institutional uses with fewer than 500 seats and a minimum of eight (8) Class 1 bicycle parking spaces for the dormitory portion of the project. The Planning Code also requires at least one (1) Class 2 bicycle parking space for every 50 seats for Religious Institutional uses, two (2) spaces for the retail portion of the project, two (2) spaces for the classroom portion of the project and two (2) spaces for the dormitory portion of the project. The Planning Code also requires two (2) showers and twelve (12) clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet. Therefore, the project is required to provide a minimum of eighteen (18) Class 1 bicycle spaces, twelve (12) Class 2 bicycle spaces, two (2) showers and twelve (12) clothes lockers.

The project will provide a total of eighteen (18) Class 1 bicycle parking spaces in a secure, weather-protected bicycle storage area in the basement level, and twelve (12) Class 2 bicycle parking spaces will be provided along the sidewalk. The project will also provide twelve (12) clothes lockers on the second floor and two (2) showers on the ground floor.

- G. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 15 points.

The Project submitted a completed Environmental Evaluation Application prior to January 1, 2018. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 11 points. As currently proposed, the Project will achieve its required 11 points through the following TDM measures:

- Bicycle Parking (Option A)
- Showers and Lockers
- Bicycle Repair Station
- Contributions or Incentives for Sustainable Transportation (Option C)
- Multimodal Wayfinding Signage
- Real Time Transportation Displays

- H. **Limitation of Non-Residential Uses in the Van Ness Special Use District.** In newly constructed structures, Planning Code Section 243(c)(8)(A) allows non-residential uses only if the ratio between the amount of net additional occupied floor area for residential uses to the amount of occupied floor area for non-residential uses in excess of the occupied floor area of structures existing on the site at

the time the project is approved is 3 to 1 or greater.

The project proposes no residential uses; therefore, the ratio of residential floor area to non-residential floor area would be less than 3-to-1. The Project Sponsor has proposed an amendment to Section 243 of the Planning Code (Application No. 2016-015987PCA), which would exempt the subject property from these requirements. The Planning Commission will consider the proposed Planning Code Amendment concurrently with this Conditional Use Authorization request.

- I. **Height Limits in the RC Zoning District and the Van Ness Special Use District.** Pursuant to Planning Code Sections 253 and 253.2, any new construction exceeding 50 feet in height in the RC-4 Zoning District and Van Ness Special Use District shall be permitted only as a Conditional Use upon approval by the Planning Commission. When acting on any Conditional Use application pursuant to this Section, the Planning Commission may, in addition to any other requirements deemed appropriate, require a setback of up to 20 feet at a height of 50 feet or above for all or portions of a building if it determines that this requirement is necessary in order to maintain the continuity of the prevailing street wall height established by the existing buildings along Van Ness Avenue within two blocks of the proposed building.

The Project proposes a building height of 74 feet in the RC-4 Zoning District and the Van Ness Special Use District; therefore, Conditional Use Authorization is required. A front setback for the upper portion of the building is not necessary in order to maintain the continuity of the prevailing street wall established by the existing buildings along Van Ness Avenue. Such a setback would also preclude the provision of the interior court on the upper levels of the building which provides for the retention of light and air onto adjacent properties.

- J. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 80 feet.

The Project proposes a building height of 74 feet and is therefore compliant with this requirement.

- K. **Bulk.** Per Planning Code Section 270, the project is limited to a maximum building plan length of 110 feet and a maximum diagonal dimension of 140 feet for the portion of the building above 40 feet.

The Project proposes a building length of approximately 96 feet and a diagonal dimension of 109 feet for the portion of the building above 40 feet and is therefore compliant with this requirement.

- L. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in new construction of a Non-Residential use in excess of 800 gross square feet.

The Project proposes 40,687 square feet of non-residential uses and will pay the appropriate Transportation Sustainability Fee prior to issuance of a building permit.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 necessary and desirable because it will allow for the retention and expansion of the American Buddhist Cultural Society's ("ABCS") San Bao Temple, which has occupied the site for nearly 20 years. The temple is a strong and uplifting community presence, offering classes in the practice of Buddhism, meditation sessions, youth group activities and religious and cultural events. Replacing the existing building with an attractive, modern temple will better accommodate the ABCS' ongoing spiritual, educational, and community-building activities.

The Project proposes a scale of development that is compatible with the surrounding neighborhood. The site is within an 80-D Height and Bulk District, and proposes a maximum building height of 74 feet. The building segment along Van Ness Avenue would reach just 50' to the top of parapet, respecting the existing street wall while remaining significantly shorter than the immediately adjacent St. Luke's Episcopal Church and multi-unit condominium building at 1776 Sacramento Street. In addition, the Project has been designed to incorporate a central courtyard, maximizing the retention of light and air to adjacent properties.

The Project proposes to utilize the existing 10-foot-wide curb cut on Clay Street to access a below-grade parking garage containing space for 7 vehicular parking spaces and 18 Class 1 bicycle parking spaces. As such, the Project represents a substantial reduction from the thirteen (13) existing surface parking spaces and creation of a new secure bicycle parking storage area.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed expansion of the San Bao Temple represents the ideal use for this mid-block parcel. The site is located between St. Luke's Episcopal Church to the north and a multi-unit condominium building to the south that has been built to its property line. The proposed temple has been thoughtfully designed to center on a light-filled courtyard, maximizing light and air access and minimizing adverse effects on the adjacent residences and the stained-glass windows at St. Luke's Episcopal Church. The Project's proposed massing will respect the scale of development in the area while maintaining the existing street wall along Van Ness Avenue.

- (2) 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 existing San Bao Temple has operated for nearly 20 years at this site, with many visitors, scholars and monastics walking, biking, or utilizing public transit. The Project would continue and expand this Religious Institutional use and is not anticipated to impede Muni transit or overburden neighborhood streets or parking. The area is well-served by public transit, including MUNI lines 01, 01A, 1B, 19, 27, 12, 31A, 31B, 38A, 38B, 41, 47, 61, 76, and 90 OWL. Further, the Van Ness Bus Rapid

Transit (“BRT”) is nearing completion and will enhance public transit options in the area by creating a dedicated bus lane for MUNI’s 47 and 49 routes and Golden Gate Transit along two miles of Van Ness Avenue, including the area adjacent to the site.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project is not expected to generate significant amounts of noise, glare, dust or odor. In addition, the Project will use high-insulated materials to reduce noise from penetrating to the outside.

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

The Project would significantly improve the appearance of the property, incorporating numerous attractively landscaped open areas, an entry garden, and the installation of a new street tree along Van Ness Avenue. The new six-story temple would be a landmark-quality building, enhancing the neighborhood. Appropriate lighting, signage, and screening of off-street parking would be provided.

- 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 in Subsection 8 below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purposed of RC Districts in that the project includes retail uses at the ground floor and enhances the compact, walkable, transit-oriented and mixed-use nature of this district.

The Van Ness Special Use District is intended to implement the objectives and policies of the Van Ness Avenue Area Plan, which is part of the General Plan. The Van Ness Avenue Area Plan includes objectives and policies aimed at creating of a mix of residential and commercial uses on the boulevard, preserving and enhancing of the pedestrian environment, encouraging the retention and appropriate alteration of architecturally and historically significant and contributory buildings, conserving the existing housing stock, and enhancing the visual and urban design quality of the street. The Project will provide development in conformity with the Van Ness Special Use District by facilitating the retention of the long-standing Religious Institution at the site, which contributes to the mixed-use character of the surrounding neighborhood. The proposed accessory retail uses (bookstore and teahouse) on the ground floor and accessible to the public would help to activate the street frontage. Further, the new attractively designed, modern temple will directly advance objectives of the Van Ness Avenue Area Plan to enhance visual and urban design quality of the street.

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

Policies of the General Plan:

VAN NESS AVENUE AREA PLAN

Objectives and Policies

OBJECTIVE 5

ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

Policy 5.1

Establish height controls to emphasize topography and adequately frame the width of the Avenue.

Policy 5.2

Encourage a regular street wall and harmonious building forms along the Avenue.

OBJECTIVE 6

ENCOURAGE DISTINGUISHED ARCHITECTURE WHOSE SCALE, COMPOSITION, AND DETAILING ENHANCES THE OVERALL DESIGN STRUCTURE OF THE AVENUE AND RELATES TO HUMAN SCALE.

Policy 6.1

Design exterior facades which complement and enhance significant works of architecture along the Avenue.

Policy 6.3

Incorporate setbacks and/or stepping down of building form on new developments – and major renovations when necessary – to increase sun exposure on sidewalks.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2

Avoid extreme contrasts in color, shape and other characteristics.

Policy 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

Policy 4.14

Remove and obscure distracting and cluttering elements.

Policy 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1 Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

As noted in the Van Ness Avenue Plan, Van Ness Avenue is the central north-south spine and one of the widest streets in the City. Van Ness Avenue provides access between a number of focal points, including landmark buildings, cultural centers, important view corridors and the Bay. The juxtaposition on the Avenue of large, monumental structures with fine-grain urban fabric to the east creates an exciting contrast within the cityscape.

The Project will reinforce the existing urban pattern by constructing an attractive new temple, retaining and expanding the long-standing ABCS use. In addition, the Project has been thoughtfully designed to respect the scale and character of development in the neighborhood and to maximize light and air to adjacent developments and sidewalks. The building will reach a maximum height of 74 feet, which is consistent with the underlying 80-D Height and Bulk District and represents an appropriate scale of development along the notably wide Van Ness Avenue.

The new temple would be an inspirational, landmark-quality building, enhancing the overall design structure of the Avenue. Its modern design would complement the adjacent St. Luke's Episcopal Church structure as well as other notable area buildings.

The Project site is easily accessible via numerous public transit options, including MUNI lines 01, 01A, 1B, 19, 27, 12, 31A, 31B, 38A, 38B, 41, 47, 61, 76, 90 OWL and the Van Ness BRT, which is nearing completion. The existing San Bao Temple has operated for nearly 20 years at this site, with many visitors, scholars and monastics walking, biking, or utilizing public transit. Future visitors to the new temple are expected to continue using these modes of transportation. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

- 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 complies 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 enhanced;

The proposed project would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. For more than 20 years, this site has been occupied by the American Buddhist Cultural Society's San Bao Temple. The Project would replace the existing temple with an enhanced religious institutional use. No neighborhood-serving retail uses would be displaced.

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

The proposed project would not have a negative effect on housing, but will conserve and protect neighborhood character by allowing for the retention and expansion of an existing Religious Institutional use (dba San Bao Temple), which has occupied this site for more than 20 years.

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

The proposed project would not have an adverse effect on the City's supply of affordable housing.

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

The Property is located on Van Ness Avenue which is a major commercial thoroughfare. The area is well-served by public transit including the 1 and 1A California, 1B California, 19 Polk, 27 Bryant, 12 Folsom, 31A and 31B Balboa Express, 38A and 38B Geary Express, 41 Van Ness, 47 Van Ness, 61 California, 76 Marin Headlands, and 90 OWL MUNI bus lines, as well as the Van Ness Bus Rapid Transit (BRT) line, which is nearing completion. The BRT will enhance public transit options in the area by creating a dedicated bus lane for MUNI's 47 and 49 routes and Golden Gate Transit along two miles of Van Ness Avenue, including the area adjacent to the site. The existing San Bao Temple has operated for more than 20 years at this site, with many visitors, scholars and monastics walking, biking, or utilizing public transit. The Project would continue and expand this existing Religious Institutional use and is not anticipated to impede Muni transit or overburden neighborhood streets or parking.

- 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 proposed project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

in an earthquake;

The proposed project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

- G. That the landmarks and historic buildings be preserved;

The proposed project would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

- 10. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 11.** 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.
- 12.** 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 Authorization Application No. 2016-015987CUA** subject to the following conditions attached hereto as “EXHIBIT B” in general conformance with plans on file, dated August 26, 2021, and stamped “EXHIBIT C”, 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. 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 September 9, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 9, 2021

EXHIBIT B

Authorization

This authorization is for a conditional use to allow the demolition of the existing two-story religious institutional building and the construction of a new six-story-over-basement religious institutional building (dba San Bao Temple) at 1750 Van Ness Avenue, Block 0622 Lot 019 pursuant to Planning Code Sections 155(r), 209.3, 253, 253.2 and 303 within the RC-4 Zoning District and an 80-D Height and Bulk District; in general conformance with plans, dated August 26, 2021, and stamped "EXHIBIT C" included in the docket for Record No. 2016-015987CUA and subject to conditions of approval reviewed and approved by the Commission on September 9, 2021 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 September 9, 2021 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 date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

- 6. Additional Project Authorization.** The Project Sponsor must obtain a Project authorization under Section 305 to permit access to off-street parking exceeding one-third of the width of the Clay Street frontage, 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 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 7. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, www.sfplanning.org

- 9. Transformer Vault Location.** 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 in consultation with Public Works shall continue to work with the project sponsor to determine the preferable location(s) for transformer vault(s) for this project: The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpplanning.org

Parking and Traffic

10. Transportation Demand Management (TDM) Program. Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

11. Bicycle Parking. Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than eighteen (18) Class 1 and twelve (12) Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

12. Showers and Clothes Lockers. Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than two (2) showers and twelve (12) clothes lockers.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

13. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than eight (8) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

14. Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 15. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

- 16. 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 628.652.7359, www.sfplanning.org

Monitoring - After Entitlement

- 17. 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 628.652.7463, www.sfplanning.org

- 18. 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 628.652.7463, www.sfplanning.org

Operation

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublicworks.org

20. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, www.sfplanning.org

Exhibit C:

Plans and Renderings

Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue

AMERICAN BUDDHIST CULTURAL SOCIETY
EDUCATION & COMMUNITY CENTER

1750 Van Ness Avenue
San Francisco, CA 94109

Project Drawings
August 26, 2021

SOM

**AMERICAN BUDDHIST CULTURAL SOCIETY
EDUCATION & COMMUNITY CENTER**

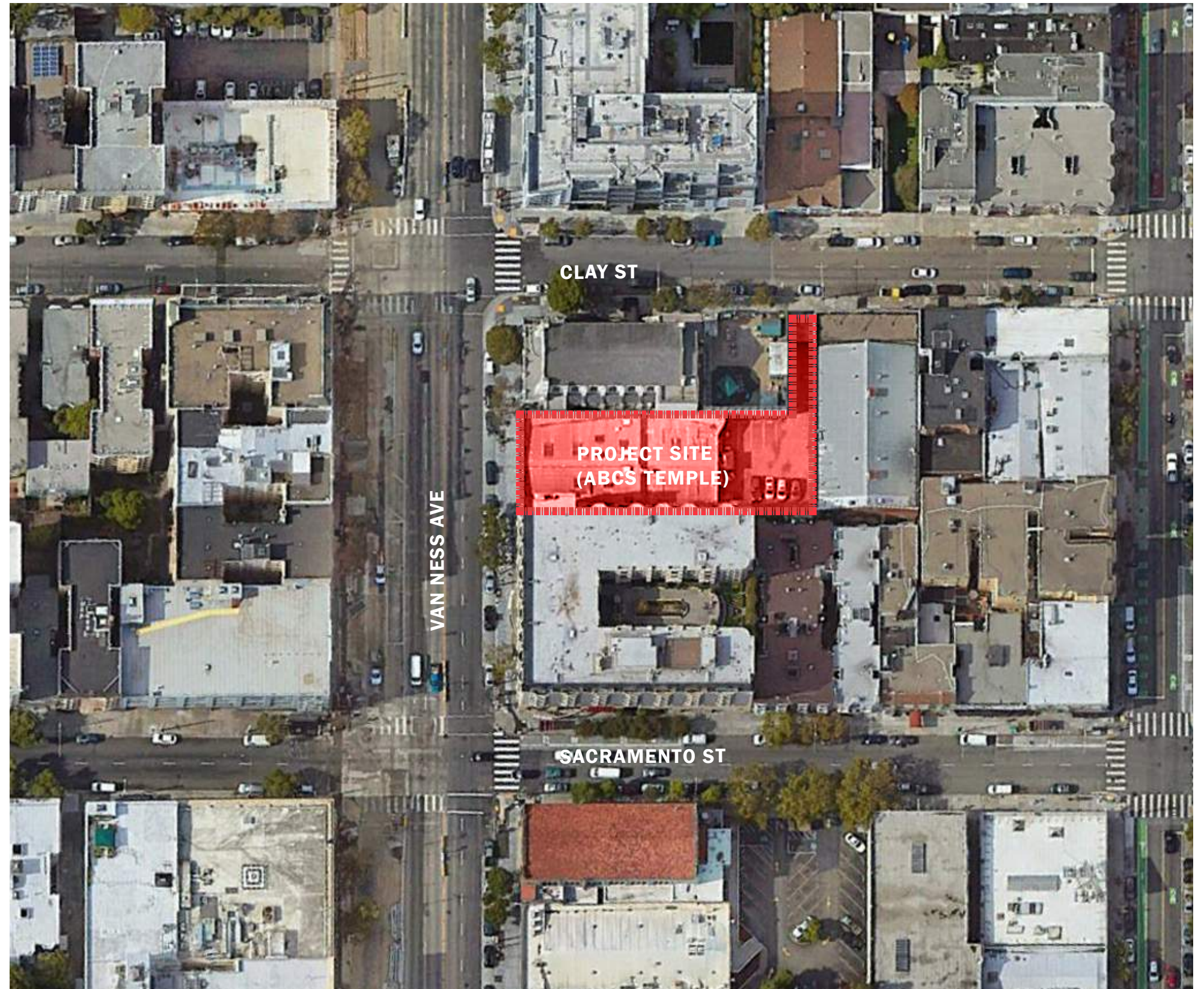
Project Address

1750 Van Ness Avenue
San Francisco, CA 94109

Parcel: Block 0622, Lot 19
Total Lot Area: 13,195 sf (per assessor records)
Zoning District: RC-4 (Van Ness Special Use District)
Existing Use: Religious Institution
Proposed Use: Religious Institution
Height District: 80-D

Project Summary

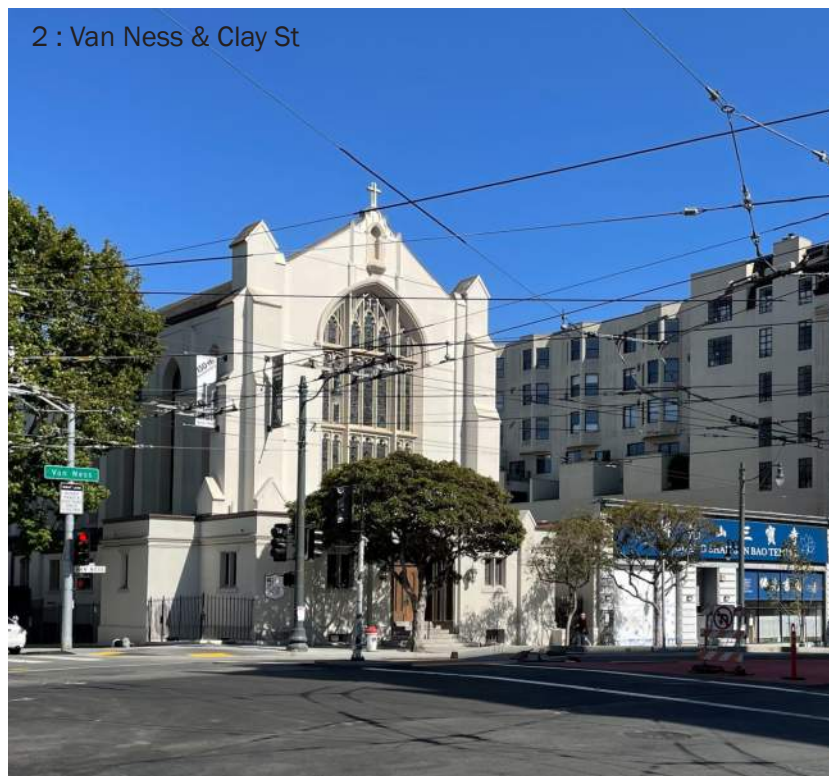
| | |
|--------------------------------|------------------|
| Residential: | 0 sf |
| Commercial/Retail: | 1,185 sf |
| Office: | 0 sf |
| Industrial/PDR: | 0 sf |
| Public Open Space: | 0 sf |
| Other (Religious Institution): | 39,310 sf |
| Total Gross Floor Area: | 40,495 sf |
| | |
| Parking: | 3,251 sf |
| Usable Open Space: | 3,116 sf |



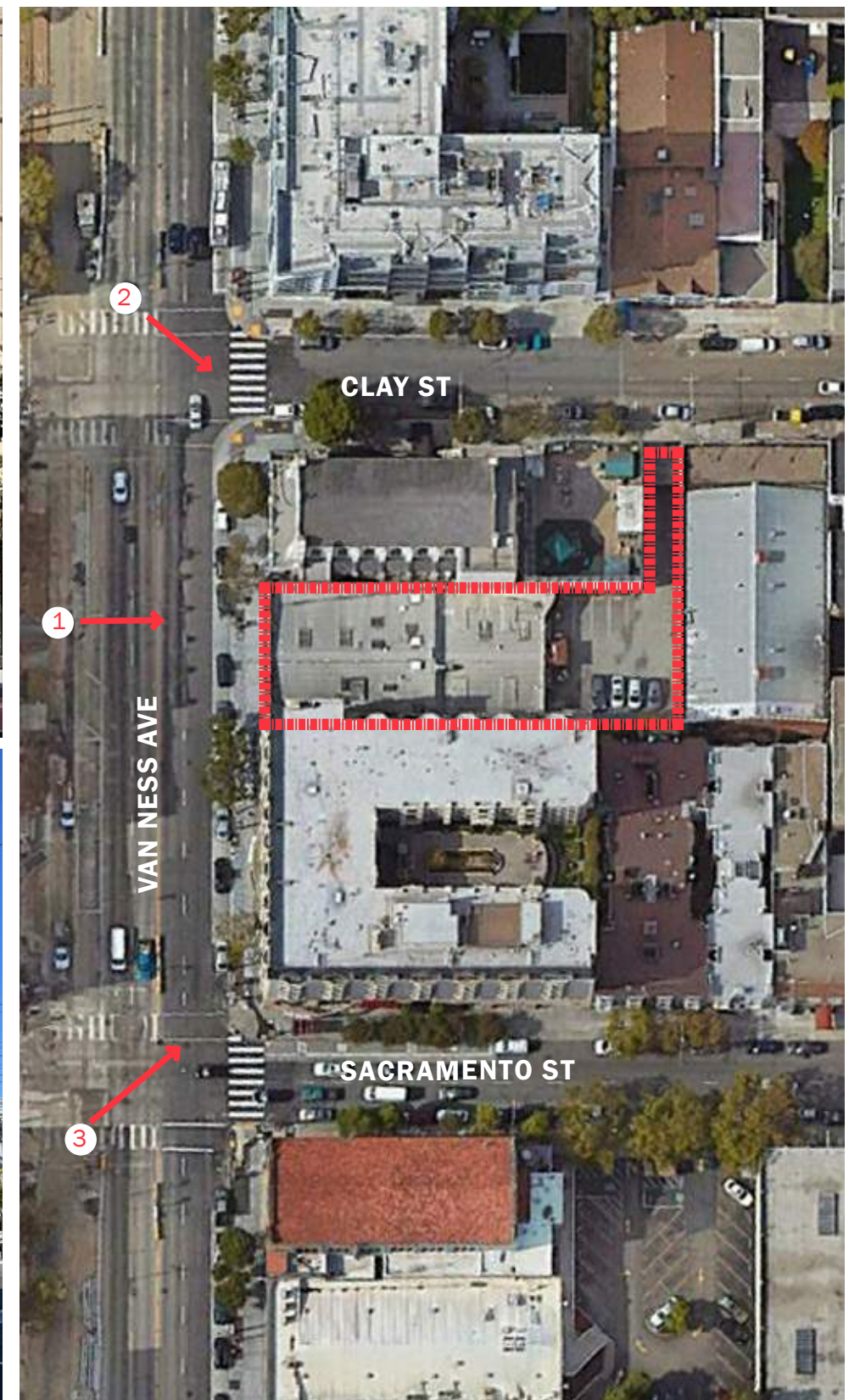
1: Van Ness Elevation



2 : Van Ness & Clay St



3 : Van Ness & Sacramento St.





