



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 11, 2014

(CONTINUED FROM THE OCTOBER 23RD PLANNING COMMISSION HEARING)

Date: December 1, 2014
Case No.: **2013.1653C**
Project Address: **1814 - 1816 ANZA STREET**
Zoning: RM-1 (Residential-Mixed, Low-Density) District
40-X Height and Bulk District
Block/Lot: 1535/018
Project Sponsors: Canaan Lutheran Church (property owner)
1814 Anza Street
San Francisco, CA 94118
MEI Architects (agent)
239 - 9th Street, Suite 201
San Francisco, CA 94103
Contact: Donald Luu
Staff Contact: Sharon M. Young – (415) 558-6346
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PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 209.3(j) and 303 to convert the ground floor of a three-story, two-family dwelling into meeting space with approximately 1,500 square feet of floor area to be utilized by a religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities. Canaan Lutheran Church currently holds its worship services in the church located directly east of the subject property at 479 - 495 9th Avenue, in partnership with Zion Lutheran Church.

The proposal will involve tenant improvements to the existing ground-floor space with approximately 1,200 square feet of floor area consisting of a residential garage with accessory utility and storage areas. The proposal will include constructing a one-story horizontal rear addition with approximately 300 square feet of floor area to expand the existing ground floor and converting the existing garage door into entry doors to the proposed church-related meeting space. In addition, two off-street parking spaces will be replaced by bicycle parking on the subject property pursuant to Planning Code Section 150(e). The existing curbcut will be removed and the curb will be restored for on-street parking.

SITE DESCRIPTION AND PRESENT USE

The Project Site at 1814 - 1816 Anza Street is located on the north side of Anza Street between 9th and 10th Avenues; Assessor's Block 1535; Lot 018. It is located within the RM-1 (Residential-Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is 2,500 square feet in area (25 feet wide by 100 feet deep) and is occupied by a three-story, two-family residential building constructed in 1915. The

existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. However, the subject building was listed in the Inner Richmond Survey and Foundation for SF Architectural Heritage with a rating of "B" as being a potential historic resource with a rating of "B". The proposed one-story horizontal addition will extend the building depth of the first floor from approximately 59 feet to 72 feet. No expansion to the building envelope is proposed on the second and third floors of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Inner Richmond Neighborhood. The Project Site is located approximately three blocks north of Golden Gate Park. The neighborhood is primarily residential in character. The only nonresidential building in the immediate area is the Zion Lutheran Church, located directly east of the subject property at 479 - 495 9th Avenue. On 9th and 10th Avenues running north and south of the project site, there are one- and two-family dwellings and a few multi-family dwellings located within the RH-2 (Residential, House, Two-Family) District and the RM-1 (Residential-Mixed, Low-Density) District. At the end of the subject block to the north is an NC-3 Zoning District, along the Geary Boulevard commercial corridor.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 3, 2014	October 1, 2014	22 days
Posted Notice	20 days	October 3, 2014	December 11, 2014	70 days
Mailed Notice	20 days	October 3, 2014	October 3, 2014	20 days

The proposal requires Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- As of December 1, 2014, the Department received emails/phone calls from three neighbors requesting additional information on the public hearing, the proposed church-related activities, and expressed concerns about potential noise from the proposed project. The Planning Department also received one letter from a neighbor in opposition to the proposed project, expressing that there are approximately half a dozen church facilities within a three block radius of their home and that Zion Lutheran Church and school already create parking and traffic issues within the neighborhood. The project sponsor submitted 11 letters in support of the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- On October 24, 2010, the Planning Commission disapproved a Conditional Use authorization pursuant to Planning Code Sections 209, 303, and 317 under Motion No. 18209 (Case No. 2009.0278C) requesting the conversion of the entire subject residential building into a church, which included a lobby, reception room, parish hall, bible study rooms, a sanctuary with the capacity to hold 120 congregants, a conference room and a choir room. The Planning Commission disapproved this Conditional Use authorization because the retention of the existing housing stock was more desirable over the establishment of a new church at this location. Under the current Conditional Use authorization request, the project sponsor is proposing to retain the existing two residential units on the second and third floors of the building.
- According to the project sponsor, Canaan Lutheran Church will continue to have their congregational services held at the adjacent Zion Lutheran Church; worship services have been held in the church in partnership with Canaan Lutheran Church for more than 30 years. The proposed meeting space will be utilized for bible studies, fellowships, Sunday school, and other church-related activities. Currently, there are on average 30 people attending Sunday school held Sundays between 11 a.m. to 12 noon, 10 people attending youth bible studies held Saturdays at 6 p.m., and 4 people attending youth fellowship held Saturdays at 3 p.m. Outdoor church-related activities were previously held in Golden Gate Park. The project sponsor has indicated that church-related activities are not intended to be held in the rear yard, other than perhaps an occasional barbecue. The project sponsor also indicated that they tried to search for other possible locations for church-related meeting space, such as abandoned single-screen theaters in the Inner Richmond neighborhood, but found them unsuitable for their intended use and proximity to Zion Lutheran Church.
- The project sponsor requested that the proposed project be continued from the October 23rd Planning Commission hearing to allow for additional time to conduct neighborhood outreach.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 209.3(j) and 303 of the Planning Code to convert the ground floor of a three-story, two-family dwelling into meeting space with approximately 1,500 square feet of floor area to be utilized by a religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities located within the RM-1 (Residential-Mixed, Low-Density) District a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will preserve and enhance the cultural diversity of the neighborhood by establishing a new meeting space use to be utilized for church-related functions that will be ancillary to an existing religious institution in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.

- c) The proposed project would be consistent with the residential-institutional character of this portion of the RM-1 Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Site and Context Photographs
- Reduced Plans

Attachment Checklist

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

SMY

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

Planner's Initials



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: DECEMBER 11, 2014

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3(j) AND 303 TO CONVERT THE GROUND FLOOR OF A THREE-STORY, TWO-FAMILY DWELLING INTO MEETING SPACE WITH APPROXIMATELY 1,500 SQUARE FEET OF FLOOR AREA TO BE UTILIZED BY A RELIGIOUS INSTITUTION (CANAAN LUTHERAN CHURCH) AT 1814 -1816 IRVING STREET LOCATED IN THE RM-1 (RESIDENTIAL-MIXED, LOW-DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 13, 2013, MEI Architects representing Canaan Lutheran Church (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.3(j) and 303 to convert the ground floor of a three-story, two-family dwelling into meeting space with approximately 1,500 square feet of floor area to be utilized by a religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities located in the RM-1 (Residential-Mixed, Low-Density) District and a 40-X Height and Bulk District.

On December 11, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1653C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 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. 2013.1653C, 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 Site at 1814 - 1816 Anza Street is located on the north side of Anza Street between 9th and 10th Avenues; Assessor's Block 1535; Lot 018. It is located within the RM-1 (Residential-Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is 2,500 square feet in area (25 feet wide by 100 feet deep) and is occupied by a three-story, two-family residential building constructed in 1915. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. However, the subject building was listed in the Inner Richmond Survey and Foundation for SF Architectural Heritage with a rating of "B" as being a potential historic resource with a rating of "B". The proposed one-story horizontal addition will extend the building depth of the first floor from approximately 59 feet to 72 feet. No expansion to the building envelope is proposed on the second and third floors of the building.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Richmond Neighborhood. The Project Site is located approximately three blocks north of Golden Gate Park. The neighborhood is primarily residential in character. The only nonresidential building in the immediate area is the Zion Lutheran Church, located directly east of the subject property at 479 - 495 9th Avenue. On 9th and 10th Avenues running north and south of the project site, there are one- and two-family dwellings and a few multi-family dwellings located within the RH-2 (Residential, House, Two-Family) District and the RM-1 (Residential-Mixed, Low-Density) District. At the end of the subject block to the north is an NC-3 Zoning District, along the Geary Boulevard commercial corridor.
4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 209.3(j) and 303 to convert the ground floor of a three-story, two-family dwelling into meeting space with approximately 1,500 square feet of floor area to be utilized by a

religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities. Canaan Lutheran Church currently holds its worship services in the church located directly east of the subject property at 479 - 495 9th Avenue, in partnership with Zion Lutheran Church. The proposal will involve tenant improvements to the existing ground-floor space with approximately 1,200 square feet of floor area consisting of a residential garage with accessory utility and storage areas. The proposal will include constructing a one-story horizontal rear addition with approximately 300 square feet of floor area to expand the existing ground floor and converting the existing garage door into entry doors to the proposed church-related meeting space. In addition, two off-street parking spaces will be replaced by bicycle parking on the subject property pursuant to Planning Code Section 150(e). The existing curbcut will be removed and the curb will be restored for on-street parking.

5. **Issues and Other Considerations.**

- On October 24, 2010, the Planning Commission disapproved a Conditional Use authorization pursuant to Planning Code Sections 209, 303, and 317 under Motion No. 18209 (Case No. 2009.0278C) requesting the conversion of the entire subject residential building into a church, which included a lobby, reception room, parish hall, bible study rooms, a sanctuary with the capacity to hold 120 congregants, a conference room and a choir room. The Planning Commission disapproved this Conditional Use authorization because the retention of the existing housing stock was more desirable over the establishment of a new church at this location. Under the current Conditional Use authorization request, the project sponsor is proposing to retain the existing two residential units on the second and third floors of the building.
- According to the project sponsor, Canaan Lutheran Church will continue to have their congregational services held at the adjacent Zion Lutheran Church; worship services have been held in the church in partnership with Canaan Lutheran Church for more than 30 years. The proposed meeting space will be utilized for bible studies, fellowships, Sunday school, and other church-related activities. Currently, there are on average 30 people attending Sunday school held Sundays between 11 a.m. to 12 noon, 10 people attending youth bible studies held Saturdays at 6 p.m., and 4 people attending youth fellowship held Saturdays at 3 p.m. Outdoor church-related activities were previously held in Golden Gate Park. The project sponsor has indicated that church-related activities are not intended to be held in the rear yard, other than perhaps an occasional barbecue. The project sponsor also indicated that they tried to search for other possible locations for church-related meeting space, such as abandoned single-screen theaters in the Inner Richmond neighborhood, but found them unsuitable for their intended use and proximity to Zion Lutheran Church.
- The project sponsor requested that the proposed project be continued from the October 23rd Planning Commission hearing to allow for additional time to conduct neighborhood outreach.
- **Public Comment.** As of December 1, 2014, the Department received emails/phone calls from three neighbors requesting additional information on the public hearing, the proposed church-related activities, and expressed concerns about potential noise from the proposed project. The Planning

Department also received one letter from a neighbor in opposition to the proposed project, expressing that there are approximately half a dozen church facilities within a three block radius of their home and that Zion Lutheran Church and school already create parking and traffic issues within the neighborhood. The project sponsor submitted 11 letters in support of the proposed project.

6. **Use District.** The project site is within the RM-1 (Residential-Mixed, Low-Density) District. These districts contain a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present to provide for the needs of residents.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Religious Institutional Use within the RM-1 Zoning District.** Planning Code Section 209.3(j) allows for the establishment of a Church or other religious institution which has a tax-exempt status as a religious institution granted by the United States Government, and which institution is used primarily for collective worship or ritual or observance of common religious beliefs with Conditional Use authorization. Such institution may include, on the same lot, the housing of persons who engage in supportive activity for the institution.

The current proposal is to allow the conversion of the ground floor of a three-story, two-family dwelling to meeting space with approximately 1,500 square feet of floor area to be utilized by a religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities.

- B. **Reduction and Replacement of Off-Street Parking Spaces.** Planning Code Section 150(e), off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d) of this Code. Once bicycle parking spaces replace an automobile parking space, such bicycle parking shall not be reduced or eliminated. Such bicycle parking spaces may be converted back to automobile parking space, provided that the required numbers of bicycle parking spaces subject to Sections 155.2 and 155.3 of this Code are still met after removal of bicycle parking spaces.

Two off-street parking spaces will be replaced by bicycle parking on the subject property pursuant to Planning Code Section 150(e). In addition, the existing curbcut will be removed and the curb will be restored for on-street parking.

- C. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed project is desirable for the neighborhood and surrounding community in that the approval of the proposed project will allow for more meeting space for the existing church to continue its church-related activities independently because the existing facilities at Zion Lutheran Church are limited and are not always available for use due to space needs and timing of activities.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 31, 31BX, 38, and 38BX) is located within walking distance of the project site; bus stops are located at the corner Geary and 9th Avenue, Balboa Street and 8^h Avenue, Balboa Street and 10th Avenue. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RM-1 Zoning District.

