



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: APRIL 14, 2011

*Date:* April 7, 2011  
*Case No.:* **2010.1045C**  
*Project Address:* **401 TARAVAL STREET**  
*Zoning:* NC-2 (Small-Scale, Neighborhood Commercial) District  
40-X Height and Bulk District  
*Block/Lot:* 2411/001  
*Project Sponsor:* San Francisco Bible Church  
c/o Albert Louie  
401 Taraval Street  
San Francisco, CA 94116  
*Staff Contact:* Michael Smith – (415) 558.6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project would change the use of the existing building from an office use to a church use operated by “San Francisco Bible Church”. The project includes 18 off-street parking spaces and five bicycle parking spaces located within the basement garage. The ground floor, which has a floor plate of 6,830 square-feet would be renovated to provide nine classrooms, a kitchen, and bathrooms. The top floor, which also has a 6,830 square-foot floor plate, would be renovated to provide one classroom, nine offices, and an auditorium with a maximum occupancy of 364 people. Other tenant improvements include renovations to the Taraval Street entry, and adding a monitor on the roof to provide natural light to the auditorium. The monitor would extend over five-feet above the roof.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of Taraval Street and 14<sup>th</sup> Avenue, Assessor’s Block 2411, Lot 001. The property is located within the NC-2 (Small-Scale, Neighborhood Commercial) District and 40-X height and bulk districts. The property is developed with a 13,666 square-foot, two-story over basement office building that was constructed in 1972. The building has 19 off-street parking spaces within the basement. The building has been vacant for over ten years. The subject property has nearly full lot coverage, with approximately 68.33 feet of frontage on Taraval Street and 100 feet of frontage on 14<sup>th</sup> Avenue.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located at the intersection of Taraval Street and 14<sup>th</sup> Avenue. The Taraval Street frontage is defined by one- to four-story buildings, some with ground floor commercial uses, located within a NC-2 (Small-Scale, Neighborhood Commercial) District. The primary residential neighborhood that abuts Taraval Street to the north and south is defined by two- and three-story single-family dwellings within a RH-1(D) [Residential, House, One-Family (Detached)] District.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	March 25, 2011	March 23, 2011	22 days
Posted Notice	20 days	March 25, 2011	March 24, 2011	21 days
Mailed Notice	10 days	March 25, 2011	March 24, 2011	21 days

## **PUBLIC COMMENT**

- The Department received two calls from neighbors concerned about the potential impacts the project might have on parking and traffic in the neighborhood and citing other nearby institutional uses that significantly impact parking and traffic in the neighborhood.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project includes a number of classrooms as part of its program. The sponsor has explained that is solely to teach the Bible on Sunday mornings as the church has a variety of classes serving different age groups and different topics related to the Bible.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization pursuant to Section 711.81 of the Code to allow a Large Institutional Use (church) above the ground floor in a NC-2 District.

## **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project adaptively reuses a large building in the District
- The project is a neighborhood serving use.

- The Project site is well served by transit thereby allowing alternate forms of commuting for congregants.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

**Attachments:**

Block Book Map  
Sanborn Map  
Aerial Photographs  
Section 311 Notice  
DR Application  
Revised plan from DR Requestor  
Response to DR Application  
Photographs  
Additional Response to DR Application and 3-D Rendering  
Reduced Plans

Attachment Checklist

- |  |   |
|--|---|
| <input type="checkbox"/> Executive Summary           | <input type="checkbox"/> Project sponsor submittal  |
| <input type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility   |
| <input type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map           | <input type="checkbox"/> Check for legibility   |
| <input type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report  |
| <input type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice   |
| <input type="checkbox"/> Context Photos              | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input type="checkbox"/> Site Photos                 |   |

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

\_\_\_\_\_  
Planner's Initials

*Enter Initials Here: C:\3901 Noriega Street - summary-kmc.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Draft Motion

HEARING DATE: APRIL 14, 2011

*Date:* April 7, 2011  
*Case No.:* **2010.1045C**  
*Project Address:* **401 TARAVAL STREET**  
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*Staff Contact:* Michael Smith – (415) 558.6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 711.81 OF THE PLANNING CODE TO CONVERT THE EXISTING TWO-STORY OVER BASEMENT, 13,666 SQUARE-FOOT OFFICE BUILDING INTO A CHURCH (dba SAN FRANCISCO BIBLE CHURCH), LOCATED WITHIN A NC-2 (SMALL-SCALE, NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 18, 2010, Albert Louie on behalf of the San Francisco Bible Church (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization pursuant to Section 711.81 of the Planning Code to convert the office building at 401 Taraval Street into a church (d.b.a. San Francisco Bible Church), located within the NC-2 (Small-Scale, Neighborhood Commercial) District and 40-X Height and Bulk Districts.

On April 14, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.1045C.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.1045C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest corner of Taraval Street and 14<sup>th</sup> Avenue, Assessor's Block 2411, Lot 001. The property is located within the NC-2 (Small-Scale, Neighborhood Commercial) District and 40-X height and bulk districts. The property is developed with a 13,666 square-foot, two-story over basement office building that was constructed in 1972. The building has 19 off-street parking spaces within the basement. The building has been vacant for over ten years. The subject property has nearly full lot coverage, with approximately 68.33 feet of frontage on Taraval Street and 100 feet of frontage on 14<sup>th</sup> Avenue.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Taraval Street and 14<sup>th</sup> Avenue. The Taraval Street frontage is defined by one- to four-story buildings, some with ground floor commercial uses, located within a NC-2 (Small-Scale, Neighborhood Commercial) District. The primary residential neighborhood that abuts Taraval Street to the north and south is defined by two- and three-story single-family dwellings within a RH-1(D) [Residential, House, One-Family (Detached)] District.
4. **Project Description.** The project would change the use of the existing building from an office use to a church use operated by "San Francico Bible Church". The project includes 18 off-street parking spaces and five bicycle parking spaces located within the basement garage. The ground floor, which has a floor plate of 6,830 square-feet would be renovated to provide nine classrooms, a kitchen, and bathrooms. The top floor, which also has a 6,830 square-foot floor plate, would be renovated to provide one classroom, nine offices, and an auditorium with a maximum occupancy of 364 people. Other tenant improvements include renovations to the Taraval Street entry, and adding a monitor on the roof to provide natural light to the auditorium. The monitor would extend over five-feet above the roof.
5. **Public Comment.** The Department has not received any comments regarding the project.