4: Van Ness Storefront



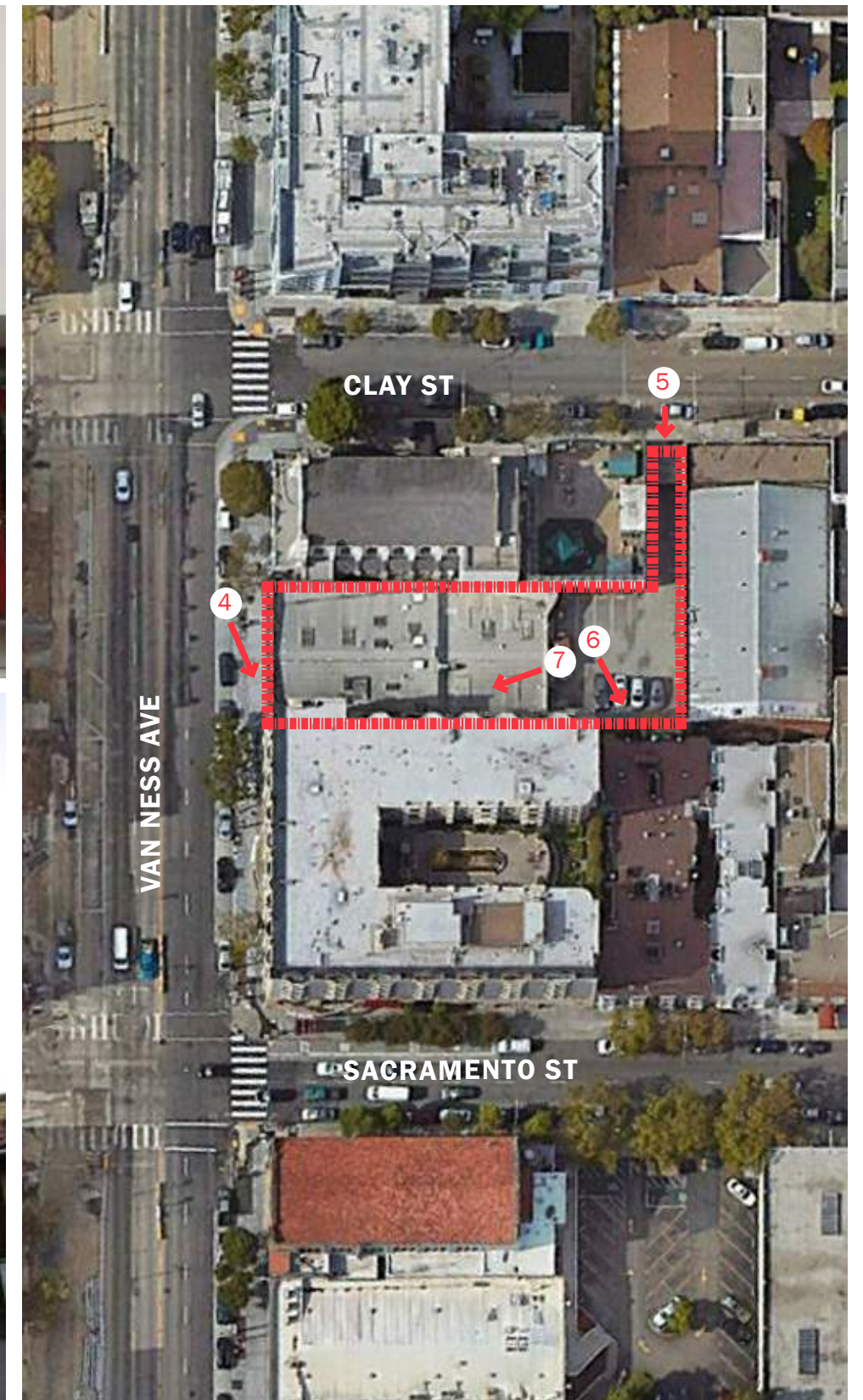
5: Clay St. Elevation



6: Rear parking lot



7: Rear parking lot



Project Summary By Land-Use Type

| | Gross Floor Area* | | Occupied Floor Area* | |
|--------------|--|---|---|---|
| | Existing | Proposed | Existing | Proposed |
| Level 6 | n/a | Religious Institution: 4,505 sf | n/a | Religious Institution: 3,303 sf |
| Level 5 | n/a | Religious Institution: 4,505 sf | n/a | Religious Institution: 3,303 sf |
| Level 4 | n/a | Religious Institution: 4,568 sf | n/a | Religious Institution: 3,303 sf |
| Level 3 | n/a | Religious Institution: 3,309 sf | n/a | Religious Institution: 2,891 sf |
| Level 2 | Religious Institution: 2,428 sf | Religious Institution: 10,185 sf | Religious Institution: 2,322 sf | Religious Institution: 8,791 sf |
| Level 1 | Religious Institution: 7,000 sf Retail: 1,317 sf | Religious Institution: 9,260 sf Retail: 1,185 sf | Religious Institution: 6,325 sf Retail: 1,211 sf | Religious Institution: 7,813 sf Retail: 1,155 sf |
| Level B1 | n/a | Religious Institution: 3,170 sf | n/a | Religious Institution: 3,053 sf |
| Total | Retail Total: 1,317 sf Religious Institution Total: 9,428 sf Overall Total: 10,745 sf | Retail Total: 1,185 sf Religious Institution Total: 39,502 sf Overall Total: 40,687 sf | Retail Total: 1,317 sf Religious Institution Total: 9,428 sf Overall Total: 9,858 sf | Retail Total: 1,155 SF Religious Institution Total: 32,457 SF Overall Total: 33,612 SF |

*Figures pursuant to Planning Code Section 102. Definitions

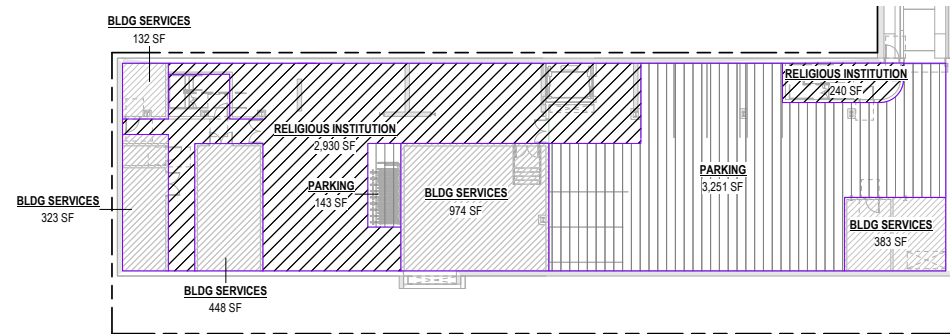
Outdoor Occupiable Open Space Summary

| | Existing | Proposed |
|--------------|--------------------|-------------------------------------|
| Level 6 | n/a | none |
| Level 5 | n/a | none |
| Level 4 | n/a | 63 sf |
| Level 3 | n/a | Rooftop Terrace: 2,298 sf |
| Level 2 | none | none |
| Level 1 | none | Courtyard: 366 sf Garden: 513 sf |
| Level B1 | n/a | none |
| Total | Total: 0 sf | Total: 3,177 sf |

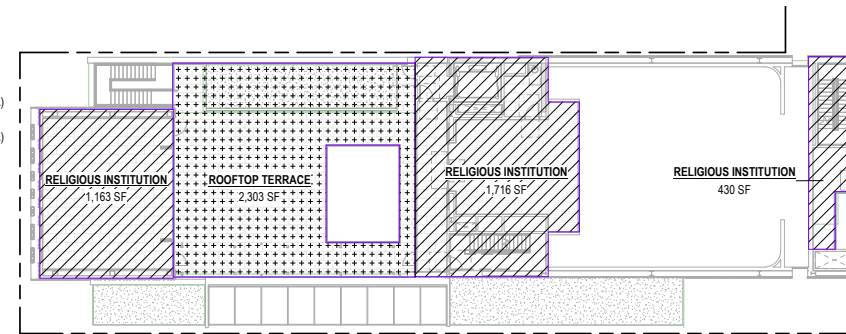
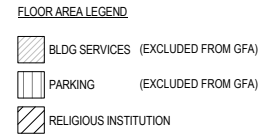
Off-Street Parking & Loading Summary

| | Existing | Proposed |
|---------------|-------------------------|--|
| Parking | 13 spaces | 7 spaces (1 EVCS) |
| Parking SF | 4,878 sf Surface Lot | 3,251 sf B1 Parking Garage |
| Loading | none | none |
| Bike Parking* | none | 18 Class-One Spaces 12 Class-Two Spaces |

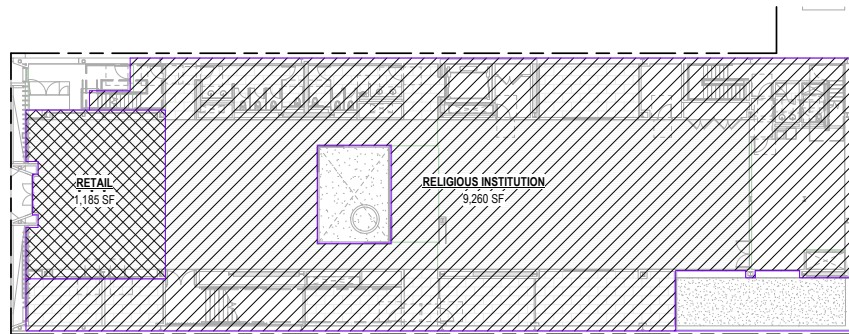
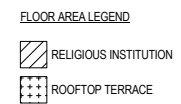
*See "Bicycle Parking Calculation" sheet for occupancy loads determining number of spaces provided



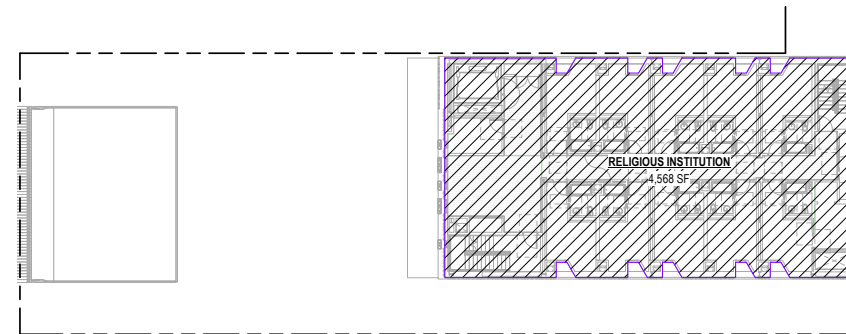
GROSS FLOOR AREA PLAN - LEVEL B1



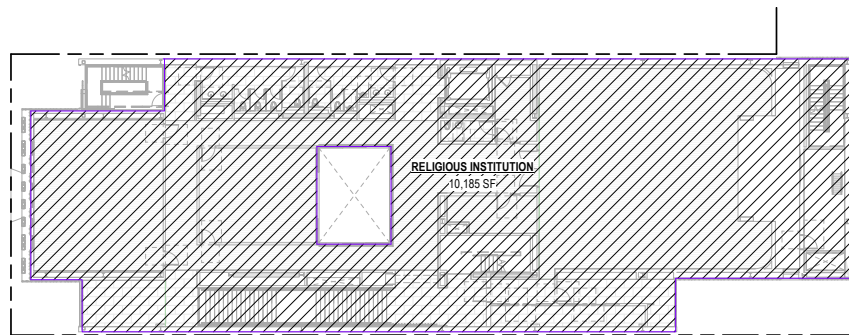
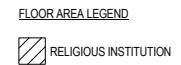
GROSS FLOOR AREA PLAN - LEVEL 03



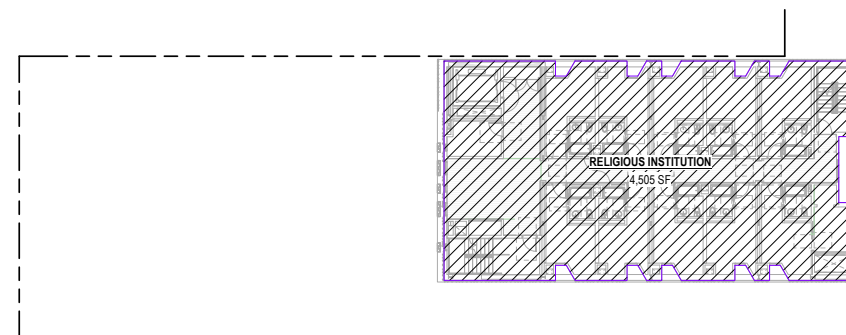
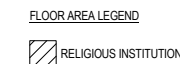
GROSS FLOOR AREA PLAN - LEVEL 01



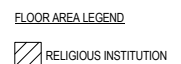
GROSS FLOOR AREA PLAN - LEVEL 04

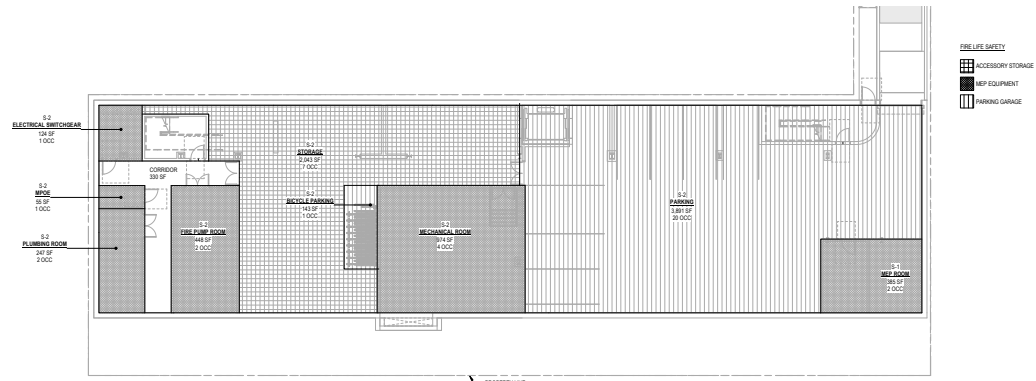


GROSS FLOOR AREA PLAN - LEVEL 02



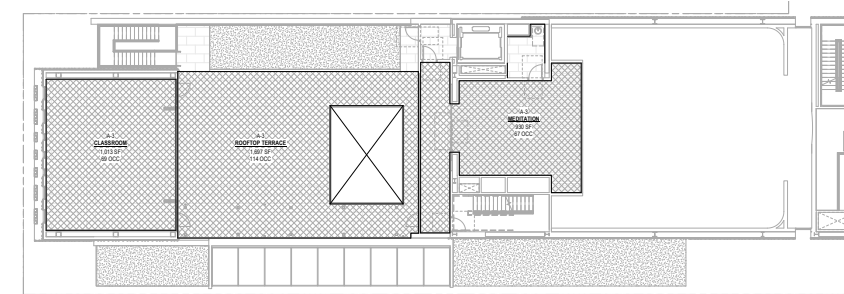
GROSS FLOOR AREA PLAN - LEVELS 05 & 06





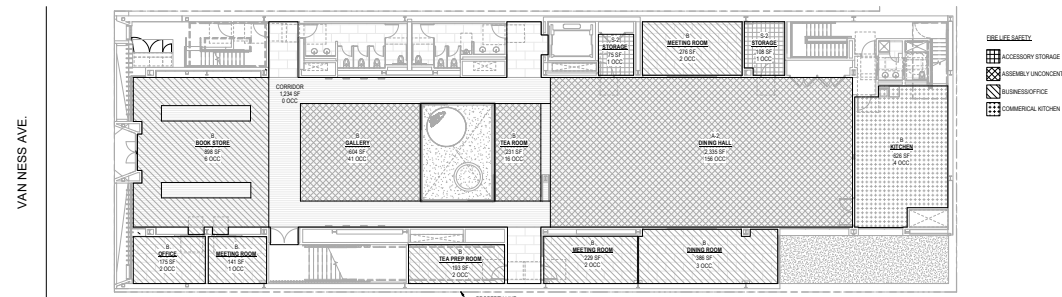
LEVEL B1
OCCUPANCY LOAD - 40

- PRELIFE SAFETY
- ACCESSORY STORAGE
- MEP EQUIPMENT
- WALKING GARAGE



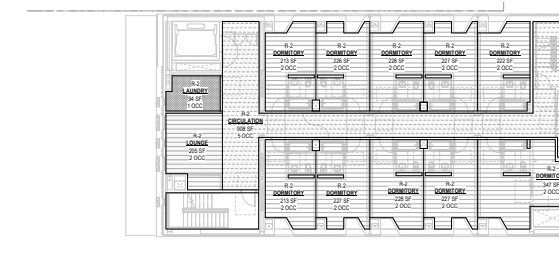
LEVEL 03
OCCUPANCY LOAD - 250

- PRELIFE SAFETY
- ASSEMBLY UNCONCENTRATED



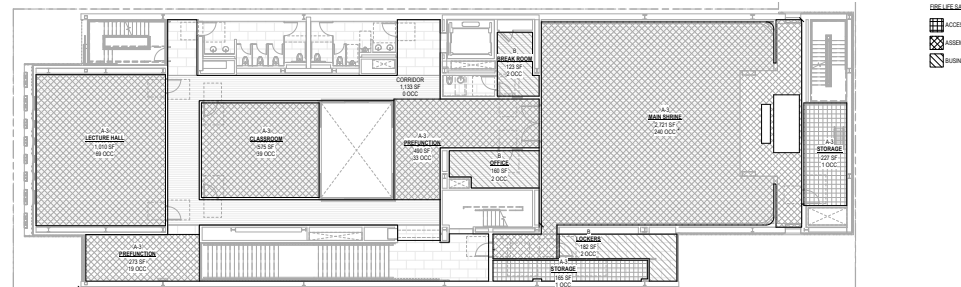
LEVEL 01
OCCUPANCY LOAD - 237

- PRELIFE SAFETY
- ACCESSORY STORAGE
- ASSEMBLY UNCONCENTRATED
- RESIDENCE OFFICE
- COMMERCIAL KITCHEN



LEVEL 04 - 06
OCCUPANCY LOAD PER FLOOR - 28

- PRELIFE SAFETY
- CIRCULATION/RESIDENTIAL
- MEP EQUIPMENT
- RESIDENTIAL



LEVEL 02
OCCUPANCY LOAD - 408

- PRELIFE SAFETY
- ACCESSORY STORAGE
- ASSEMBLY UNCONCENTRATED
- BUSINESS OFFICE

Total Building Occupancy Load: 1,019

Bicycle Parking Provided:

Retail:
Class 1: 0 spaces
Class 2: 2 spaces

Classrooms:
Class 1: 0 spaces
Class 2: 2 spaces

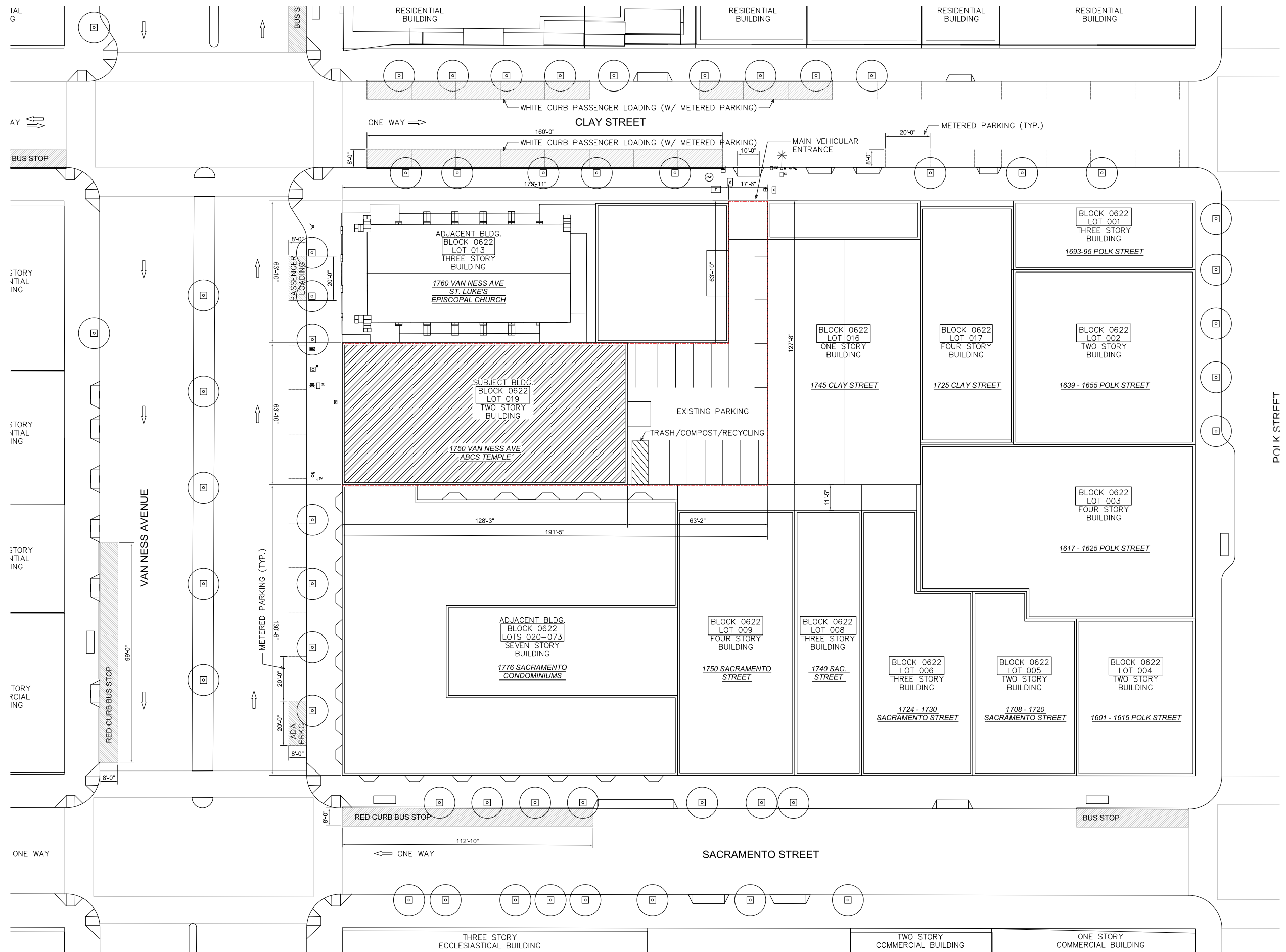
Dormitories:
Class 1: 8 spaces
Class 2: 2 spaces

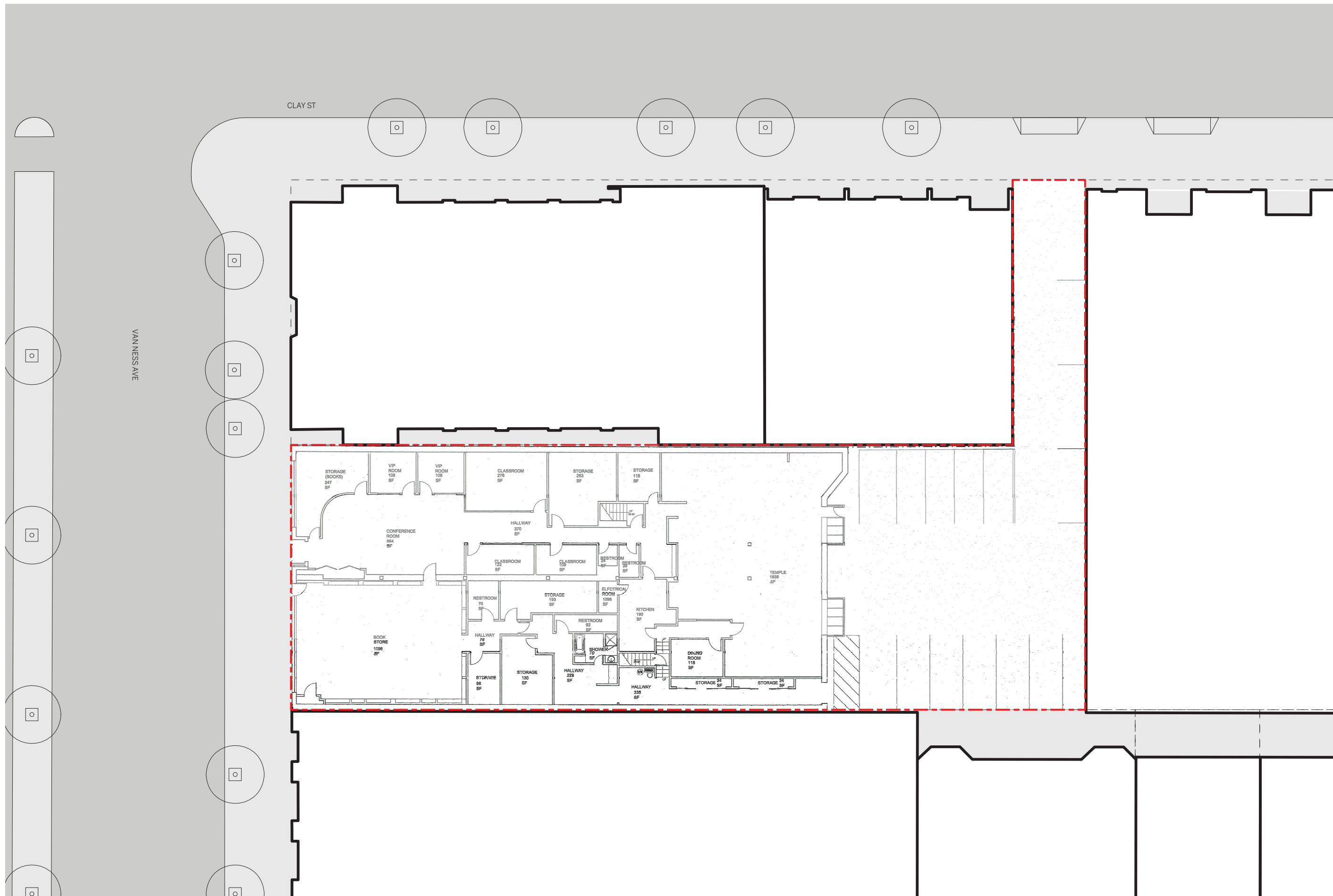
Remaining Religious Institutional Uses:
Class 1: 10 spaces
Class 2: 6 spaces

