



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Draft Motion

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: AUGUST 22, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* **2018-017311CUA**  
*Project Address:* **5420 Mission Street**  
*Zoning:* Excelsior Outer Mission Street NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 7044A/001B  
*Project Sponsor:* Javier Chavarria  
38570 Royal Ann Common  
Fremont, CA 94536  
*Property Owner:* Mack Ventures, LLC  
Palo Alto, CA 94303  
*Staff Contact:* Mathew Chandler – (415) 575-9048  
[mathew.chandler@sfgov.org](mailto:mathew.chandler@sfgov.org)

### PROJECT DESCRIPTION

The project would establish an approximately 2,000 square foot Religious Institutional Use (d.b.a Church of God Ministries of Jesus Christ International) within a currently vacant commercial building and proposes minor exterior modifications at the façade. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

### REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 720, Conditional Use Authorization is required to establish a Religious Institutional Use within the Excelsior Outer Mission Street NCD District.

### DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2018-017311CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated July 24, 2019, and stamped "EXHIBIT B."

## CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings			X	
Photographs of the site and/or context			X	
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as a Class 1 Exemption.

Additional Information	
Notification Period	20-day mailing (150' occupants & 300' owners), newspaper, online, and posted on site
Number and nature of public comments received	None
Timeline from complete application to hearing	75 days

Generalized Basis for Approval (max. one paragraph)
The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1 and 303(c) findings submitted as part of the application. The project will activate a currently vacant site without negatively impacting existing economic activity, supply of housing or retail properties, or traffic patterns. The proposed use size is within the principally permitted limit and compatible with the surrounding neighborhood. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 22, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: August 22, 2019

*Jonas P. Ionin*

*Commission Secretary*

**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.

**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.

**ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Public Correspondence- None  
Exhibit G - Project Sponsor Brief

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Religious Institutional Use (d.b.a. **Church of God Ministries of Jesus Christ International**) located at 5420 Mission Street, Assessors Block 7044A, and Lot 001B, pursuant to Planning Code Section 720 within the **Excelsior Outer Mission Street NCD District** and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 23, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-017311CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 22, 2019** 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 **August 22, 2019** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

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

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

11. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# TENANT IMPROVEMENTS FOR THE (N) CHURCH OF GOD MINISTRIES OF JESUS CHRIST INTERNATIONAL

5420 MISSION ST  
SAN FRANCISCO, CA 94112  
BLOCK/LOT: 7044A / 001B

J C  
ENGINEERING

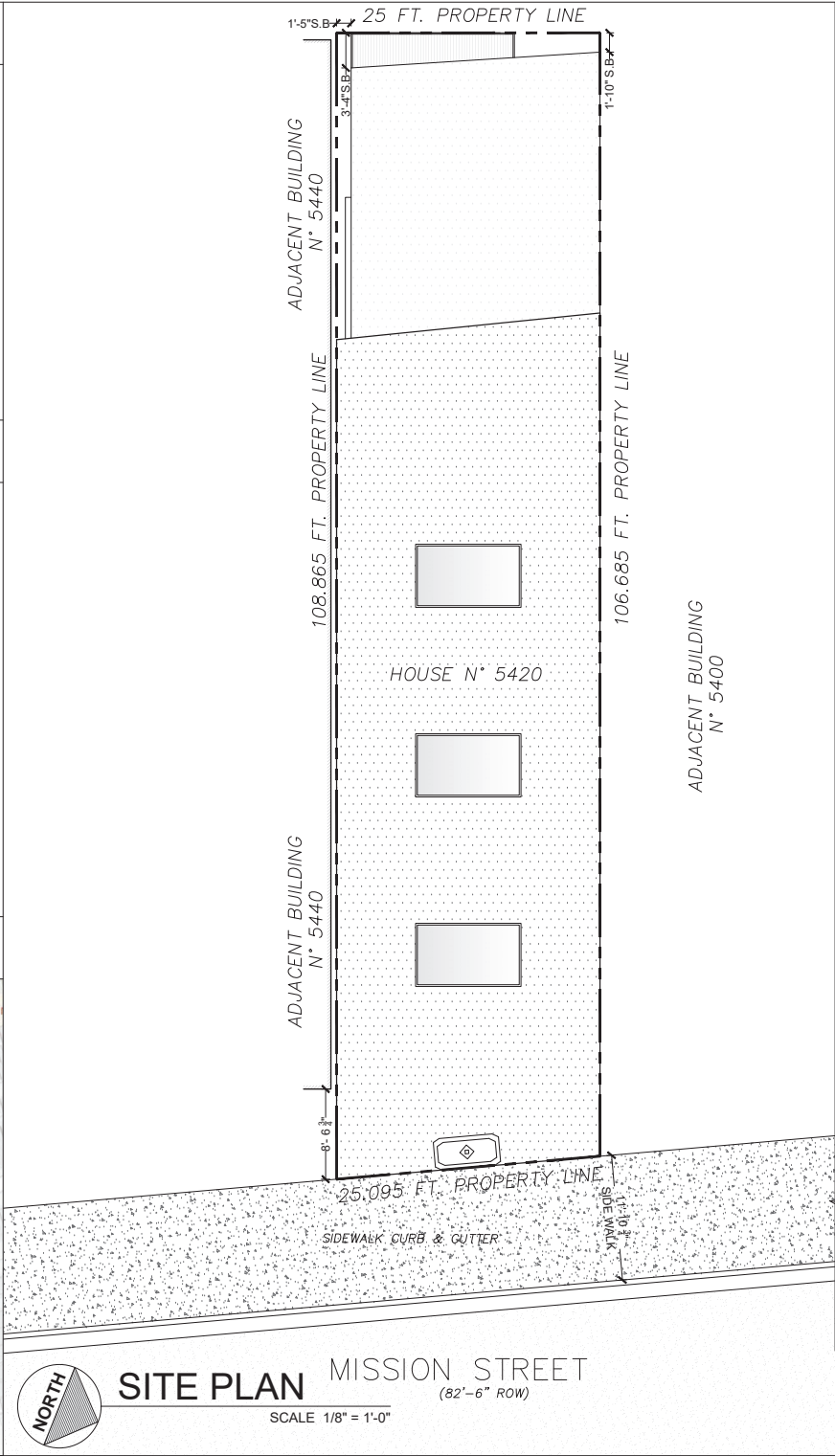
848 BURNS CT.  
PACIFICA, CA 94044  
(650) 355 0615  
FAX (650) 355 8965

CIVIL AND STRUCTURAL ENGINEERS

REMARKS:

TENANT IMPROVEMENTS  
FOR THE (N) CHURCH OF  
GOD MINISTRIES OF  
JESUS CHRIST  
INTERNATIONAL  
5420 MISSION ST  
SAN FRANCISCO, CA 94112  
BLOCK/LOT: 7044A / 001B

PROJECT INFORMATION	APPLICABLE CODES:
<div>OWNER</div> <div>OWNER: MACK VENTURES LLC</div> <div>OWNER'S ADDRESS: 825 SAN ANTONIO RD SUITE 110 PALO ALTO CA</div> <div>SITE</div> <div>ZONNING: C</div> <div>OCCUPANCY GROUP: (E) OCCUPANCY "B" (N) OCCUPANCY "A-3"</div> <div>BUILDING TYPE: V</div> <div>LOT AREA: 2,694.38 SQ.FT</div>	<ul style="list-style-type: none"><li>2016 CALIFORNIA RESIDENTIAL CODE</li><li>2016 CALIFORNIA BUILDING CODE</li><li>2016 CALIFORNIA MECHANICAL CODE</li><li>2016 CALIFORNIA ELECTRICAL CODE</li><li>2016 CALIFORNIA PLUMBING CODE</li><li>2016 CALIFORNIA ENERGY STANDARDS</li><li>2016 CALIFORNIA GREEN BUILDING CODE</li><li>2016 CALIFORNIA FIRE CODE</li><li>ALL OTHER LOCAL AND STATE REGULATIONS APPLICABLE TO THIS PROJECT</li></ul>
SCOPE OF WORK	INDEX OF DRAWING
<ul style="list-style-type: none"><li>CHANGE OF USE FROM COMMERCIAL "B" TO "A-3" IMPROVE BATHROOMS TO MAKE THEM ACCESSIBLE</li><li>INSTALL A NEW FURNACE AND VENTILATION SYSTEM</li><li>ADD SECOND MEAN OF EGRESS</li><li>HANDICAP DETAILS</li></ul>	<div>A-0 PROJECT INFORMATION</div> <div>A-2 EXISTING FLOOR PLAN EXISTING AND PROPOSED ELEVATIONS FLOOR AREA CALCULATION</div> <div>A-3 EXISTING ELEVATIONS</div> <div>A-4 HANDICAP DETAILS</div>
AERIAL VIEW	VICINITY MAP



Sheet:

- PROJECT INFORMATION

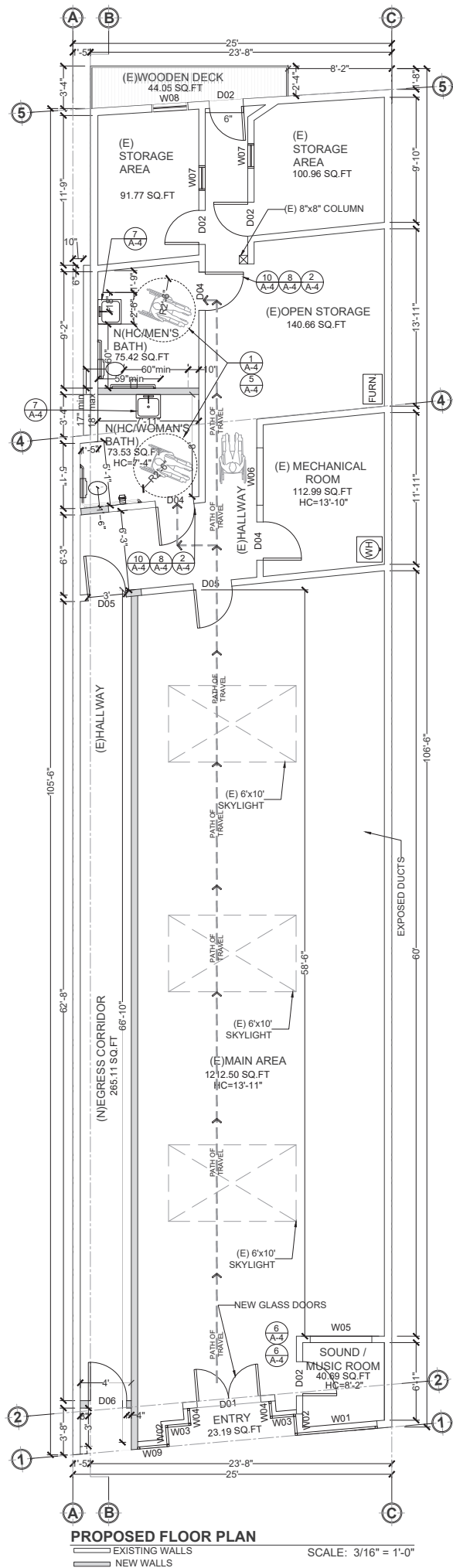
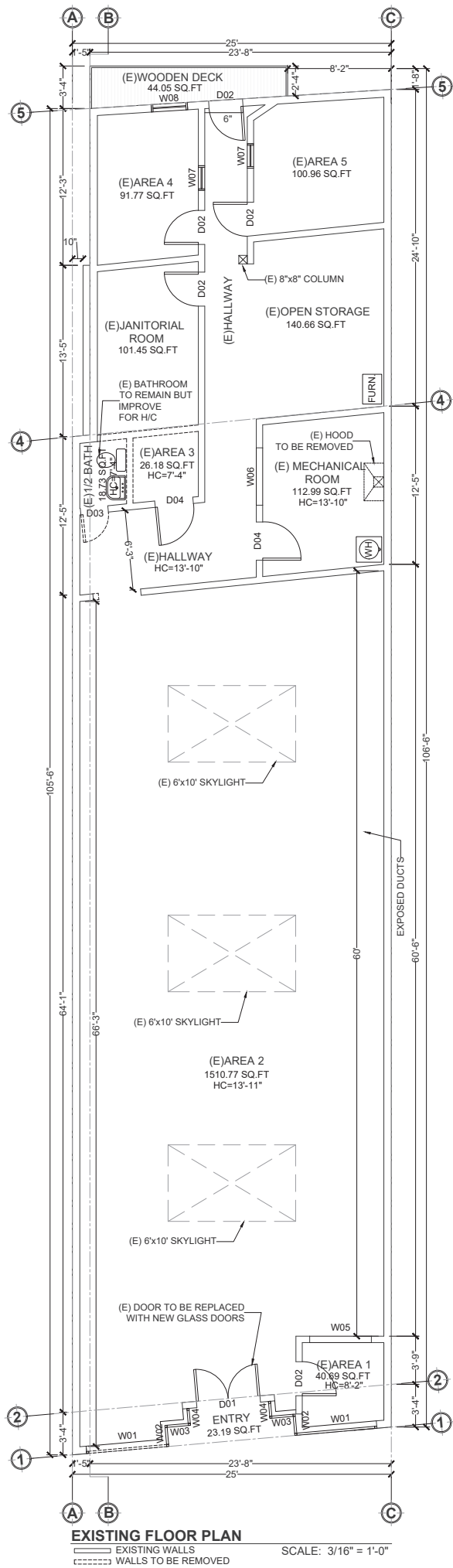
DATE	ISSUED FOR
08/07/18	PLANING SET
03/25/19	PLANING SET
06/13/19	REVISION

Drawn by:  
Checked by: JC

project no  
2017-12-18

sheet no.  
A-0





NO MECHANICAL EQUIPMENT  
WILL BE INSTALLED ON ROOF

ALL FACADE STOREFRONT  
TRANSPARENCY GUIDELINES  
MUST BE MEET

PROPOSED SIGNAGE WILL BE  
A DEFERRED SUBMITTAL

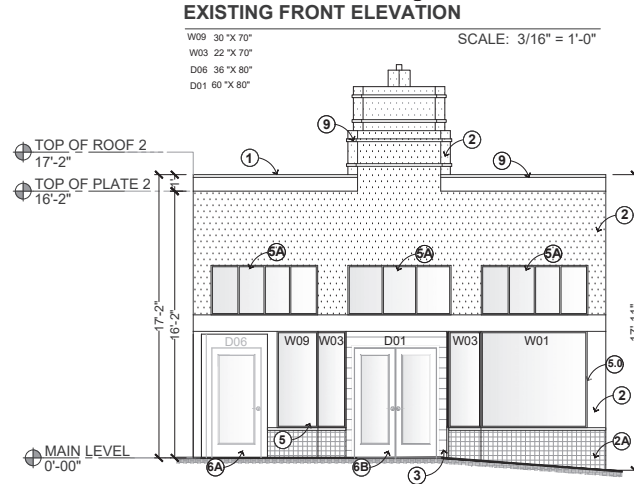
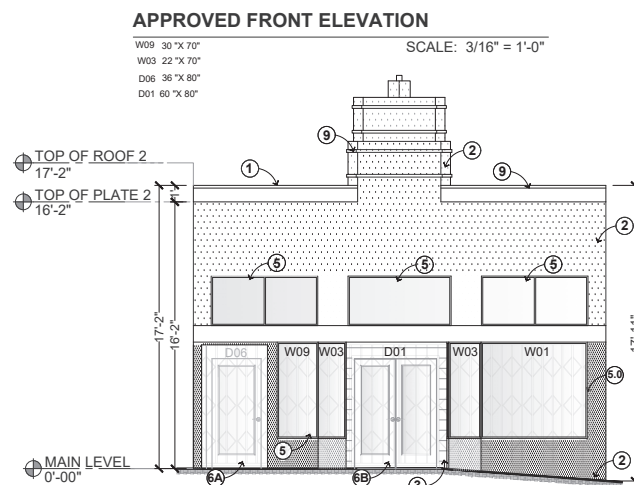
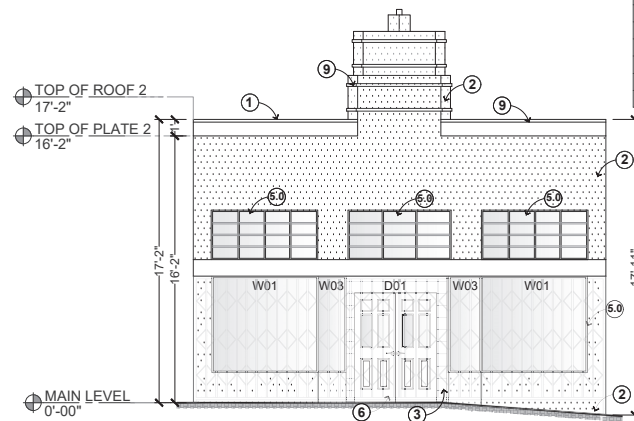
EXISTING DOOR SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
D01	1	1	30"	80"	(E) DOUBLE HINGED-DOOR
D02	5	1	32"	80"	(E) HINGED-DOOR
D03	1	1	26"	80"	(E) HINGED-DOOR
D04	2	1	36"	80"	(E) HINGED-DOOR

PROPOSED DOOR SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
D01	1	1	30"	80"	(N) DOUBLE HINGED-DOOR W/GLASS
D02	5	1	32"	80"	(E) HINGED-DOOR
D04	2	1	36"	80"	(E) HINGED-DOOR
D05	1	1	36"	80"	(N) HINGED-DOOR
D06	1	1	36"	80"	(N) HINGED-GLASS-DOOR

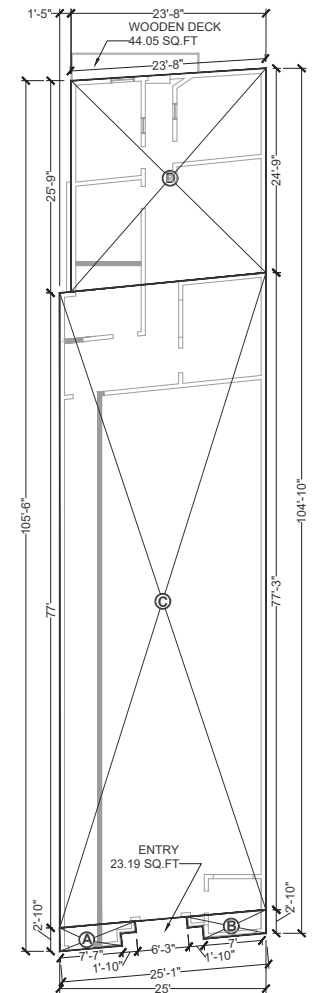
FLOOR AREA CALCULATION	
DESCRIPTION	AREA (SQ.FT)
A	23.60
B	24.26
C	1927.50
D	594.82
TOTAL LIVING AREA	2570.18
ENTRY	23.19
WOODEN DECK	44.05

EXISTING WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	DESCRIPTION
W01	2	1	78"	70"		(E) FIXED GLASS
W02	2	1	18"	70"		(E) FIXED GLASS
W03	2	1	22"	70"		(E) FIXED GLASS
W04	2	1	16"	70"		(E) FIXED GLASS
W05	1	1	58"	24"		-
W06	1	1	54"	46"		-
W07	2	1	23"	23"		(E) FIXED GLASS
W08	1	1	34"	22"		(E) FIXED GLASS

PROPOSED WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	DESCRIPTION
W01	1	1	78"	70"		(E) FIXED GLASS
W02	2	1	18"	70"		(E) FIXED GLASS
W03	2	1	22"	70"		(E) FIXED GLASS
W04	2	1	16"	70"		(E) FIXED GLASS
W05	1	1	58"	24"		-
W06	1	1	54"	46"		-
W07	2	1	23"	23"		(E) FIXED GLASS
W08	1	1	34"	22"		(E) FIXED GLASS
W09	1	1	30"	70"		(N) FIXED GLASS