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. **Land Use.** Planning Code Section 711.81 requires Conditional Use Authorization for a Large Institutional Use above the ground floor.

*The proposed church is considered a Large Institutional Use. The project would feature a church use above the ground floor.*

- B. **Parking.** Planning Code Section 151 requires one off-street parking space for each 20 seats by which the number of seats in the main auditorium exceeds 200 and one off-street parking space for each six classrooms.

*The auditorium of the church has transient seating but has a maximum occupancy of 364 people. Based upon the auditorium's maximum occupancy the parking requirement is eight spaces. The project includes ten nonaccessory classrooms that require one parking space. The project would provide 18 parking spaces where nine spaces are required.*

- C. **Use Size.** Planning Code Section 711.21 requires conditional use authorization for uses that exceed 3,999 square-feet in area.

*The existing building is 13,666 square-feet, which exceeds the use size limitations of the Code. However, the Code states that a new conforming use can occupy an existing space that exceeds the use size limitations as long as there is no significant increase in floor area. The proposed church would occupy the existing space with no increase in floor area, therefore, a new conditional use authorization for use size is not required.*

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

## 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 that has substantial undesirable consequences that cannot be mitigated.

*The proposed project would provide a desirable institutional use in a location that is well served by transit and within close proximity of a majority of its users.*

## HOUSING ELEMENT

### Objectives and Policies

#### **OBJECTIVE 11:**

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

#### **Policy 11.4:**

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

*Parking and traffic are the primary concerns that were raised by neighbors at the Church's outreach meetings. The Project site is well served by transit and includes a small number of off-street parking spaces that together minimize its impact on parking and traffic in the neighborhood. Though not required by Code, the church would also include bicycle parking providing another transportation option for its users.*

#### **OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

#### **Policy 6.1:**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The project would provide a service that is underrepresented in the District in a building that would be difficult to reuse for retail purposes.*

## TRANSPORTATION ELEMENT

### Objectives and Policies

#### **OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.



**Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*Because the use is one that attracts high volumes of people from nearby neighborhoods at specific times, its proximity to transit makes the location ideal for such a use. The site is well served by Muni's L-Taraval transit line and 48-Quintara bus line, with several more transit lines available in West Portal only a short walk away.*

**COMMUNITY FACILITIES ELEMENT**

**Objectives and Policies**

**OBJECTIVE 9:**

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

**Policy 9.1:**

Locate institutional uses according to the Institutional Facilities Plan.

*The Project is located on a main thoroughfare in a neighborhood commercial area adjacent to a residential neighborhood. The location of the use adjacent to the residential district is convenient to congregants living in the vicinity.*

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*There are no retail uses on the site that would be displaced by the project. The proposal would enhance the district by providing a neighborhood serving use that adaptively reuses a large building.*

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

*The minimal changes that are proposed for the exterior of the building would impact neighborhood character. Existing housing would not be impacted by the Project.*

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

*The Project would not result in the loss of affordable housing.*

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

*The site is on Taraval Street and is well served by transit. It is presumable that some congregants would arrive by transit thereby mitigating possible impacts on street parking. There are 18 independently accessible parking spaces within the basement garage for congregants that must arrive by automobile. Bicycle parking is also provided giving the occupants multiple commuting options.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

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

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

*The Project includes many building upgrades to conform to the current requirements of the City Building Code as it applies to the use. This Project will not negatively impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject building is not a landmark or historic building.*

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

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

9. 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.
10. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.1045C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 21, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 14, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 14, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a church located at 401 Taraval Street, Block 2411, Lot 001, pursuant to Planning Code Section 711.81 within the NC-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 21, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2010.1045C and subject to conditions of approval reviewed and approved by the Commission on April 14, 2011 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 April 14, 2011 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. XXXXX 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no

independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

## DESIGN

2. **Exterior Tenant Improvements.** The project sponsor shall continue to work with the Planning Department on refining the exterior tenant improvements to the building.

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

## MONITORING

3. **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)*

4. **Community Liaison.** The Sponsor shall appoint a Community Liaison Officer to address issues of concern to neighbors during project construction. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

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

## OPERATION

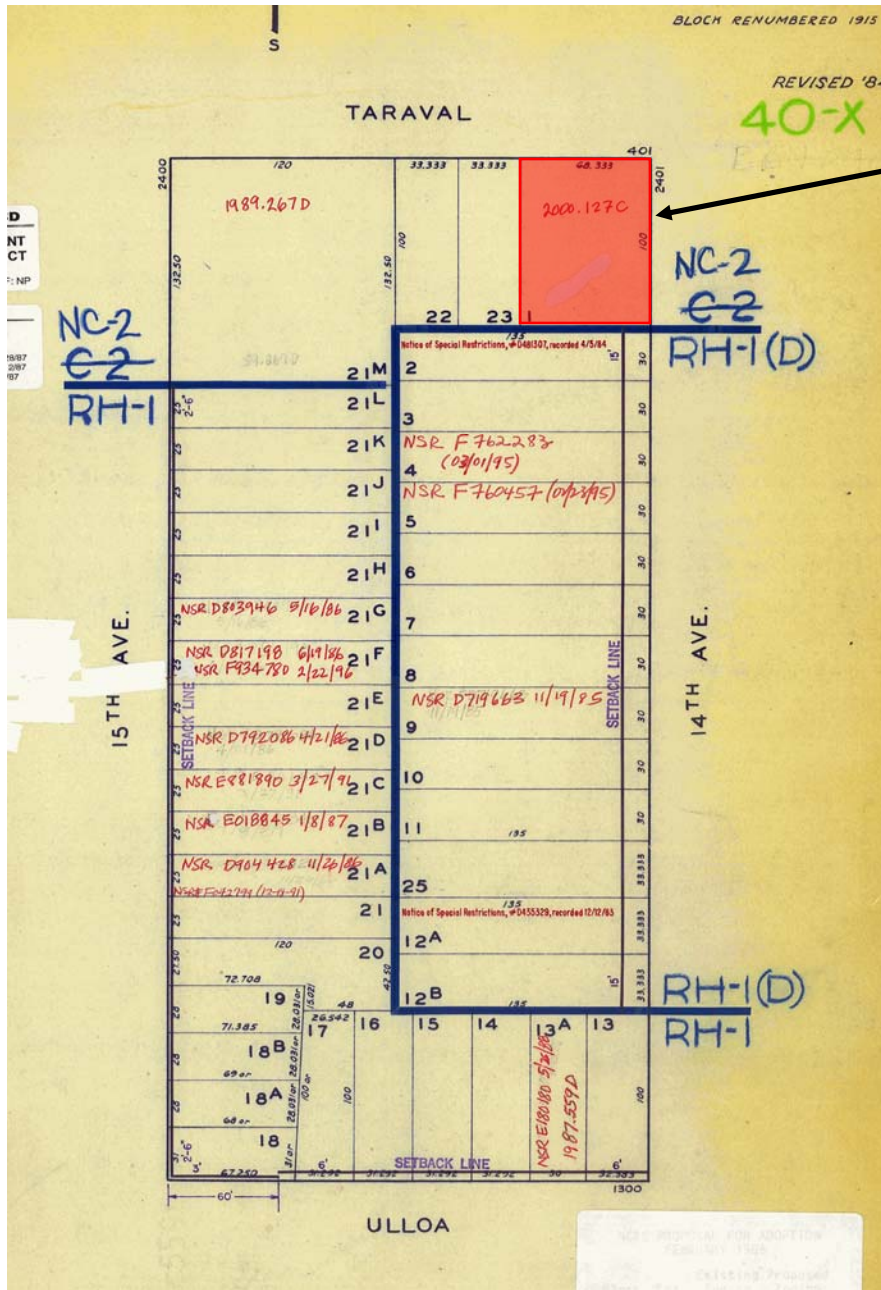
5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