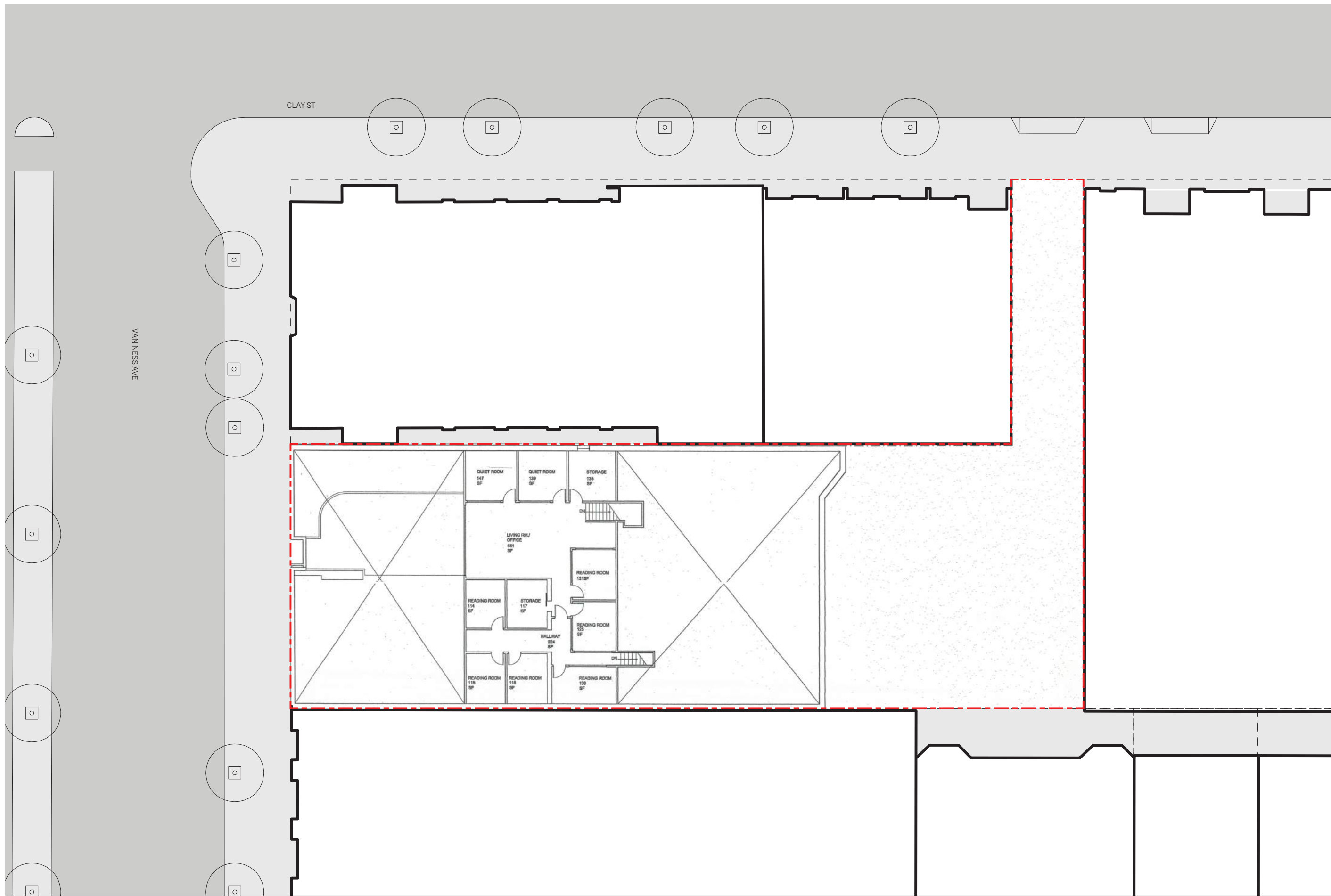
Total Bicycle Parking Provided

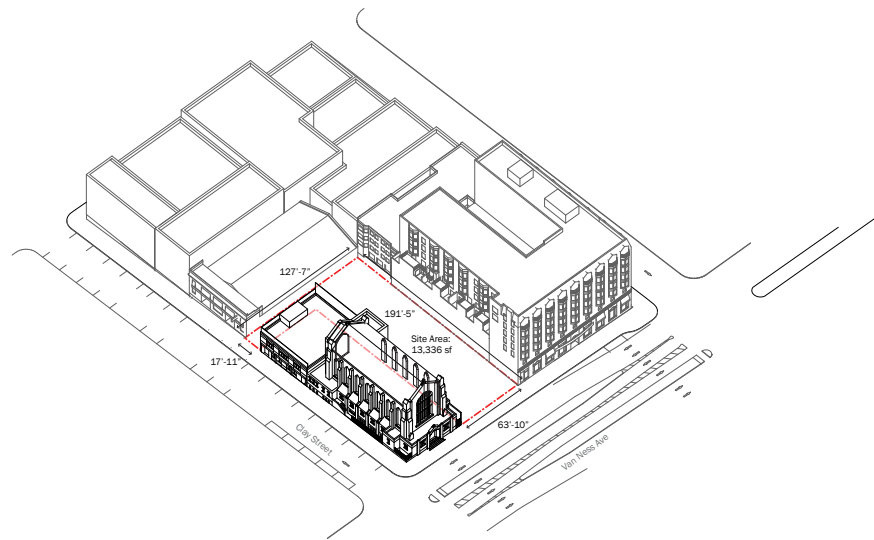
*Class 1: **18 Spaces**
*Class 2: **12 Spaces**

*Pursuant to Planning Code Sec. 155.2, Table 155.2

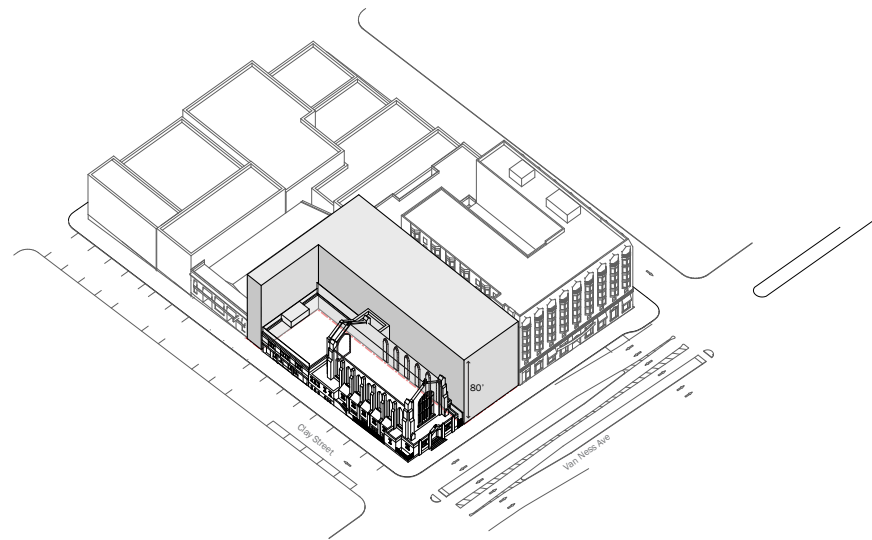




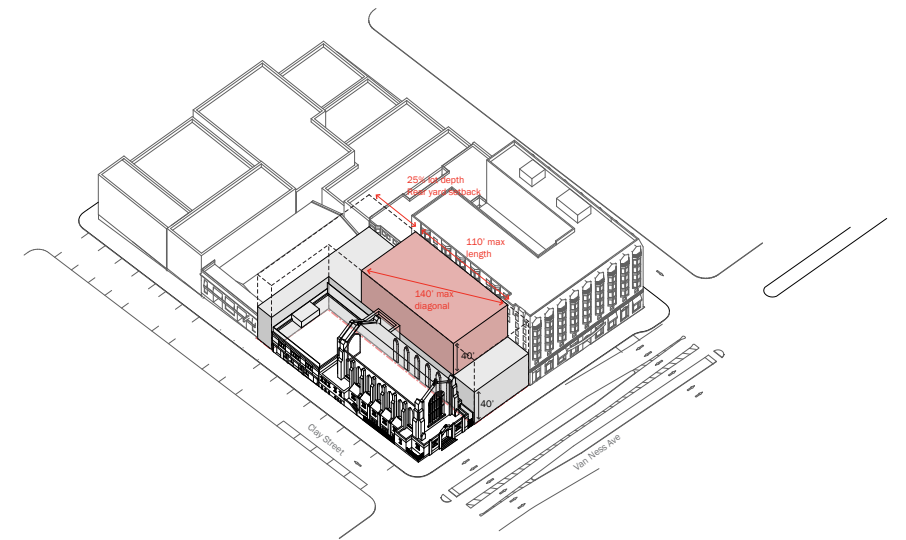




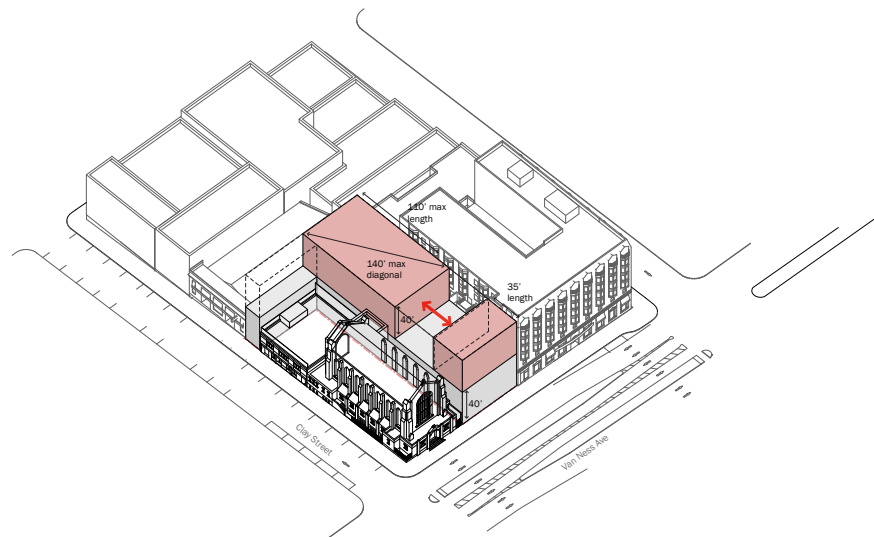
1. Site Dimensions



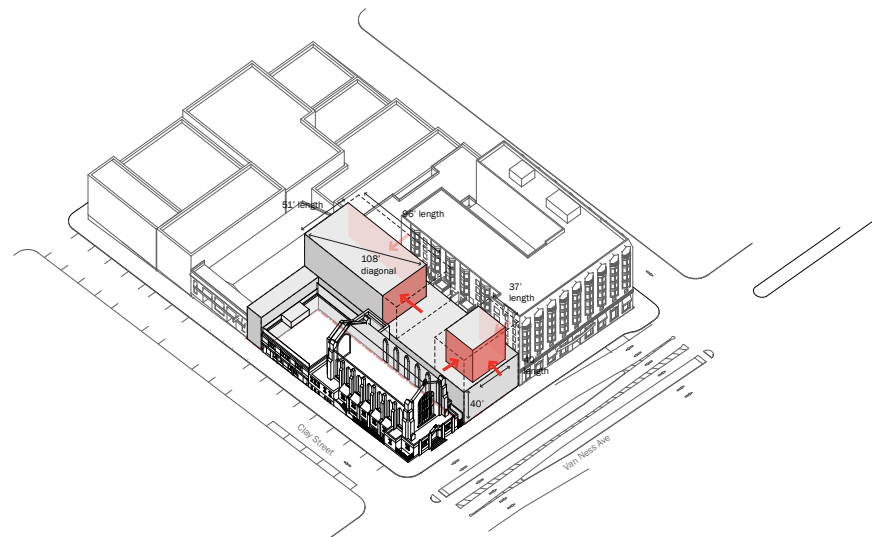
2. Maximum Allowable Height



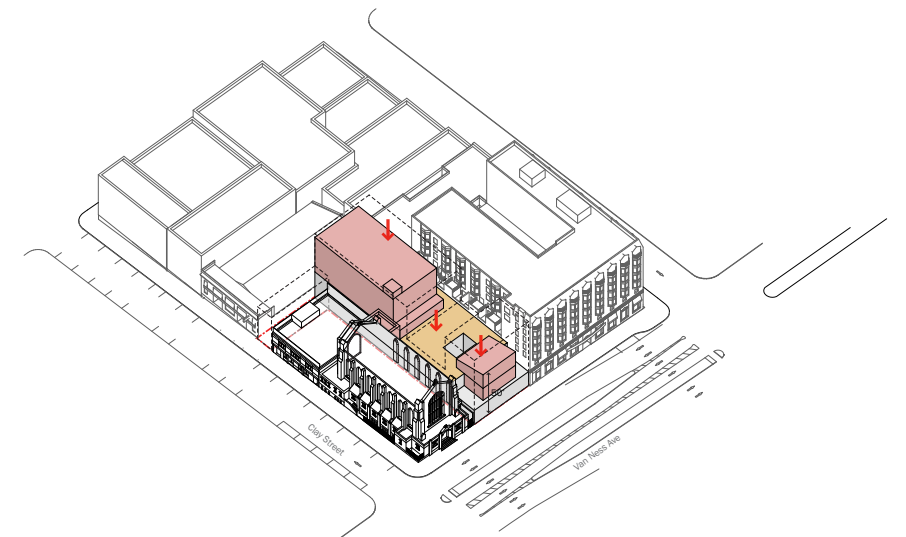
3. Bulk & Height Restrictions Above 40'



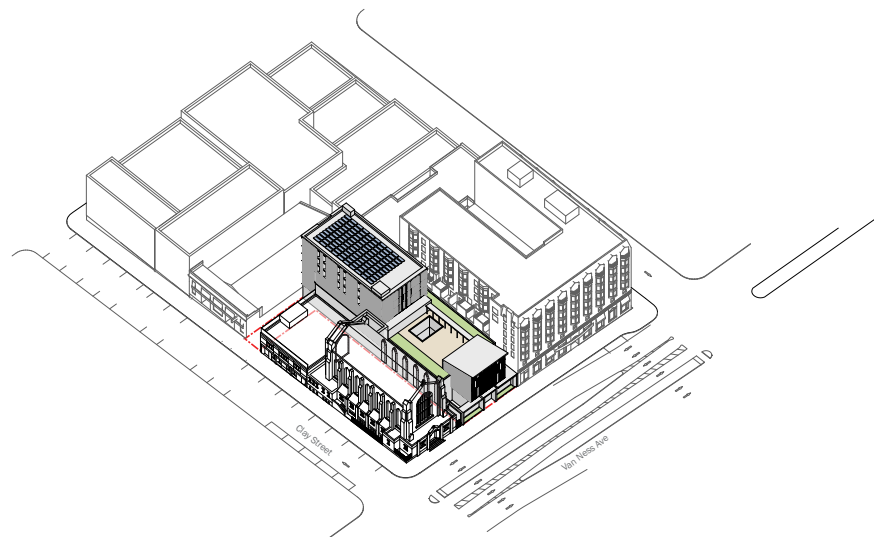
4. Separate Upper Massing to Preserve Daylight for St. Luke's Episcopal Church and 1776 Sacramento St. Condos



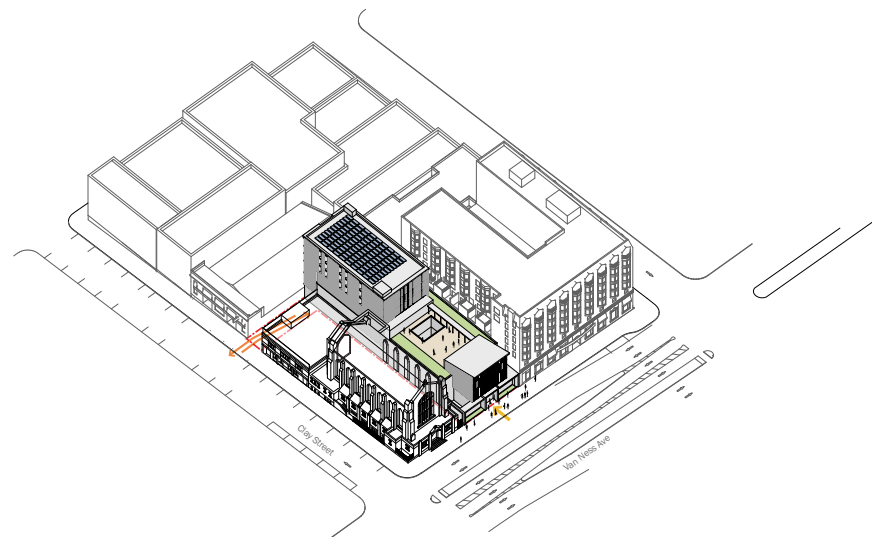
5. Reduce and Set Back Massing Away from 1776 Sacramento St. Condos



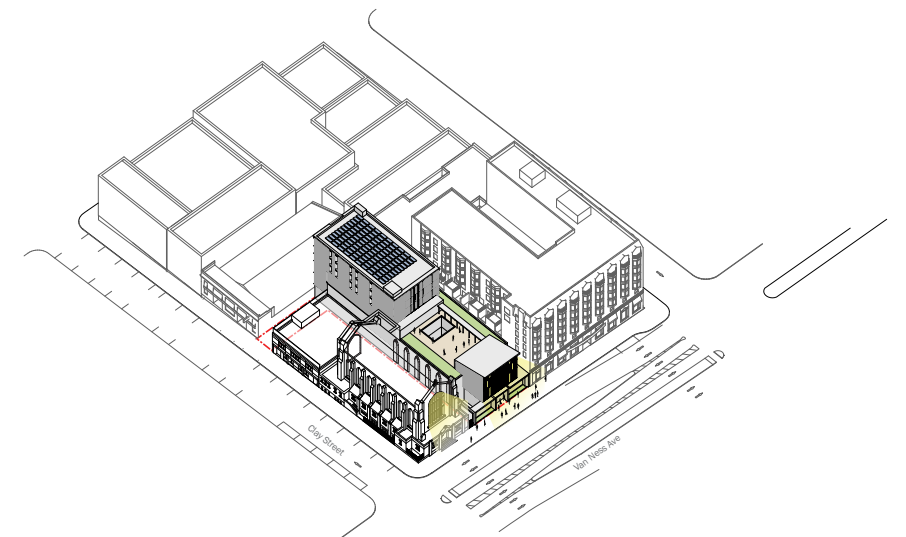
6. Lower Building Height to Open Up Views and Maximize Daylight