The proposed project is consistent with the stated purpose of the RM-1 Zoning District in that the intended use is a neighborhood-serving community use.

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

NEIGHBORHOOD COMMERCE

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 will provide desirable community services to the neighborhood and will be compatible and complimentary with the type of uses charactering this portion of the RM-1 Zoning District with a mix of residential, commercial, and institutional uses.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed project will provide a neighborhood-serving community use and will enhance the economic base of the City.

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.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many church members would be able to walk from their residences or places of employment, and the project is well served by public transportation. There is on-street parking in front of the subject property and in the surrounding neighborhood.

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 3

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

Policy 3.1:

Provide neighborhood centers in areas lacking adequate community facilities.

The proposed project will provide for conveniently located multi-purpose meeting space for the existing religious institution (Canaan Lutheran Church) located adjacent to the subject property at 479 - 495 9th Avenue. Meeting space for the existing religious institution is limited since it shares worship services at the church in partnership with Zion Lutheran Church.

10. **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.

No neighborhood-serving retail use would be displaced by the proposed project.

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

The proposed project will preserve and enhance the cultural diversity of the neighborhood by establishing a new meeting space use for a religious institution in the area. Existing housing on the subject property will be retained by the proposed project.

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

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit. One on-street parking space will be restored in front of the subject property with the removal of the existing curbcut.

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1653C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 20, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 11, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert the ground floor of a three-story, two-family dwelling into meeting space with approximately 1,500 square feet of floor area to be utilized by a religious institution (Canaan Lutheran Church) for bible studies, fellowships, Sunday school, and other church-related activities at 1814 - 1816 Anza Street in Assessor's Block 1535, Lot 018 pursuant to Planning Code Sections 209.3(j) and 303 located in the RM-1 (Residential-Mixed, Low-Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated June 20, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1653C and subject to conditions of approval reviewed and approved by the Commission on December 11, 2014 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Canaan Lutheran Church currently holds its worship services in the church located directly east of the subject property at 479 - 495 9th Avenue, in partnership with Zion Lutheran Church. The proposal will involve tenant improvements to the existing ground-floor commercial space with approximately 1,200 square feet of floor area consisting of a residential garage with accessory utility and storage areas. The proposal will include constructing a one-story horizontal rear addition with approximately 300 square feet of floor area to expand the existing ground floor and converting the existing garage door into entry doors to the proposed church-related meeting space. In addition, two off-street parking spaces will be replaced by bicycle parking on the subject property pursuant to Planning Code Section 150(e). The existing curbcut will be removed and the curb will be restored for on-street parking.

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 December 11, 2014 under Motion No. XXXXX.

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

6. **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
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Bicycle Parking.** Two off-street vehicular parking spaces will be replaced by two bicycle parking spaces on the subject property (located within the interior corridor second entry area on the first floor) pursuant to Planning Code Section 150(e).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **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>
10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what

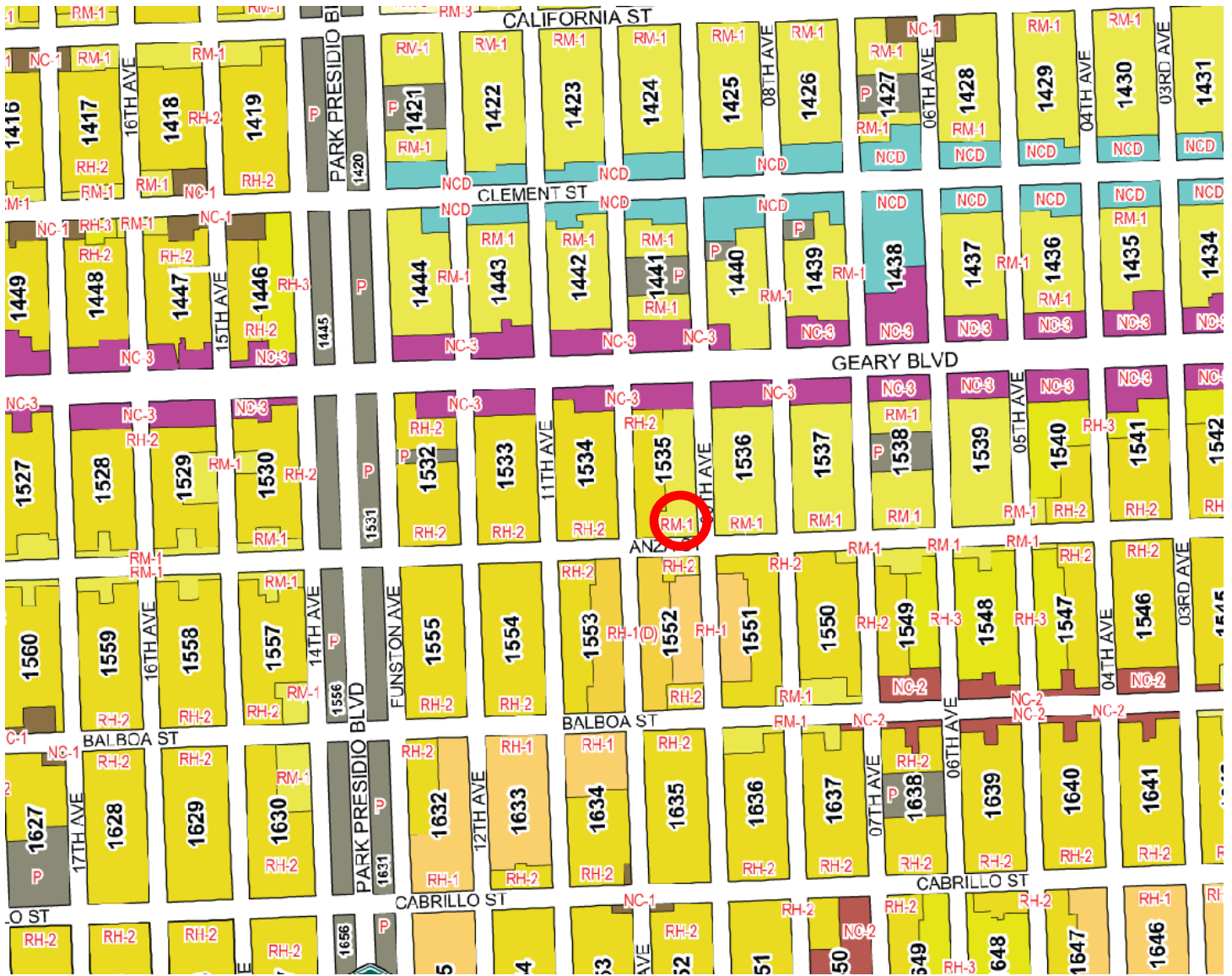
issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

12. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

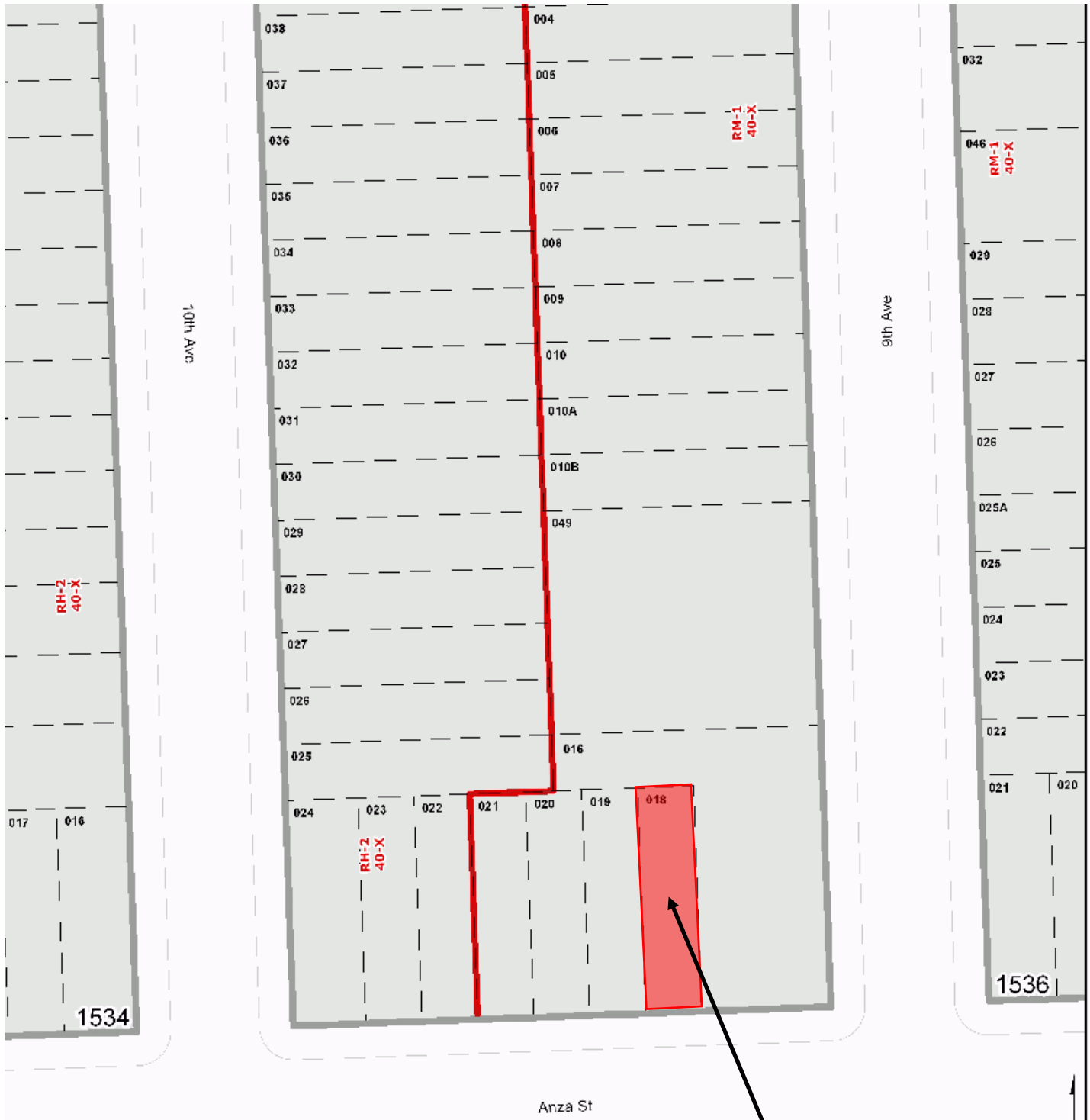
Zoning Map



Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street



Parcel Map

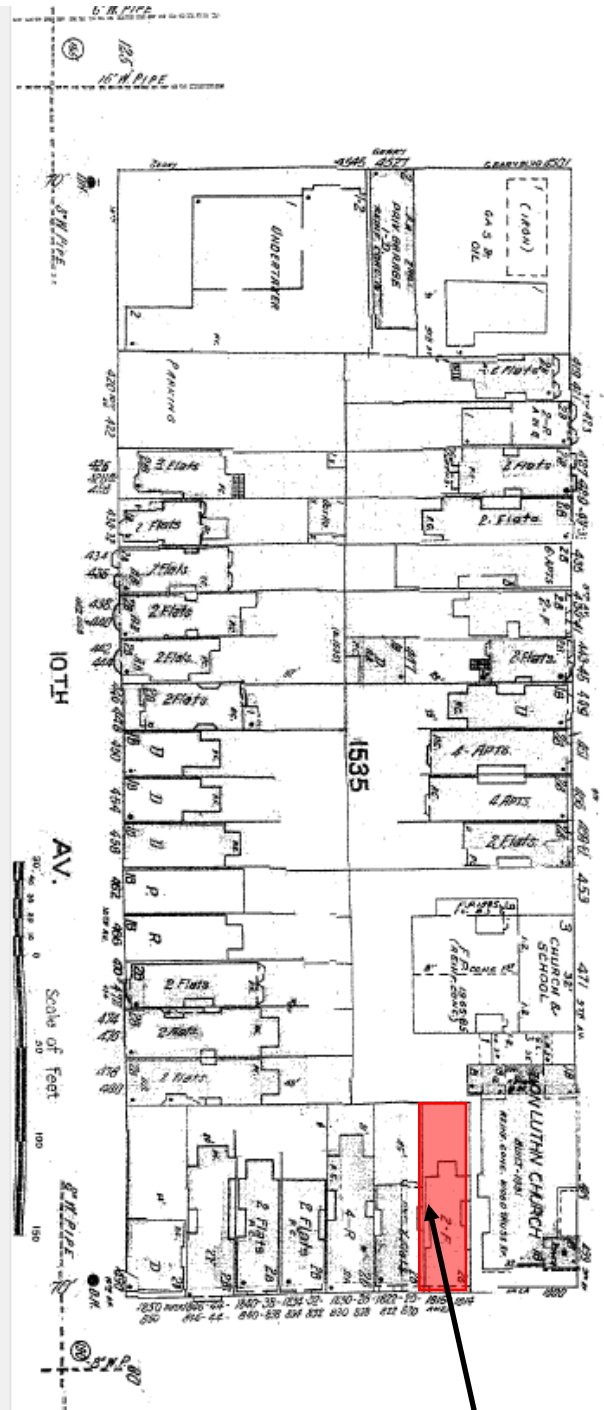


SUBJECT PROPERTY

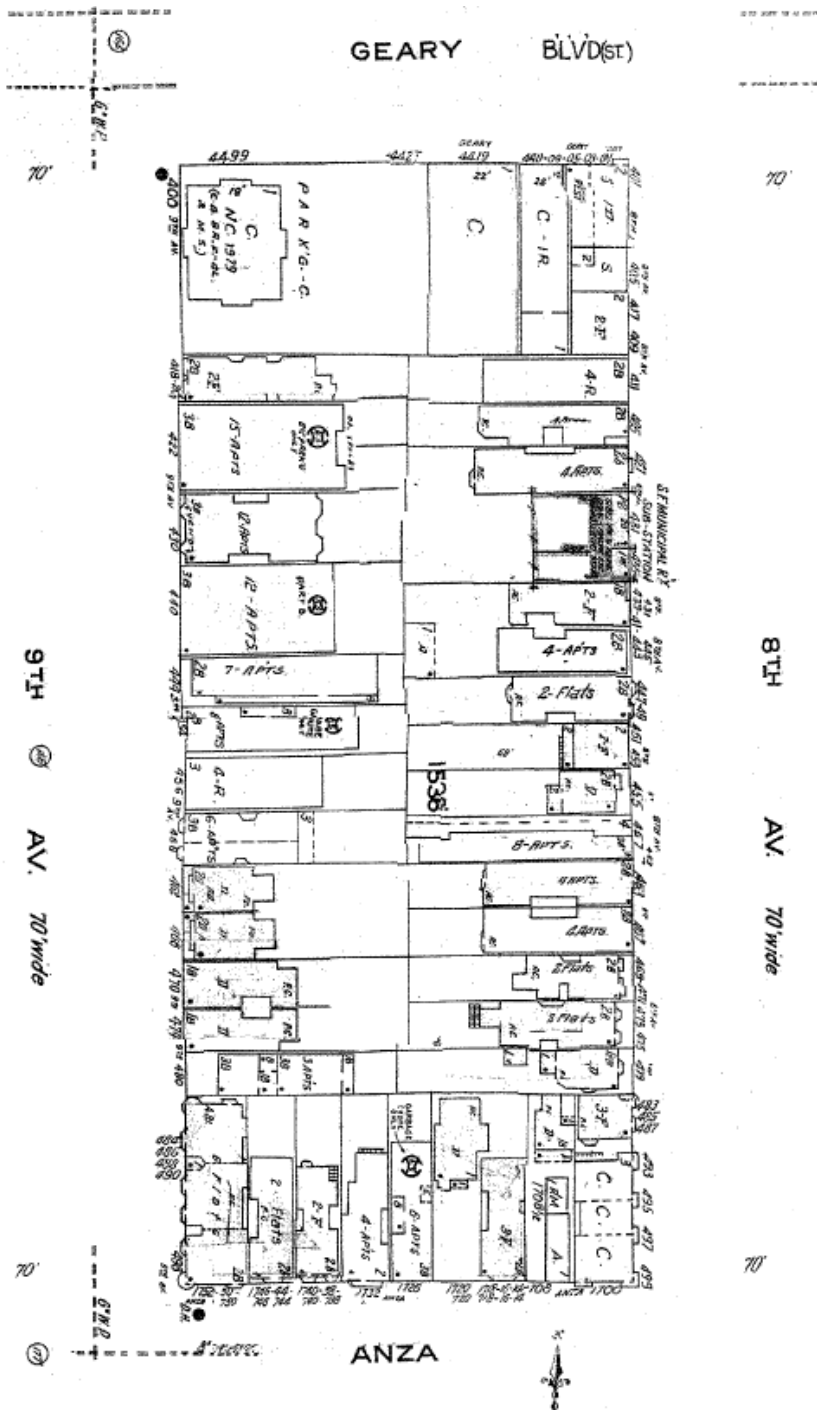


Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street

Sanborn Map*



SUBJECT PROPERTY



SUBJECT PROPERTY

Conditional Use Hearing
 Case Number 2013.1653C
 1814 - 1816 Anza Street



Aerial Photo

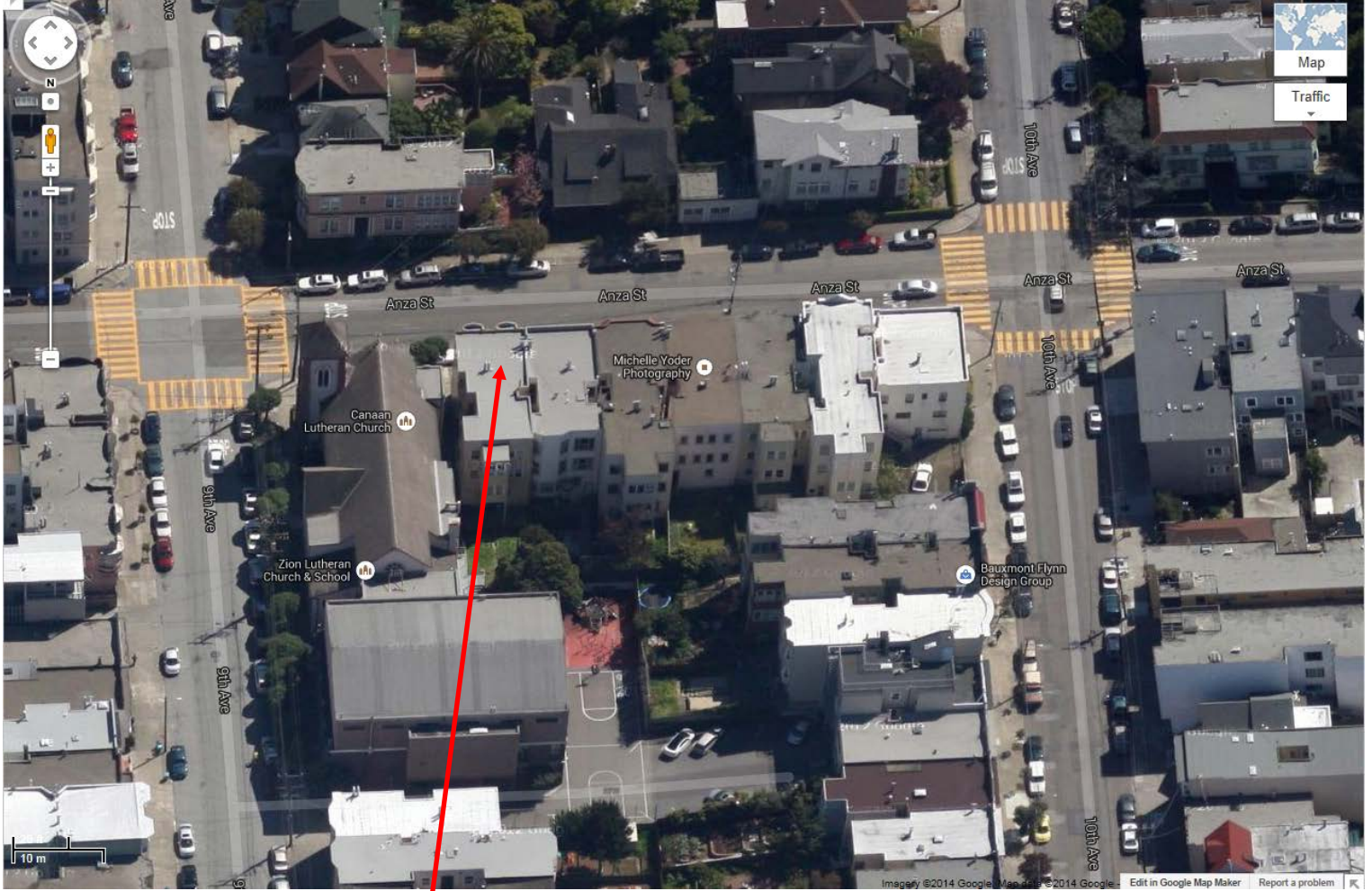


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street

Site Photo

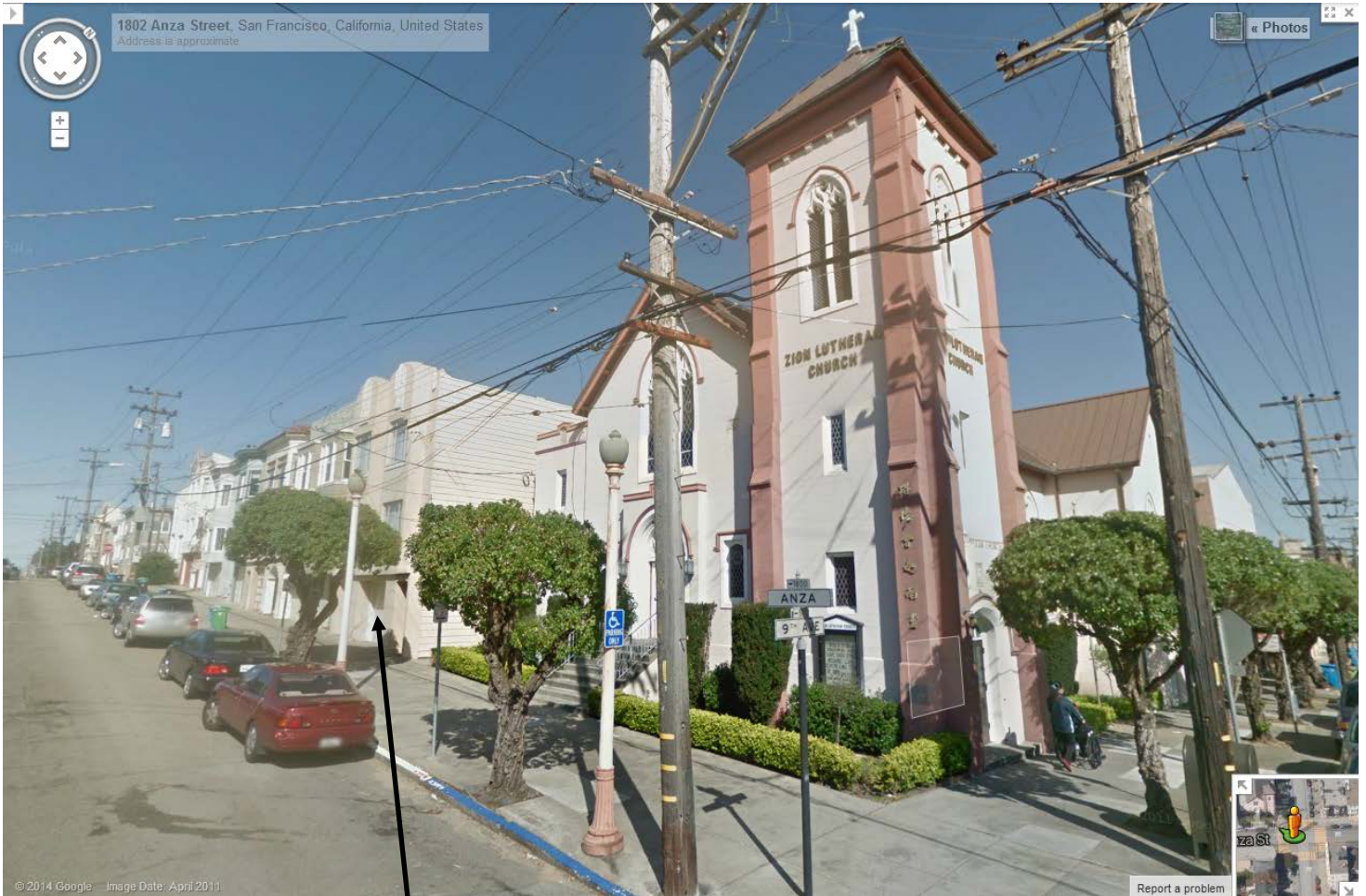
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street

Site Photo

SUBJECT BLOCK



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street

Site Photo

OPPOSITE BLOCK



Conditional Use Hearing
Case Number 2013.1653C
1814 - 1816 Anza Street

Ian D. Thomas
490 9th Ave
San Francisco, CA 94118

October 20, 2014

RE: 1816 Anza St. conversion

To Whom it May Concern:

My wife and I have lived at 490 9th Ave for over eight years, and we have seen many changes in the neighborhood. However, we are mainly concerned with the prospect of having additional church facilities in the area.