6. **Classrooms.** The classrooms included in the project are not intended for general educational use. Development of a school for general education and academic purposes will require amendment of this Conditional Use authorization.

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

# Parcel Map



**SUBJECT PROPERTY**



Conditional Use Hearing  
 Case Number 2010.1045C  
 401 Taraval Street

# Sanborn Map\*



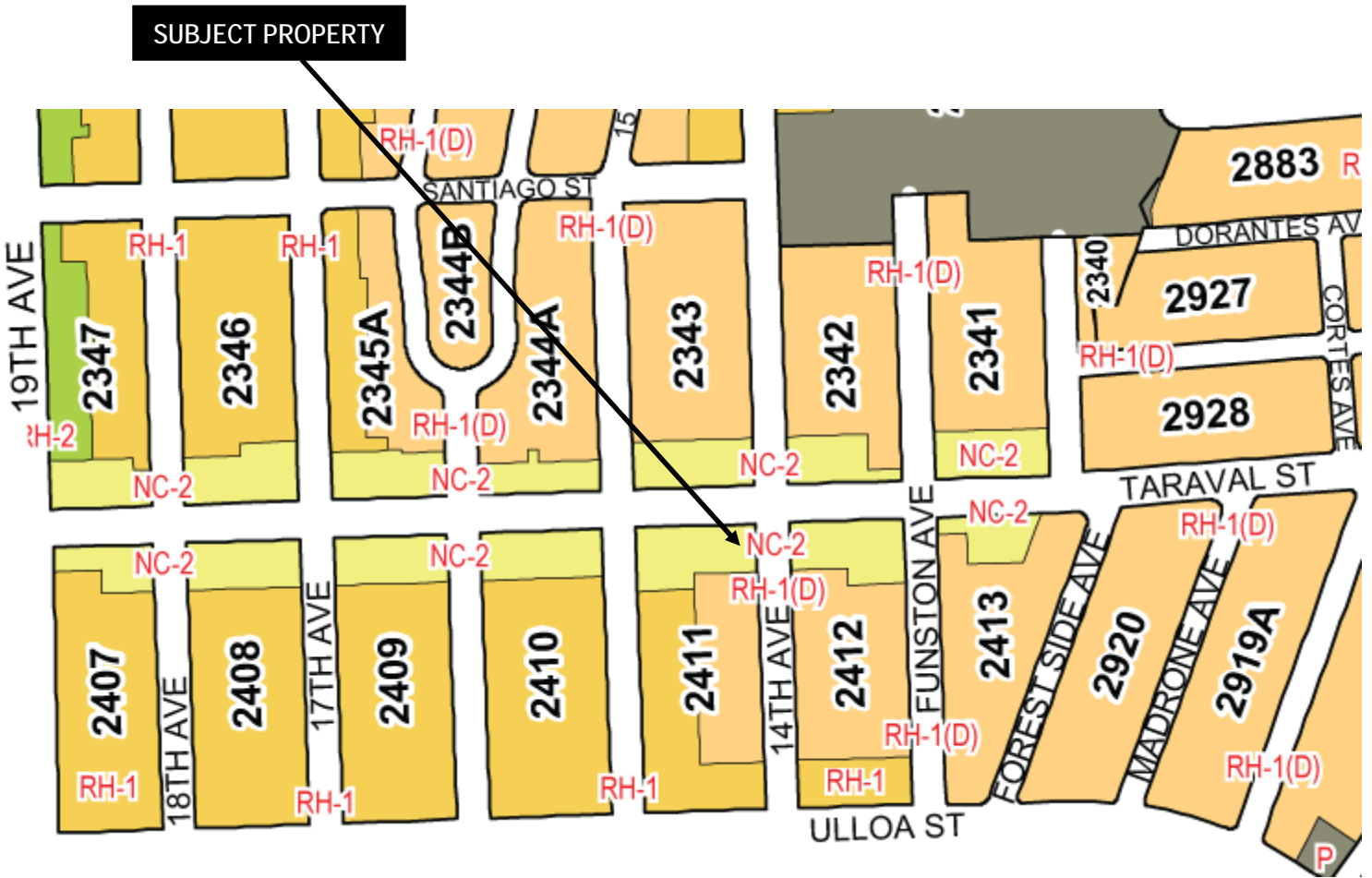
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2010.1045C  
401 Taraval Street