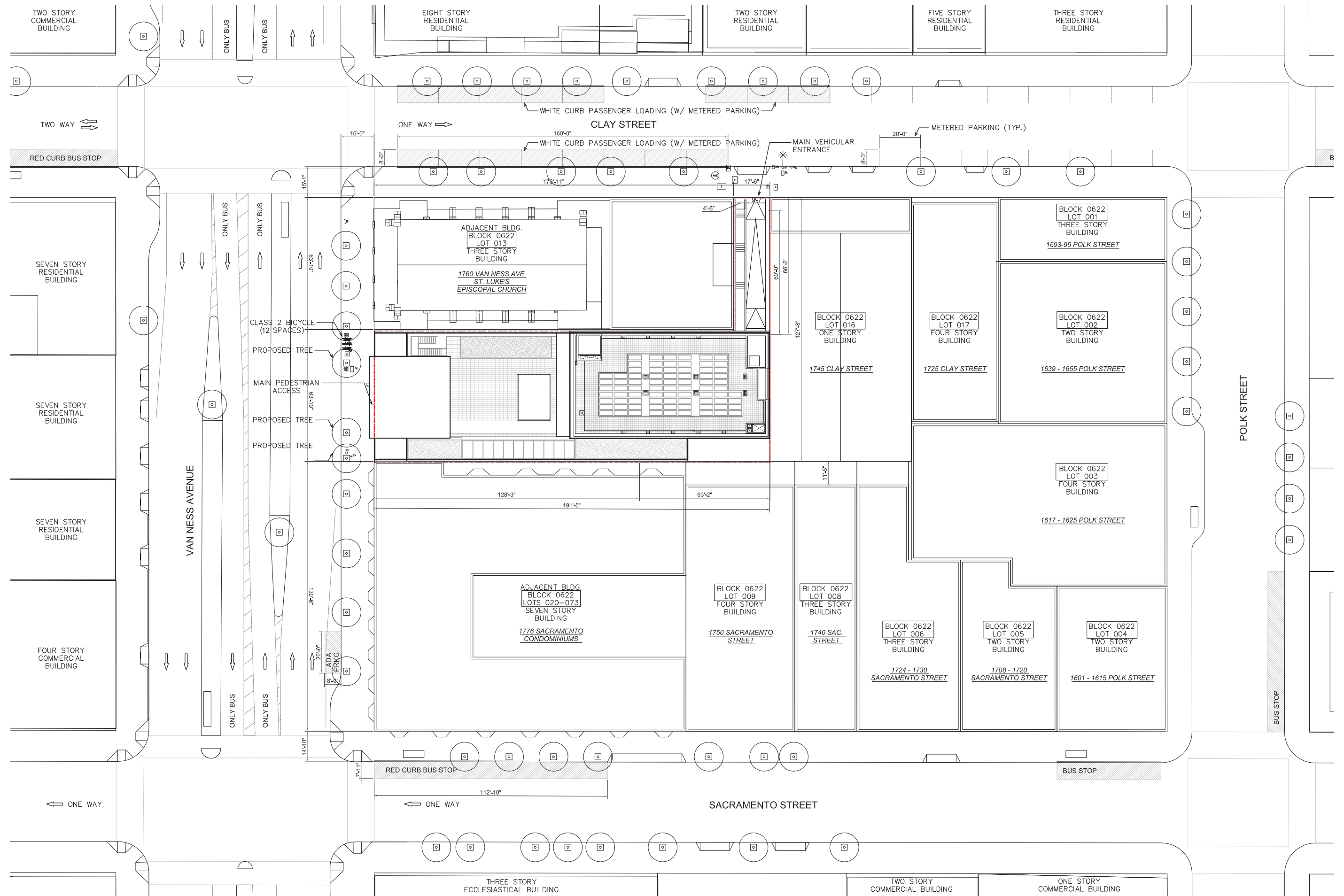
7. Proposed Massing

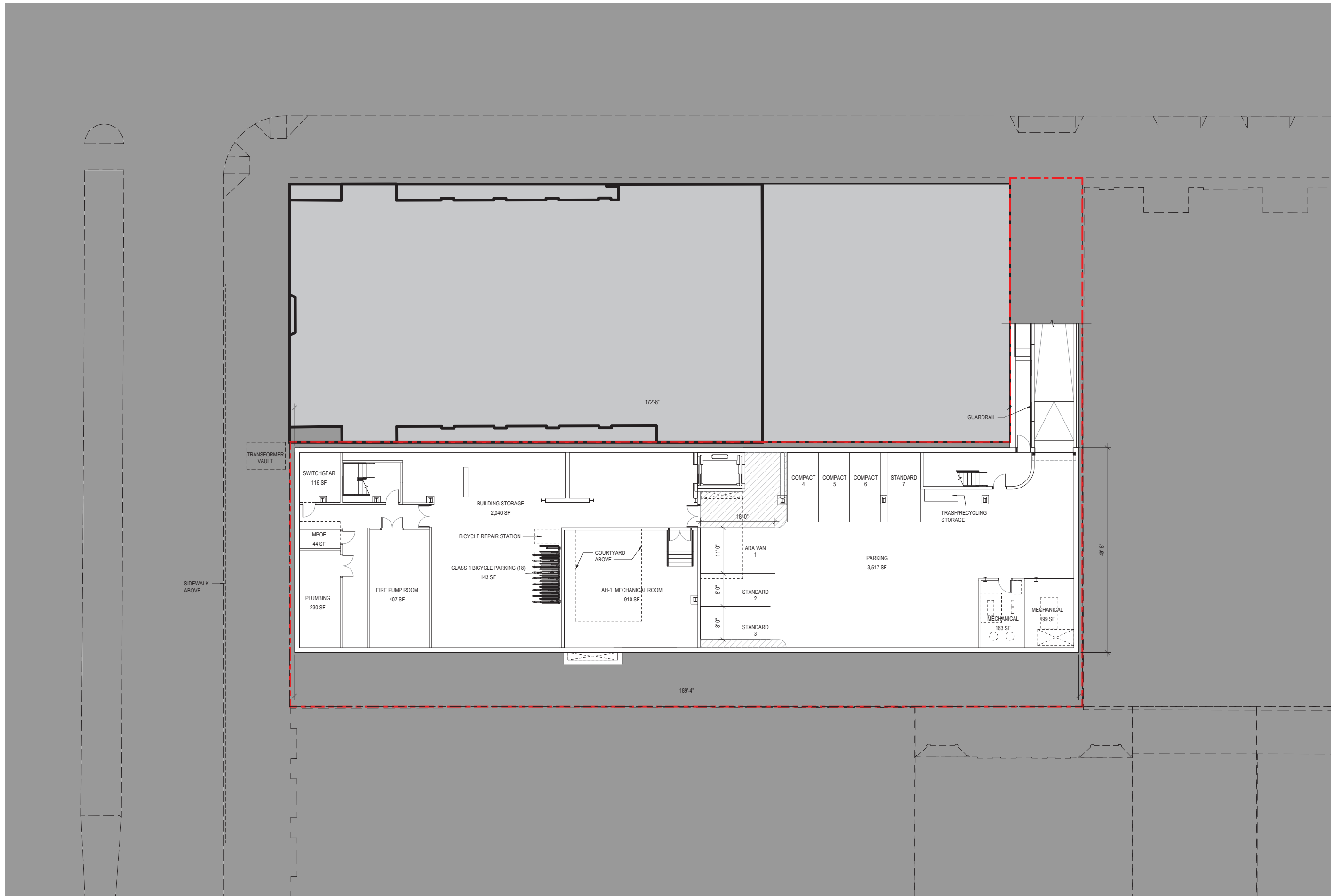


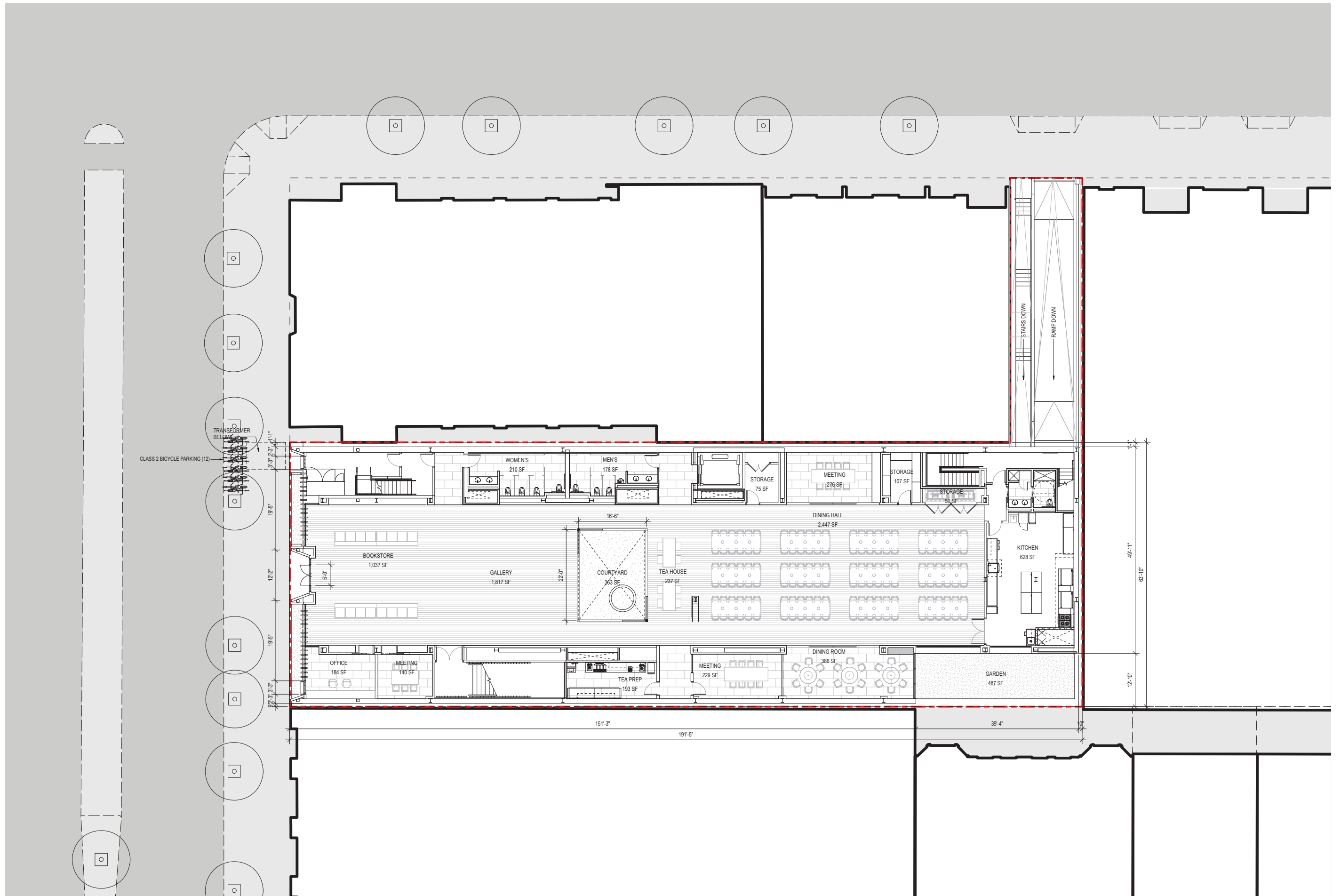
8. Pedestrian and Vehicular Building Entrances

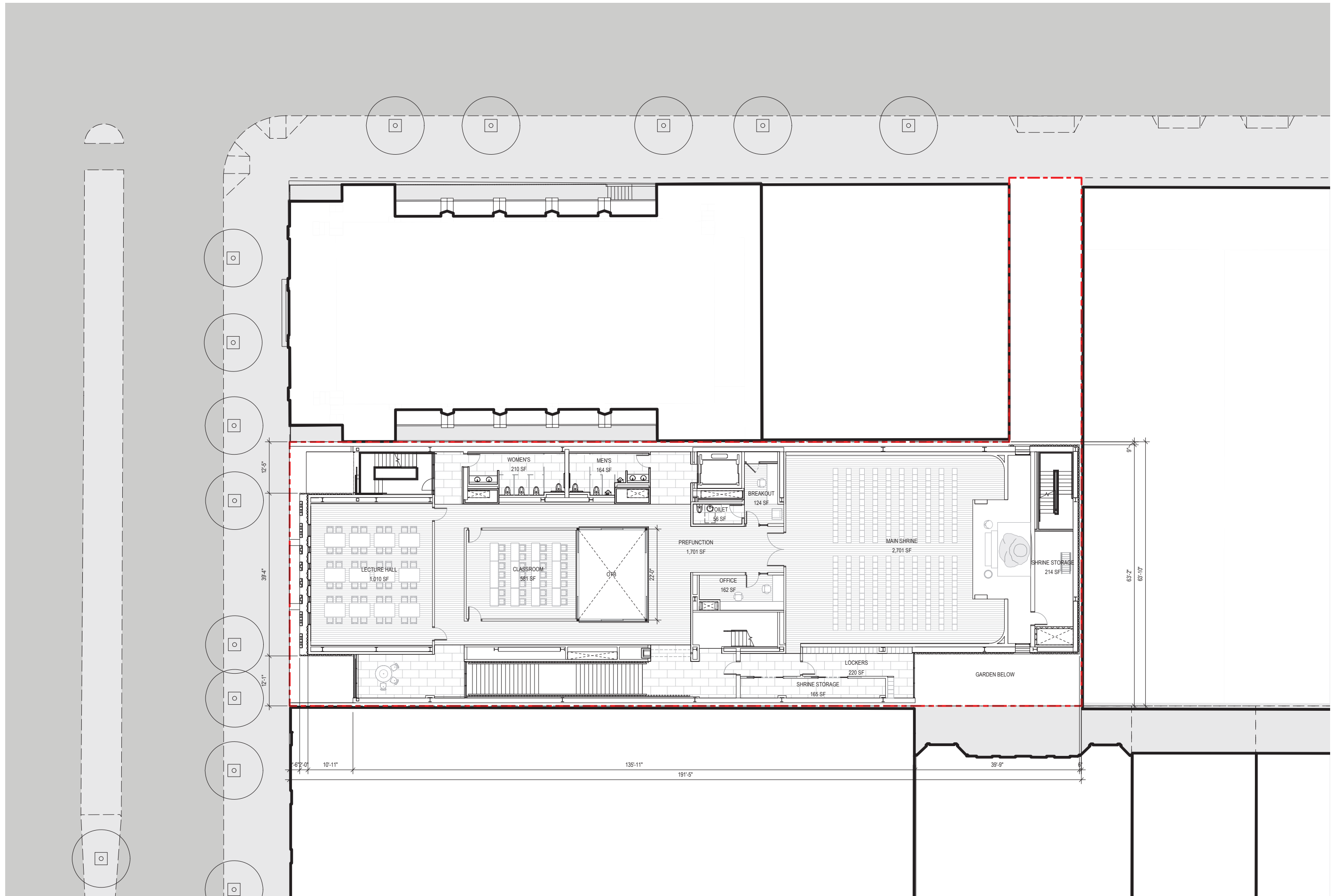


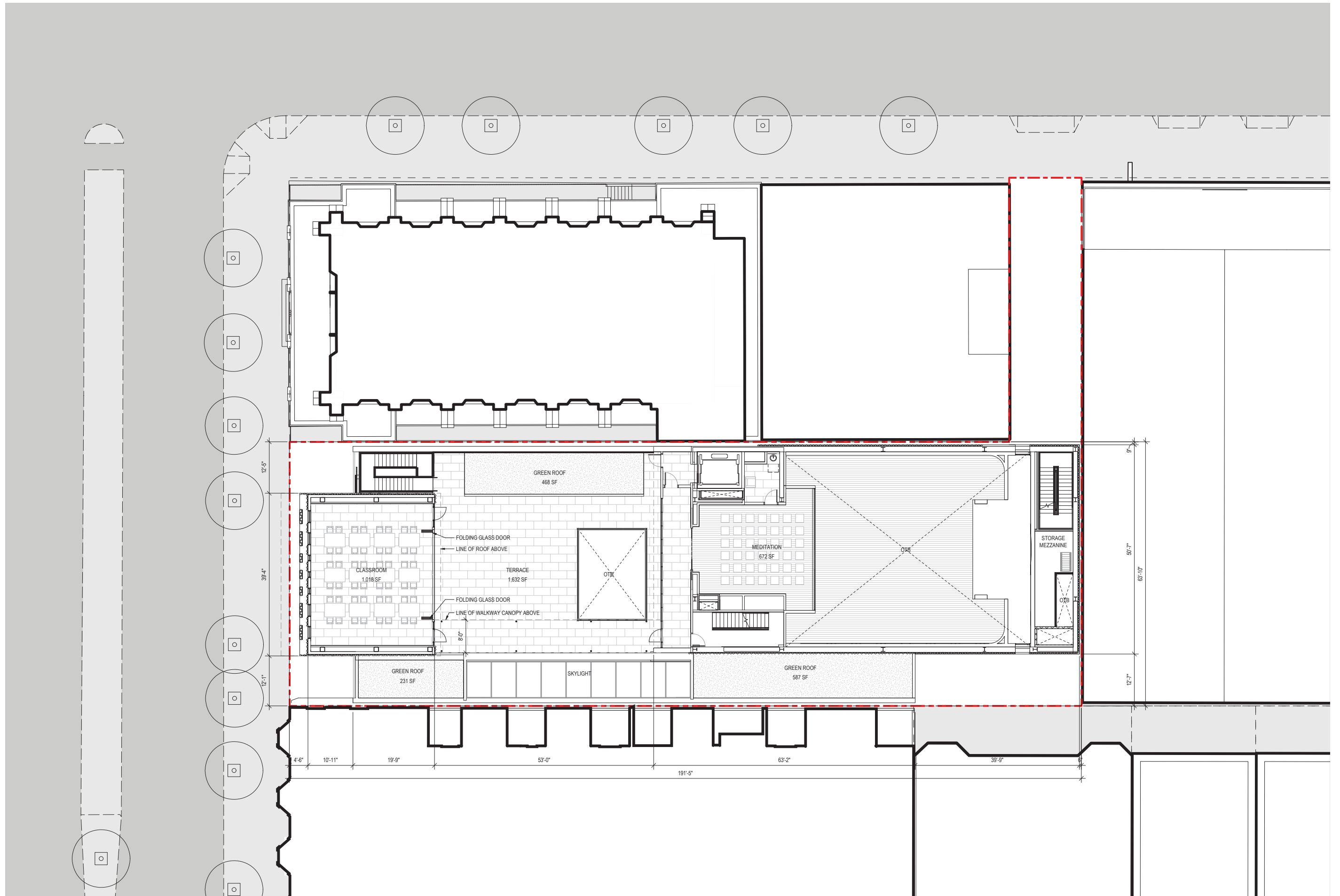
9. Facade Activates the Van Ness Avenue Streetfront