ELEVATION LEGEND	
1 APPROVED ROOF ROOF W / 3" PLYWOOD CDX- PROVIDE BITUMINOUS WATERPROOFING MEMBRANE AND 2% MIN SLOPE	5A (P) WINDOW ALUMINUM CLAD WINDOW
2 APPROVED EXTERIOR WALL MEDIUM DASH FINISH STUCCO	6 APPROVED DOOR ALUMINUM CLAD FRAME
2A (P) EXTERIOR WALL TILE	6A (E) DOOR ALUMINUM CLAD FRAME/W GLASS
3 APPROVED EXTERIOR WALL HORIZONTAL SIDING	6B (P) DOOR ALUMINUM CLAD FRAME/W GLASS
4 -----	7 ----
5.0 APPROVED WINDOW ALUMINUM CLAD WINDOW	8 ----
5 (E) WINDOW ALUMINUM CLAD WINDOW	9 APPROVED TRIMS AND MOLDING PAINTED STUCCO



J C  
ENGINEERING

848 BURNS CT.  
PACIFICA, CA 94044  
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BLOCK/LOT: 7044A / 001B

Sheet:  
• (E) FLOOR PLAN  
• EXISTING AND PROPOSED  
ELEVATIONS  
• FLOOR AREA CALCULATION

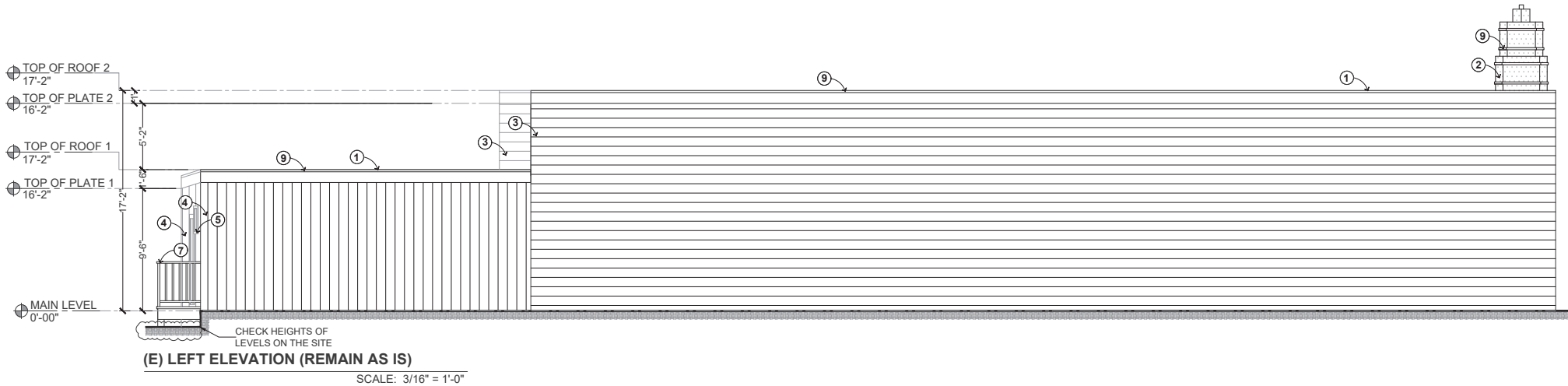
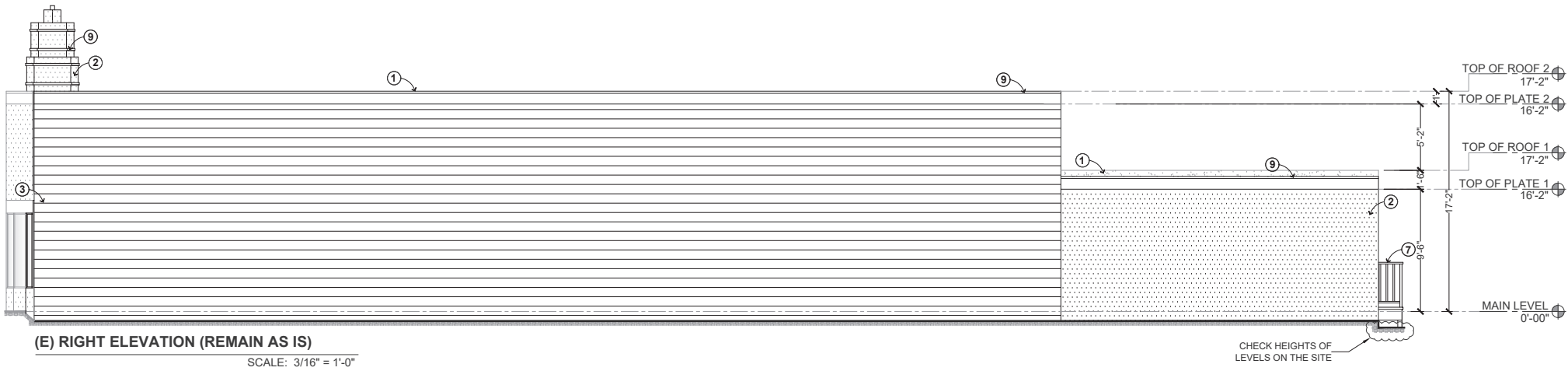
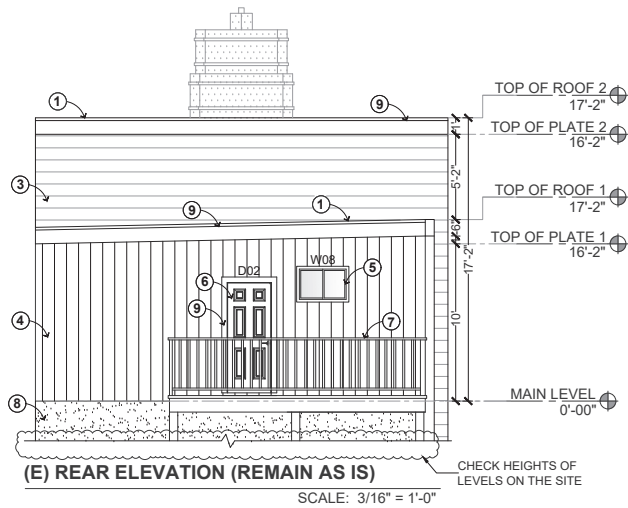
DATE	ISSUED FOR
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A-2

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ELEVATION LEGEND	
1 APPROVED ROOF ROOF W / 1/2" PLYWOOD CDX- PROVIDE BITUMINOUS WATERPROOFING MEMBRANE AND 2% MIN SLOPE	5A (P)WINDOW ALUMINUM CLAD WINDOW
2 APPROVED EXTERIOR WALL MEDIUM DASH FINISH STUCCO	6 APPROVED DOOR ALUMINUM CLAD FRAME
2A (P)EXTERIOR WALL TILE	6A (E)DOOR ALUMINUM CLAD FRAME/W GLASS
3 APPROVED EXTERIOR WALL HORIZONTAL SIDING	6B (P)DOOR ALUMINUM CLAD FRAME/W GLASS
4 APPROVED EXTERIOR WALL VERTICAL SIDING	7 (E)WOOD RAILING
5.0 APPROVED WINDOW ALUMINUM CLAD WINDOW	8 (E)RETAINING WALL CONCRETE
5 (E)WINDOW ALUMINUM CLAD WINDOW	9 APPROVED TRIMS AND MOLDING PAINTED STUCCO



Sheet:

- EXISTING ELEVATIONS

DATE	ISSUED FOR
08/07/18	PLANING SET
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06/13/19	REVISION

Drawn by:

Checked by:

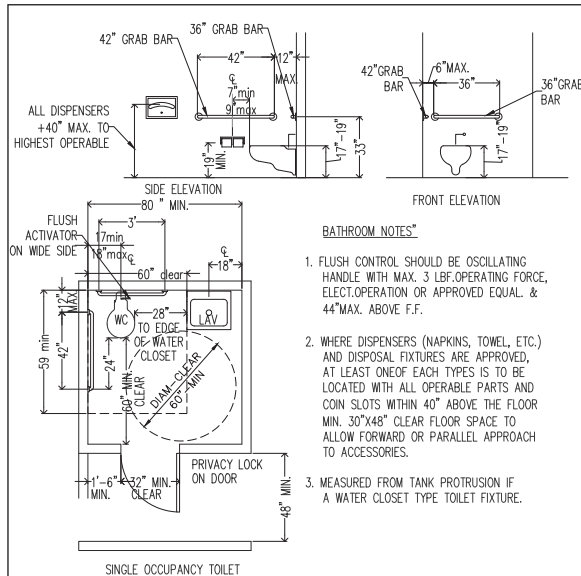
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project no

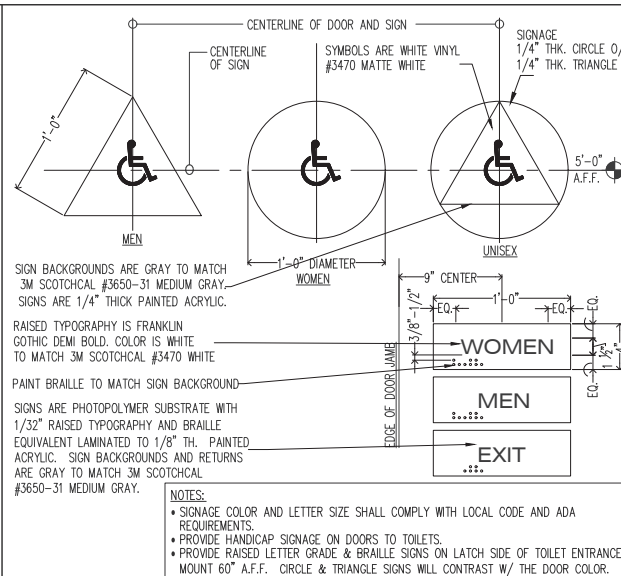
2017-12-18

sheet no.