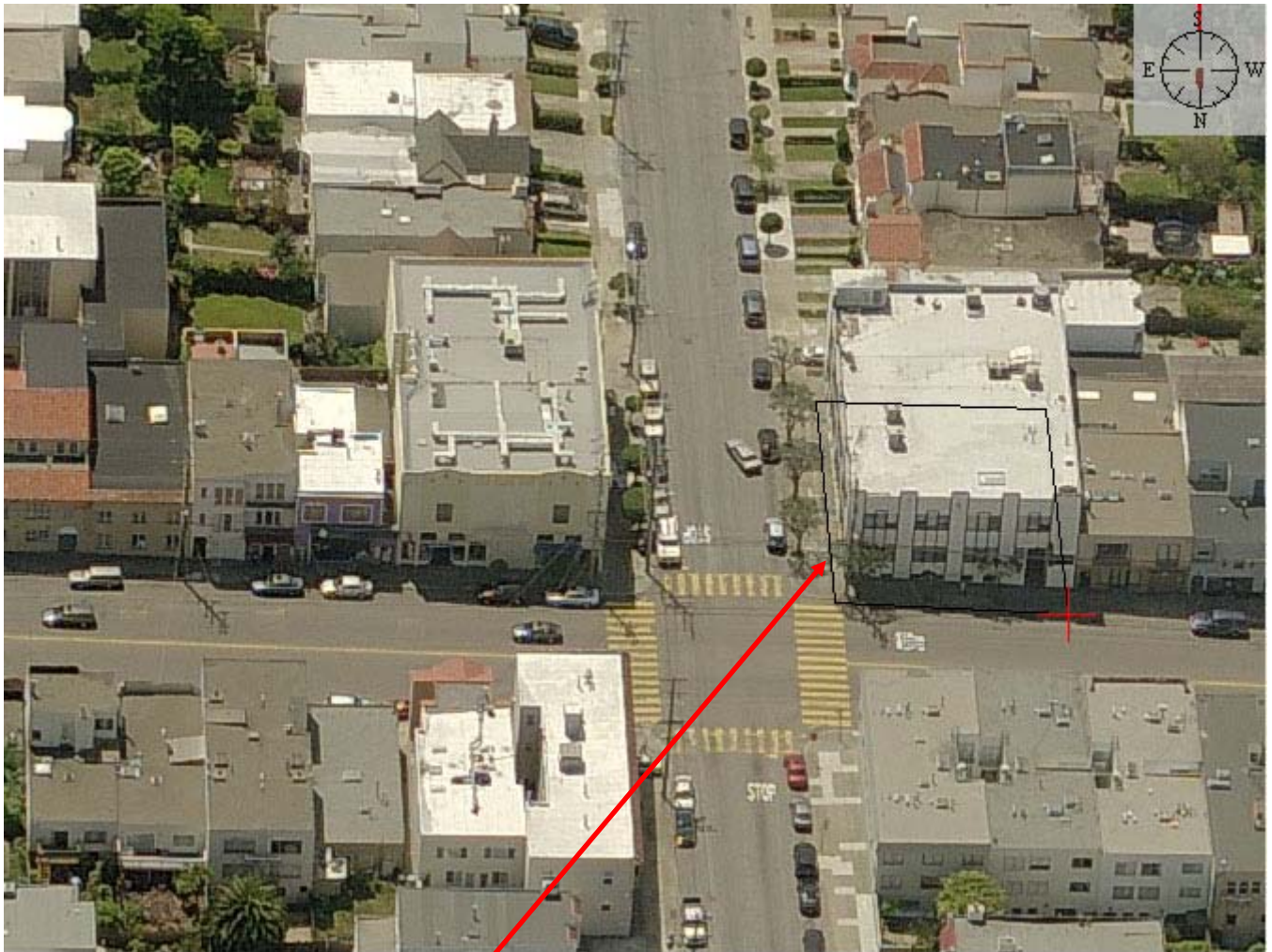


# Zoning Map



Conditional Use Hearing  
Case Number 2010.1045C  
401 Taraval Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1045C  
401 Taraval Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
**Case Number 2010.1045C**  
401 Taraval Street





401 Taraval (Front view)



401 Taraval (14<sup>th</sup> Ave. view)



401 Taraval (Across the street)



401 Taraval (Across the street, 14<sup>th</sup> Ave side)





14<sup>th</sup> Ave & Taraval (South view)



14<sup>th</sup> Ave & Taraval (North view)



Taraval & 14<sup>th</sup> Ave (West view)



Taraval & 14<sup>th</sup> Ave (East view)



14<sup>th</sup> Ave, homes next to 401 Taraval



14<sup>th</sup> Ave, homes opposite to 401 Taraval



15<sup>h</sup> Ave & Taraval St (North view)



14<sup>th</sup> Ave & Ulloa St (SE corner)



## San Francisco Bible Church

San Francisco Bible Church is currently located in the inner Richmond district at 498 Funston Ave. (@ Anza St.). The church has been at this location for over 40 years and has an English speaking and Cantonese-speaking ministry. The English speaking population averages approximately 230 and the Cantonese-speaking congregation averages approximately 100. The staff consists of 2 English and 1 Cantonese-speaking pastors and on Sundays have 3 worship services (2 English: 8am & 11am; 1 Cantonese: 9:30am). In addition to worship services, there is Sunday school for all ages including nursery and pre-school. We have small programs each day of the week that range from 10 to 30 people (bible studies, prayer meetings, exercise, knitting and Friday fellowships). Please visit the church website for more information on the program, date and time ([www.sfbible.org](http://www.sfbible.org)).

San Francisco Bible Church is a non-denominational church and bases it's teaching from the Bible. We believe that man was born in the image of God but that in Adam's sin the whole human race fell, inherited a sinful nature. The Bible tells us that the wages of sin is death, but the free gift of God is eternal life in Christ Jesus our Lord (Romans 6:23). The mission of San Francisco Bible Church is to reach out to our community in the goal to evangelize the gospel of Jesus Christ to those who would be interested.