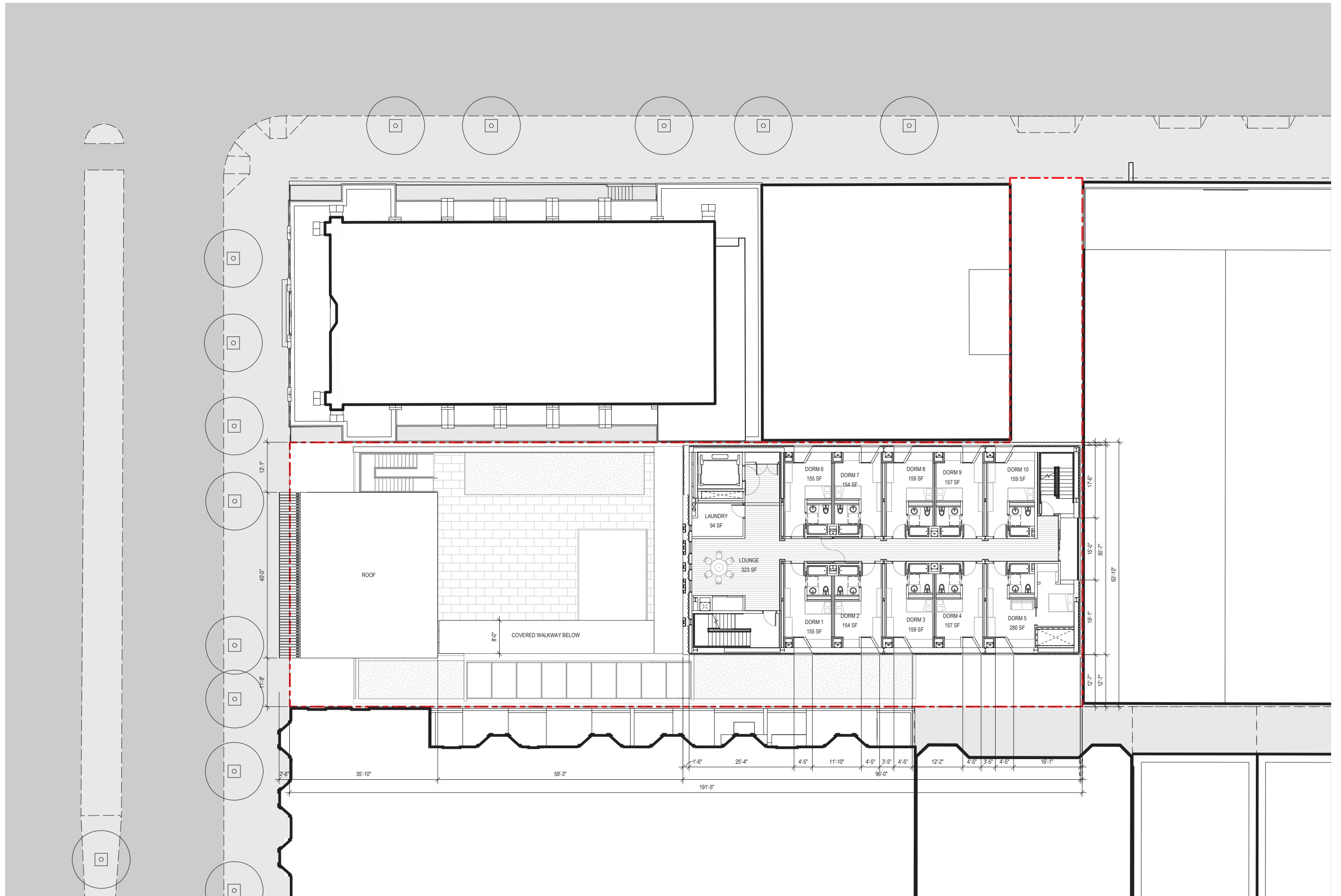


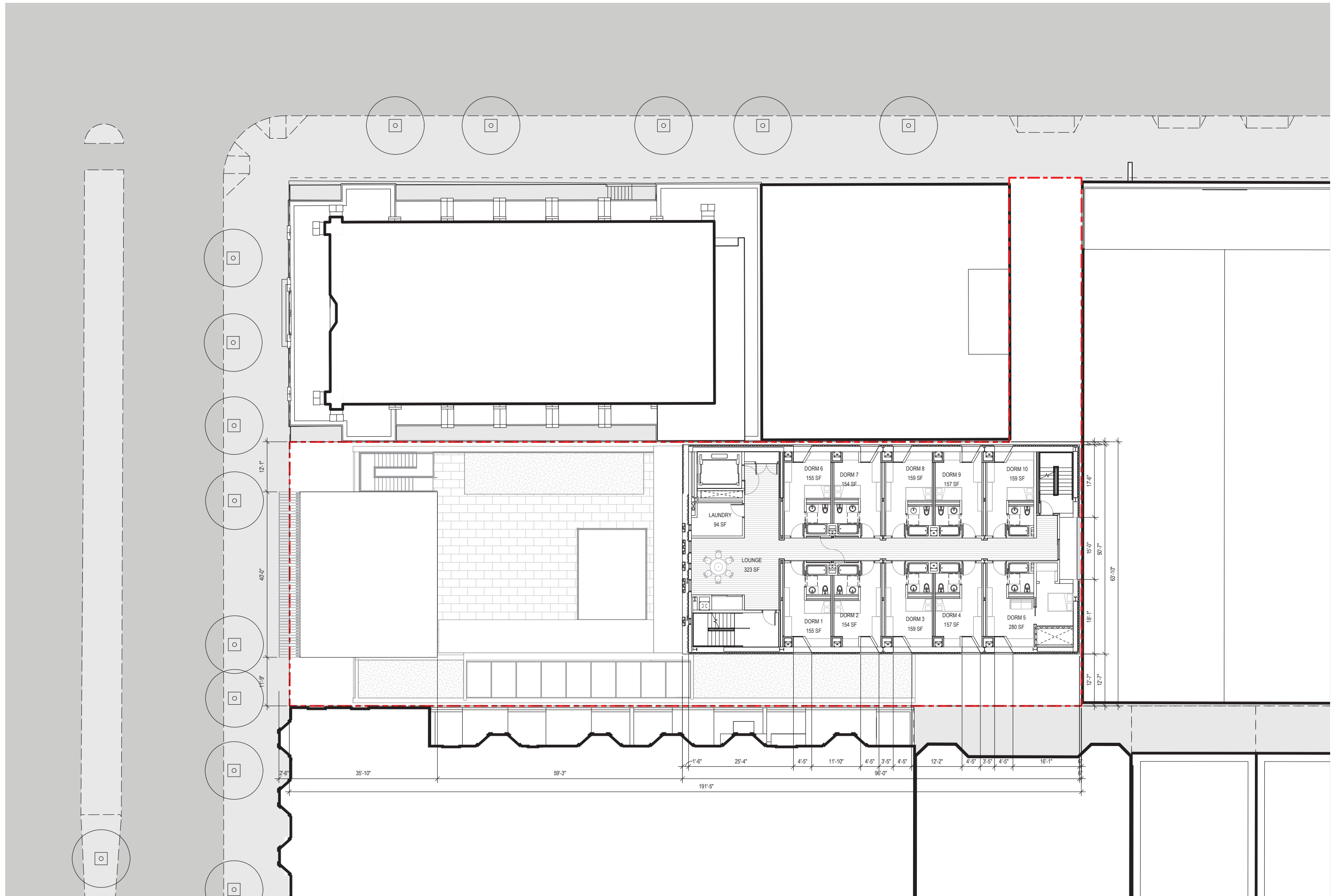


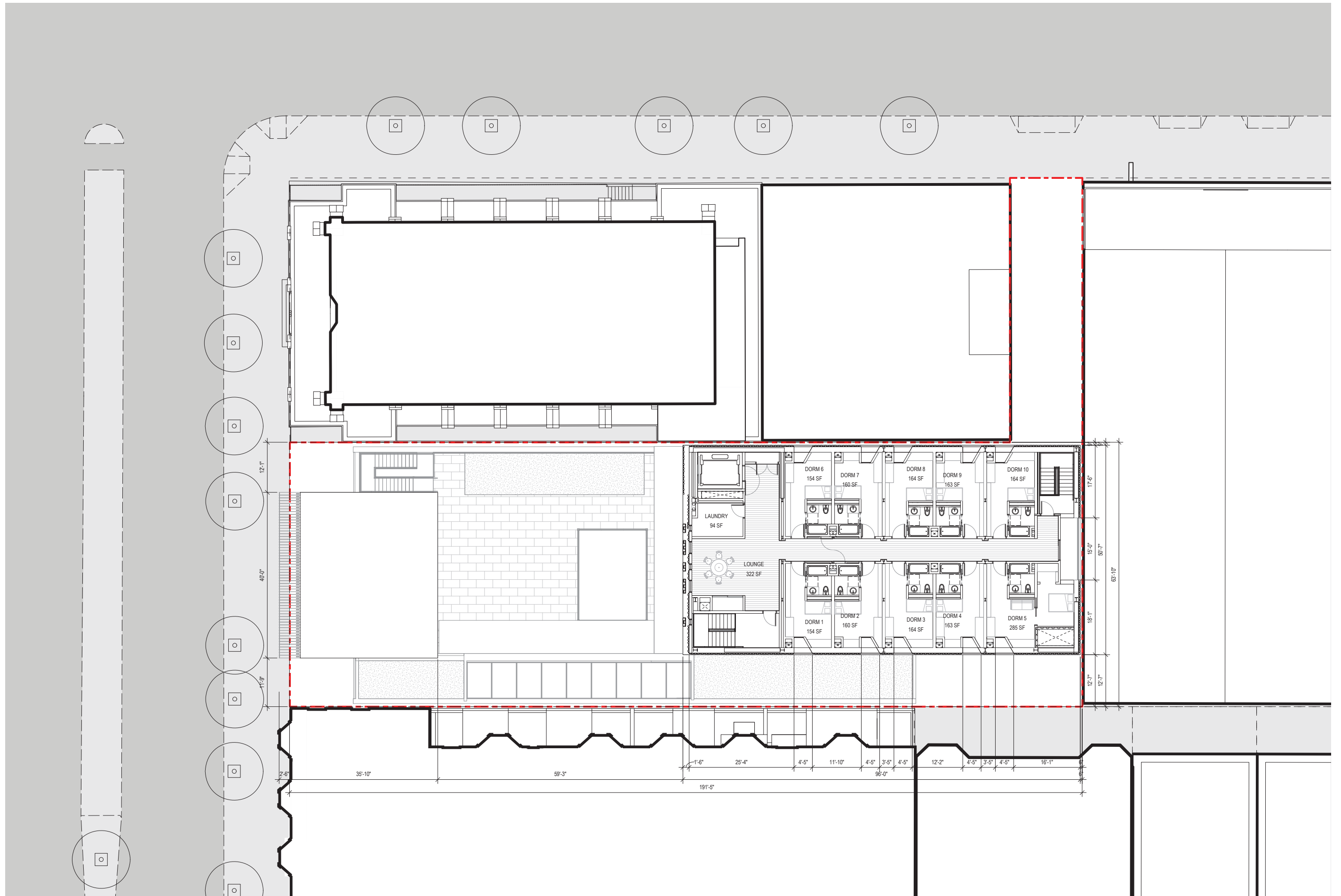


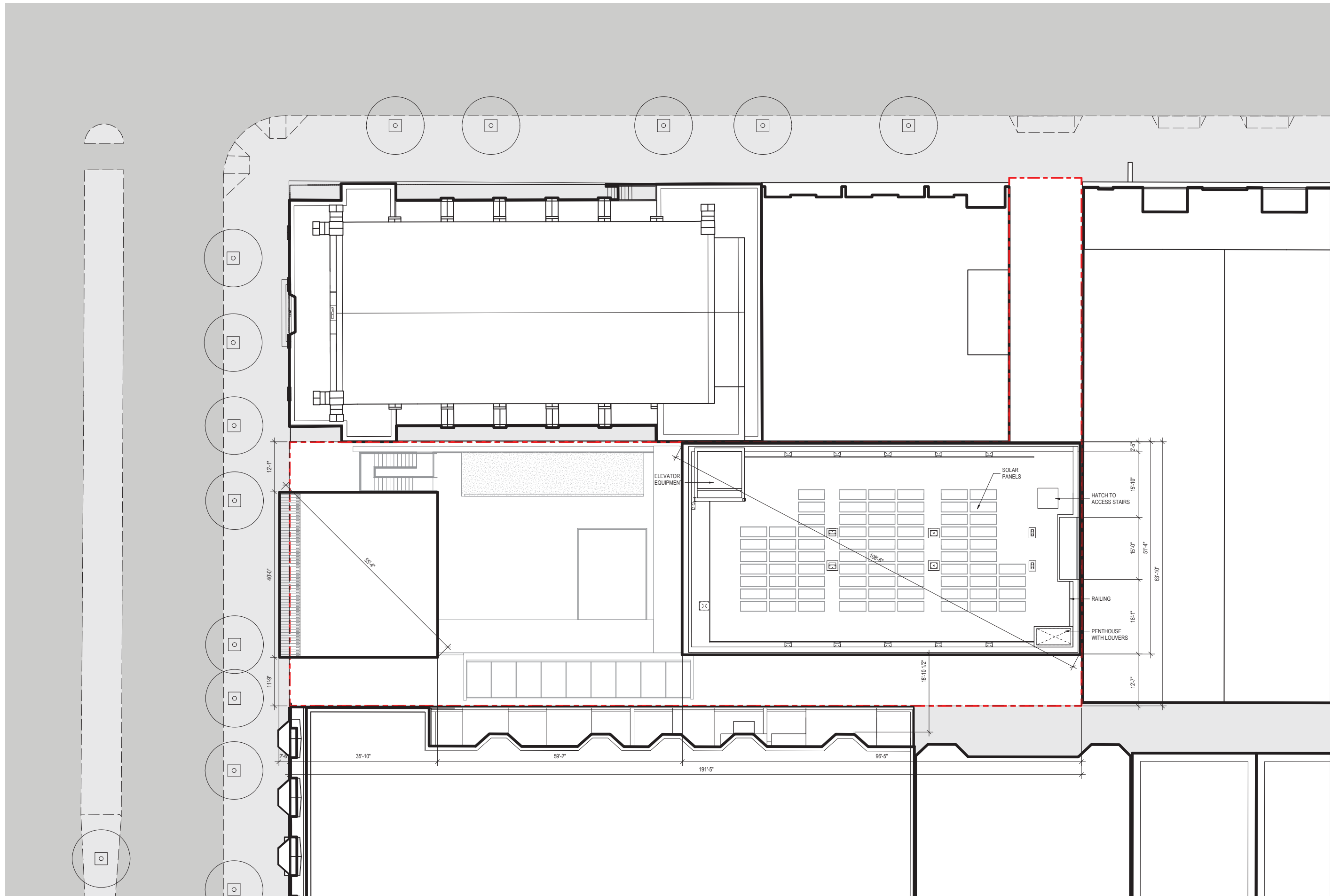


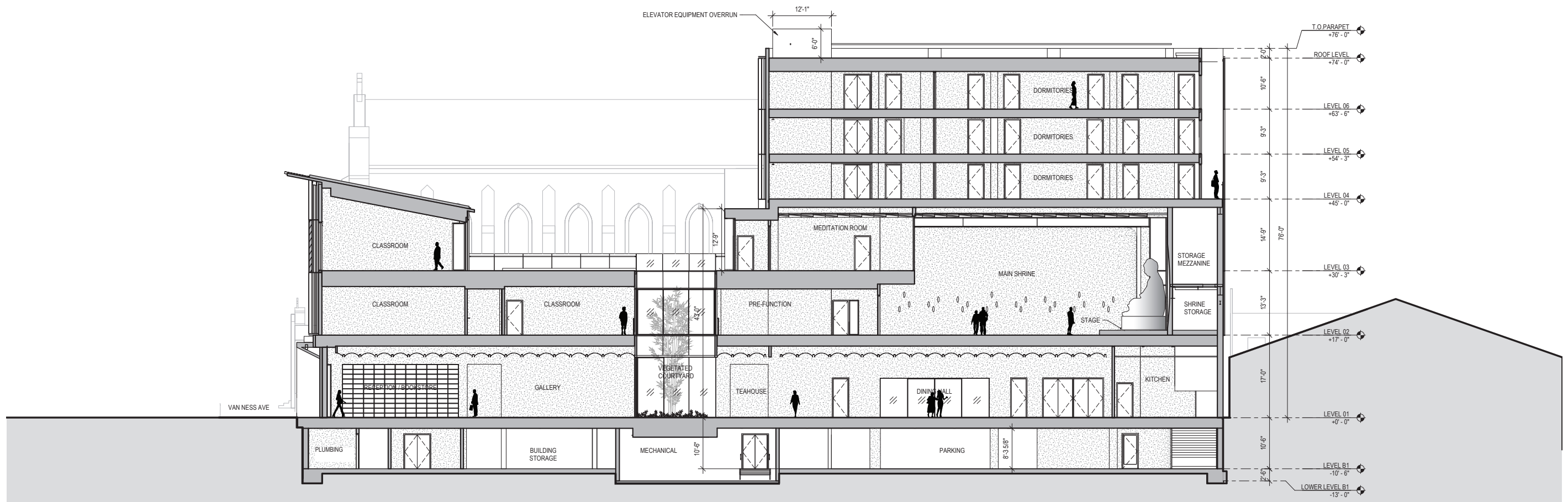
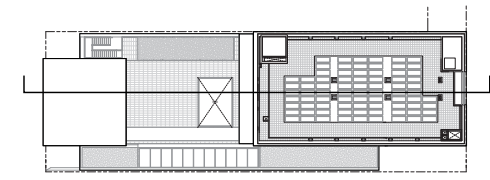


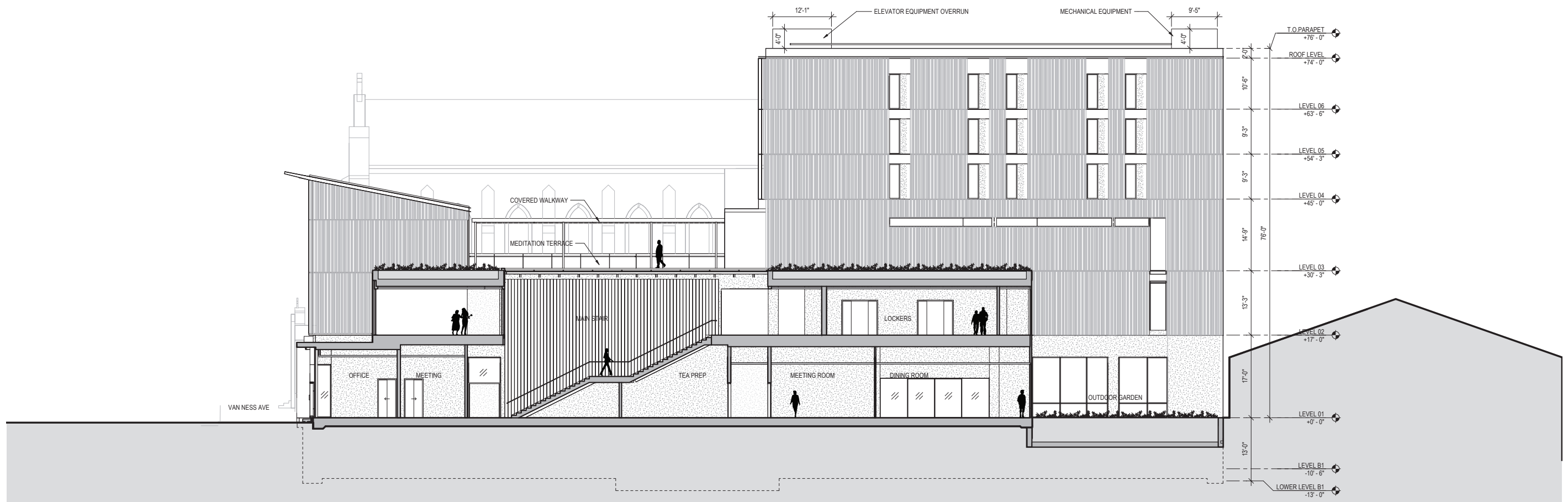
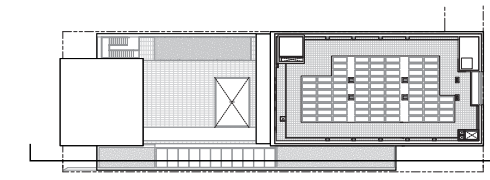


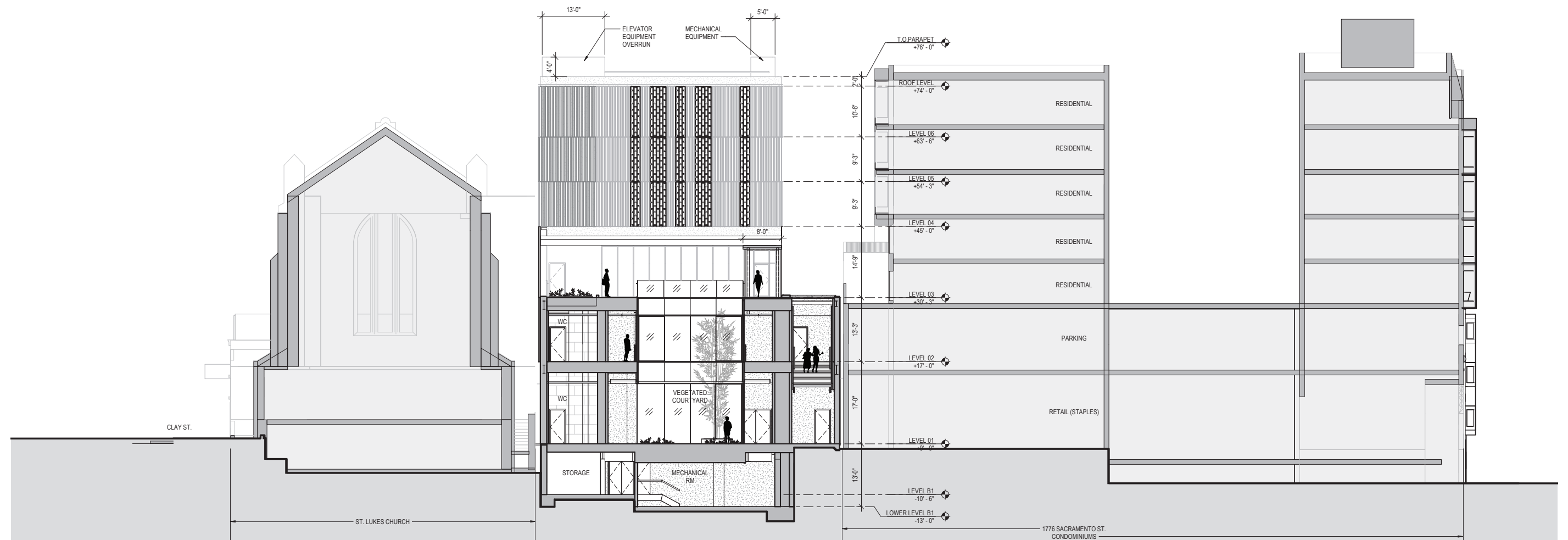
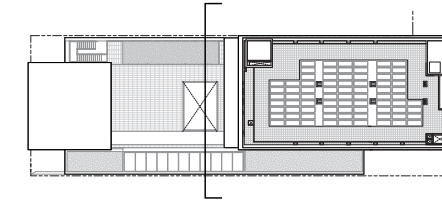


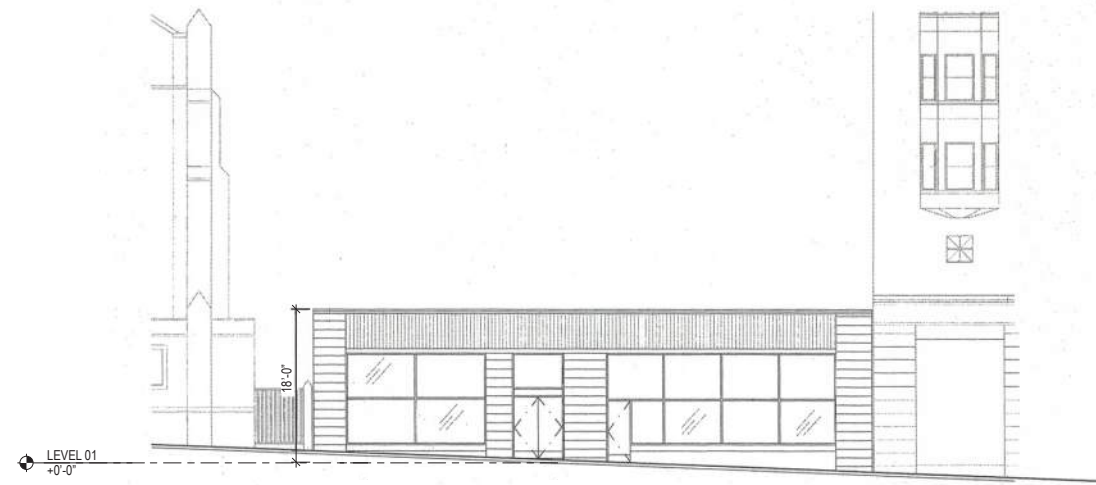






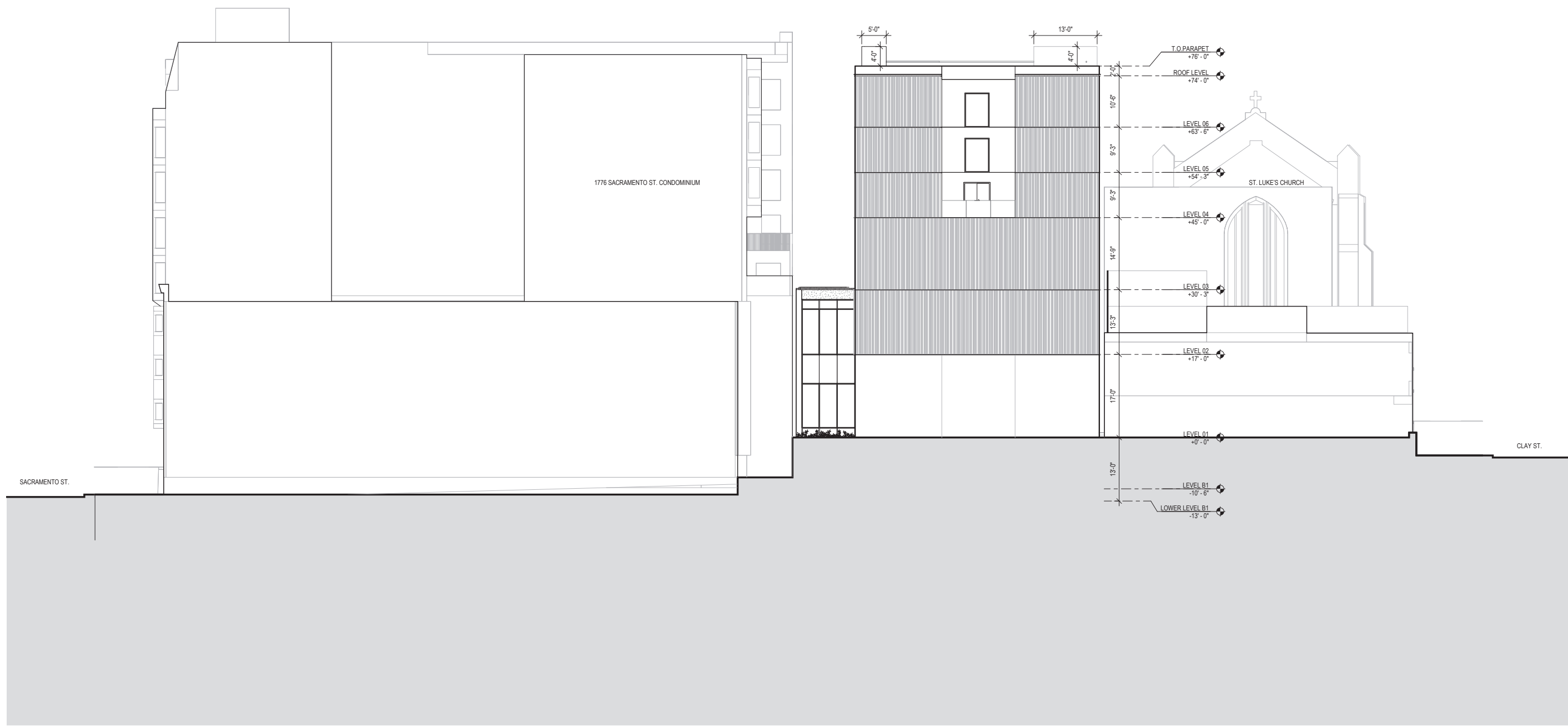




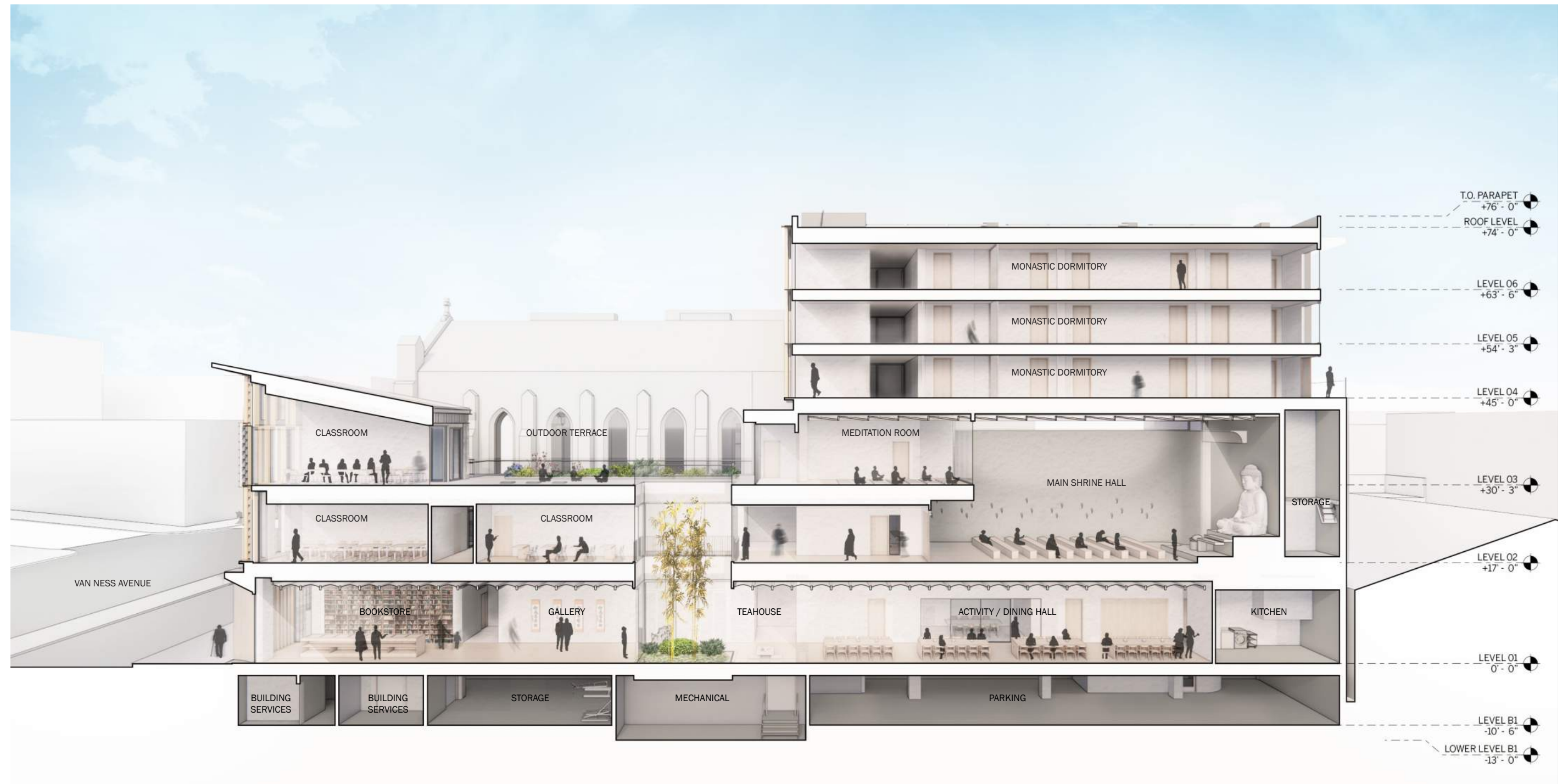
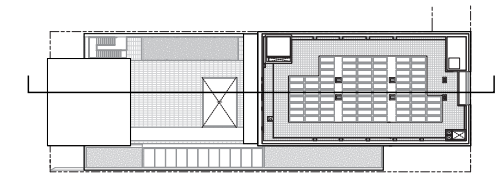