At the moment, within a three block radius of our home, there are at least half a dozen churches. With each addition, the parking for residents is affected negatively. Most of the neighborhood has two-hour residential parking, but not on our block. This means that in order to park in our neighborhood, we must compete with those traveling to the neighborhood for the small handful of restriction-free parking spaces available.

The addition of a single space from the removal of the garage at 1816 Anza St. will not help very much, if at all.

Additionally, the Zion Lutheran Church and school (which is right next door), already creates parking and traffic issues, with many cars double-parking for long periods, as well as blocking private driveways.

The Inner Richmond is a residential neighborhood, and the focus should be on the needs of the many residents who actually live there, not the congregations that want to convert residential dwellings into even more church facilities.

We protest to conversion of 1816 Anza St. based on the arguments made above.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ian D. Thomas', with a long horizontal line extending to the left.

Ian D. Thomas

October 5, 2014

Canaan Lutheran Church has grown to a point where they need to expand the space they use for ministry to the house next door to Zion Lutheran Church (495 9th Ave 94118). Canaan started as a Chinese language ministry, part of Zion, and is now incorporated to be an independent Lutheran (LCMS) congregation.

Currently they worship in the Zion Sanctuary on Sunday morning and share space at the Zion facility for Bible study, fellowships and meetings. The house That Canaan owns next door to Zion would provide Canaan with their own permanent meeting space that would not be shared with Zion. Some remodeling of that house is necessary to make the space church friendly.

As Canaan grows, Zion is supportive of their want and need to have their own facilities while still using the Zion sanctuary for Worship on Sunday mornings.

Thank you for your consideration

A handwritten signature in black ink that reads "Tom Hurley". The signature is written in a cursive style with a long, sweeping underline.

Tom Hurley
Pastoral Deacon
Zion Lutheran Church
495 9th Avenue
San Francisco, CA 94118
415.221.7500

路德會迦南堂

Canaan Lutheran Church
495 9th Ave S.F, CA 94118
(415)221-0250

The Planning Department
City and County of San Francisco
Oct 31, 2014

HISTORY OF CANAAN LUTHER CHURCH

Back in 1903, Zion Lutheran Church was built at the corner of 9th Ave and Anza St.
64 years later, Zion Lutheran Church (our mother church) got the vision and began the Chinese ministry work.

In 1995 Canaan Lutheran Church branches out from Zion Lutheran Church and became an independent Church.

Canaan Lutheran Church brought 2200 Clement Street, A movie theatre. We wanted to change it into our permanent Church but was rejected at the public hearing. We sold it.

Canaan Lutheran Church then brought 1814-1816 Anza Street in 2008 .

For the past 46 years, Canaan Lutheran Church has been faithfully serving the Community.
Our neighborhood
Has changed quite bit but our relationship with them is still outstanding.

SERVICES PROVIDE FOR THE COMMUNITY

Tutorial program on saturday

We encourage children to bring their homework in and we provide tutors for them.
On Saturday during school year and daily during summer time.

Chinese language program

Most families in the community would prefer their children to continue on learning the Chinese language .

Retreats for youth

It is a spiritual journey for the children . It also provides them an opportunity to get out of the city . Most children have never gone beyond the city limit , least of vacation with parents.

Senior fellowship and luncheon at Church

We have this program since 1984 . It gives senior / retirees a place to go and mingle with others.
Lunch is provided.

Senior gatherings at senior housing

Many participants are looking forward on this once a week gathering . It may simple be that they don't leave their complex / housing unit that much nor do they have much connection with outsiders. Some even told me that we have replaced the role of their family.

Hospital visits

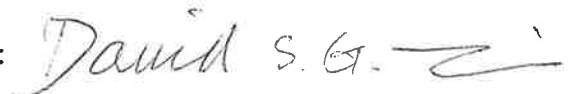
Too many seniors have health conditions . They have many issues-physical and psychological .
A regular visit will light up their room and their soul.

Home visits

There are all sorts of shut-ins . Regardless of their issues and programs, we want to bring God's love to them.

Canaan Lutheran Church

Pastor:



October 7, 2014

Dear Hearing Panel,

I, as a senior member of Canaan Lutheran Church, would like to present you the attempts of our Church in searching for existing churches or potential properties that could be used for our church in the past 20 years. Below are the properties in the Sunset district/Richmond district, located near our church that we have tried very hard to purchase but failed:

1. 2901 Irving Street, San Francisco, CA 94122. A small existing church. We made an offer, but lost to Tzh Chi Foundation, a Taiwanese non-profit organization.
2. 1811 34th Ave. San Francisco, CA 94122. A Chinese Baptist Church. We made a good offer but did not get it. We were overbid by another Chinese church.
3. 1620 Irving Street, San Francisco, CA 94118. It's named "Sharon Chinese Baptist Church". We made an offer but were outbid by another church.
4. 2130 Anza Street, San Francisco, CA 94118. A mid-size church building named "Bible Church". We made an offer but it turned out that they changed their mind and did not sell their building.
5. 924 Balboa Street, San Francisco, CA 94118. A small detached building, used as a school. We were outbid by another buyer.
6. A few years ago, we were able to purchase the 4 Star Theater building, located at 220 Clement Street, San Francisco. We submitted a plan to convert it to a church. We failed because the preservation Rule of saving the small neighborhood theater. We finally had to sell the building to the owner of 4 Star Theater with financial loss.
7. Now and finally, we bought 1814-1816 Anza Street, San Francisco, the subject building, which is right next to our mother church, Zion Lutheran Church.

Our conditional use plan is not to change the two units building to a church, but is just for best usage of the basement area. We like to use the basement space to create some rooms with bath for our small Chinese congregation bible studies, fellowship and youth after school programs, and Sunday activities.

Please give us the opportunity to best use our building's basement area to serve our church members and our community.

Thanks,



Jim Zeng

Vice President

Canaan Lutheran Church

415-215-2236

Jimzeng128@gmail.com

路德會迦南堂

Canaan Lutheran Church
495 9th Ave. San Francisco, CA94118
Tel.: (415)221-0250

October 7, 2014

Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, Ca 94103-2479

Dear Sir/Madam:

In 1903, Zion Lutheran Church, our mother church, started it's ministry on this location at 495-9th. Avenue, San Francisco.

In 1968, observing the growing population of Chinese immigrants in San Francisco, the Zion Lutheran Church determined outreach God's work to this people and started the Chinese ministry.

In 1995, Canaan Lutheran Church was established at this same location. A daughter church of Zion Lutheran Church. Under one roof, we share the same space and facility.

Soon we found problems, with two churches sharing the same facility, we often have conflict of time in using facility.

For Example:

1. When Zion Lutheran Church has a wedding, it will need all the facility and space including kitchen and Parish-Hall. If we had activity such as Christmas program or other events, we will have to move to other rooms.
2. Same problem will happen if a kindergarten graduation or some other special program taking place at the same time, there will be a time conflict between the two churches.

That is the reason when 1814-1816 Anza Street, the building adjacent to Zion

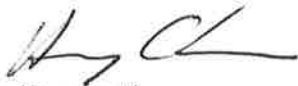
路德會迦南堂

Canaan Lutheran Church
495 9th Ave. San Francisco, CA94118
Tel.: (415)221-0250

Lutheran Church is offered for sale, we purchased it right away, hoping with some modifying, we can use it for some of our programs. This will ease the conflict of time in the sharing of facility between two churches.

We prayerfully hope the Planning Commission will approve our Modified Plan Proposal. Thank-you and God bless you.

Yours very truly



Henry Chan

Chairman of the Board

路德會迦南堂

Canaan Lutheran Church
495 9th Ave S.F, CA 94118
(415)221-0250

The Planning Department

City and County of San Francisco
Oct 7, 2014

History of Canaan Lutheran Church

Back in 1903, Zion Lutheran Church was built at the corner of 9th Ave and Anza St.

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For the past 46 years, Canaan Lutheran Church has been faithfully serving the Community. Our neighborhood Has changed quite a bit but our relationship with them is still outstanding.

Canaan Lutheran Church

Pastor:

David 

路德會迦南堂

Canaan Lutheran Church
495 9th Ave S.F, CA 94118
(415)221-0250

The Planning Department

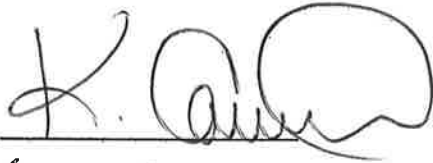
City And County of San Francisco

To Whom It May Concern:

I am the Neighbor of Canaan Lutheran Church located at 1814-1816 Anza St, S. F., Ca 94118 Canaan Lutheran Church has been serving our Community in Richmond district over 46 years, I Fully Support their remodeling basement project to take best use of their building and to further provide move their church's functions and services to their church members and our community.

Sincerely

Signature:



Name:

KRIS CAMILLI

Address:

1828 ANZA #1

Phone number:

707-832-7256

OCT 7, 2014

The Planning Department City
And County of San Francisco

To Whom It May Concern:

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Sincerely

Signature: 

Name: Mona Lopez

Address: 1832 ANZA ST

Phone number: 415 686 6690

Date: 10.09.2014

路德會迦南堂

Canaan Lutheran Church
495 9th Ave S.F, CA 94118
(415)221-0250

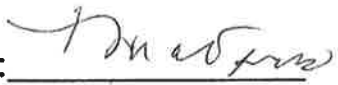
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Sincerely

Signature: 

Name: F. MATSUNO

Address: 1838 ANZA ST. S.F. 94118

Phone number: 415-387-1046

OCT 7, 2014

路德會迦南堂

Canaan Lutheran Church

495 9th Ave S.F, CA 94118

(415)221-0250

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Sincerely

Signature: S. Pajouh

Name: S. Pajouh

Address: 1840-A Anza Street

Phone number: 415-999-7786

Date: 10/11/14

路德會迦南堂

Canaan Lutheran Church

495 9th Ave S.F, CA 94118

(415)221-0250

The Planning Department

City And County of San Francisco

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Sincerely

Signature: 

Name: TYLER HILL

Address: 1844 A ANZA ST

Phone number: 415-751-7519

Date: 10/9/14

Canaan Lutheran Church

1814-16 Anza Street
San Francisco, CA 94118



CANAAN LUTHERAN CHURCH

1814-16 ANZA STREET
SAN FRANCISCO, CA 94118

CONSULTANTS

NO.	DATE	DESCRIPTION	BY
3	06/09/2014	REVISION #1	
2	11/13/2013	CU APP INTAKE	
1	11/07/2013	NEIGHBORHOOD MEETING	

PROJECT NO.:	DRAWN BY:
MEI 099	SZ
DATE:	CHECKED BY:
June 30, 2014	BP

KEY PLAN

SHEET TITLE

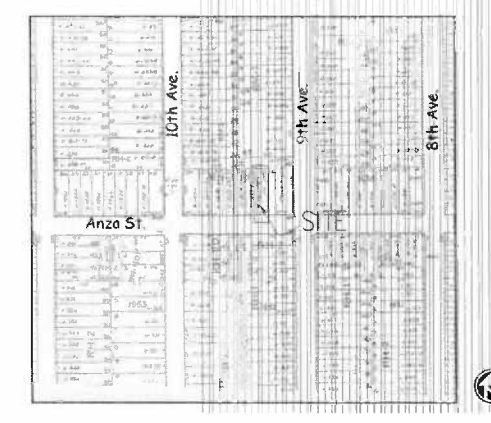
COVER SHEET

SCALE: 1"=50'-0" U.O.N.
SHEET NO.:

A0-1

FILE

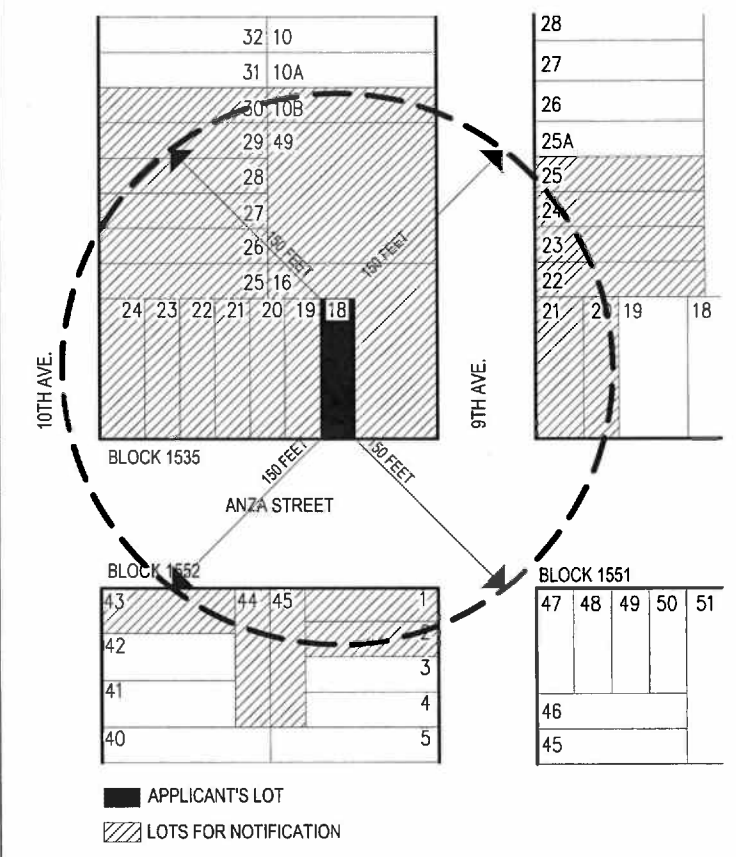
9 LOCATION MAP N.T.S



13 APPLICABLE CODES

- 2013 SAN FRANCISCO PLANNING CODE
- 2010 SAN FRANCISCO BUILDING CODE AMENDMENTS
- 2010 SAN FRANCISCO ELECTRICAL CODE MENDMENTS
- 2010 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
- 2010 SAN FRANCISCO PLUMBING CODE MENDMENTS
- 2007 SAN FRANCISCO HOUSING CODE AMENDMENTS
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA MECHANICAL CODE

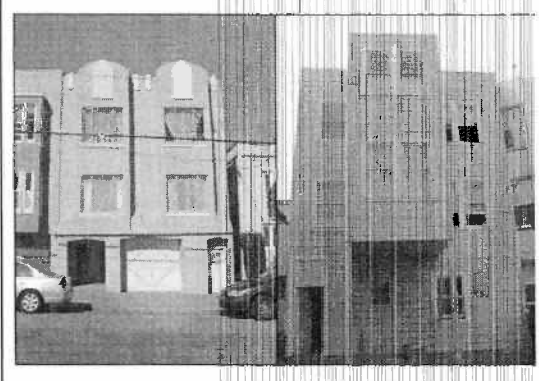
18 150-FOOT MAP



2 ABBREVIATIONS

A	Anchor Bolt	E	East	N	North	U.O.N.	Unless Otherwise Noted
ADJ.	Additional	EA	Each	N.I.C.	Not In Contract	VERT.	Vertical
AL.F.	Above Finished Floor	ELEC.	Electrical	NO. or #	Number	V.I.F.	Verify in Field
ARCH.	Architectural	EQ.	Equal	N.R.	Non Rated		
BD.	Board	EXT.	Exterior	N.T.S.	Not To Scale		
BLCG.	Blocking	F.A.	Fire Alarm	O.A.	Overall	W.	West
BM.	Beam	F.D.	Floor Drain	O.C.	On Center	W/	With
BOT.	Bottom	FDN.	Foundation	OPNG.	Opening	W.C.	Water Closet
CAB.	Cabinet	FIN.	Finish	OPP.	Opposite	WD.	Wood
CEM.	Cement	FIXT.	Fixture	O.F.C.I.	Owner Furnished Contractor Installed	W/O	Without
CER.	Ceramic	FL.	Floor	PL.	Plate	W.R.	Water Resistant
C.G.	Ceiling	FLGR.	Fluorescent	PLYWD.	Plywood		
CLO.	Closet	F.O.F.	Face of Finish	PT.	Point		
CLR.	Clear	F.O.S.	Face of Studs	PTR.	Partition		
CONC.	Concrete	FT.	Foot or Feet	QTY.	Quantity		
CONT.	Continuous	GA.	Gauge	REF.	Reference		
CORR.	Corridor	GALV.	Galvanized	REINF.	Reinforced		
CPT.	Carpet	CYP.	Gypsum	REQ.	Required		
C.TSK.	Countersunk	HDWD.	Hardwood	RM.	Room		
CNTR.	Counter	HGT. or H.	Height	R.O.	Rough Opening		
CTR.	Center	INC.	Incandescent	S.	South		
DET.	Detail	INFO.	Information	SHR.	Shower		
DIA.	Diameter	INSUL.	Insulation	SM.	Similar		
DIM.	Dimension	INT.	Interior	STD.	Standard		
DN.	Down	JT.	Joint	STL.	Steel		
DR.	Door	KIT.	Kitchen	STOR.	Storage		
DWG.	Drawing	LT.	Light	STR.	Structural		
		MAX.	Maximum	T.B.	Towel Bar		
		MIN.	Minimum	T.C.	Top of Curb		
		MISC.	Miscellaneous	TEL.	Telephone		
		MTD.	Mounted	THK.	Thick		
				THRES.	Threshold		
				TYP.	Typical		

10 PHOTOGRAPHS



14 DRAWING INDEX

- A0-1 COVER SHEET
- A0-2 EXISTING AND PROPOSED SITE PLANS
- A0-3 EXISTING PHOTOGRAPHS
- A2-1 EXISTING GROUND FLOOR, SECOND FLOOR, AND THIRD FLOOR DEMO PLANS
- A3-1 EXISTING & PROPOSED SOUTH AND NORTH ELEVATIONS (FRONT AND REAR)
- A3-2 EXISTING & PROPOSED EAST AND WEST ELEVATIONS
- A4-1 FIRST FLOOR, SECOND FLOOR, AND THIRD FLOOR PLANS

12 PROJECT DATA

PROPERTY INFORMATION
ADDRESS: 1814-16 ANZA STREET, SAN FRANCISCO, CA 94118

BLOCK/LOT: 1535 / 18
ZONING: RM-1
HEIGHT & BULK: 40-X
LOT SIZE: 25'-0" WIDE X 100'-0" LONG
OCCUPANCY CLASSIFICATION: R-3 / A-3
CONSTRUCTION TYPE: TYPE V-M, UNSPRINKLERED

GROSS BUILDING AREA (SQUARE FEET) PER PLANNING CODE:

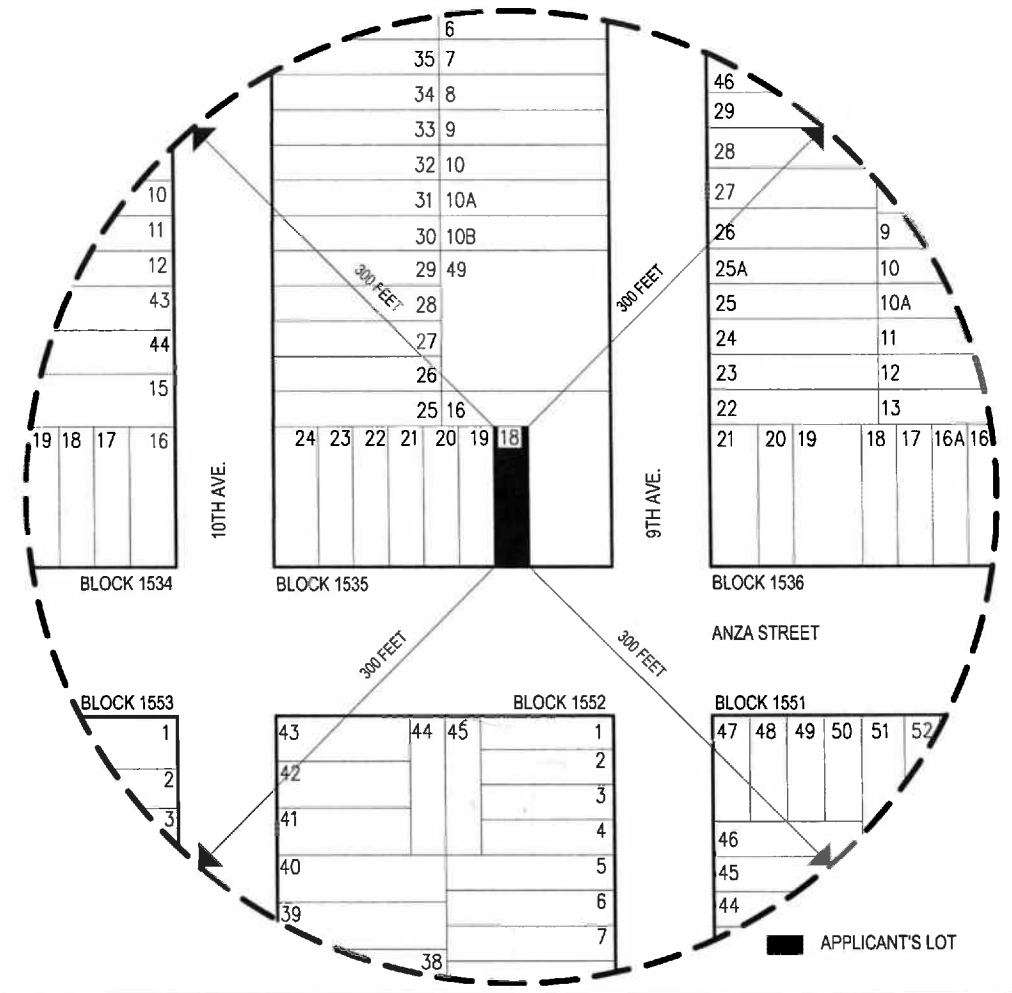
AREA	EXISTING	ADDITION	PROPOSED
1ST FLOOR	1205	291*	1496
2ND FLOOR	1481	0	1481
3RD FLOOR	1436	0	1436
TOTAL	4122	291	4413

*HORIZONTAL ADDITION
INFILL LIGHT WELL 19
BICYCLE SPACES (28)
NET ADDITION 291

SCOPE OF WORK
APPLICATION FOR CONDITIONAL USE

- HORIZONTAL ADDITION AT REAR OF BUILDING IN ACCORDANCE WITH PLANNING CODE SECT. 136(c)(25)(A) AND (B)(i).
- CHANGE OF USE AT GROUND FLOOR LEVEL FROM RESIDENTIAL GARAGE AND ACCESSORY UTILITY AND STORAGE SPACES TO CHURCH USE (A-3 OCCUPANCY) BY CHURCH OWNER OF SUBJECT PROPERTY.
- INTERIOR AND EXTERIOR ARCHITECTURAL AND STRUCTURAL IMPROVEMENTS IN CONNECTION WITH THE CHANGE OF OCCUPANCY.
- MINOR EXTERIOR ALTERATIONS OF STREET FAÇADE:
 - REPLACE GARAGE DOOR OPENING WITH ENTRY DOORS AND SIDE LIGHTS SIMILAR IN STYLE TO EXISTING ENTRY DOORS TO APARTMENTS
 - REPLACE ENTRY DOOR TO BREEZEWAY IN-KIND WITH WIDER DOOR TO MEET EXIT REQUIREMENTS IN CONNECTION WITH CHANGE OF OCCUPANCY.
- REPLACE (2) OFF-STREET PARKING SPACES WITH (2) BICYCLE SPACES IN ACCORDANCE WITH PLANNING CODE SECT. 150(e).
- REMOVE DRIVEWAY AND RESTORE SIDEWALK AND CURB FOR ON-STREET PUBLIC PARKING.
- NO CHANGES TO THE USE OR TO THE EXTERIOR AND INTERIOR IMPROVEMENTS OF THE TWO EXISTING DWELLING UNITS AT THE 2ND AND 3RD FLOORS.