There are 6 major events at the church each year, Easter (includes baptism), Day Camp, Picnic, Retreat, Thanksgiving banquet and Christmas. Each of these events are evangelistic centered and encourages each of our regulars to invite a family member or friends who have not placed their faith on Jesus Christ to hear the gospel message. For Easter, there is Good-Friday service in the evening. Day Camp is for 1<sup>st</sup> thru 5<sup>th</sup> graders for 1 week, normally after the spring semester, annual picnic is usually held in Golden Gate Park, the Retreat is held during the Columbus Day weekend in Scotts Valley, the annual Thanksgiving banquet held at the church and for Christmas, a special program to celebrate the birth of our savior thru song and skits, usually held on a Saturday evening.

Our church experienced membership growth in early 2009. In July 2009, the church leadership was informed the availability of 401 Taraval St. by a member who is a real estate agent. The space is twice as large and it was affordable. San Francisco Bible Church purchased 401 Taraval St. abandoning the remodeling of the current site, the building committee was formed and have been planning and preparing for Conditional Use Permit submittal. In the course of preparation, all church offices were moved over to 401 Taraval and some small meetings throughout the week would meet there as well. In Oct 2009, a letter went out to the Neighbors (150 ft radius) to introduce San Francisco Bible Church to them, inform them of our intent for CUP and use of the building for the time being. The church still continues to grow in number today and a larger place is needed to meet. In September 2010, the English-speaking worship split the worship then at 11am and added the 8am worship.

In November 2010, San Francisco Bible Church submitted the application to the San Francisco Planning department for Conditional Use Permit approval to change the use of 401 Taraval St. from office use (B Occupancy) to religious worship (A-3 Occupancy). Just before Christmas, letters to the neighbors (300 ft. radius) were sent out to update them of the application for CUP and to invite them to 401 Taraval St. for an open house to meet us and to express any concerns. The open houses were held on Saturday, January 8<sup>th</sup>, 2011 from 10am to 1pm and Sunday, January 23<sup>rd</sup>, 2011 from 2pm to 5pm. There was a husband/wife that came out on each of the dates. Their main concern was people parking in front of their homes and possibly blocking their driveway. We assured the couple, members would be instructed to park in adequate spaces.

Besides the 18 parking spaces available at 401 Taraval after the renovation is complete, an internal survey was performed in the month of March to understand the parking situation on Friday evenings (7:30pm) and Sunday mornings (9:30am and 11am) in a 2-block radius of 401 taraval. Each week, there are consistently spaces that are overwhelmingly available and our neighbors do not need to be concerned.

On April 14, 2011, San Francisco Bible Church is scheduled for the public hearing in the hope the San Francisco Planning Commission and our neighbors around 401 Taraval St. will find favor and allow the use to be changed from office to religious worship occupancy.



DATA SHEET

SAN FRANCISCO BIBLE CHURCH
RENOVATION OF
401 TARAVAL STREET
SAN FRANCISCO, CA 94116
PHONE (415) 664-3630 OR (415) 387-3630

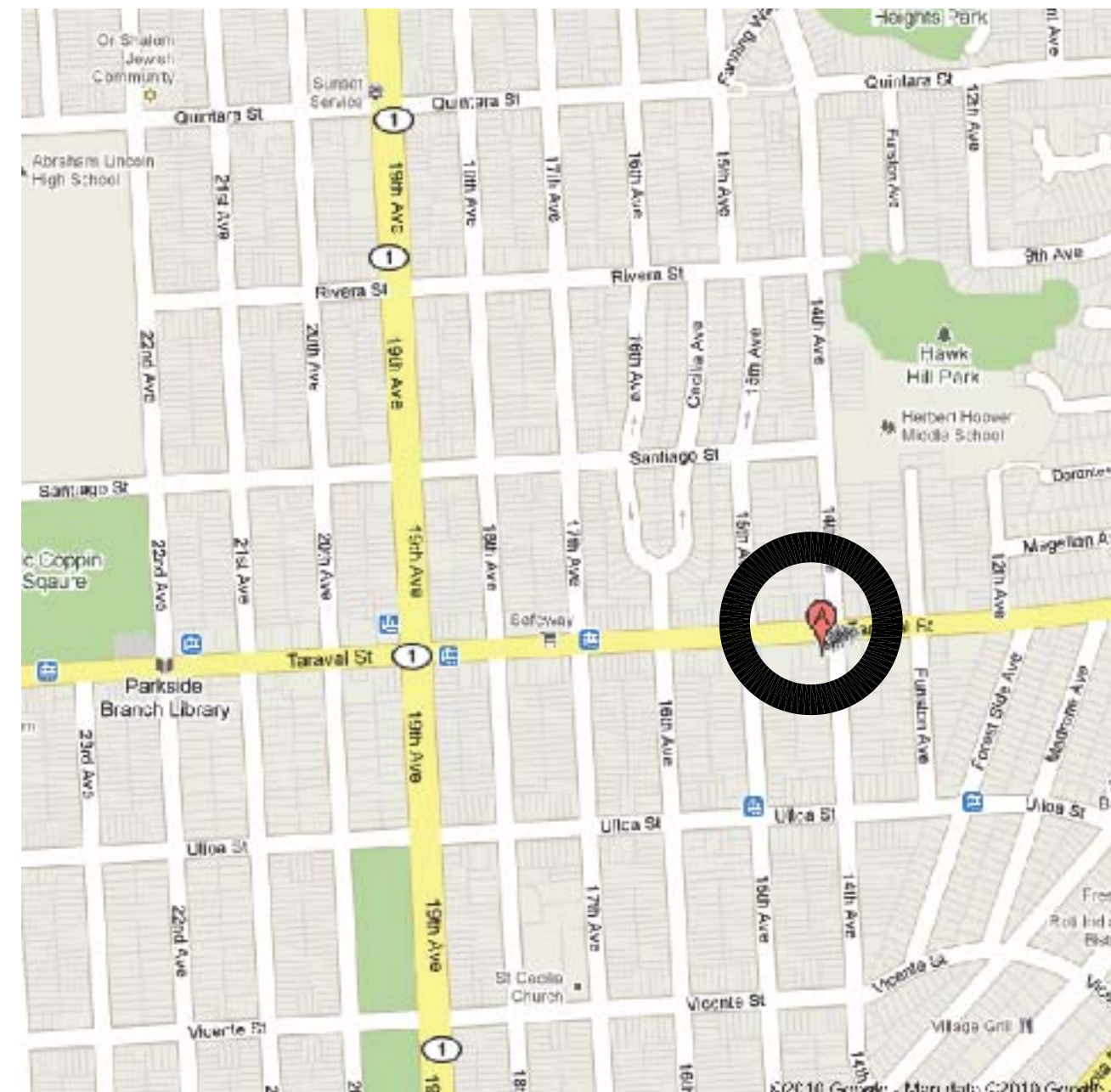
BLOCK AND LOT NUMBER: 2411 001
EXISTING SAN FRANCISCO ZONING CODE: NC2
LOT AREA:
6,830 SQUARE FEET
EXISTING CONSTRUCTION TYPE: UNCERTAIN
EXISTING OCCUPANCY TYPE: B OCCUPANCY (BUSINESS)
PROPOSED OCCUPANCY TYPE: A-3 OCCUPANCY (RELIGIOUS WORSHIP)
EXISTING FIRST FLOOR (GARAGE LEVEL) APPROXIMATE SQUARE FOOTAGE: 6,830 SF
EXISTING SECOND FLOOR APPROXIMATE SQUARE FOOTAGE: 6,830 SF
EXISTING THIRD FLOOR APPROXIMATE SQUARE FOOTAGE: 6,830 SF
EXISTING OFF STREET PARKING COUNT: 19 (WITH 1 ACCESSIBLE SPACE)
PROPOSED OFF STREET PARKING COUNT: 18 (WITH 1 ACCESSIBLE SPACE) AND 5 BICYCLE PARKING SPACES