EXISTING BUILDING









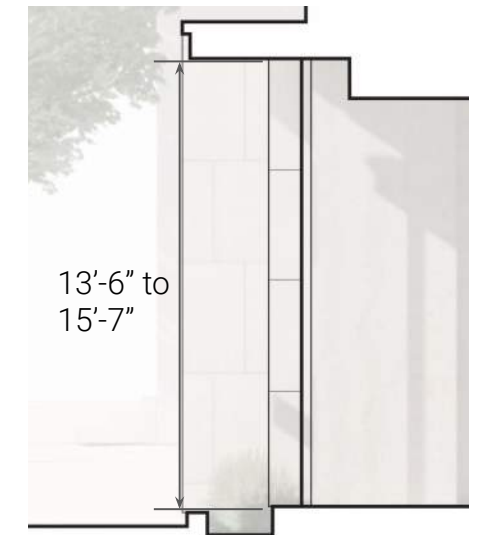
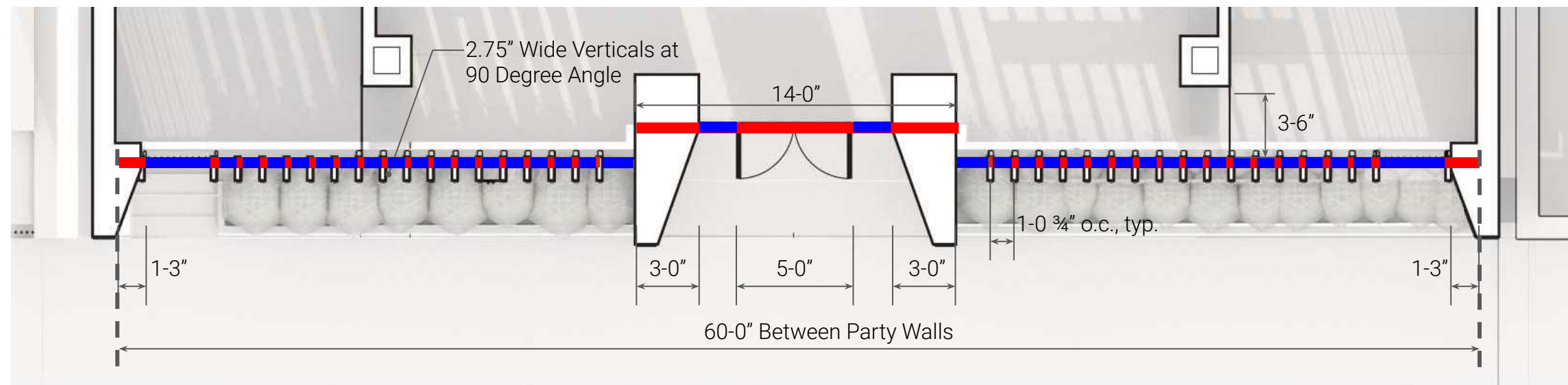
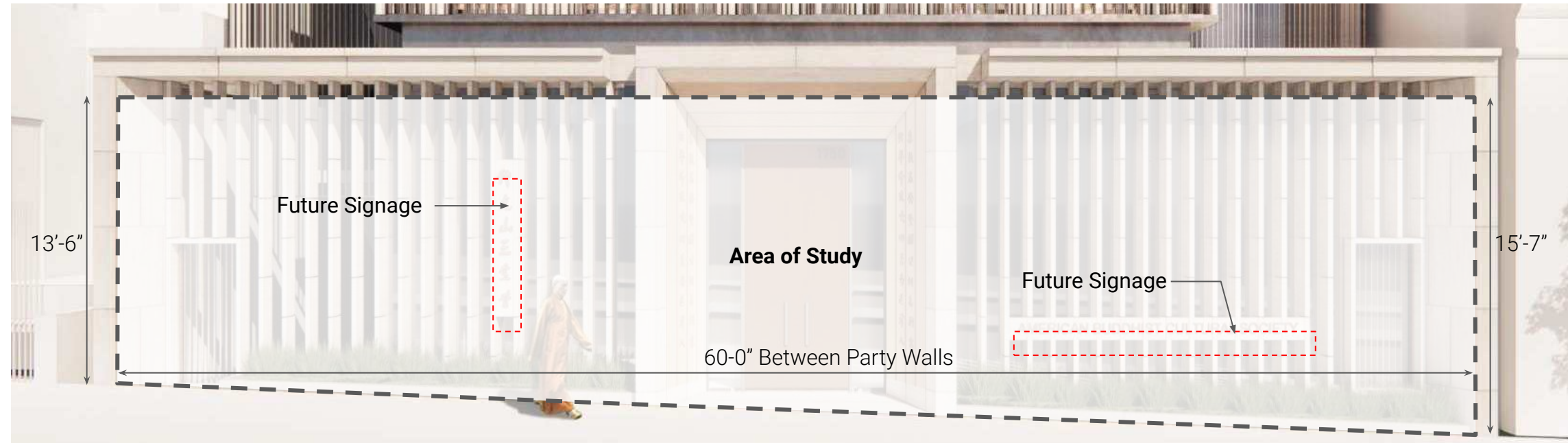


PROJECT DRAWINGS
AUGUST 26, 2021

VAN NESS (WEST) ELEVATION

AMERICAN BUDDHIST CULTURAL SOCIETY
SKIDMORE, OWINGS & MERRILL





Total Facade Area: 874.72 sf

Required 60% Transparent Area: 524.83 sf

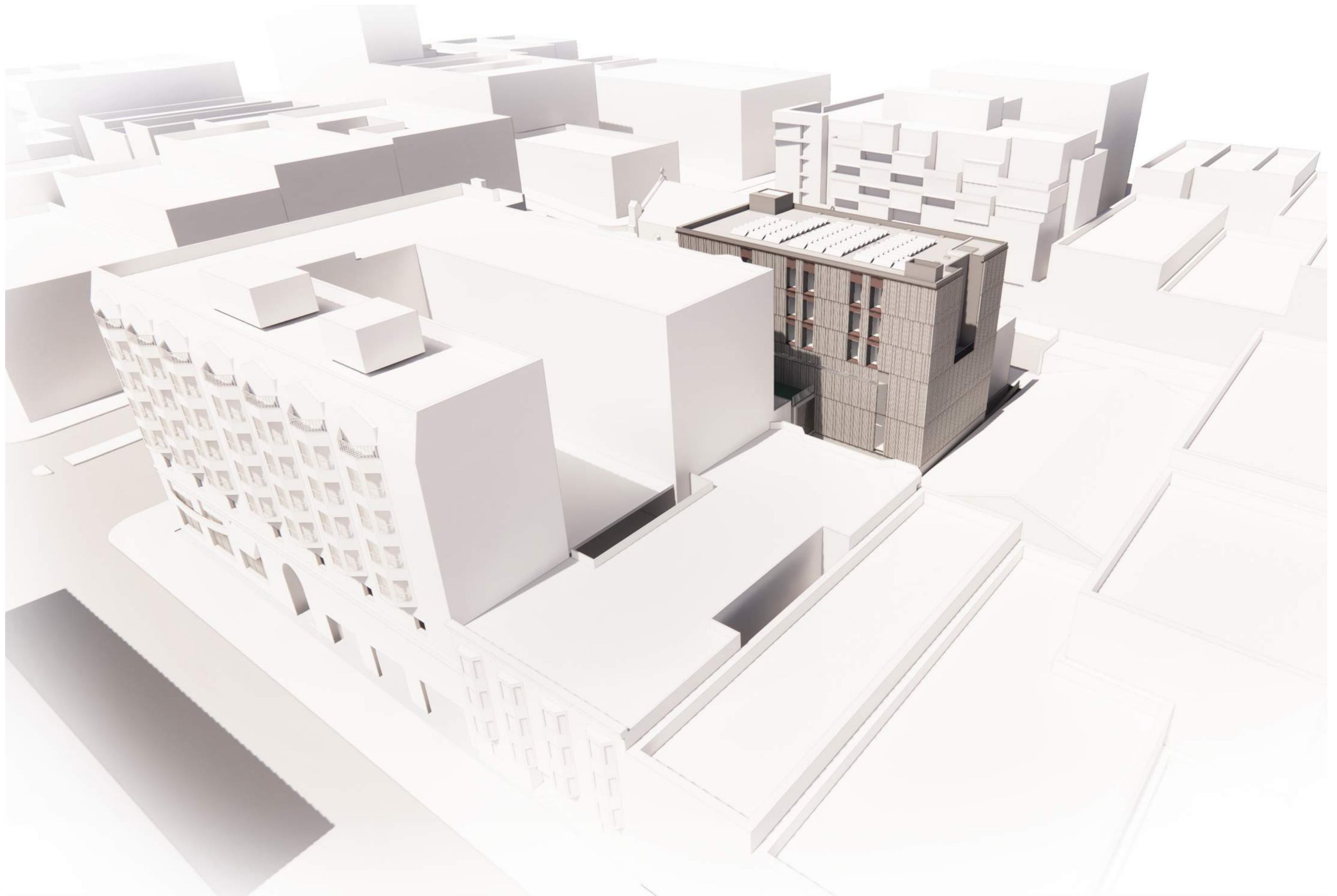
Allowable Opaque Area: 349.89 sf

Actual Transparent Area 537.05 sf = 61.40%

Actual Opaque Area: 337.67 sf = 38.60%











LEVEL 1: MAIN ENTRY



LEVEL 1: BOOKSTORE



LEVEL 1: VIEW FROM TEAHOUSE



LEVEL 2: INTERIOR COURTYARD



LEVEL 2: MAIN SHRINE



LEVEL 2: CLASSROOM



Indiana Limestone



Tubular Powder Coated Metal Rainscreen System



Bronze Colored Anodized Aluminum



Metal Screen Inlaid Laminated Glass



Clear Low-Iron Glass
(Laminated as Required)



Insulated Glass Unit



Wood



Colored (Bronze) Anodized Aluminum Screens at Van Ness Ave.



Tubular Powder Coated Metal Rainscreen System w/ Alternating Colors



Tubular Powder Coated Metal Rainscreen System

Colored Anodized Aluminum
Bronze

Indiana Limestone

Metal Screen Inlaid Laminated Glass

Wood

Clear Low-Iron Glass



Tubular Powder Coated Metal Rainscreen System

Colored Anodized Aluminum
Bronze

Indiana Limestone

Metal Screen Inlaid Laminated Glass

Wood

Clear Low-Iron Glass



Exhibit D:

Environmental Determination

Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue



CEQA CATEGORICAL EXEMPTION DETERMINATION

Property Information/Project Description

| | |
|---|---------------------|
| Project Address | Block/Lot(s) |
| 1750 Van Ness Avenue | 0622/019 |
| Case No. | Permit No. |
| 2016-015987ENV | |
| <input type="checkbox"/> Addition Alteration <input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building) <input checked="" type="checkbox"/> New Construction | |
| Project Description | |
| <p>The project site is approximately 13,195 square feet and has frontages along Van Ness Avenue and Clay Street. The existing 10,745 square foot building contains retail, religious institutional use (the San Bao Temple), and 13 off-street parking spaces. The proposed project would demolish the existing building and construct a 40,514-square-foot building that is 74 feet tall at the rear (eastern) portion of the site and approximately 50 feet tall at the front (western) portion of the site along Van Ness Avenue. The proposed building would contain approximately 39,329 square feet of institutional use, including replacement space for the existing temple, classroom space, a meditation room, 30 no-cost dormitories for visiting guests of the temple, and 1,185 square feet of retail use for an accessory bookstore. The project would include 7 vehicle parking spaces and 14 Class I bicycle spaces in a subsurface garage and 6 Class II bicycle parking spaces on Van Ness Avenue. The project would retain an existing 10-foot-wide curb cut on Clay Street. The project would not include any commercial or passenger loading zones on either Van Ness Avenue or Clay Street. Passenger and freight loading activities would be able to utilize four commercial and 17 passenger metered loading facilities located within 250 feet of the project site. No off-street freight loading would occur within the proposed subsurface garage. The project would require about 5,879 cubic yards of soil excavation to a depth of 15 feet.</p> | |

STEP 1: Exemption Class

| |
|---|
| <input type="checkbox"/> Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |

- Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - b. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered rare or threatened species.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

Class _____

STEP 2: CEQA Impacts

To Be Completed By Project Planner

| If any box is checked below, an <i>Environmental Evaluation Application</i> is required. | |
|--|---|
| <input checked="" type="checkbox"/> | <p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</i></p> |
| <input checked="" type="checkbox"/> | <p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance – or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must enroll in or seek a waiver from the Department of Public Health’s (DPH’s) Maher program. Exceptions: do not check box if the applicant presents documentation of enrollment in or waiver from the DPH Maher program or other documentation from Environmental Planning staff that hazardous material effects would be less than significant <i>(refer to EP_ArcMap > Maher layer).</i></p> |
| <input checked="" type="checkbox"/> | <p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p> |
| <input type="checkbox"/> | <p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i></p> |
| <input type="checkbox"/> | <p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i></p> |
| <input checked="" type="checkbox"/> | <p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 5,000 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p> |
| <input type="checkbox"/> | <p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 5,000 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.</p> |
| <input type="checkbox"/> | <p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 5,000 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.</p> |
| <p>Comments and Planner Signature (optional):</p> <p>Geology and Soils: A final geotechnical report was prepared by Rockridge Geotechnical on August 9, 2018, which concludes that there are no major geotechnical issues that would preclude development of the subject property as planned, provided the geotechnical issues discussed in the report are properly addressed. A small portion of the southeast corner of the site contains slopes that are 25% or greater, however, the report states that the proposed mat slab foundation with spread footings would be sufficient. The geotechnical report’s main concern for the proposed project is providing adequate lateral support for the proposed basement excavation adjacent to or near neighboring buildings to minimize the potential for construction-induced movement of those structures. The project’s structural drawings would be reviewed by the building department, where it would be determined if further geotechnical</p> | |

CEQA Categorical Exemption Determination

review and technical reports are required.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on September 14, 2017 and determined that there is low potential for presence of CEQA-significant archeological resources within project-affected soils.

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on August 29, 2017.

Traffic: The department's transportation staff reviewed the proposed project on March 2, 2017 and determined that a circulation memo would likely be required. An inhouse transportation memo was prepared on August 18, 2021 which analyzed whether the project would generate any significant transportation impacts related to construction, emergency access, travel demand, peak hour freight and passenger loading demand, people biking or walking, driving hazards, public transit, vehicle miles traveled (VMT), or vehicle parking. Both regular operations as well as monthly and annual special events were analyzed. The report determined that the proposed project would not have a significant transportation impact.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Thus, no significant construction or operational air quality impacts would occur.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit. No significant water quality impacts would occur.

Natural Habitat: The project site is completely covered with paved surfaces and within a fully developed urban area. The project site has no riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on January 2, 2018 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Nob Hill neighborhood group list.

STEP 3: Property Status - Historic Resource

To Be Completed By Project Planner

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

STEP 4: Proposed Work Checklist

To Be Completed By Project Planner

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

STEP 5: CEQA Impacts - Advanced Historical Review

To Be Completed By Project Planner

| Check all that apply to the project. | | | |
|---|---|--|---|
| <input type="checkbox"/> | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. | | |
| <input type="checkbox"/> | 2. Interior alterations to publicly accessible spaces. | | |
| <input type="checkbox"/> | 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character. | | |
| <input type="checkbox"/> | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. | | |
| <input type="checkbox"/> | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. | | |
| <input type="checkbox"/> | 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings. | | |
| <input type="checkbox"/> | 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> . | | |
| <input type="checkbox"/> | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): | | |
| <input type="checkbox"/> | 9. Other work that would not materially impair a historic district (specify or add comments): | | |
| (Requires approval by Senior Preservation Planner/Preservation Coordinator) | | | |
| <input type="checkbox"/> | 10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation | | |
| <input type="checkbox"/> | <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Reclassify to Category A a. Per HRER dated b. Other (specify): </td> <td style="width: 50%; vertical-align: top;"> Reclassify to Category C (attach HRER) </td> </tr> </table> | Reclassify to Category A a. Per HRER dated b. Other (specify): | Reclassify to Category C (attach HRER) |
| Reclassify to Category A a. Per HRER dated b. Other (specify): | Reclassify to Category C (attach HRER) | | |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. | | | |
| <input type="checkbox"/> | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. | | |
| Comments (optional): | | | |
| Preservation Planner Signature: | | | |

STEP 6: Categorical Exemption Determination

To Be Completed By Project Planner

| | |
|--|---|
| <input checked="" type="checkbox"/> No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | |
| Project Approval Action: Building Permit | |
| If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Signature: Lauren Bihl 8/27/2021 |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. | |
| In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. | |

STEP 7: Modification of a CEQA Exempt Project

To Be Completed By Project Planner

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

| PROPERTY INFORMATION/PROJECT DESCRIPTION | | |
|---|-------------------------------------|--|
| Project Address (If different than front page) | | Block/Lot(s) (If different than front page) |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| Plans Dated | Previous Approval Action | New Approval Action |
| Modified Project Description: | | |
| | | |

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

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

Exhibit E:

Land Use Data

Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue

LAND USE INFORMATION

Project Address: 1750 Van Ness Ave
Record No.: 2016-015987PCACUAVAR

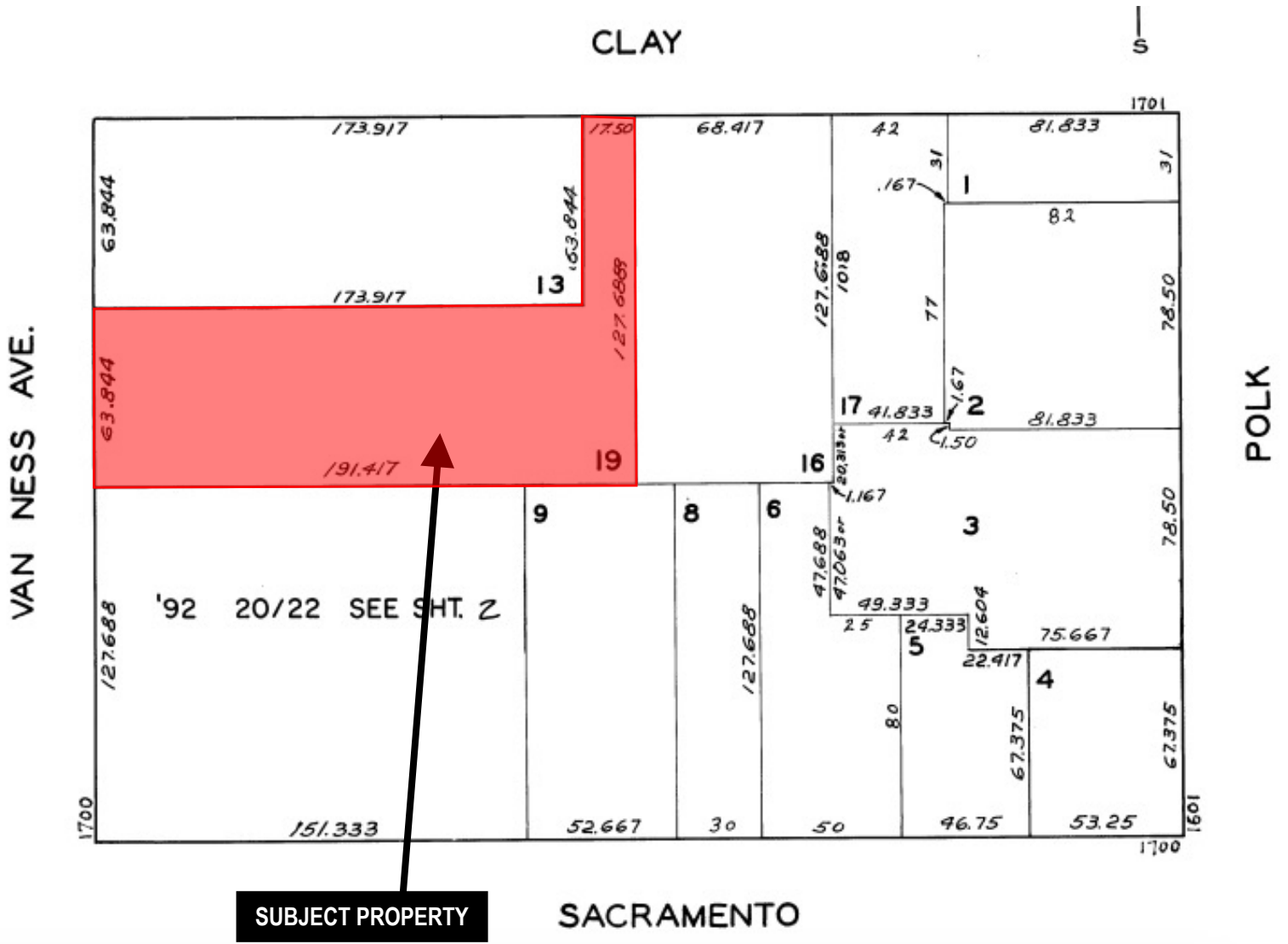
| | EXISTING | PROPOSED | NET NEW |
|---|-----------------------|-----------------------|-----------------------|
| GROSS SQUARE FOOTAGE (GSF) | | | |
| Parking GSF | 0 | 0 | 0 |
| Residential GSF | 0 | 0 | 0 |
| Retail/Commercial GSF | 1,317 | 1,317 | 1,317 |
| Office GSF | 0 | 0 | 0 |
| Industrial/PDR GSF <i>Production, Distribution, & Repair</i> | 0 | 0 | 0 |
| Medical GSF | 0 | 0 | 0 |
| Visitor GSF | 0 | 0 | 0 |
| CIE GSF | 9,428 (Institutional) | 9,428 (Institutional) | 9,428 (Institutional) |
| Usable Open Space | 0 | 3,177 sf | +3,177 sf |
| Public Open Space | 0 | 0 | 0 |
| Other () | 0 | 0 | 0 |
| TOTAL GSF | 10,745 gsf | 10,745 gsf | 10,745 gsf |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Affordable | 0 | 0 | 0 |
| Dwelling Units - Market Rate | 0 | 0 | 0 |
| Dwelling Units - Total | 0 | 0 | 0 |
| Hotel Rooms | 0 | 0 | 0 |
| Number of Buildings | 1 | 1 | 1 |
| Number of Stories | 2 | 6 | 6 |
| Parking Spaces | 13 | 7 (1 EVCS) | 7 (1 EVCS) |
| Loading Spaces | 0 | 0 | 0 |
| Bicycle Spaces | 0 | 8 Class 1/ 12 Class 2 | 8 Class 1/ 12 Class 2 |
| Car Share Spaces | 0 | 0 | 0 |
| Other () | | | |

Exhibit F:

Maps and Context Photos

Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue

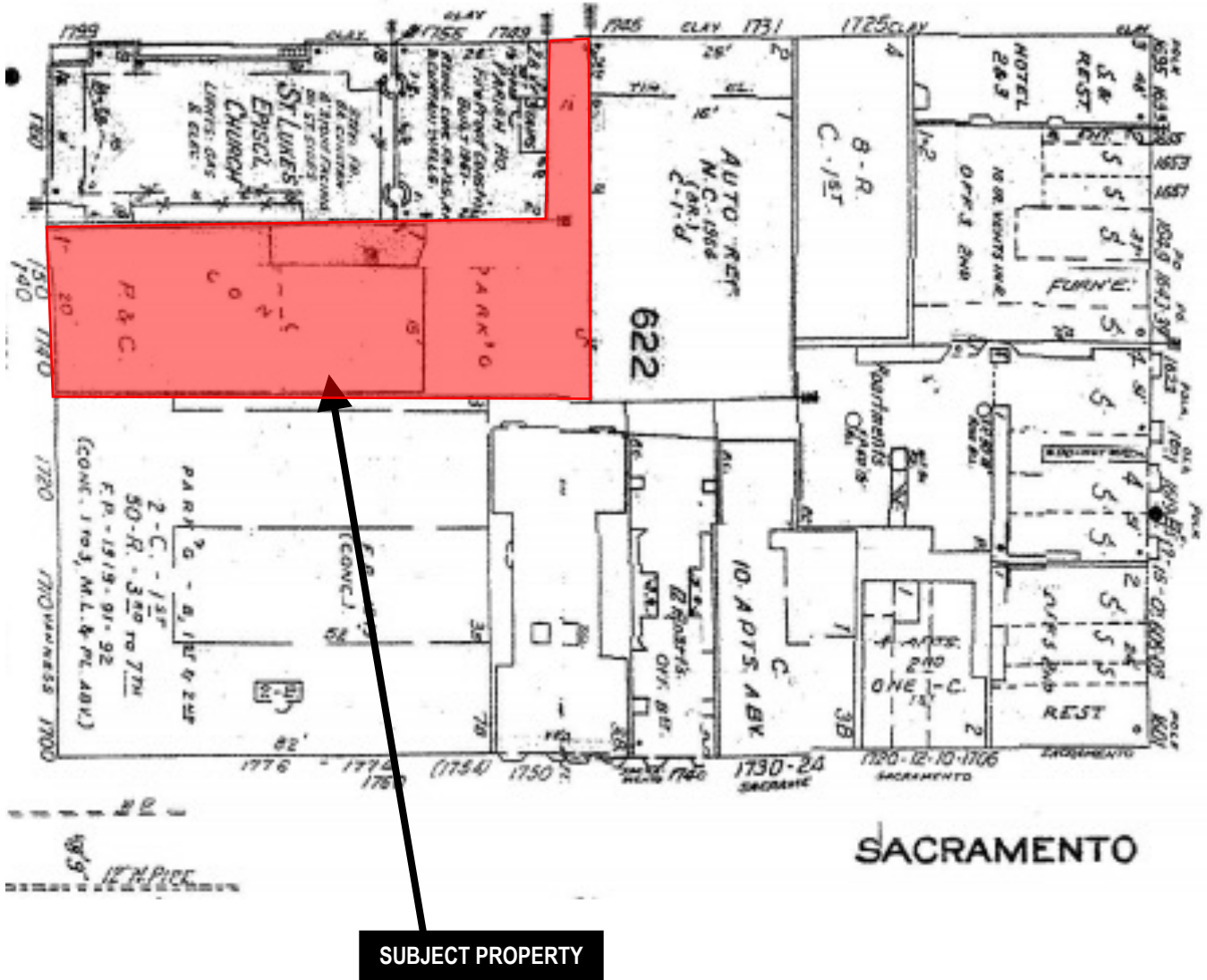
Parcel Map



Planning Code Amendment, Conditional Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue



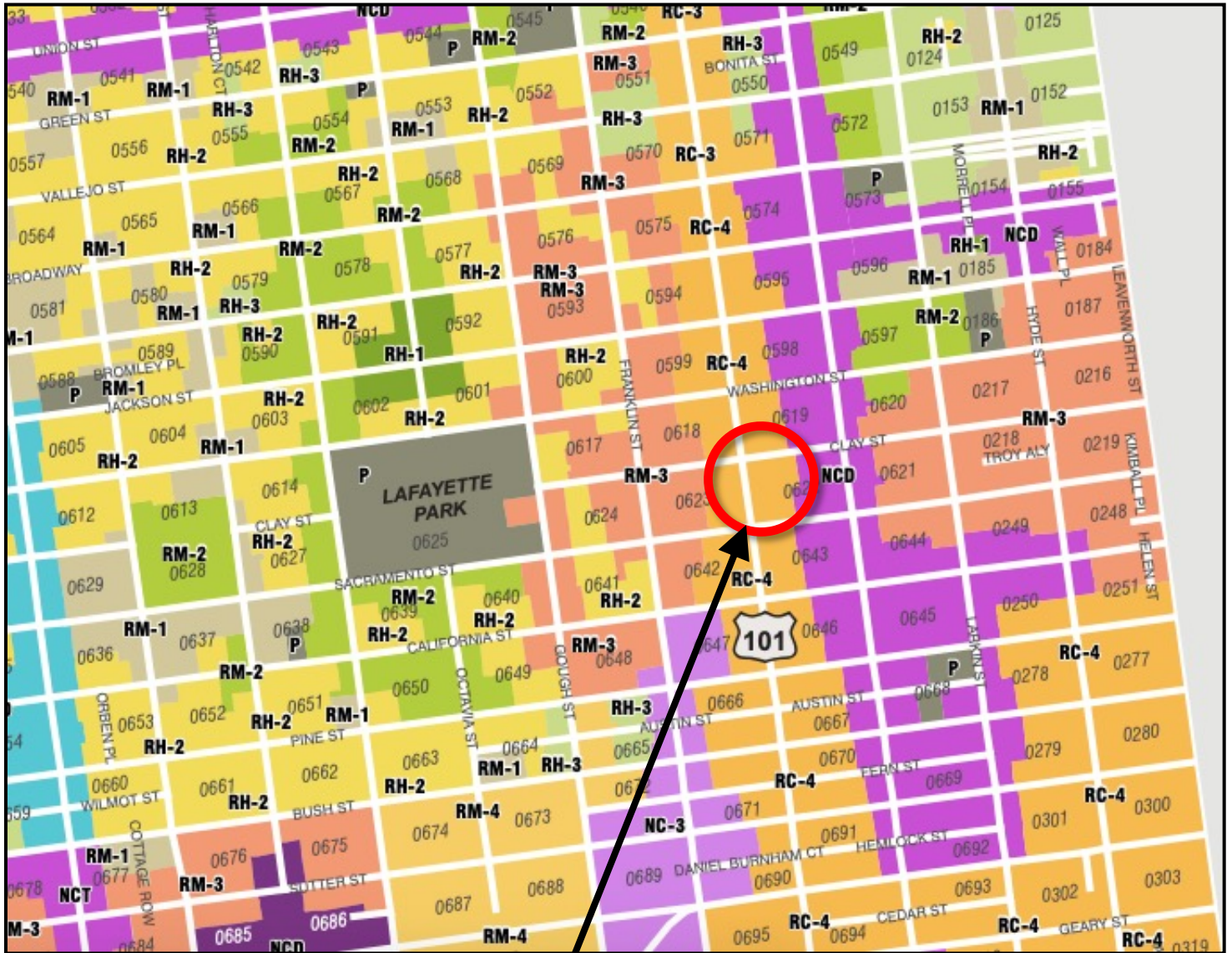
Sanborn Map*



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



Zoning Map

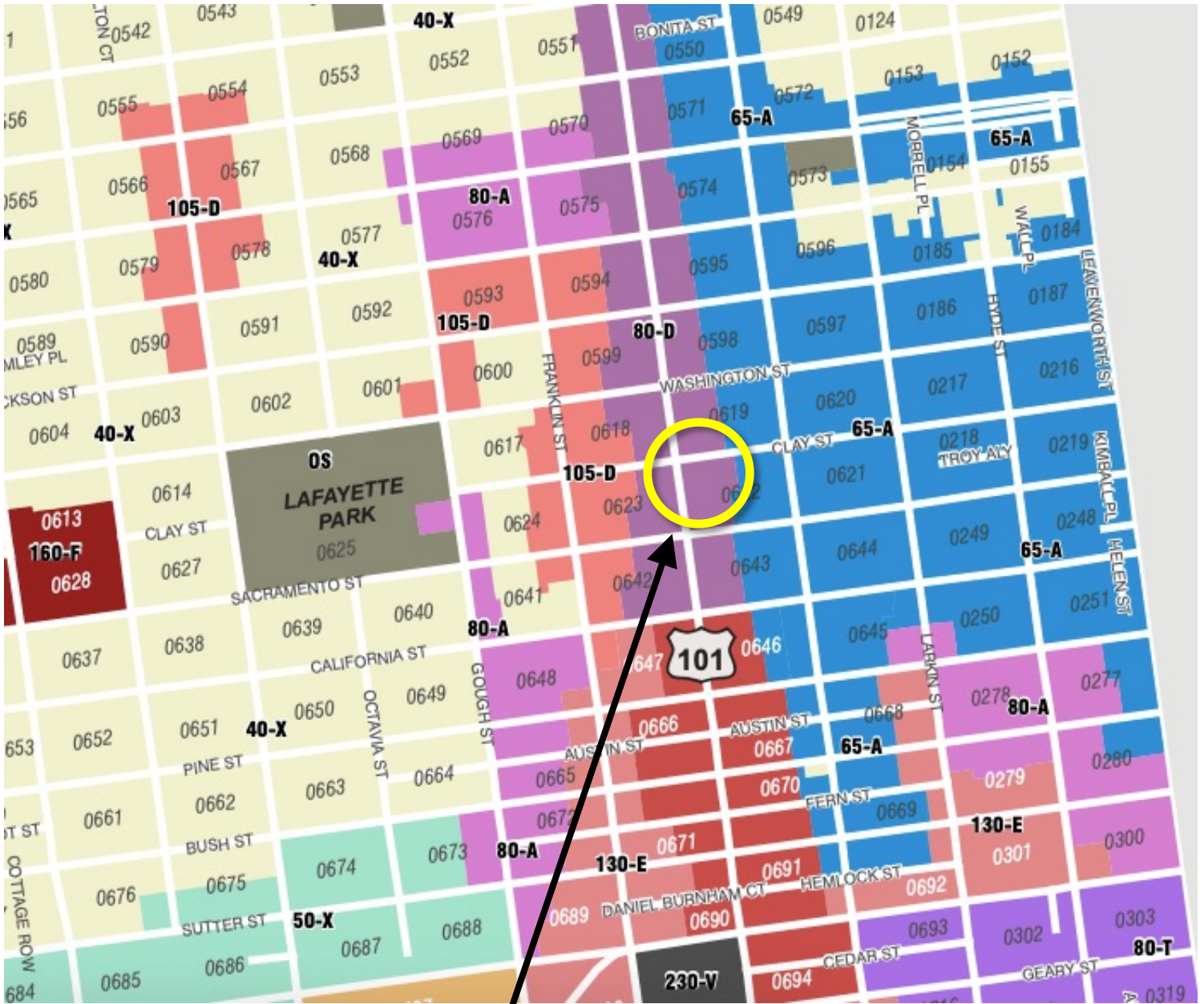


SUBJECT PROPERTY



Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue
1750 Van Ness Avenue

Height & Bulk Map



SUBJECT PROPERTY



Planning Code Amendment, Conditional Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue

Aerial Photo

(facing east)



Planning Code Amendment, Conditional
Use & Variance Hearing

Case Number 2016-015987PCACUAVAR

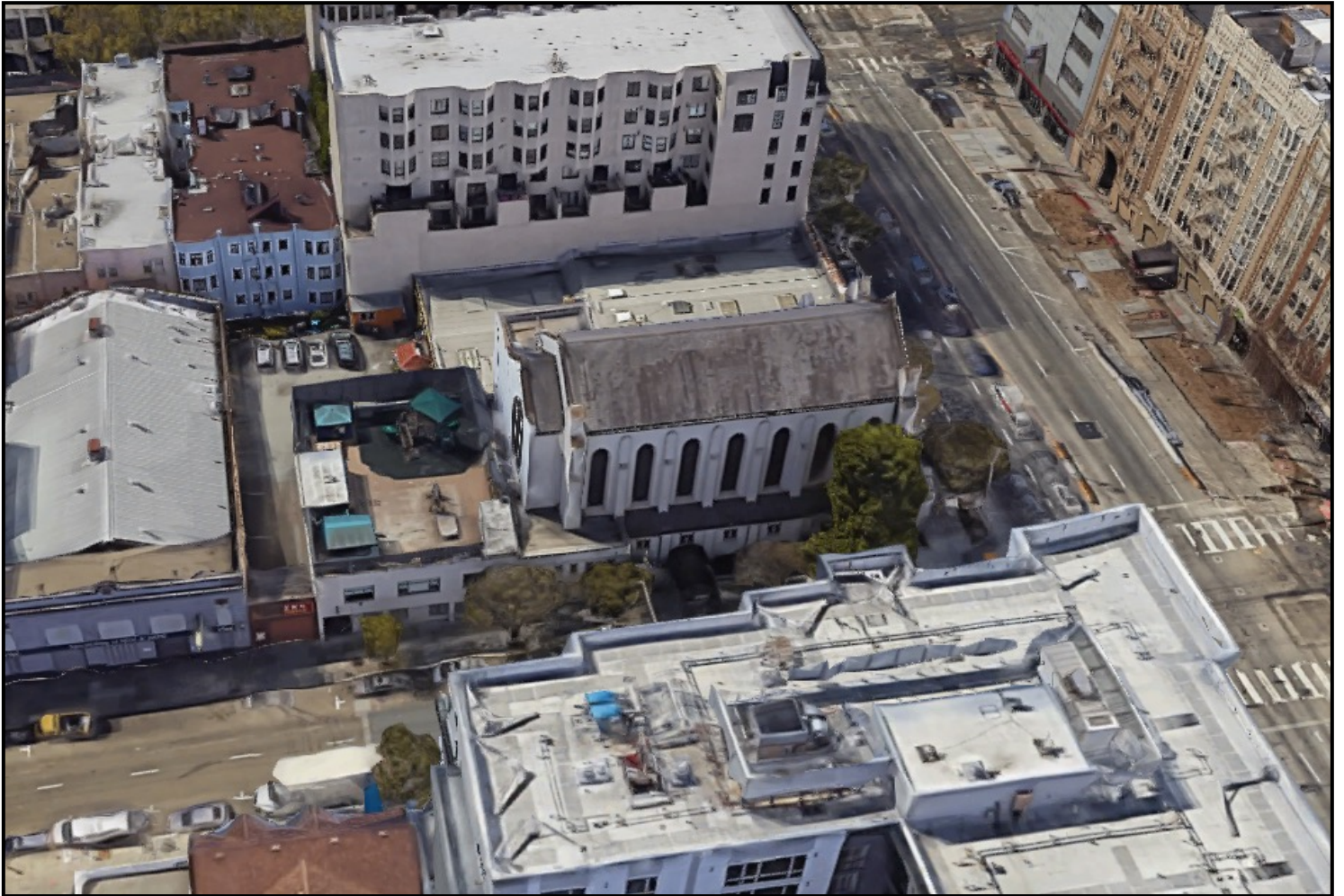
San Bao Temple

1750 Van Ness Avenue



Aerial Photo

(facing south)



Planning Code Amendment, Conditional
Use & Variance Hearing

Case Number 2016-015987PCACUAVAR

San Bao Temple

1750 Van Ness Avenue



Site Photo

(facing east)



Planning Code Amendment, Conditional
Use & Variance Hearing

Case Number 2016-015987PCACUAVAR

San Bao Temple

1750 Van Ness Avenue

Site Photo

(facing south)



Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue

Exhibit G:

Project Sponsor Brief

Planning Code Amendment, Conditional
Use & Variance Hearing
Case Number 2016-015987PCACUAVAR
San Bao Temple
1750 Van Ness Avenue

REUBEN, JUNIUS & ROSE, LLP

Melinda A. Sarjapur
msarjapur@reubenlaw.com

August 26, 2021

Delivered Via Email (Christopher.May@sfgov.org)

Joel Koppel, Commission President
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: **1750 Van Ness Avenue**
Planning Case Number: **2016-015987**
Hearing Date: **September 9, 2021**

Dear President Koppel and Commissioners:

This office represents the American Buddhist Cultural Society (“**ABCS**”), the sponsor of a project that would reconstruct and upgrade the Fo Guang Shan San Bao Temple, a Buddhist temple and longstanding cultural presence which has operated at 1750 Van Ness Avenue for more than 30 years (the “**Project**”).

The Project requires Conditional Use Authorization for an institutional use larger than 6,000 gsf; construction of a building more than 50 feet in height; and to retain an existing curb cut along Clay Street. In addition, the Project requires a Planning Code Text Amendment to exempt the site from a residential-to-non-residential use ratio in the Van Ness SUD, and a Variance to allow the garage entry to exceed 1/3 the width of the property’s narrow Clay Street frontage.

The Project should be approved as it will provide substantial benefits:

- ***Retain and Expand a Long-Standing Community Institution.*** The Temple has served San Francisco’s Buddhist community and the surrounding neighborhood from this site for more than 30 years. The new building will benefit the community by providing a modern venue for the practice of Buddhism and learning about Chinese culture; a range of charitable programs and community classes on topics including mediation, calligraphy, and flower arrangement; and publicly-available community meeting rooms.
- ***Improved Pedestrian Experience.*** The existing temple is in poor repair. The new building will feature attractive architecture and materials referential to Buddhist

cultural traditions, as well as ground-floor retail and community uses to re-activate the street frontage and improve the pedestrian experience along Van Ness Avenue.

- *Environmentally Friendly Design.* The LEED Gold building will celebrate a commitment to sustainability, with a façade design geared to reduced energy consumption, maximize daylight access, and encourage natural ventilation. Solar panels on the rooftop will supply the energy needs for the all-electric building. Stormwater runoff will also be controlled through a series evenly distributed planted roof terraces and at-grade gardens.
- *Community Support.* To date, ABCS has received more than 25 letters of support from neighbors, Temple members and community members, including the Van Ness Corridor Neighborhood Counsel which is comprised of representatives from 9 local community groups, and the adjacent St. Luke’s Episcopal Church.

We look forward to presenting this Project to the Commission on September 9, 2021.

A. Property and Project Description

The Property contains a non-historic, two-story building and surface parking lot that has housed the San Bao Buddhist Temple (“**Temple**”) for more than 30 years. The Temple was established to serve as a spiritual, educational and cultural center for those interested in learning more about Buddhism and the Chinese culture. However, the existing building is small and in poor repair, and can no longer effectively serve its vibrant community function.

The Project would demolish the existing building and construct a new six-story plus basement Temple with ground-floor retail, capable of serving its Buddhist members and broader community for generations to come.



(Rendering of proposed Temple along Van Ness Ave from Clay Street)



(Rendering of proposed Temple along Van Ness Ave)

The Temple's main entrance along Van Ness Avenue would lead into a retail bookstore with Buddhist and Chinese culture-themed literature and adjacent art gallery. At the center of the first floor, a light-filled courtyard would be located adjacent to a teahouse area offering free refreshment to Temple visitors. Kitchen and dining facilities at the rear of this floor would be used for communal dining offered with Buddhist services and events.



(View of Level 1, from Main Entry along Van Ness Avenue)



(View of Level 1, from Dining Hall)

At the second floor, the Project would house an expanded shrine area with seating for up to 300 members, two classrooms, and a lecture hall to be used for Buddhist study and educational events. The Temple provides a range of general-interest classes and events open to the public on including meditation, calligraphy, floral arrangement, etc.) When not in use, the Temple would offer these facilities to the public for community meetings.



(Level 2, Main Shrine)

At the third floor, the project would feature a classroom along the Van Ness Avenue frontage, a relaxing outdoor roof deck at the center of the site, featuring tranquil meditation garden, and an enclosed meditation room at the rear, directly above and open to the main shrine area.



(Level 3, Classroom)



(Level 3, Classroom)

In support of the religious institutional use, the project would also provide three levels (floors 4-6) containing 30 private, no-cost efficiency dormitory rooms for short-term use by attendees of Temple events, monastics, scholars, and visiting volunteers engaged in supportive activity for the Temple.

The Project's massing had been thoughtfully designed to maximize light, air, and views for neighboring properties. The building would be separated into two components, consisting of a three-story, 50-foot tall volume along the Van Ness Avenue frontage and a six-story, 74-foot tall volume at the rear of the site, connected by an open-air courtyard at the center of the site.

As illustrated in the rendering below, the Project would feature a number of setbacks and volume reductions including:

- Pulling back the building portion along Van Ness Avenue above the first floor by 3 feet to provide visual relief as a gesture toward the adjacent inset volume of the St. Luke's Cathedral.
- Setting back all portions of the building above the third floor from the property line shared with the condominium building to the south by 12'1" to 12'5" to maximize light and air to adjacent residential units.
- Setting back the northern side of the building by 12'1" for half of the lot depth above the third floor, to maximize light to the stained-glass windows of the St. Luke's Cathedral.



(Aerial View of Massing along Van Ness Avenue)

The Project will include one below-grade level with seven (7) vehicular parking spaces and 14 Class One bicycle parking spaces, accessed from an existing curb cut along Clay Street.

B. Outreach Summary

The American Buddhist Cultural Society has engaged in a thorough and transparent multi-year outreach process, ensuring interested community members had the opportunity to provide meaningful input on the Project. This included more than 16 in-person and virtual meetings, as well as numerous communications to engage members of the community.

As a result of these efforts, the Project has received more than 25 letters of support from neighbors, Temple members and community members, including the adjacent St. Luke's Cathedral and the Van Ness Corridor Neighborhood Counsel which is comprised of representatives from 9 local community groups (Cathedral Hill Neighbors Association; Discover Polk CBD; Golden Gate Valley Neighborhood Association; Hayes Valley neighborhood Association; Lower Polk Neighbors; Pacific Heights Residents Association; Russian Hill Community Association; Russian Hill Neighbors and Western SoMa Voice). These support materials are attached as **Exhibit A**.

C. Conclusion

The Project would reconstruct and upgrade the San Bao Temple which has been serving San Francisco's Buddhist community and broader neighborhood at Property for more that 30 years. The new Temple will be a beautiful, modern and environmentally-friendly cultural building, thoughtfully designed to minimize light, air, and view impact to neighboring properties. The San Bao Temple will provide numerous neighborhood benefits and has received broad community support. For these reasons, we respectfully request you approve the Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures:

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner
Gabriela Pantoja, Project Planner

EXHIBIT A

From: Angela Cheung <angela@thepillarcapital.com>
Sent: Monday, June 14, 2021 10:36 AM
To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>
Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>
Subject: RE: Letter of Support - 1750 Van Ness Ave_Case # 2016-015987

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Good morning Mr. May. I hope you had a great weekend.

Attached please find my letter of support for the project located at 1750 Van Ness Avenue (San Bao Temple).

Thank you very much!

Stay Safe and healthy!

Best Regards,
Angela Cheung
President

Pillar Capital Group

www.pillarcapitalgrp.com

C : 415.706.7688

O : 415.931.3922 | **F :** 415.276.6026

DRE 01142918

Pillar Capital Properties

DRE 02113981

1725 Clay Street #102, San Francisco, CA 94109

"I have not verified any of the information contained in those documents that were prepared by other people."

WIRE FRAUD WARNING: "If you receive an email / text providing wire instructions or requesting personal financial information that appears to come from me or any Pillar Capital Real Estate representative, DO NOT reply or wire funds, always verify the authenticity of any such instructions by contacting the title / escrow company directly - protect yourself from wire fraud."

June 14, 2021

Angela Cheung
1725 Clay Street, Suite 102
San Francisco, CA 94109

Christopher May
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: San Bao Temple – 1750 Van Ness Avenue / Case Number: 2016-015987

Dear Mr. May,

I am writing to support the project at 1750 Van Ness Avenue (APN 0622019). I have been in the neighborhood for more than 17 years. San Bao Temple (American Buddhist Cultural Society) has been a member of the neighborhood for more than 30 years. It is definitely a longstanding community presence as well as a cultural institution that uplifts the surrounding area. It has added to the cultural diversity of the Van Ness corridor and our City. Besides practicing Buddhism, Temple also offers numerous meditation sessions, classes, art programs, youth group activities and more that engage its neighbors and connect the community.

San Bao Temple is in poor condition and has been for many years. Its architect (Skidmore, Owing & Merrill) has done an impressive job of designing an attractive and environmental friendly building that is also respectful of the neighbors through substantial setbacks from each of its neighbors. It just not only beautifies but also revitalizes the whole neighborhood. More importantly, the new Temple will provide a clean, efficient, modern and safe location that can better serve its members and the community.

This is the perfect location for the Temple. It is centrally located, near multiple public transportations and easily accessible by members of the community. With limited parking at the site but accommodating more bicycle parking spaces, it helps reduce its contribution to local traffic and encourage more efficient transportation.

Thank you very much Mr. May! I strongly recommend the Planning Commission approves this Project.

Best Regards,

Angela Cheung

RE: San Bao Temple Project
1750 Van Ness Avenue
Planning Case No. 2016-015987

June 8, 2021

Dear Mr. May,

I am writing this letter to express support for the proposed San Bao Temple project at 1750 Van Ness Avenue. I have been a devotee and volunteer at San Bao Temple since 2003 and this is a place where I can both practice my Buddhist faith and be involved in all kinds of community functions. Buddhism to me is not just a religion but a way of life and San Bao Temple offers the education and the spiritual support that I and many others seek.

I do not drive and therefore, this location, with the ease and convenience of public transportation is most convenient. However, the existing building is in extremely poor condition and such an eyesore that it does not fit in with the Van Ness Corridor improvement project the City is implementing.

The esthetic design of the Temple is modest in scale and consistent with the character of the neighborhood, in addition, the landmark-worthy architecture will beautify and revitalize the neighborhood. The City of San Francisco boasts its cultural diversity and the design of the new Temple will blend in with this diversity.

I strongly urge the Planning Commission to approve this project and allow the construction of the new Temple. I believe that the members, non-members, the community and neighborhood will suffer an extreme loss if San Bao Temple/American Buddhist Cultural Society is forced to relocate due to the substandard conditions of the existing building.

Sincerely,



Cathy Te
Temple member
Union Street, San Francisco

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Charlie Chang <chang.charlie@yahoo.com>

Fri 6/4/2021 4:17 PM

To: Christopher.May@sfgov.org <christopher.may@sfgov.org>

Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition, and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project, and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

Sincerely,

Charlie Chang

member of San Bao Temple and American Buddhist Cultural Society

From: diarmuid@dolmen-engineers.net <diarmuid@dolmen-engineers.net>

Sent: Wednesday, June 9, 2021 11:31 AM

To: May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: msarjapur@reubenlaw.com <msarjapur@reubenlaw.com>

Subject: 1750 Van Ness Avenue - Case No. 2016-015987

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Christopher,

I am writing to voice my whole-hearted support for the proposed redevelopment of the San Bao Temple at 1750 Van Ness Avenue.

The project has been beautifully designed, fitting perfectly within the context of the Van Ness Corridor. The project will add a new, high-quality, public building in this corridor that has primarily seen a proliferation for-profit housing projects.

The city will benefit from the increase in Buddhist practitioners that should accompany this expansion.

Diarmuid Mac Neill
530 8th Avenue, #6
San Francisco CA 94118

6-7-2021

Re: Son Bao Temple Project (1750 Van Ness Avenue -
Planning Case No. 2016-015987)

Dear Mr. May,

As a thirty year neighbor and frequent visitor to the Son Bao Temple at 1750 Van Ness Avenue, it is a crucial cultural institution that adds much prestige not only to the neighborhood but also to Van Ness Avenue.