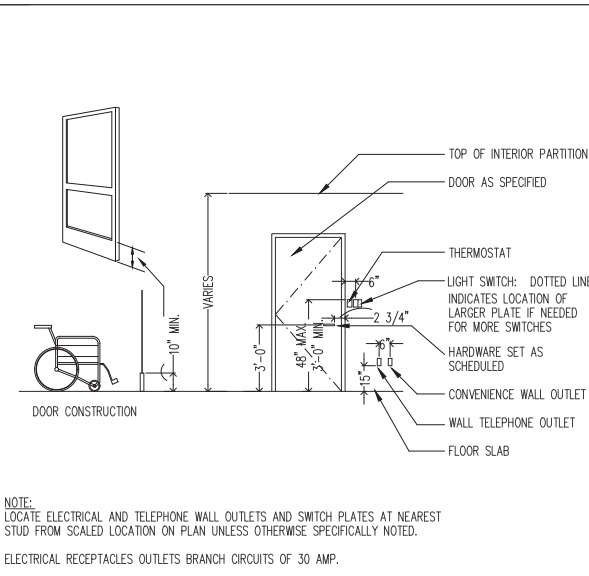
A-3



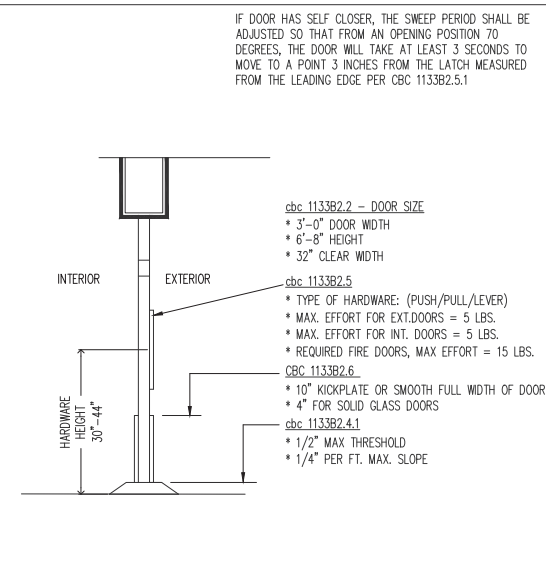
**1 RESTROOM**



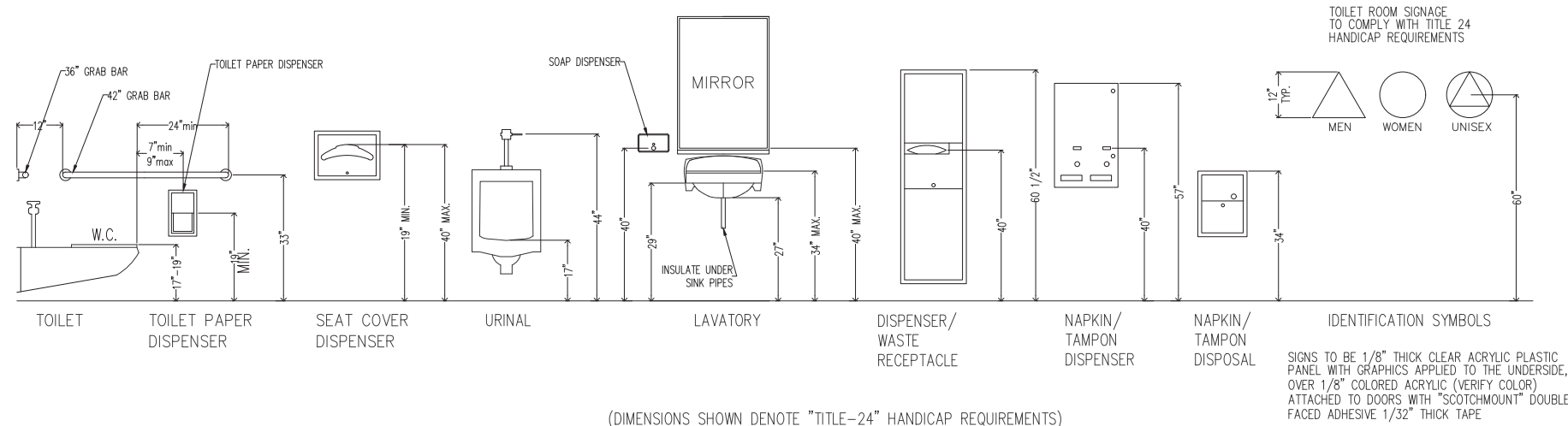
## 2 TOILET RM. DOOR SIGNAGE



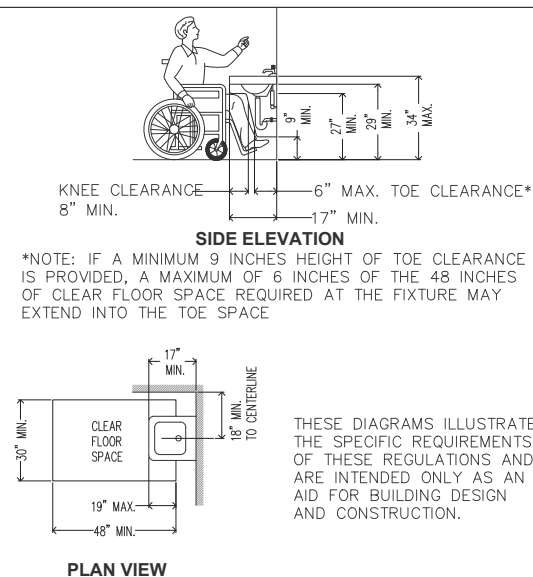
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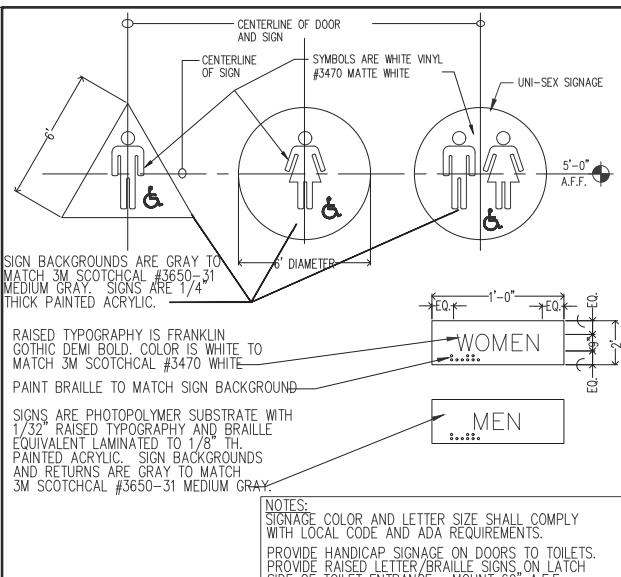
#### 4 PATH OF TRAVEL @ ENTRANCE



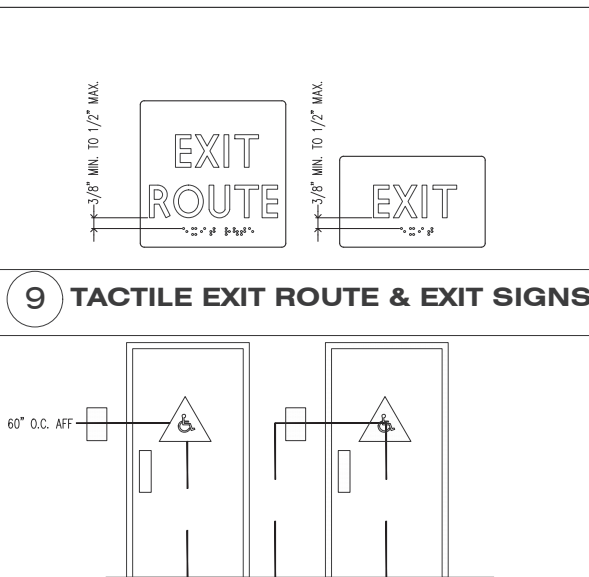
## 5 FIXTURE MOUNTING HEIGHTS



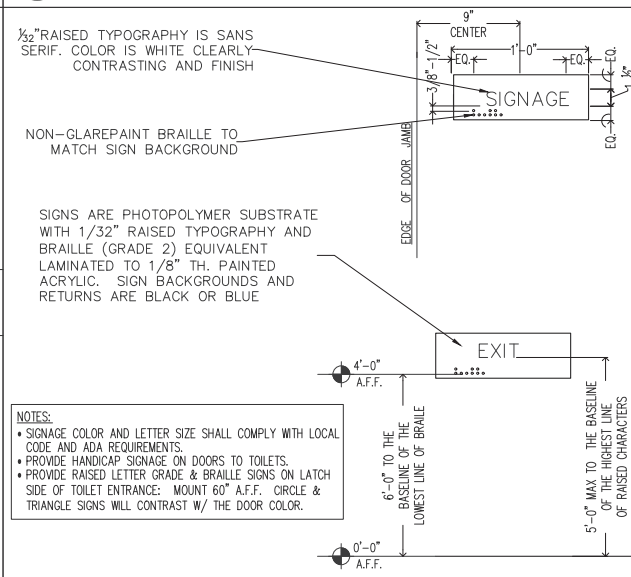
## 7 KNEE CLEARANCE



8 TOILET RM. DOOR SIGNAGE



**10 CONTRASTING RESTROOM SYMBOLS  
CENTERED ON DOOR LEAF AT 60"O.C. AFF**



## 11 SIGNAGE DETAIL

848 BURNS CT.  
PACIFICA, CA 94044  
(650) 355 0615  
FAX (650) 355 8965

CIVIL AND STRUCTURAL ENGINEERS

REMARKS

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Sheet:

- HANDICAP DETAILS

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Drawn by:  
Checked by:

project no  
2017-12-18

sheet no.  
A-4



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
5420 MISSION ST - CB3P		7044A001B
<b>Case No.</b>		<b>Permit No.</b>
2018-017311PRJ		201803133491
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The project would establish an approximately 2,000 square foot Religious Institutional Use (d.b.a Church of God Ministries of Jesus Christ International) within a currently vacant commercial building. The project proposes fenestration modifications at the front which will reduce one existing storefront window and introduce a full lite glass door for egress near the south property line. New windows and door at front to be Aluminum.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> 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. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> 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.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. 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?
<input type="checkbox"/>	<b>Archeological Resources:</b> 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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> 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 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Mathew Chandler	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
TO BE COMPLETED BY PROJECT PLANNER

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

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> minor modifications to storefront to accomodate increased occupancy; compatible with traditional storefront systems in materials and dimensions	
<b>Preservation Planner Signature:</b> Marcelle Boudreaux	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Mathew Chandler 07/25/2019
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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 5420 MISSION ST  
RECORD NO.: 2018-017311PRJ

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

Reception:  
**415.558.6378**

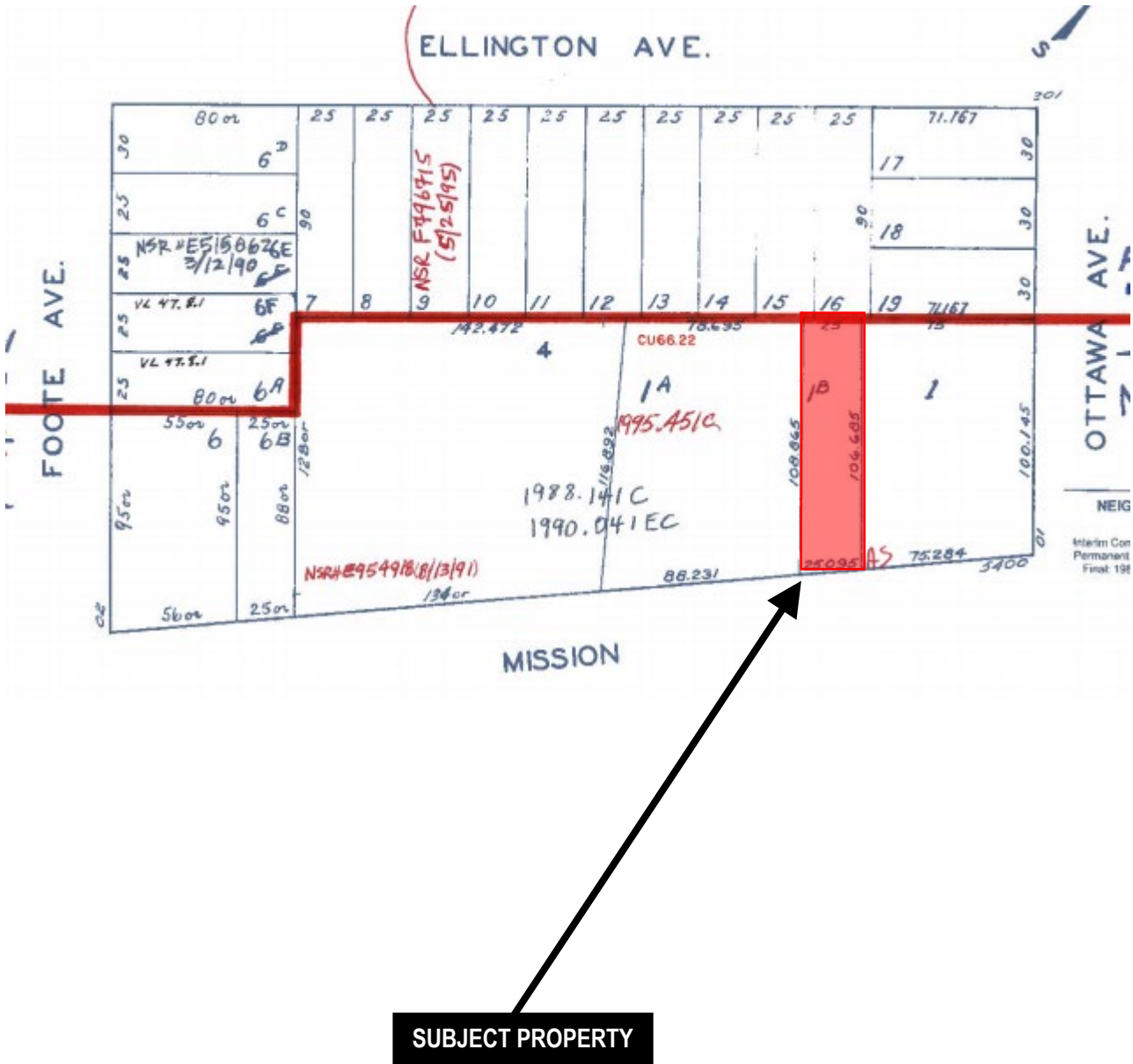
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	2,570	0	-2,570
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF	0	2,570	2,570
Usable Open Space	0	0	0
Public Open Space			
Other ( )			
TOTAL GSF	2,570	2,570	0
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
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	1	1	1
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ( )			

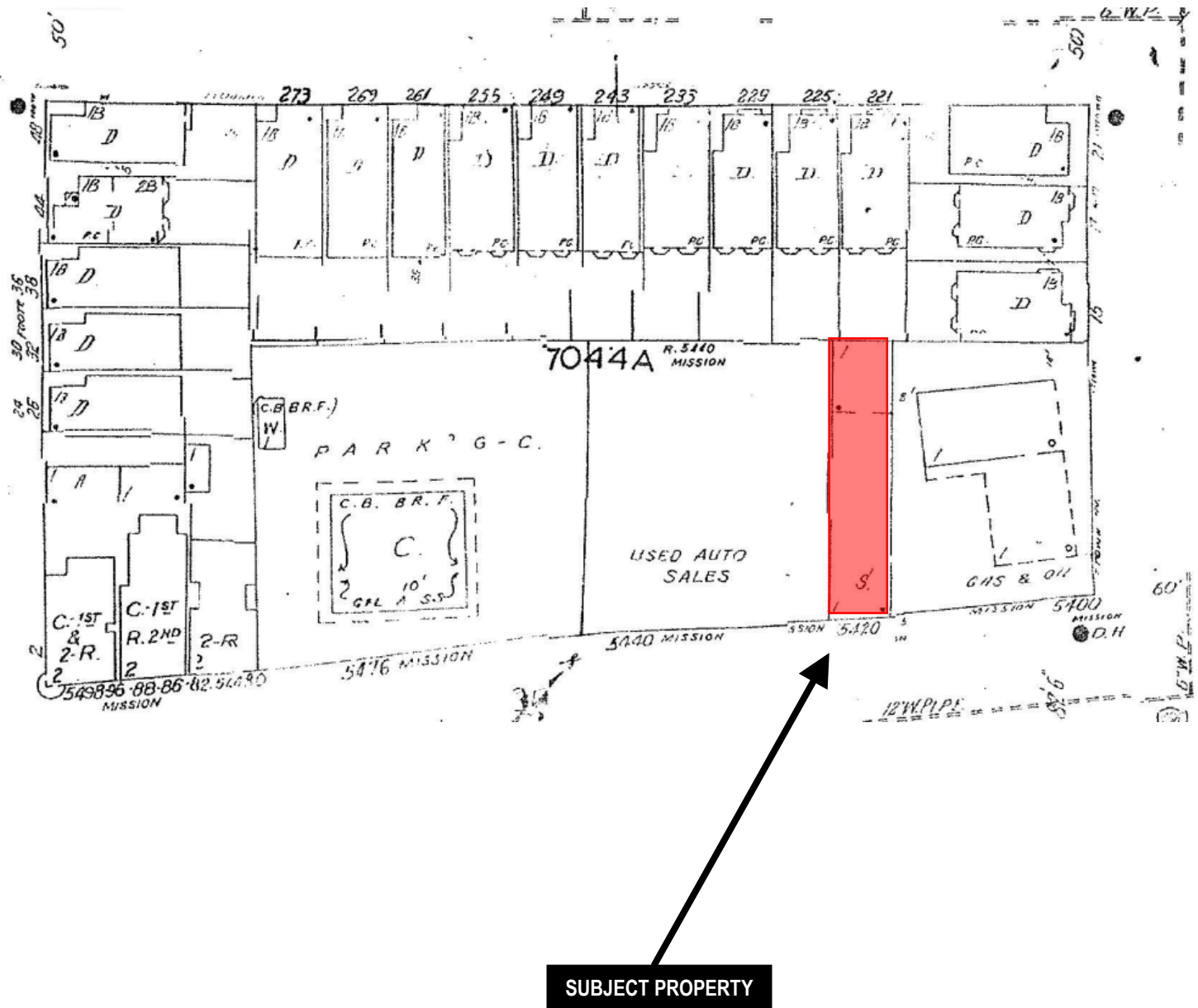
	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

# Parcel Map



Conditional Use Authorization  
**Case Number 2018-017311CUA**  
Church of God Ministries of Jesus Christ  
International  
5420 Mission Street