APPLICABLE CODE: 2010 CBC
THE AUDITORIUM IS LOCATED ON THE THIRD FLOOR (AUDITORIUM ROOM #305) AND IS 2,347 SQUARE FEET. PER THE 2010 CALIFORNIA BUILDING CODE, TABLE 1004.1.1, THE OCCUPANT LOAD FACTOR FOR ASSEMBLY WITHOUT FIXED SEATS IS 7 NET SF PER OCCUPANT. THEREFORE 2,347 / 7 = 336 OCCUPANTS IN THE AUDITORIUM.

CALIFORNIA BUILDING CODE TABLE 1004.1.1 AND SECTION 1005.1:
PROPOSED THIRD FLOOR:
AUDITORIUM: 2,347 SQUARE FEET / 7 OCCUPANTS PER SF = 336 OCCUPANTS. 364 OCCUPANTS
OFFICES: 1170 SQUARE FEET / 100 OCCUPANTS PER SF = 12 OCCUPANTS. 364 x 3=110" OF STAIR EXIT
CLASSROOM: 304 SQUARE FEET / 20 OCCUPANTS PER SF = 16 OCCUPANTS. 364 x 2=73" OF OTHER EGRESS
TOTAL THIRD FLOOR: 364 OCCUPANTS

PROPOSED SECOND FLOOR:
CLASSROOMS: 3,436 SQUARE FEET / 20 OCCUPANTS PER SF = 172 OCCUPANTS. 172 x 3=52" OF STAIR EXIT
172 x 2=35" OF OTHER EGRESS

LOCATION MAP



SUBJECT PROPERTY: 401 TARAVAL STREET, SF, CA 94116

DESCRIPTION OF WORK

THE SCOPE OF WORK INCLUDES:

- PHASE 1A: CONVERTING THE EXISTING B OCCUPANCY BUILDING TO AN A-3 RELIGIOUS WORSHIP OCCUPANCY. THE EXISTING SAN FRANCISCO ZONING FOR THIS PROPERTY IS NC2 AND THE ZONING CODE ALLOWS FOR RELIGIOUS USE ON THE FIRST FLOOR. RELIGIOUS USE ON THE SECOND AND THIRD FLOORS WILL REQUIRE A CONDITIONAL USE PERMIT. PHASE 1A ALSO CONSISTS OF STRUCTURALLY UPGRADING THE BUILDING, TITLE 24 ENERGY REQUIREMENTS, FIRE LIFE SAFETY UPGRADES, ACCESSIBILITY UPGRADES AND MISCELLANEOUS TENANT IMPROVEMENTS.
1) SEISMIC RETROFIT: FLOOR STRENGTHENING FOR ASSEMBLY OCCUPANCY.
2) TEST (E) FIRE SPRINKLERS ON THE FIRST FLOOR. PROVIDE (N) FIRE SPRINKLERS ON THE SECOND AND THIRD FLOORS.
3) REMOVE EXISTING ELEVATOR AND REPLACE WITH GURNEY SIZED ELEVATOR.
4) RE-STRIP GARAGE LEVEL PARKING SPACES FOR ACCESSIBLE PARKING SPACES ON FIRST FLOOR.
5) REMOVE EXISTING EXTERIOR WINDOWS AND REPLACE WITH ENERGY EFFICIENT WINDOWS.
6) REMOVE EXTERIOR CEMENT PLASTER, INSTALL INSULATION IN EXTERIOR OF BUILDING TO ACHIEVE INCREASED ENERGY PERFORMANCE. INSTALL NEW PLYWOOD STRUCTURAL SHEATHING ON EXTERIOR WALLS AND PROVIDE NEW CEMENT PLASTER. PROVIDE NEW PAINT.
7) REMOVE EXISTING STAIRWELLS AND PROVIDE NEW STAIRWELLS THAT PROVIDE ADEQUATE EXITING WIDTH. REVISE TARAVAL STREET AND 14TH AVENUE ENTRIES TO ACCOMMODATE NEW STAIRWELLS.
8) REMOVE EXISTING INTERIOR WALLS AND OTHER ITEMS AS NEEDED FOR COMPLETION OF PHASE 1A WORK.
9) INSTALL NEW INTERIOR WALLS.
10) INSTALL DEMOUNTABLE PARTITION SYSTEM ON THE SECOND FLOOR FOR OPEN CLASSROOM SPACES.
11) TITLE 24 REVIEW.

PHASE 1B: MODIFY EXISTING BUILDING FOR TENANT IMPROVEMENTS AND OTHER BUILDING MAINTENANCE.