16 300-FOOT MAP



4 SYMBOLS

A-1	DRAWING NUMBER	— — — — —	DIMENSION LINES	— — — — —	EXISTING PARTITION
D	DISCIPLINE PREFIX	— — — — —	CENTERLINE OF COLUMN OR STUD	— — — — —	TYP. FURRING
1	DOOR SYMBOL	— — — — —	FACE OF CONCRETE	— — — — —	TYP. PARTITION
2	DOOR MARK	— — — — —	FACE OF FINISH	— — — — —	ONE-HOUR PARTITION
3	HARDWARE GROUP	— — — — —	CENTERLINE OF OPENING	— — — — —	WINDOW
4	WINDOW TYPE	— — — — —	AREAS WHERE NO WORK IS TO BE DONE	— — — — —	WALL HEAT DIFFUSER BOTTOM OF DIFFUSER @ 1'-6" A.F.F.
5	DETAIL IDENTIFICATION	— — — — —	EXISTING CONSTRUCTION TO BE REMOVED	— — — — —	CEILING REGISTER SUPPLY
6	SHEET WHERE DETAIL IS DRAWN	— — — — —	DOOR TO BE REMOVED	— — — — —	CEILING DIFFUSER RETURN / EXHAUST
7	INTERIOR ELEVATION(S)	— — — — —	EXISTING DOOR TO REMAIN	— — — — —	FLOURESCENT LIGHT FIXTURE
8	ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE)	— — — — —		— — — — —	RECESSED CEILING LIGHTING FIXTURE
9	NO ARROWS MEANS ELEVATION NOT SHOWN	— — — — —		— — — — —	SMOKE DETECTOR
10	SHEET WHERE ELEVATION IS DRAWN	— — — — —		— — — — —	
11	BEDROOM ROOM IDENTIFICATION	— — — — —		— — — — —	
12	ROOM NAME	— — — — —		— — — — —	
13	ROOM MATERIAL CODES	— — — — —		— — — — —	
14	1ST NO-FLOOR /BASE	— — — — —		— — — — —	
15	2ND NO-WALLS/WAINSCOT	— — — — —		— — — — —	
16	3RD NO-CEILING	— — — — —		— — — — —	
17	BEDROOM ROOM IDENTIFICATION	— — — — —		— — — — —	
18	ROOM NAME	— — — — —		— — — — —	
19	ROOM MATERIAL CODES	— — — — —		— — — — —	
20	1ST NO-FLOOR /BASE	— — — — —		— — — — —	
21	2ND NO-WALLS/WAINSCOT	— — — — —		— — — — —	
22	3RD NO-CEILING	— — — — —		— — — — —	

11/18/14 10:42 AM MEI 099 1814-16 ANZA STREET

CANAAN LUTHERAN CHURCH

1814-16 ANZA STREET
SAN FRANCISCO, CA 94118

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
3	06/20/2014	REVISION #1	
2	11/13/2013	CU APP INTAKE	
1	11/07/2013	NEIGHBORHOOD MEETING	

PROJECT NO.	DRAWN BY:
MEI 099	SZ
DATE:	CHECKED BY:
June 20, 2014	BP

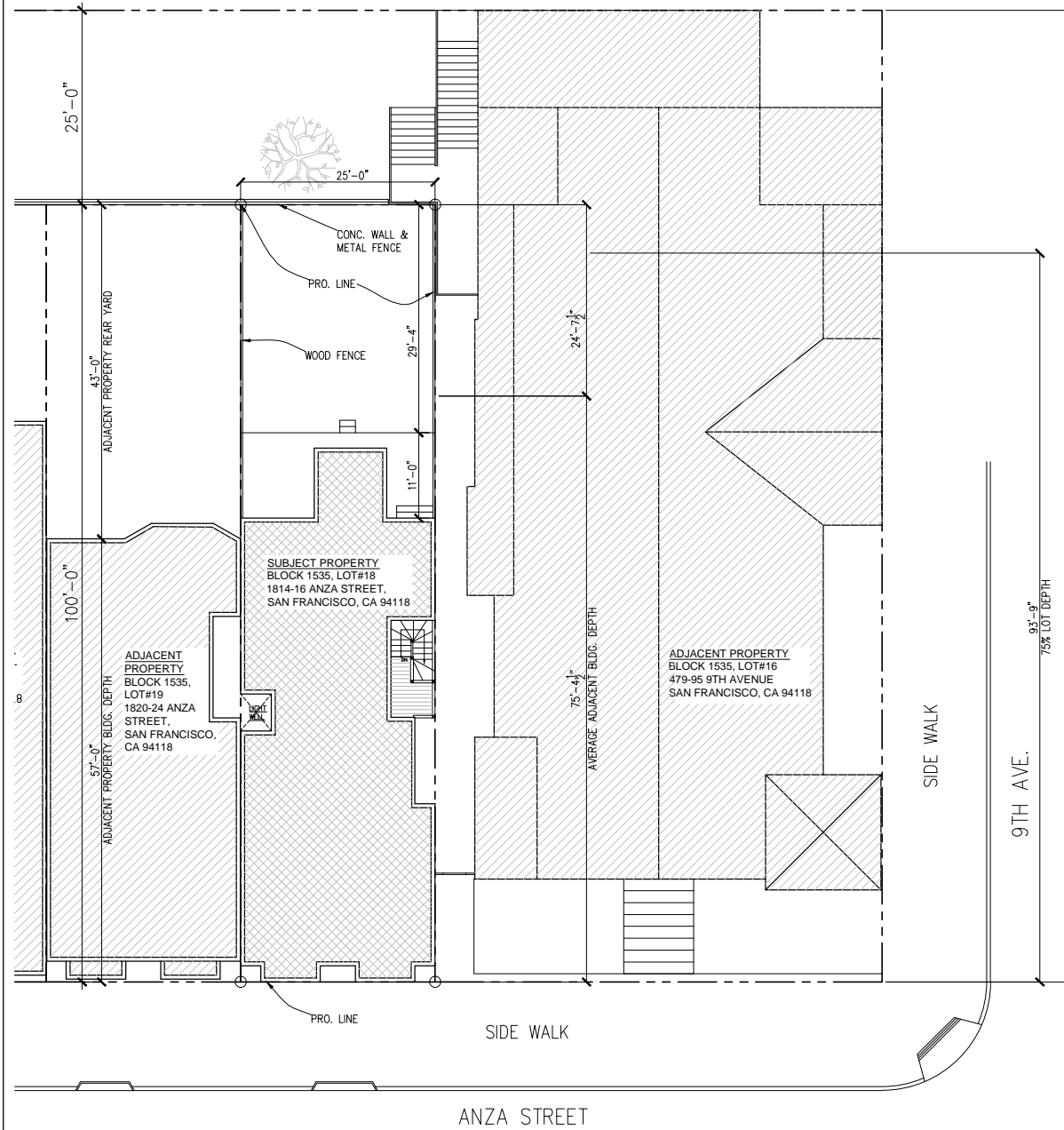
KEY PLAN

SHEET TITLE:
EXISTING AND PROPOSED SITE PLANS

SCALE: 1/8"=1'-0" U.O.N.
SHEET NO.:

A0-2

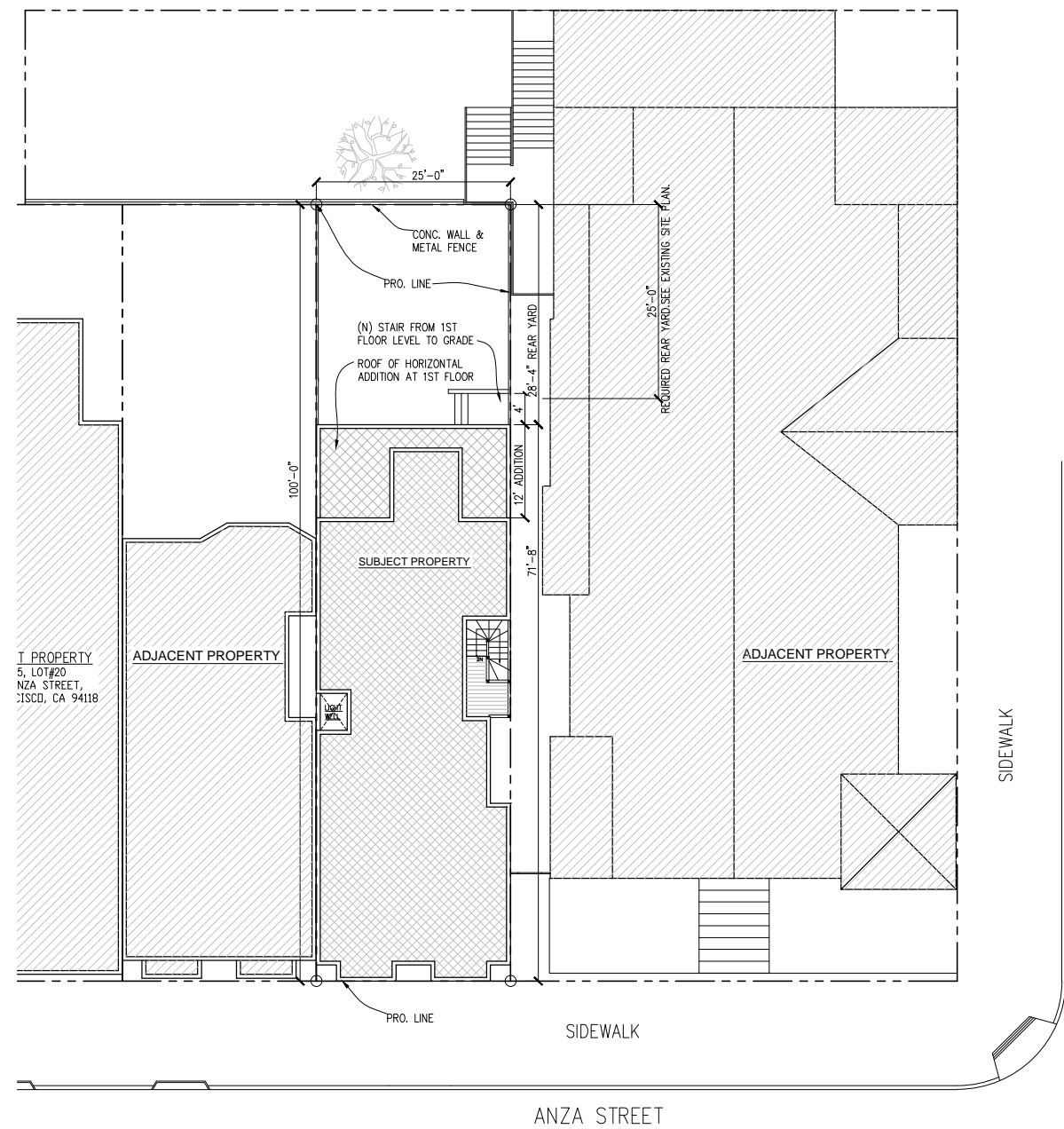
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* REQUIRED REAR YARD = GREATER OF THE AVERAGE OF ADJACENT LOTS OR 25'-0"

2 (E) SITE PLAN

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



1 PROPOSED SITE PLAN

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

CANAAN LUTHERAN
 CHURCH

1814-16 ANZA STREET
 SAN FRANCISCO, CA 94118

CONSULTANTS:



ANZA STREET VIEW (NORTH)



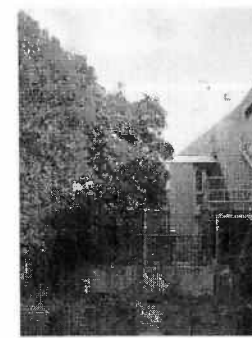
ANZA STREET VIEW (SOUTH)



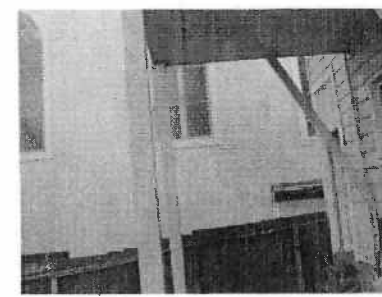
VIEW FROM 9TH AVE. TO ANZA ST.



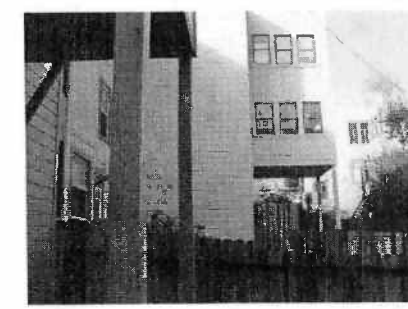
VIEW FROM 10TH AVE. TO ANZA ST.