# Sanborn Map\*

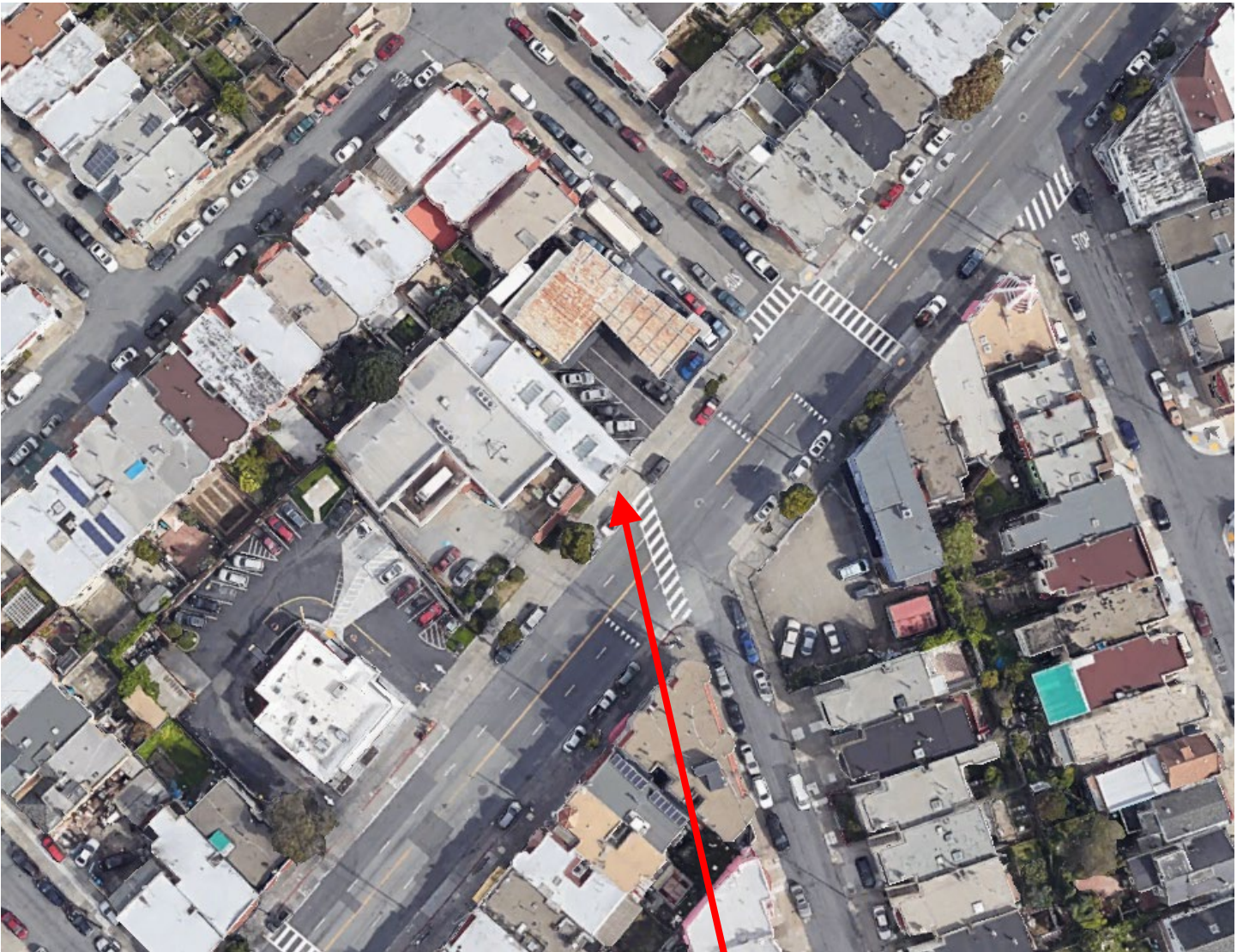


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.





# Aerial Photo – View 1



**SUBJECT PROPERTY**

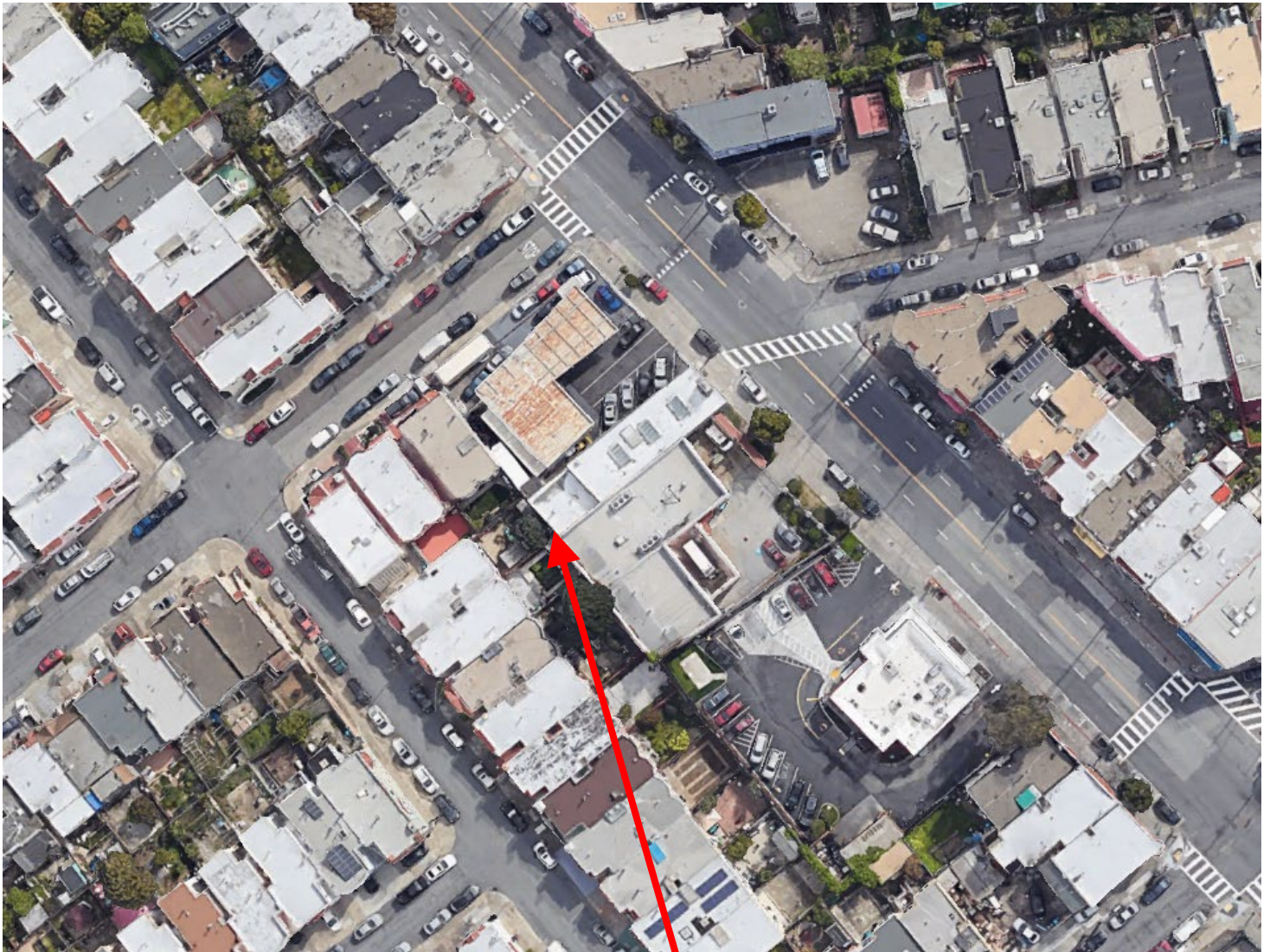


SAN FRANCISCO  
**PLANNING DEPARTMENT**

Conditional Use Authorization  
**Case Number 2018-017311CUA**  
Church of God Ministries of Jesus Christ  
International  
5420 Mission Street