- 1) REMOVE EXISTING DROPPED CEILINGS AND REMOVE EXISTING HVAC.
2) PROVIDE NEW HVAC SYSTEM.
3) REPAIR ROOF LEAKS AND PROVIDE NEW ROOF.
4) REMOVE EXISTING INTERIOR WALLS AND OTHER ITEMS AS NEEDED FOR COMPLETION OF PHASE 1B WORK.
5) TENANT IMPROVEMENT WORK ON THE INTERIOR.
6) INSTALL PARTIAL RAISED ROOF AND CLEARSTORY WINDOWS AT EXISTING ROOF.

DRAWING INDEX

ARCHITECTURAL

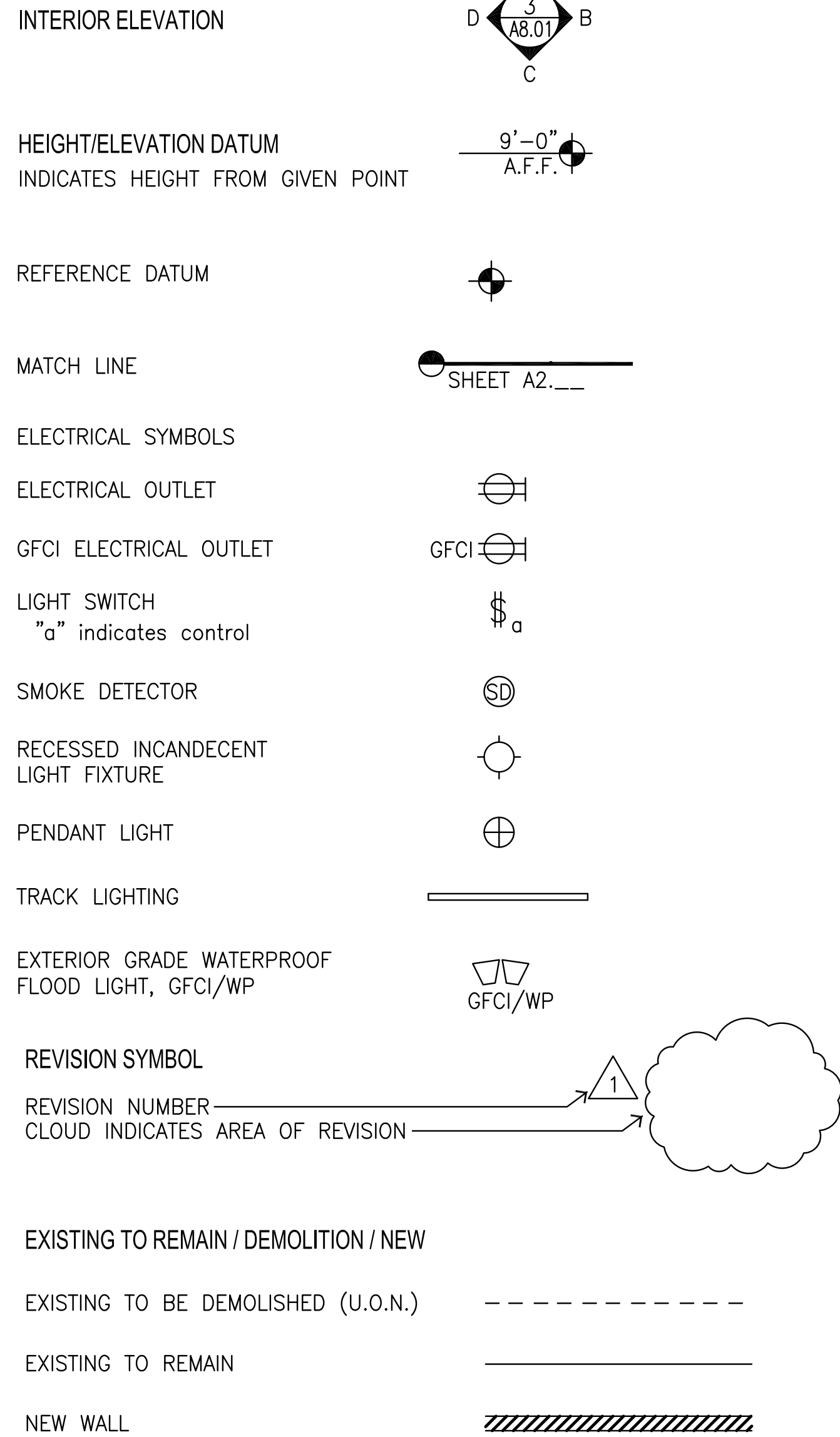
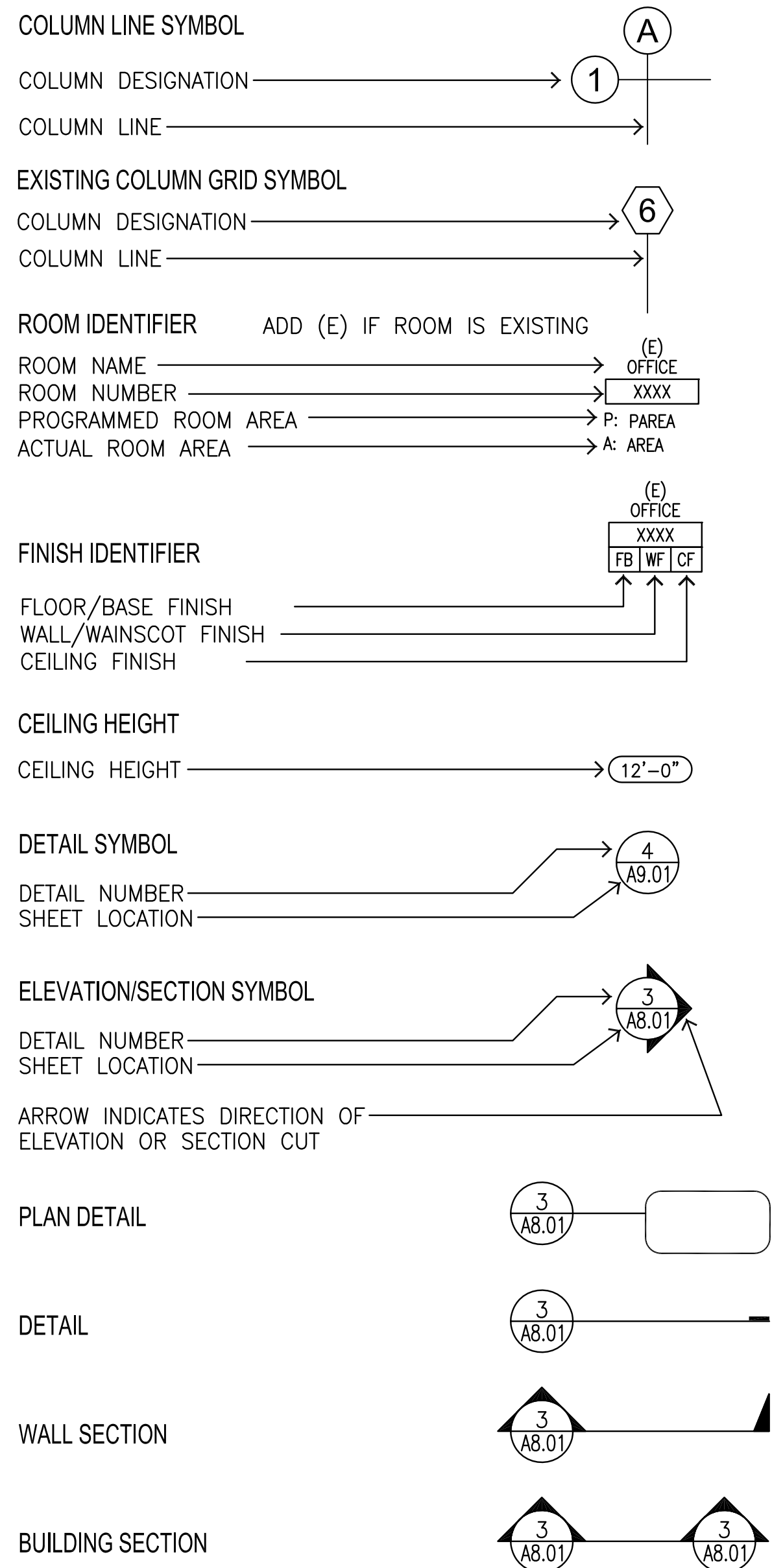
- A0.00 COVER SHEET AND PROJECT INFORMATION
A1.00 SITE PLAN
A2.01 EXISTING FIRST FLOOR PLAN AND DEMO. FIRST FLOOR PLAN PRE-PHASE 1A
A2.01A NEW FIRST FLOOR PLAN PHASE 1A
A2.01MA NEW STREET LEVEL FLOOR PLAN PHASE 1A
A2.02 EXISTING SECOND FLOOR PLAN AND DEMO. SECOND FLOOR PLAN PRE-PHASE 1A
A2.02A NEW SECOND FLOOR PLAN PHASE 1A
A2.02A.1 DEMO. SECOND FLOOR PLAN PRE-PHASE 1B
A2.02B NEW SECOND FLOOR PLAN PHASE 1B
A2.03 EXISTING THIRD FLOOR PLAN AND DEMO. THIRD FLOOR PLAN PRE-PHASE 1A
A2.03A NEW THIRD FLOOR PLAN PHASE 1A
A2.03A.1 DEMO. THIRD FLOOR PLAN PRE-PHASE 1B
A2.03B NEW THIRD FLOOR PLAN PHASE 1B
A3.01 ENLARGED AUDITORIUM SEATING FLOOR PLAN PHASE 1B
A5.01 EXISTING EXTERIOR ELEVATIONS
A5.01A1 PROPOSED EXTERIOR ELEVATIONS