VIEW OF REAR YARD



REAR VIEW OF RIGHT ADJACENT BUILDING



REAR VIEW OF LEFT ADJACENT BUILDING

NO.	DATE	DESCRIPTION	BY
3	05/23/2014	REVISION #1	
2	11/13/2013	CU APP INTAKE	
1	11/01/2013	NEIGHBORHOOD MEETING	

PROJECT NO.	DRAWN BY
ME-059	SZ
DATE	CHECKED BY
June 20, 2014	BP

KEY PLAN

SHEET TITLE
EXISTING PHOTOGRAPHS

SCALE: N.T.S., U.O.N.
 SHEET NO.

A0-3

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3	05/22/2014	REVISION #1	
2	11/13/2013	CU APP INTAKE	
1	11/07/2013	NEIGHBORHOOD MEETING	
NO.	DATE	DESCRIPTION	BY

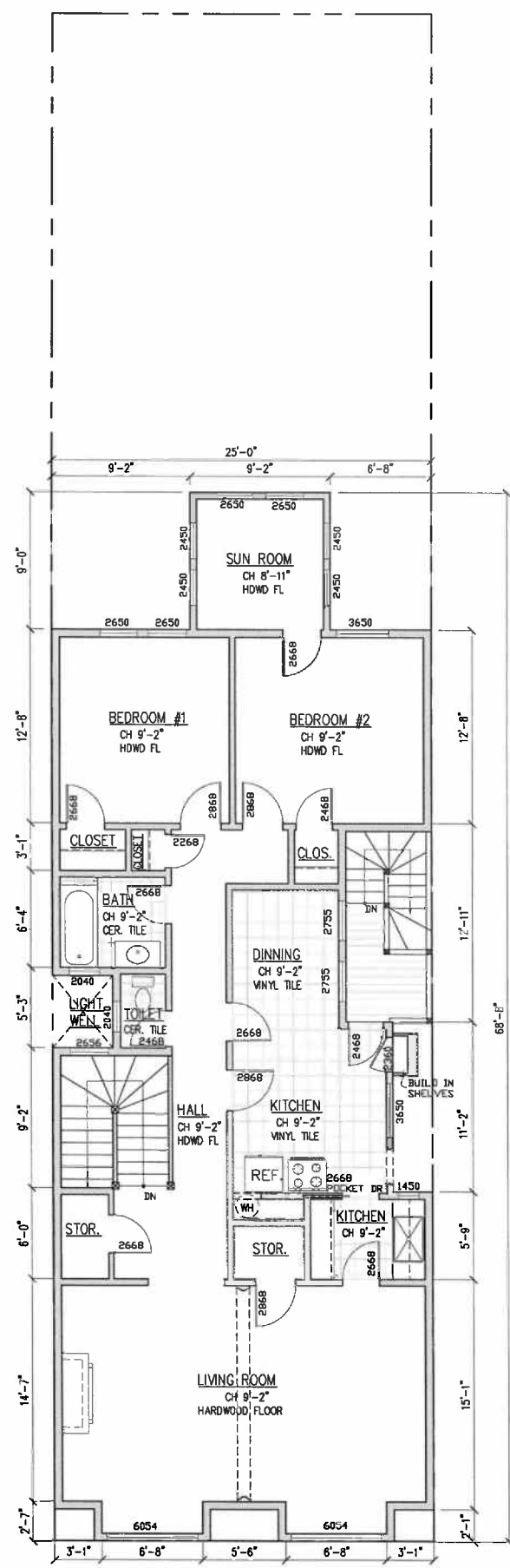
PROJECT NO. 14E-008	DRAWN BY SZ
DATE June 20, 2014	CHECKED BY BP

KEY PLAN	
SHEET TITLE	
EXISTING GROUND FLOOR, SECOND FLOOR, AND THIRD FLOOR DEMO PLANS	
SCALE 1/8"=1'-0" U.G.M.	
SHEET NO	

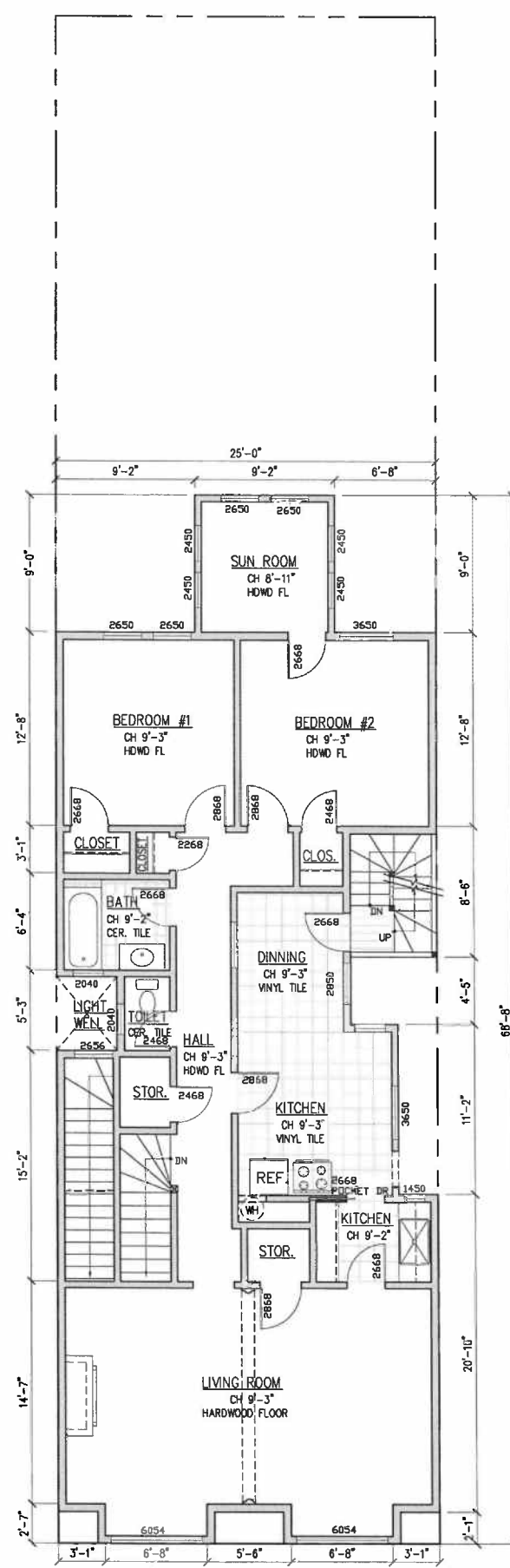
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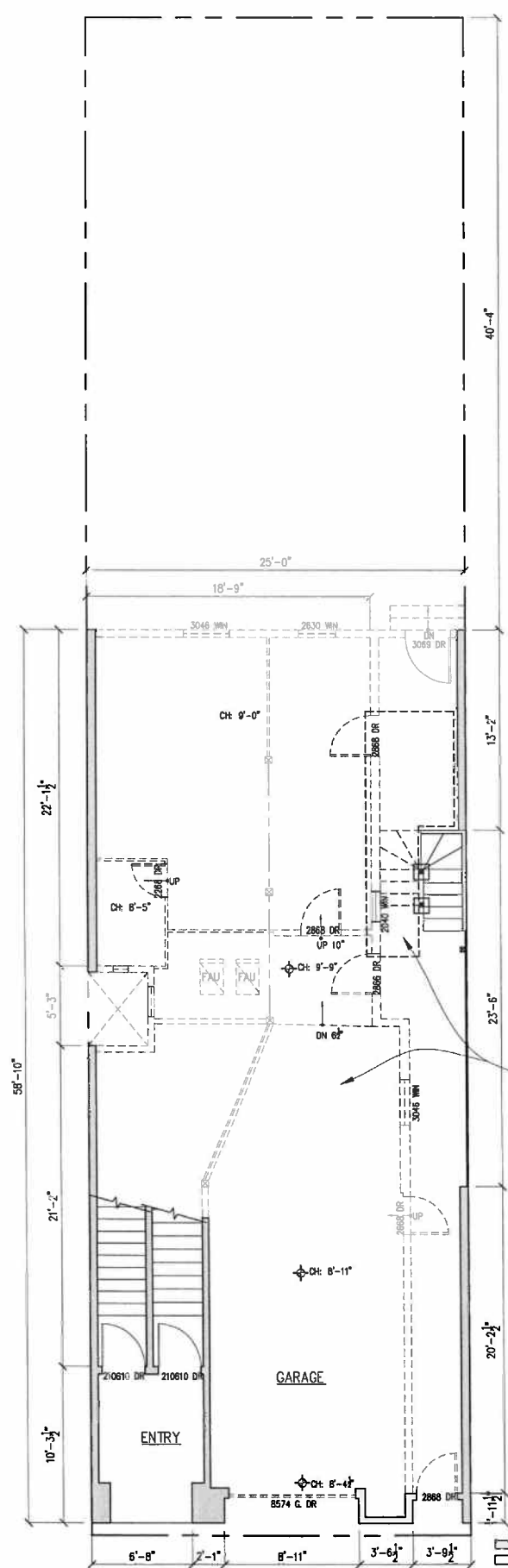
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4 (E) THIRD FLOOR PLAN - NO CHANGE



12 (E) SECOND FLOOR PLAN - NO CHANGE



20 FIRST FLOOR DEMOLITION PLAN

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
3	06/20/2014	REVISION #1	
2	11/13/2013	CU APP INTAKE	
1	11/07/2013	NEIGHBORHOOD MEETING	

PROJECT NO.	DRAWN BY:
MEI 099	SZ
DATE:	CHECKED BY:
June 20, 2014	BP

KEY PLAN

SHEET TITLE:
EXISTING & PROPOSED SOUTH AND NORTH ELEVATIONS (FRONT AND REAR)

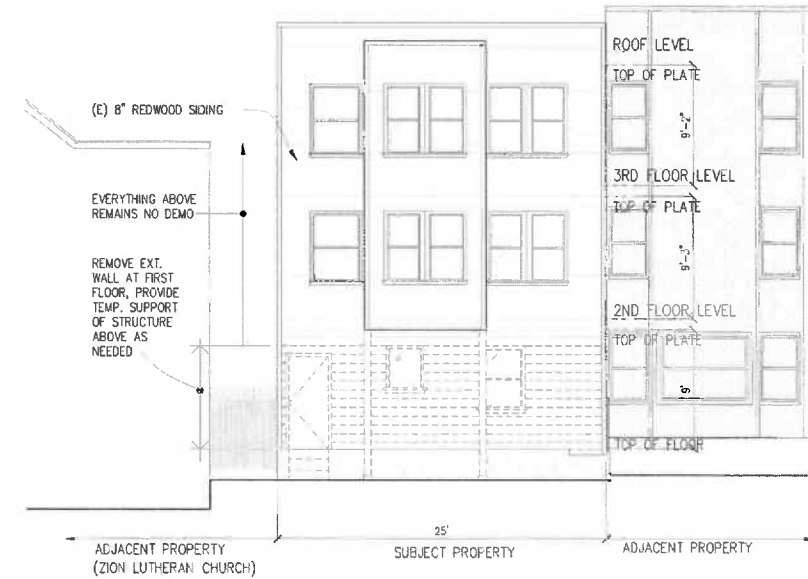
SCALE: 3/16"=1'-0" U.O.N.
SHEET NO.:

A3-1

FILE:
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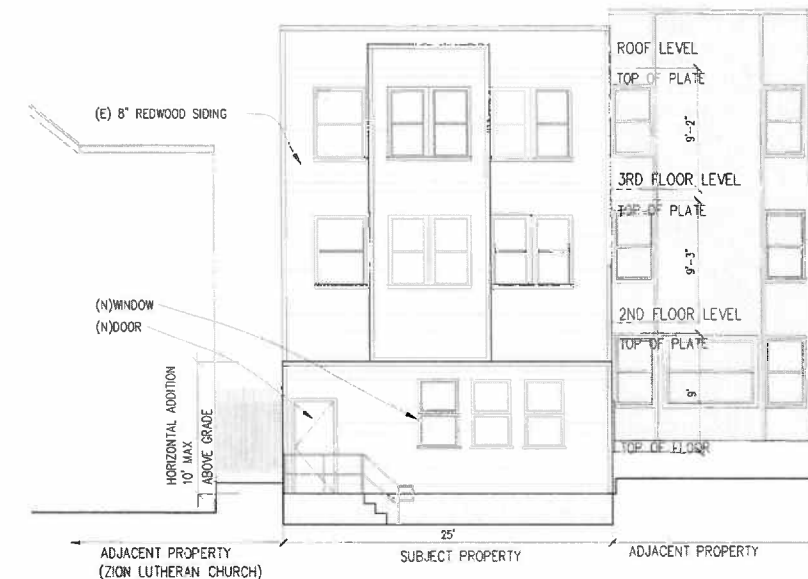
2 EXISTING SOUTH ELEVATION (FRONT)