# Aerial Photo – View 2

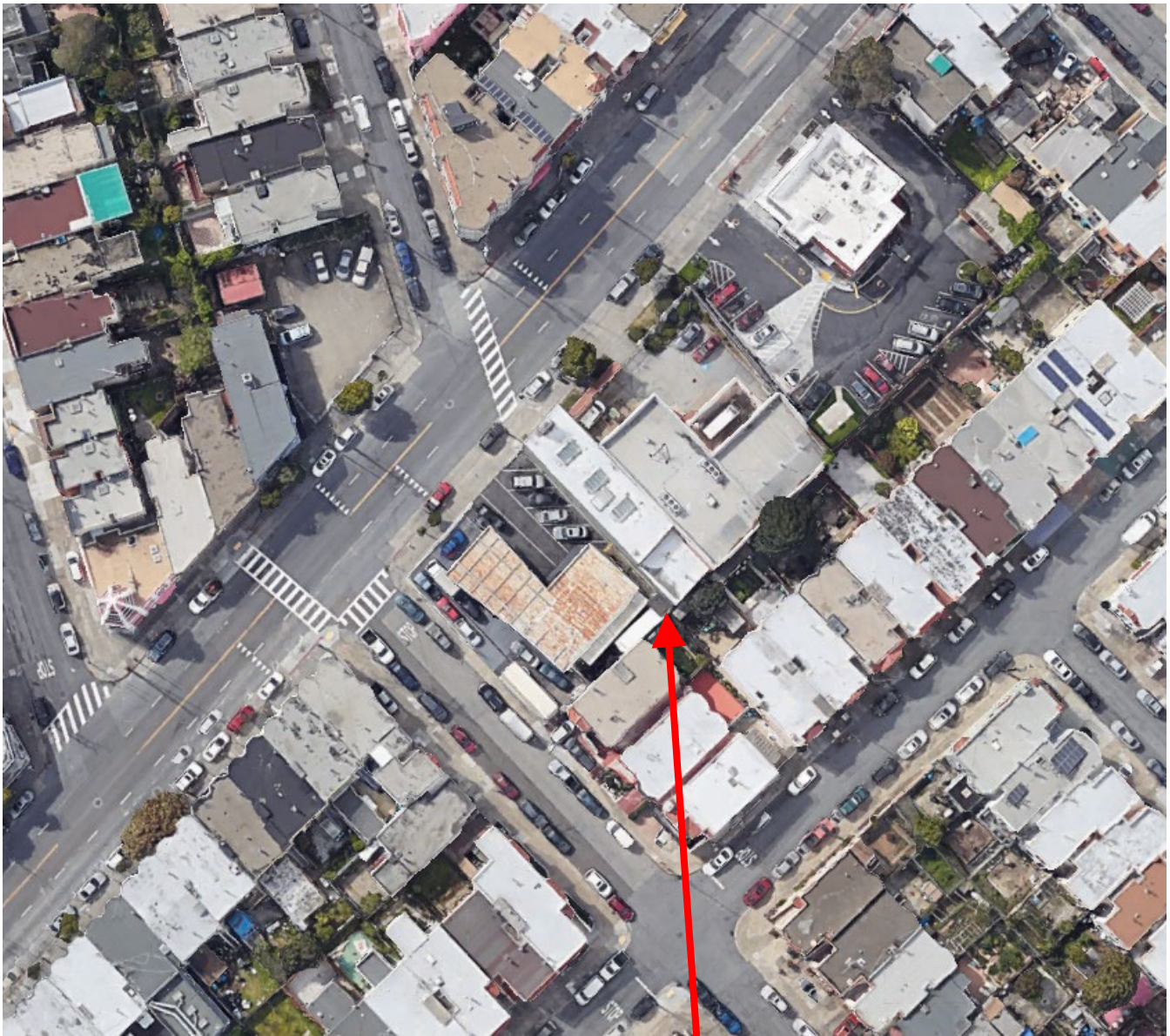


**SUBJECT PROPERTY**





# Aerial Photo – View 3

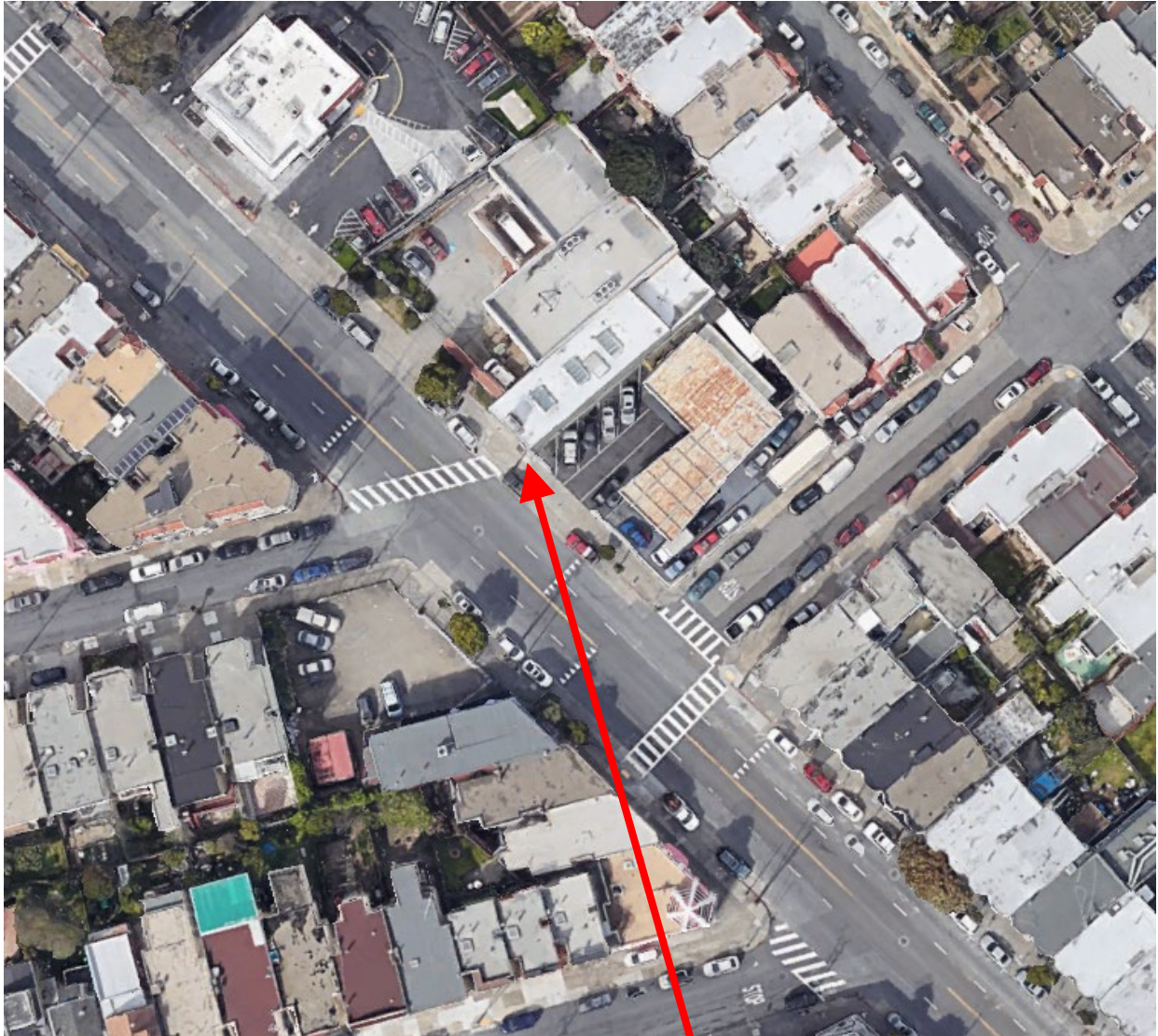


**SUBJECT PROPERTY**





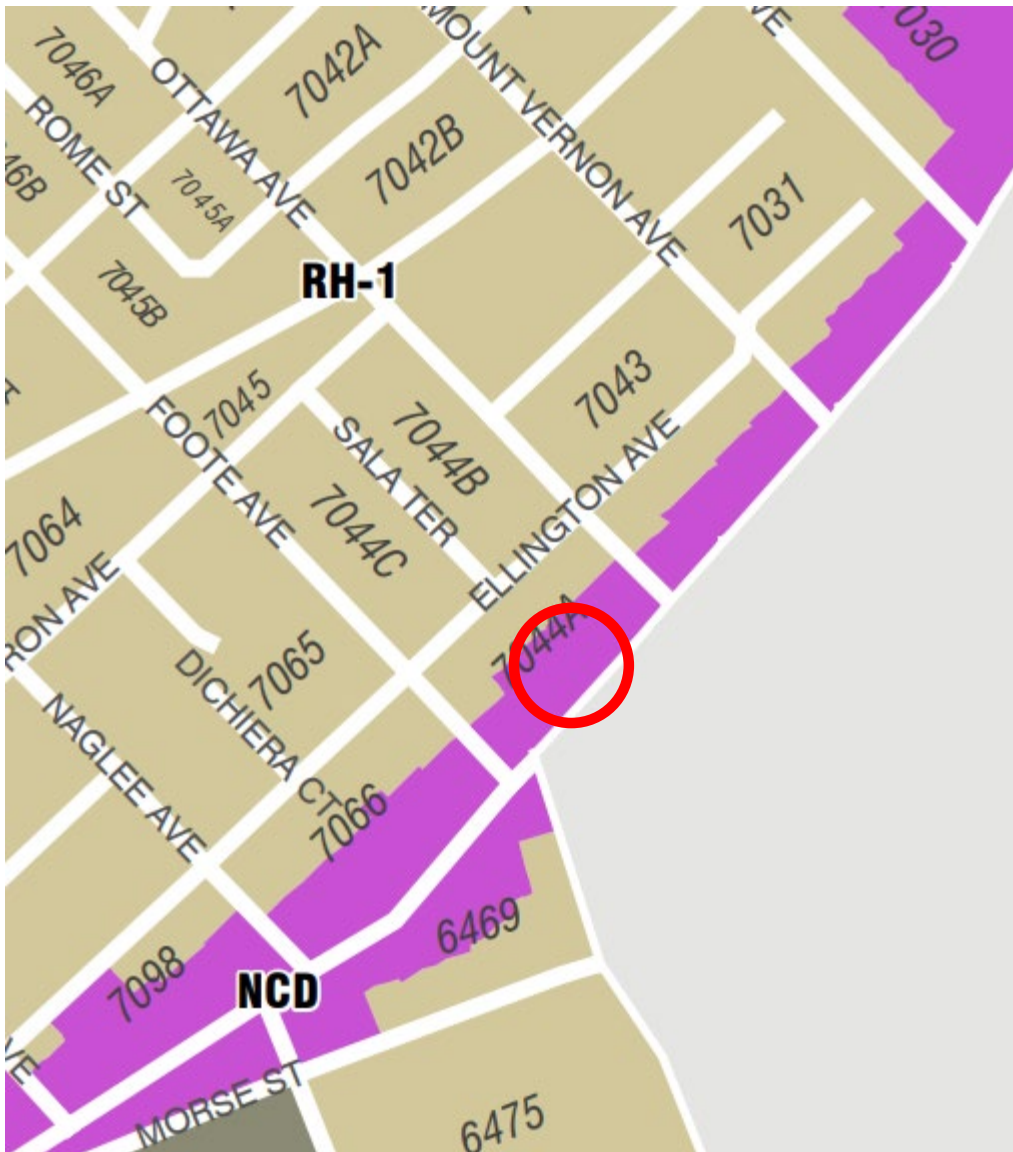
# Aerial Photo – View 4



**SUBJECT PROPERTY**



# Zoning Map





# Site Photo





# San Francisco Planning

## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: 5420 Mission St. SAN FRANCISCO CA 94112

Block/Lot(s): 7044A/001B

#### Property Owner's Information

Name: MARK VENTURES, LLC

Address: 825 SAN ANTONIO ROAD, Suite 110  
PALO ALTO, CA 94303

Email Address: OFFICE@AOKCAPITAL.COM

Telephone: 650-391-9357

#### Applicant Information

☐ Same as above

Name: JAVIER CHAVARRIA

Company/Organization: CHURCH OF GOD MINISTRIES OF JESUS CHRIST INTERNATIONAL

Address: 38570 ROYAL ANN COMMON  
FREMONT, CA 94536

Email Address: CHAVJAV@HOTMAIL.COM

Telephone: 408-529-5221

#### Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: JAVIER CHAVARRIA Email: CHAVJAV@HOTMAIL.COM Phone: 408-529-5221

#### Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

☐ N/A

Building Permit Applications No(s): 2018.03.13-3491

#### Related Preliminary Project Assessments (PPA)

☐ N/A

PPA Application No(s):

PPA Letter Date:

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

this Project is to Request For A Conditional Use Authorization (CUA)

the existing zoning is NCD Excelsior Outer Mission street Neighborhood Commercial District.