DIRECTORY

OWNER:
SAN FRANCISCO BIBLE CHURCH
498 FUNSTON AVENUE
SAN FRANCISCO, CA 94116
(415) 387-3630
OR (415) 387-3630

Table with columns: NO., ISSUES/REVISIONS, DATE. Includes entries for PLANNING REVISIONS (3/21/11) and ADA REVISIONS (3/8/11).

SYMBOLS



GENERAL NOTES

- 1. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
2. ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED.
3. THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS THE ELECTION OF THE CONTRACTOR. THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WHICH IS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO THE ENTITIES OF HIS ELECTION. IN ADDITION, THE DIVISION OF THE CONTRACT DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE WORK BETWEEN THE CONTRACTOR'S SUBCONTRACTOR NOR IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN ONLY IN THOSE DRAWINGS.
4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, ADDENDA, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE CONTRACT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERANCE TO THE CALIFORNIA BUILDING CODE, CURRENT ENFORCED EDITION WITH ANY SAN BRUNO AMENDMENTS.
6. THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE SO AS TO LEAVE SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.
7. IF DISCREPANCIES EXIST IN THE DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL. THE CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGNER OF ANY DISCREPANCIES.
8. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER AND DESIGNER IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS, SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL
9. THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.
10. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
11. THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO INSTALLATION.
12. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE OF FINISH OR FACE OF SUBSTRATE AT SURFACES WITH CERAMIC TILE, WOOD PANELING OR OTHER SPECIAL FINISHES.
13. WHERE DIMENSIONS ARE NOTED TO REFERENCE EXISTING CONDITIONS, THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "±", FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS.
14. INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING.
15. INTERIOR FINISHES ARE KEYED TO THE DRAWINGS AT TYPICAL LOCATIONS. THE FINISHES APPLY TO TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING.
16. CONTRACTOR SHALL REPAIR, REPLACE, REPAINT AND/OR REFINISH ANY AREA DAMAGED BY ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY.
17. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL REQUIRED CODES AND WITH CITY OF SAN FRANCISCO REQUIREMENTS.

SAN FRANCISCO BIBLE CHURCH RENOVATION OF 401 TARAVAL STREET SF, CA 94116

SUBMITTAL PACKAGE FOR SAN FRANCISCO PLANNING DEPARTMENT CONDITIONAL USE PERMIT

APPROVAL STAMP AREA

PROJECT NO.: . DRAWN BY: .
DATE: OCTOBER 28, 2010 CHECKED BY: .
SCALE: AS NOTED

SHEET TITLE:
COVER SHEET AND PROJECT INFORMATION

SHEET NO:
A0.00

