14 EXISTING NORTH ELEVATION (REAR)



4 PROPOSED SOUTH ELEVATION (FRONT)



16 PROPOSED NORTH ELEVATION (REAR)

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
3	06/20/2014	REVISION #1	
2	11/7/2013	CU APP INTAKE	
1	11/07/2013	NEIGHBORHOOD MEETING	

PROJECT NO.:	DRAWN BY:
MEI 009	SZ
DATE:	CHECKED BY:
June 23, 2014	BP

KEY PLAN:

SHEET TITLE:
**EXISTING & PROPOSED
EAST AND WEST
ELEVATIONS**

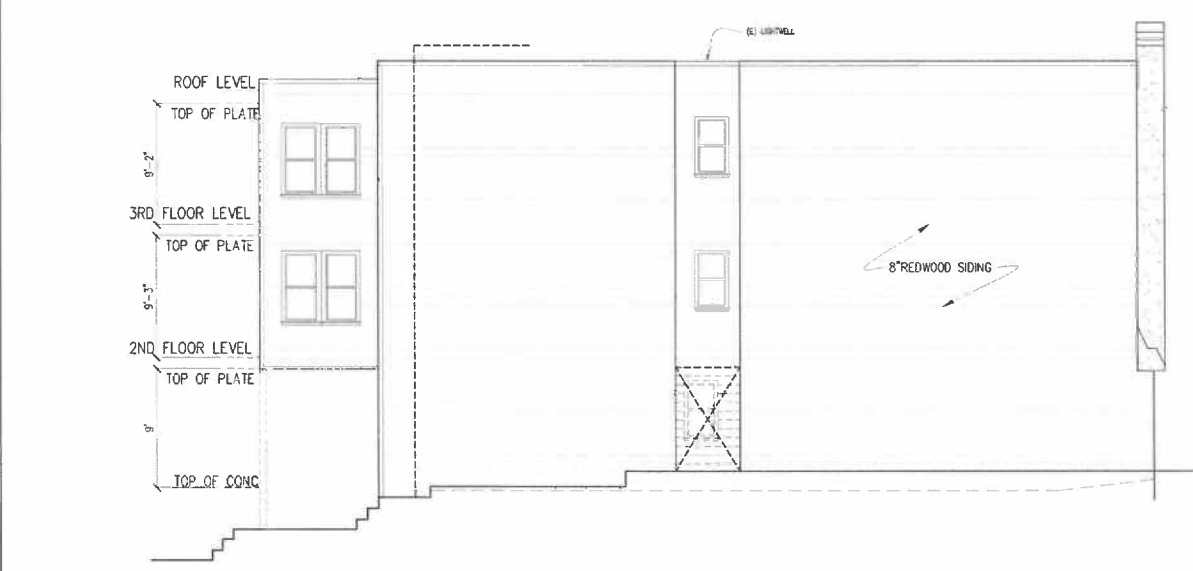
SCALE: 3/16"=1'-0" U.G.N.
SHEET NO.:

A3-2

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2 EXISTING EAST ELEVATION



10 EXISTING WEST ELEVATION



4 PROPOSED EAST ELEVATION



12 PROPOSED WEST ELEVATION

10/13/13 12:42 PM MEI 009.dwg 11/14/13 10:48 AM

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
3	06/20/2014	REVISION #1	
2	11/13/2013	CU APP INTAKE	
1	11/07/2013	NEIGHBORHOOD MEETING	

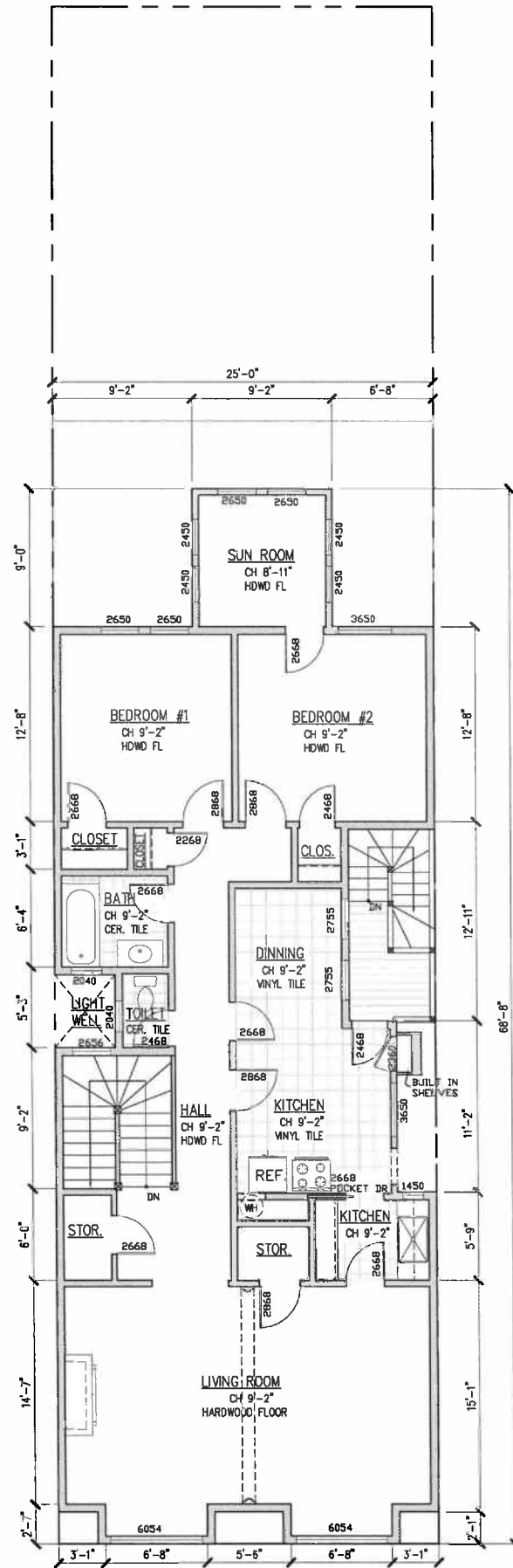
ISSUES AND REVISIONS	
PROJECT NO:	DRAWN BY: SZ
DATE:	CHECKED BY: BP
KEY PLAN	

SHEET TITLE
**FIRST FLOOR,
SECOND FLOOR,
AND THIRD FLOOR
PLANS**

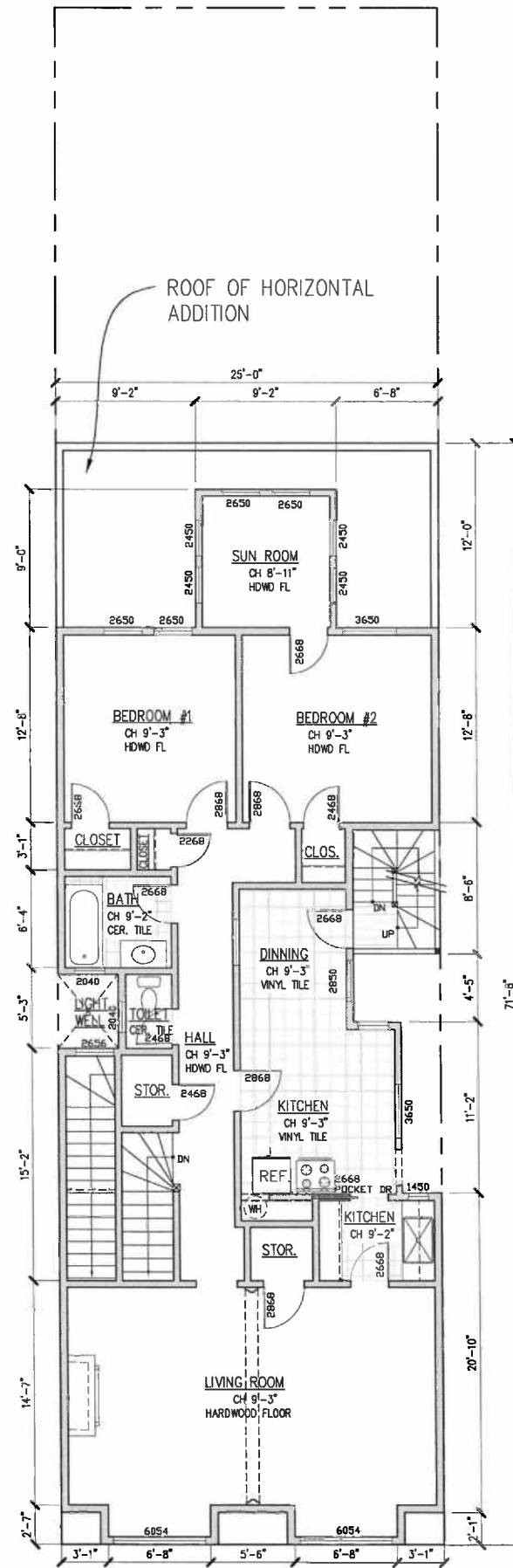
SCALE: 1/4"=1'-0" U.O.N.
SHEET NO.

A4-1

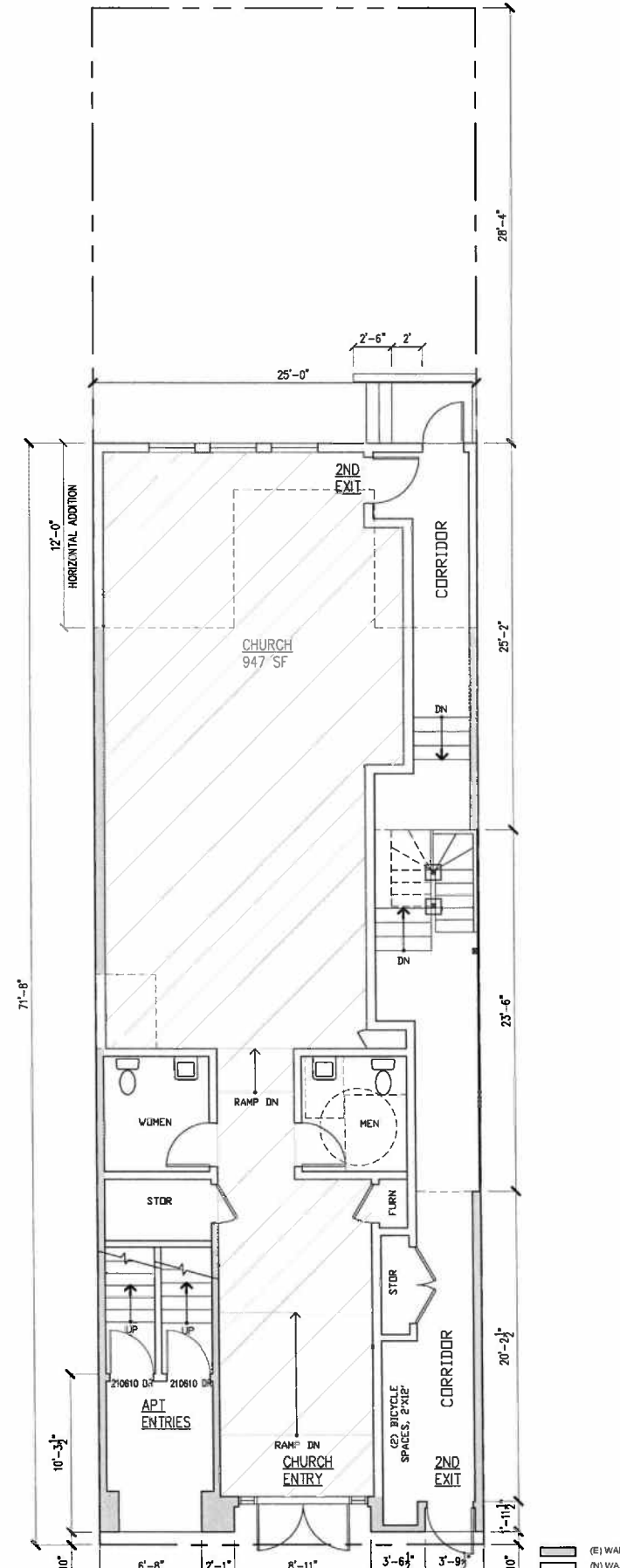
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4 PROPOSED THIRD FLOOR PLAN - NO CHANGE



12 PROPOSED SECOND FLOOR PLAN - NO CHANGE



20 PROPOSED FIRST FLOOR PLAN

(E) WALL
(H) WALL