It is always uplifting to enter this calm, serene, spiritual environment which also houses a bookshop and gifts relating to Buddhism and Chinese Culture. The entire staff at this American Buddhist Cultural Society is warm and welcoming. Also, the location is excellent.

It has occurred to me and several friends who have visited the Temple that the existing space has outgrown its original needs. It would be ultra-beneficial to have updated contemporary architecture.

I urge the Planning Commission to approve this project of constructing a contemporary design with improved space. It will beautify the area. I support this much-needed project completely.

Sincerely,
Donna Brossky
Neighbor and Temple Attendee
1960 Clay Street (#104)
San Francisco, CA 94109-3434

CC: Melinda Sarjauer

From: ERIK RALSKE <eralske@icloud.com>

Sent: Wednesday, July 7, 2021 4:05 PM

To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>

Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>

Subject: Re: San Bar Temple Project (1750 Van Ness Avenue; {planning Case # 2016-015987})

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Re: San Bar Temple Project (1750 Van Ness Avenue; {planning Case # 2016-015987})

Dear Mr. May:

I am writing to express my support for the proposed San Bar Temple at 1750 Van Ness Avenue in San Francisco. The American Buddhist Cultural Societies a friendly and vital cultural institution for more than 30 years. The Temple has served as not only a spiritual center for the local Buddhist Community, but also an educational and cultural center for those interested in Buddhism and Chinese Culture.

I have visited the temple often on my annual summer trips to San Francisco for a number of years and can say first hand that the temple is in poor condition. Aside from cosmetic and aesthetic failings, basic systems such as temperature control are inadequate and unable to maintain a safe and comfortable indoor temperature in summer or winter. As a musician, I have struggled to perform there in the summer and was unable to keep my instrument on pitch due to the bone-chilling indoor temperature at the temple.

The new project represents years of planning and designs which address every possible impact of the neighborhood. The plan will replace the current temple with a beautiful new building that can better serve its members and the surrounding community. It will also beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally friendly, respects neighboring properties and maintains light to the beautiful stained glass window on the St. Luke's Church next door. Other parts of the design which feature the sensitive planning of the new temple include a reduced parking lot and an increased bicycle facilities to reduce traffic and emissions. In addition, setbacks are an integral part of the new design to minimize the impact on its neighbors.

I urge the Planning Commission to approve this project and allow construction of the new temple. In my opinion, it is a major benefit to the neighborhood and the city. If the American Buddhist Cultural Society outgrows the existing facility and is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence. In addition to being a center for practicing Buddhists, the temple offers meditation sessions, a variety of classes, youth group activities and community engagement events.

Surely, in this current age, where we have to protect and fight for the diversity and inclusion of the broad range of cultures that make this country melting pot, I would hope that a city as diverse as San Francisco would embrace this project and allow this community a proper place to worship, educate and celebrate the culture of Chinese Humanistic Buddhism.

Sincerely,

ERIK RALSKE

Principal Horn, Metropolitan Opera Orchestra

Faculty, The Juilliard School. Mannes College of Music. Aspen Music Festival

Devotee, Chinese Humanistic Buddhism and of the American Buddhist Culture Society

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition, and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project, and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

Sincerely,

Eugene Chang

Yuh-Lin Eugene Chang, Ph.D.

ISP Architect, Facebook

Temple Member

June 18, 2021

Elghousaen Daoud
Frank's Shoe Repair
1619 Polk Street
San Francisco, CA 94109

Christopher May
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 1750 Van Ness Avenue - Case Number: 2016-015987

Hi Mr. May,

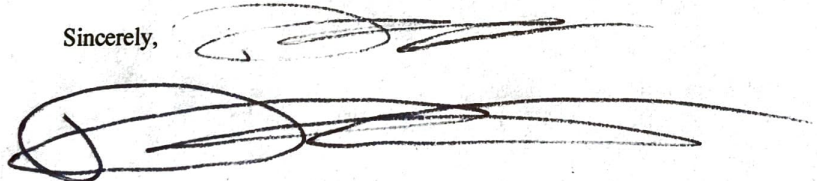
I would like to express my full support for the redevelopment project at 1750 Van Ness Avenue (San Bao Temple). I own a small business on Polk Street which is just a block away from the Temple for many years. Temple has been my neighbor for more than 30 years. Our community is cultural diversity.

Having such a cultural institution in the neighborhood is a big value to the community and San Francisco. They offer numerous classes to the community; including but not limited to, meditation, youth sessions, painting, flower arranging, Chinese calligraphy and art.

The proposed design looks modern but well blend into the neighborhood ambiance. After the completion, I am sure the new structure will re-energize and embellish the Van Ness Corridor and the neighborhood.

Thank you very much. I look forward to the Planning Commission's approval.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and horizontal strokes.

Elghousaen Daoud
Frank's Shoe Repair

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning case No. 2016-015987)

Dear Mr. May,

I write to express my support for the proposed San Bao Temple Project at 1750 Van Ness Avenue in San Francisco, California. The American Buddhist Cultural Society is friendly and is a vital cultural institution that has occupied the existing property for more than 30 year. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about the Buddhism and Chinese Culture.

The existing Temple is in poor condition and has been for many years. The project will replace it with a new building that can better serve its member and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and to the city of San Francisco. If the American Buddhist Cultural Society outgrows the existing facility and is forced to relocate, we would suffer from the loss of its engaging and diverse presence.

Sincerely,

Gordon Gong
Deputy Sheriff

駐美台山寧陽總會館
HOY-SUN NING YUNG BENEVOLENT ASSOCIATION
IN AMERICA

41 WAVERLY PLACE
SAN FRANCISCO, CALIFORNIA 94108 U.S.A.
TEL: (415) 288-0605, 288-0603 FAX: (415) 982-3808

JUNE 28 - 2021

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition, and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project, and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

Sincerely,

HOY-SUN NING YUNG BENEVOLENT ASSOCIATION



Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. As a recent transplant from the east coast, the American Buddhist Cultural Society has been a pillar of support for me as I make the bay area my home.

My family and I happened to drive past San Bao Temple on our self-guided tour of SF and we walked in to visit. The temple grounds were notably worn down but we were greeted by a community who were genuinely happy to get to know us and share their experience of SF. Since then, I've been to back for talks and to volunteer at community events. I made meaningful connections with people from different walks of life and experiences. I found myself chatting about day-to-day ups and downs with the youth group, laughing over ways we've tried to avoid falling asleep during meditation with an accountant and helping newly independent students navigate the healthcare system. I look forward to my visits here as I always left with a fuller heart and mind.

The American Buddhist Cultural Society is a spiritual, educational and cultural center but it is also so much more. It is a bridge between cultures and generations and a bright refuge in the busyness of SF life. However, the current building is in poor condition with limited functions. I found a community here that values compassion, cares for its environment and shares its wisdom and warmth. It also surely needs a new structural exterior to reflect the progressive, inclusive and generous beauty that it holds within.

I urge the Planning Commission to approve this project, and allow construction of the new Temple to benefit the SF community.

Sincerely,

Jennifer Chu, MD
Obstetrics and Gynecology
Board Certified
Temple member

From: John Yang <jyang@jyiplaw.com>

Sent: Sunday, June 6, 2021 9:04 PM

To: May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: msarjapur@reubenlaw.com <msarjapur@reubenlaw.com>

Subject: Re: San Bao Temple Project (1750 Van Ness Avenue - Planning Case No. 2016-015987)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is a friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respectful of neighboring properties and maintains light to the beautiful stained glass windows of the St. Luke's Church next door.

I urge the Planning Commission to approve this project and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and is forced to relocate, the public would suffer from the loss of such engaging and diverse cultural presence.

Please do not hesitate to contact me if you should have any questions.

Best Regards,
John Yang
Temple Member

John Yang
Legal Consultant
John Yang IP Law
jyang@jyiplaw.com
Wechat: ijyang
Line/Skype: johnyang13
Mobile: +1 (408) 987-1933
<https://www.linkedin.com/in/johnyang3/>

The information contained in this e-mail message is only for the confidential use of the intended recipient(s). If you have received this communication in error, please notify us immediately by e-mail and delete the original message.

From: Kristian Brand <kristianbrand@gmail.com>
Sent: Wednesday, June 30, 2021 10:13 AM
To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>
Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>
Subject: Support for the San Bao Temple Redevelopment - 1750 Van Ness Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Dear Mr. May,

I am writing to you in support of the San Bao Temple renovation project. As a neighborhood resident for the past 15 years, I've known the Temple as a pillar of the community and an important cultural institution. The Temple is well known for positive involvement in the neighborhood and actively participating in supporting our local community. I know that the Temple has been in need of renovation for many years now, and also know how important it is to them to create a modern design that respects the architectural integrity of the neighborhood. I feel that it is very important for our neighborhood residents to promote cultural diversity and to support organizations that work hard to make our neighborhood a better place to live. I wholeheartedly and without reservation am happy and proud to advocate on behalf of the Temple and this project.

Best,

Kristian

The Law Offices of Kristian Brand
1588A Union Street
San Francisco, CA 94123
[\(415\) 420-0387](tel:4154200387) (PCS)
kristianbrand@gmail.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

This firm does not provide tax advice. Nevertheless, if any advice or communication provided by this firm is determined to constitute or contain tax advice, the following notice shall apply

U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

P Please consider the environment before printing this e-mail

October 11, 2018

George McNabb
1400 Van Ness Avenue
San Francisco, CA 94109

Christopher May, Senior Planner
Northwest Team, Current Planning Division
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2016-015987PRJ

Dear Mr. May,

This letter is to support the project at 1750 Van Ness Avenue (APN 0622019). I am an owner of properties at 818 and 1400 Van Ness Avenue.

The project sponsor, American Buddhist Cultural Society (ABCS), has been a part of the neighborhood for almost 30 years. This non-profit organization has added to the cultural diversity of the Van Ness corridor and our City and will continue to do so. Their architects (Skidmore, Owing & Merrill) have done an impressive job of designing an attractive building that is respectful of the neighbors.

The current building is very non-descript, not befitting Van Ness Avenue. Because of this, it is prone to graffiti and vandalism. The replacement is an attractive structure and will definitely add to the character of the neighborhood. I understand it will also feature a variety of spaces designed to accommodate the community, including an accessory bookstore, gallery, tea rooms, meditation areas, lecture hall and 7 off street parking spaces instead of the current 14 spaces, which will reduce the likelihood of neighborhood congestion.

Thank you for your time. I strongly recommend that you approve this project.

Best Regards,



George McNabb

June 2, 2021

George McNabb
1400 Van Ness Avenue
San Francisco, CA 94109

Christopher May, Senior Planner
Northwest Team, Current Planning Division
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Case No. 2016-015987

Dear Mr. May,

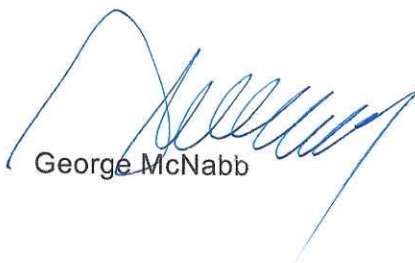
This letter is to support the project at 1750 Van Ness Avenue (APN 0622019). I am one of the owners of the property at 1400 Van Ness Avenue.

The project sponsor, American Buddhist Cultural Society (ABCS), has been a part of the neighborhood for almost 30 years. This non-profit organization has added to the cultural diversity of the Van Ness corridor and our City and will continue to do so. Their architects (Skidmore, Owing & Merrill) have done an impressive job of designing an attractive building that is respectful of the neighbors.

The current building is very non-descript, not befitting Van Ness Avenue. Because of this, it is prone to graffiti and vandalism. The replacement is an attractive structure and will definitely add to the character of the neighborhood. I understand it will also feature a variety of spaces designed to accommodate the community, including an accessory bookstore, gallery, teahouse, meditation areas and classroom.

Thank you for your time. I strongly recommend that you approve this project.

Best Regards,



George McNabb

From: Morrie Tung <mtung@me.com>

Sent: Sunday, June 6, 2021 5:30 PM

To: May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: msarjapur@reubenlaw.com <msarjapur@reubenlaw.com>; 佛立門 Fremont <fremont@ibps.org>

Subject: Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition, and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will revitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project, and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

Sincerely,

Morrie Tung

Sr. QA Manager, Logitech

RELATIONSHIP TO THE PROJECT: Temple
member

From: Portia Barnblatt <drportia88@gmail.com>

Sent: Sunday, May 16, 2021 2:40 PM

To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>

Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>

Subject: San Bao Temple Project (1750 Van Ness Avenue-Planning Case No. 2016-015987)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Dear Mr. May,

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is a friendly and vital cultural institution that has occupied the existing property for more than 30 years. The temple serves as a spiritual, educational and cultural center for those interested in learning about Buddhism and Chinese Culture. In addition to facilitating the practice of Buddhism, it offers numerous meditation sessions, classes, youth group activities and more that engage its neighbors as well as connect the community.

The existing temple is in poor condition and it has been like that for many years. The project will replace it with a new building that can better serve its members and the surrounding community. It will feature landmark-worthy architecture that beautifies and revitalizes the neighborhood. The proposed temple will provide a clean, modern and safe location that can better serve its members. The project will reduce parking at the site, build more robust bicycle facilities, reduce its contribution to local traffic and encourage more efficient transportation. The temple's design is modest in scale and consistent with the characteristic of development in the neighborhood. The design is modern and environmentally-friendly. It respects neighboring properties and maintains light to the beautiful stained glass window on the St. Luke's Church next door.

I urge the Planning Commission to approve this project and approve the construction of the new temple. In my opinion, the new Temple will be an asset to the neighborhood and out city. If the American Buddhist Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

Thank you.

Best regards,

Dr. Portia Barnblatt, DAOM, LAC-Temple Member & Neighbor

2000 Van Ness, #310
San Francisco, CA 94109
Tel: 415-828-9896
www.drportiatcm.com

My Doctor Medical Group
450 Sutter Street, #840
San Francisco, CA 94108
Tel: 415-963-4431
415-828-9896(direct)
www.mydoctorsf.com

June 22, 2021

Robert Dadurka, Vice President, Compass Real Estate
1400 Van Ness Avenue
San Francisco, CA 94109

Christopher May, Senior Planner
Northwest Team, Current Planning Division
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Case No. 2016-015987

Dear Mr. May,

This letter is to support the project at 1750 Van Ness Avenue (APN 0622019). I am an executive at the business located at 1400 Van Ness Avenue, Compass Real Estate.

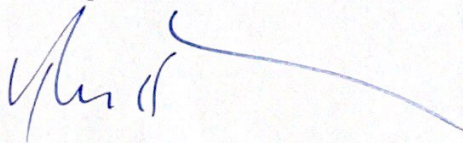
American Buddhist Cultural Society (ABCS), the project sponsor, has been a significant part of the neighborhood and has enhanced our cultural diversity for many many years. Their continued contributions to the surrounding neighborhood and community at large is vital, especially in these challenged times.

The architects (Skidmore, Owing & Merrill) have designed an attractive building that is respectful of the neighbors and will add to the revitalization of the Van Ness corridor, which is greatly needed.

The current building is very plain and dilapidated. Because of this, it is prone to graffiti and vandalism. The replacement is an attractive structure and will significantly add to the character of the neighborhood.

I and other colleagues strongly encourage that you approve this project. Thank you!

Best regards,



Robert Dadurka

From: SAMUEL CHIANG <samc88@comcast.net>

Sent: Sunday, June 6, 2021 7:23 PM

To: May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: msarjapur@reubenlaw.com <msarjapur@reubenlaw.com>

Subject: Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. May,

I write to support the reconstruction of the San Bao Temple at 1750 Van Ness Avenue. I've been a member of the American Buddhist Cultural Society for many years and can say that this temple is truly the best place for worship and study of Buddhism. This temple has a long history of providing both a physical and a spiritual connection between its large group of members and the community. It serves as a landmark in San Francisco, but the current building is inadequate to accommodate the growing community and new followers seeking to learn and practice Buddhism. It is much in need of renovation and revitalization of its neighborhood.

The reconstruction plan of the San Bao Temple will create a modern and aesthetic building with much safer ingress/egress driveways and more adequate onsite parking structure to help relieve street parking dilemmas and entry/exit congestions and safety concerns plaguing the current building. In addition, the proposed reconstruction will create hundreds of jobs for the local community desperately in need of job opportunities so unexpectedly diminished by the Covid-19 pandemic.

I sincerely urge the Planning Commission to consider a vote in favor of the reconstruction plan of the San Bao Temple!

Sincerely,
Samuel Chiang
Engineering Manager, Intel Corporation
Temple member

From: Selena Hung <selhung@gmail.com>

Sent: Saturday, June 12, 2021 7:24 PM

To: christopher.may@sfgov.org <christopher.may@sfgov.org>

Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>

Subject: Re: San Bao Temple Project (1750 Van Ness Avenue - Planning Case No. 2016-015987)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is a friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respectful of neighboring properties and maintains light to the beautiful stained glass windows of the St. Luke's Church next door.

I urge the Planning Commission to approve this project and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and is forced to relocate, the public would suffer from the loss of such engaging and diverse cultural presence.

Please do not hesitate to contact me if you should have any questions.

Best Regards,
Selena Hung, D.O.
Temple Member
Internal Medicine Physician
Palo Alto Medical Foundation

San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

SP Ooi <sp.ooi@icloud.com>

Tue 6/1/2021 3:19 PM

To: Christopher.may@sfgov.org <Christopher.may@sfgov.org>**Cc:** Melinda A. Sarjapur <msarjapur@reubenlaw.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Dear Mr. May,

I am writing to express my support for the proposed project for San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is a friendly and vital cultural institution that has occupied the existing property for more than 30 years. The temple has served as a spiritual, educational and cultural center for people who are interested in learning Buddhism and Chinese Culture. The temple is centrally located, near to multiple public transit options and easily accessible by members of the community. It has served these purposes for the residence in San Francisco as well as bringing members like us from all around the bay area to visit the city regularly.

My family has been attending services and community activities organized by the temple since 1991. The temple has witnessed many families grow into multi-generation families thus expanding the membership at the temple through generations. Its current facility is facing pressure accommodating our growing memberships and supporting services held at the property.

The infrastructure of the temple needs to be updated to fit in with the reputation of this world-renowned Technology Hub of San Francisco Bay Area. Updated infrastructure and expanded space will support temple services and member learnings in a more efficient and a safer environment.

The existing temple has been in poor condition for many years. This project will re-vitalize and will improve our neighborhood skyline with a landmark-worthy architecture design. The proposed design is clean, modern, environmentally friendly and respectful of neighboring properties. The design has included sufficient setbacks at both side to its neighbors; to maintain light to the beautiful stained-glass windows on the St. Luke's Church one side as well as the condominium units on the other side.

I urge the Planning Commission to approve this construction project of the temple. I feel strongly that this new project will benefit the city and businesses in the neighborhood.

Thank you.

Sincerely,

Seow P. Ooi

Sr. Software Engineer, Texas Instruments, Incorp.

Temple member

From: Birgit Jacobsen <birgit@stlukessf.org>

Sent: Monday, June 7, 2021 12:05 PM

To: May, Christopher (CPC) <christopher.may@sfgov.org>

Cc: msarjapur@reubenlaw.com <msarjapur@reubenlaw.com>; Jason Cox <jcox@stlukessf.org>; William Diefenbach <bill.diefenbach@gmail.com>

Subject: Letter in support of Project at 1750 Van Ness Avenue

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Attached please find a letter of support for plans for San Bao Buddhist Temple, 1750 Van Ness Avenue,
Case No. 2016-015987

For St. Luke's Church,
Birgit Jacobsen

Birgit Jacobsen
Parish Administrator
St. Luke's Episcopal Church
1755 Clay Street
San Francisco CA 94109
(415) 673-7327



St. Luke's Episcopal Church

June 7, 2021

Christopher May
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400

Re: 1750 Van Ness Avenue
Case No. 2016-015987

Dear Mr. May,

We appreciate the recent online presentation we attended about the plans for a new San Bao Buddhist Temple. We have reviewed the plans for the ACBS and fully support this addition to the neighborhood.

We wish our next-door neighbors much success with the project.

Peace,

A handwritten signature in black ink that reads "Jason Cox".

The Rev. Jason Cox
Rector, St. Luke's Church

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Sue Bian <biansue@gmail.com>

Thu 6/3/2021 12:32 PM

To: Christopher.May@sfgov.org <Christopher.May@sfgov.org>

Cc: Melinda A. Sarjapur <msarjapur@reubenlaw.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is a friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition, and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. In addition to facilitating the practice of Buddhism, it offers numerous meditation sessions, classes, youth group activities and more that engage its neighbors and connect the community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project, and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

Sincerely,

Sue Bian
Temple Member



VAN NESS CORRIDOR NEIGHBORHOODS COUNCIL

Cathedral Hill Neighbors Association Discover Polk CBD* Golden Gate Valley Neighborhood Association * Hayes Valley Neighborhood Association * Lower Polk Neighbors* Pacific Heights Residents Association * Russian Hill Community Association* Russian Hill Neighbors* Western SoMa Voice*

June 1, 2021

President Joel Koppel
San Francisco Planning Commission

Re: **American Buddhist Cultural Society (ABCS), 1750 Van Ness Avenue**

Dear President Koppel and Commissioners:

The **Van Ness Corridor Neighborhoods Council (VNCNC)** is writing in support of the proposed ABCS center on Van Ness Avenue. This project will serve as an educational and community center for San Francisco, as well as providing dwelling and dining facilities for students and staff. While the site provides housing over ground floor retail use at a ratio of 2.1 (non-compliant with the *Van Ness Area Plan* requiring 3.1), we believe that the unique nature of this learning and teaching refuge justifies an exception for this project.

VNCNC originally met with this project sponsor in October of 2018 and were impressed with the design proposal for the ABCS project. After community engagement, the budget was increased, and improvements to the facade and the interior resulted in a more nuanced exterior as well as increased public space in the interior, thus providing a greater community benefit.

The project sponsor sees this project as “ a wonderful architectural opportunity to create a jewel that can be an enduring landmark on Van Ness Avenue while meeting the functional needs of the ABCS in San Francisco” and we believe they have achieved that goal.

We urge you to support this important new addition to the Van Ness Corridor.

Best regards,

/s/

Marlayne Morgan and Jim Warshell

Co-Chairs

From: Will Chen <billybobchen@yahoo.com>
Sent: Thursday, July 22, 2021 2:42 PM
To: Christopher.May@sfgov.org; Melinda A. Sarjapur <msarjapur@reubenlaw.com>
Subject: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Re: San Bao Temple Project (1750 Van Ness Avenue – Planning Case No. 2016-015987)

Dear Mr. May:

I write to express my support for the proposed San Bao Temple at 1750 Van Ness Avenue. The American Buddhist Cultural Society is friendly and vital cultural institution that has occupied the existing property for more than 30 years. The Temple serves as a spiritual, educational, and cultural center for those interested in learning about Buddhism and Chinese Culture.

The existing Temple is in poor condition, and has been for many years. The project will replace it with a new building that can better serve its members and the surrounding community. The project will re-vitalize and beautify the neighborhood with landmark-worthy architecture. The design is modern, environmentally-friendly, respects neighboring properties and maintains light to the beautiful stained glass windows on the St. Luke's Church next door.

I urge the Planning Commission to approve this project, and allow construction of the new Temple. In my opinion, it is a benefit to the neighborhood and City. If the American Buddhist Cultural Society outgrows the existing facility and it is forced to relocate, we would suffer from the loss of its engaging and diverse cultural presence.

William Chen
Acupuncturist
Temple member

"Keep Calm and wash your hands"

William Chen, LAc., CMT., MSTCM California and Nationally Licensed Acupuncturist

Will Chen Acupuncture PH:(650) 235-6761 www.willchenacupuncture.com

June 05,2021

Mr. Christopher May
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: San Bao Temple Project (1750 Van Ness Avenue –Planning Case No. 2016-015987)

Dear Mr. May:

I write to support the abovementioned Project, which will replace the existing San Bao Temple. As a Temple member, I know that San Bao Temple/American Buddhist Cultural Society has occupied 1750 Van Ness Avenue for more than 30 years, and has been a valued and serviceable member of the community. The Temple is not only a spiritual center, but also promotes peaceful cultural diversification to all.

Now that the Temple has been in poor conditions for years, this Project will replace it with a whole new building to serve its members and the city. I believe the new architectural design will enhance the appearance of the city and be much more up to date environmental friendly.

I sincerely urge the Planning Department to approve the Project. Otherwise, if the Temple is to be relocated to other places or cities, it would be a great loss to the surrounding communities

Truly yours,


Yu Chen Chang

CPA