We will be doing some minor remodeling of the place to have the proper bathrooms for what we intent do do which is a church.

### Project Details:

☒ Change of Use ☐ New Construction ☐ Demolition ☒ Facade Alterations ☐ ROW Improvements

☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other \_\_\_\_\_

**Residential:** ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization

☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

**Non-Residential:** ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment

☐ Financial Service ☐ Massage Establishment ☐ Other: \_\_\_\_\_

Estimated Construction Cost: 5,500



# PROJECT AND LAND USE TABLES


		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF	VACANT 2,000	
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		APPROX 2,000 SQ
Project Features	Useable Open Space GSF		
	Public Open Space GSF		
	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
Land Use - Residential	Bicycle Spaces		
	Car Share Spaces		
	Other: _____		
	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
Land Use - Residential	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

## ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.





If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	<u>1 MONTH</u>
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off &amp; Pick-Up Management Plan</u> .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>NOT CHANGING Façade</i>	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <u>CPC-HRE@sfgov.org</u> .



Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.



Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  -----  Area of excavation/disturbance (in square feet): _____  Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

## PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; ~~N/A~~ J.C.  
 The opening of the church it will not change the existing neighborhood serving retail use, the church is not competing for business with other retail businesses that already exist.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; ~~N/A~~ J.C.  
 The opening of the church it will not change the existing housing and neighborhood character of the community, the economic and cultural diversity of the neighborhood it will be protected and preserve. We are not building a new building it is already existing.
3. That the City's supply of affordable housing be preserved and enhanced; ~~N/A~~ J.C.  
 The supply of affordable housing will be preserve we are not building new building nor we are opening new housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; ~~N/A~~ J.C.  
 The commuter traffic will not change we are not blocking any parking area or street closure, we are using an existing building we are disrupting the transit service of the neighborhood.
5. 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; ~~N/A~~ J.C.  
 The economic base of the neighborhood it will be protected, we are not opening any industrial business or commercial office development.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; ~~N/A~~ J.C.  
 We will maintain the greatest possible preparedness to protect against injury and loss of life, in an earthquake, we will be here to support the neighborhood in any emergency event.
7. That landmarks and historic buildings be preserved; and ~~N/A~~ J.C.  
 We are not building a new building or doing any new construction it is an existing building already.
8. That our parks and open space and their access to sunlight and vistas be protected from development. ~~N/A~~ J.C.  
 The neighborhood composition and space will remain as it is at the present time.



# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Javier Chavarria  
Signature

JAVIER CHAVARRIA  
Name (Printed)

~~Owner~~: Applicant  
Relationship to Project  
(i.e. Owner, Architect, etc.)

408-529-5221  
Phone

CHAVJAV@HOTMAIL.COM  
Email

For Department Use Only

Application received by Planning Department

By: \_\_\_\_\_

Date: \_\_\_\_\_



## CONDITIONAL USE AUTHORIZATION

### SUPPLEMENTAL APPLICATION

#### Property Information

Project Address: 5420 MISSION ST SAN FRANCISCO Block/Lot(s): 7044A/001B

#### Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

WE ARE REQUESTING PERMITS TO OPEN OUR CHURCH IN A ZONING THAT ALLOWS FOR TT USE, (EXCEPTOR OUTER MISSION NED/40-X) WITH CUA

THE SURROUNDING NEIGHBORS ARE VERY HAPPY WITH THE DESIRE OF THE CHURCH TO OPERATE IN THIS NEIGHBORHOOD, BECAUSE IT BRINGS A POSITIVE IMPACT TO THE COMMUNITY, THE ESTABLISHMENT THAT WAS HERE BEFORE IT CREATED A NEGATIVE IMPACT TO THE NEIGHBORHOOD.

#### Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

OUR CONGREGATION IS VERY SMALL, AND IS COMPPOSED WITH PEOPLE THAT LIVES IN THE NEIGHBORHOOD, AND THE CHURCH IS VERY DESIRABLY AND COMPATIBLE TO THE NEIGHBORHOOD.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
- a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. 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;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The church will be a positive addition to the neighborhood, and it will not be detrimental to the health, safety, convenience or general welfare of person residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respects to aspects over all areas above.

A. we are going upgrade the appearance of the building it will be painted, the neighbors have already express to us, that they are happy with the church opening there, because it brings a very good group of people to the neighborhood.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The church it will definitely with all the applicable provisions, Code, and the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

It is our utmost importance to satisfy and comply with all criteria listed in the planning and zoning code.



# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

*Javier Chavarria*  
Signature

JAUIER CHAVARRIA  
Name (Printed)

~~owner~~ Applicant  
Relationship to Project  
(i.e. Owner, Architect, etc.)

408-529-5221  
Phone

CHAVJAV@HOTMAIL.COM  
Email

## APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

*Javier Chavarria*  
Signature

JAUIER CHAVARRIA  
Name (Printed)

11-26-2018  
Date

For Department Use Only	
Application received by Planning Department:	
By: _____	Date: _____



## CB3P CHECKLIST FOR ELIGIBILITY

### Property Information

Project Address: 5420 Mission street San Francisco CA 94112

Record Number and/or Building Permit Number: 2018.03.13.3491

Name of Business (if known): Church OF GOD MINISTAY OF JESUS CHRIST INTERNATIONAL

**Project Description** CHANGE OF USE FROM VACANT RESTAURANT TO CHURCH

Please provide a narrative project description that summarizes the project and its purpose. See Attachment

WE ARE PROPOSING A MINOR STORE FRONT CHANGES,  
NO BUILDING EXPANSION IS PROPOSED.

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

Confirm Compliance with Each Criterion by Checking the Boxes Below	
Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
Loss of Dwellings	The application does not seek to remove any dwelling units.
Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"><li>• Massage Establishment</li><li>• Tobacco Paraphernalia Establishment</li><li>• Adult Entertainment Establishment</li><li>• Cannabis Uses</li><li>• Fringe Financial Service</li><li>• Drive-up Facility</li><li>• Wireless Telecommunications Site ("WTS")</li><li>• Outdoor Activity Area</li><li>• Bar</li><li>• Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)</li><li>• Off-Street parking in excess of that allowed on an as-of-right basis</li><li>• Office closed to the public located on the ground story</li></ul>



# APPLICANT'S DECLARATION

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

Javier J. Chavarria

Signature

Name (Printed)

11-26-2018

Date

408-529-5221

Phone Number

CHAVJAV@HOTMAIL.COM

Email Address

## For Department Use Only

Check One:

**ENROLLED**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**NOT ENROLLED**

**STATE REASON:** \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

# Notice of Pre-Application Meeting

November 9th, 2018

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 5420 Mission Street, cross street(s) Ottawa Avenue (Block/Lot#: Excelsior Outer Mission; Zoning: NCD/40-X), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☒ Community Business Priority Processing Program (CB3P).

The development proposal is to: A Church

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: <u>2,570 SF</u>	Proposed: _____	Permitted: _____
Existing # of stories: <u>1</u>	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

## MEETING INFORMATION:

Property Owner(s) name(s): Church of God Ministry of Jesus Christ International

Project Sponsor(s): Javier Chavarria

Contact information (email/phone): 408-529-5221; chavjav@hotmail.com

Meeting Address\*: 5420 Mission St. San Francisco, CA 94112

Date of meeting: December 1st, 2018

Time of meeting\*\*: 1:30pm

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, JAVIER F CHAVARRIA, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 5420 MISSION ST (location/address) on 12-01-2018 (date) from 1:30 PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, December 01, 2018 IN SAN FRANCISCO.

Javier F. Chavarria  
Signature

JAVIER F. CHAVARRIA  
Name (type or print)

Owner  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

5420 MISSION ST SAN FRANCISCO, CA 94112  
Project Address

# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: December 01, 2018  
 Meeting Time: 1:30 P.M.  
 Meeting Address: 5420 Mission St San Francisco CA 94112  
 Project Address: 5420 Mission St San Francisco CA 94112  
 Property Owner Name: CHURCH OF GOD MINISTRIES OF JESUS CHRIST INTERNATIONAL  
 Project Sponsor/Representative: \_\_\_\_\_

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____
9.	_____	_____	_____	_____	_____
10.	_____	_____	_____	_____	_____
11.	_____	_____	_____	_____	_____
12.	_____	_____	_____	_____	_____
13.	_____	_____	_____	_____	_____
14.	_____	_____	_____	_____	_____
15.	_____	_____	_____	_____	_____
16.	_____	_____	_____	_____	_____



# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: December 01, 2018  
 Meeting Time: 1:30 P.M.  
 Meeting Address: 5420 Mission St San Francisco CA 94112  
 Project Address: 5420 Mission St San Francisco CA 94112  
 Property Owner Name: CHURCH OF GOD MINISTRIES OF JESUS CHRIST INTERNATIONAL  
 Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below.  
 Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Question/Concern #2: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MACK VENTURES, LLC  
825 San Antonio Road, Suite 110  
Palo Alto, CA 94303  
(650) 391-9357

March 13, 2019

Matthew Chandler  
San Francisco Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

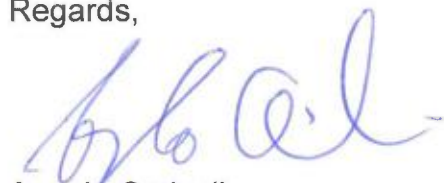
Dear Matthew,

I hope this letter finds you well.

We are the landlord of the property located at 5420 Mission Street, San Francisco, CA 94112, and would like to inform you that Javier Chavarria, on behalf of Iglesia de Dios/Church of God Ministries, has our permission to submit plans to the San Francisco Planning Department.

Thank you, and please let me know if I can be of further assistance.

Regards,



Angelo Orciuoli