



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 28, 2010

*Date:* October 20, 2010  
*Case No.:* **2009.0278C**  
*Project Address:* **1814-1816 Anza Street**  
*Zoning:* RM-1 (Residential, Mixed, Low-Density)  
40-X Height and Bulk District  
*Block/Lot:* 1535/018  
*Project Sponsor:* Lincoln Lue, Architect  
1567 – 33<sup>rd</sup> Avenue  
San Francisco, CA 94122  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* Disapprove

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 proposed project seeks to convert a circa 1915 two-unit residential building into a church, which will include a lobby, reception room, a parish hall, bible study rooms, a sanctuary with the capacity to hold 120 congregants, a conference room and a choir room. The proposal includes a rear horizontal addition and the alteration of the roof form toward the rear of the building. The front façade will have few changes; the existing openings will remain, however some of the openings will be converted into different uses, such as the existing garage door being used as the main entrance to the Church.

The Canaan Lutheran congregation – a Chinese language congregation - is currently sharing space with the Zion Lutheran congregation – an English speaking congregation - next door at 495 – 9th Avenue. Canaan Lutheran is proposing to convert the existing two-unit residential building into their own church because the facilities at Zion Lutheran are limited and are not always available for use due to space needs and timing of activities. According to the Project Sponsor, the new church would give Canaan Lutheran privacy and a sense of independence from Zion Church. They particularly like this location because of its proximity to Zion Church, which will still allow them to have shared activities.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Anza Street between 9<sup>th</sup> and 10<sup>th</sup> Avenues. The subject property is 25' wide by 100' deep and relatively flat. The existing building covers approximately 2/3 of the lot. Directly to the east of the subject building is the Zion Lutheran Church and directly to the west is a three-unit residential building

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is located in the City's Inner Richmond Neighborhood approximately three blocks north of Golden Gate Park. The neighborhood is generally residential in character with multi-unit apartment buildings and single-family houses. The only nonresidential building in the immediate area is the church located directly to the east of the subject property. The Geary Boulevard NC-3 Commercial District is at the end of the block to the north.

## **ENVIRONMENTAL REVIEW**

The Planning Department determined that the project is categorically exempt from environmental review for the purposes of the California Environmental Quality Act (CEQA) on May 11, 2010 (Case Number 2009.0278E)

## **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	October 8, 2010	October 8, 2010	20 days
Posted Notice	20 days	October 8, 2010	October 8, 2010	20 days
Mailed Notice	20 days	October 8, 2010	October 8, 2010	20 days

## **PUBLIC COMMENT**

- The Department is not aware of any opposition to this project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Canaan Lutheran Congregation has been sharing space with the Zion Lutheran Congregation at 495 – 9<sup>th</sup> Avenue since 1996. For the past few years Canaan Lutheran has been looking for its own space. In 2006 it abandoned plans to establish its church at the 4-Star Theater located at 2200 Clement Street due to a drawn-out legal battle.
- The proposed rear addition is not consistent with the Residential Design Guidelines in that it has not been sculpted at the rear to respond to the adjacent building to the west. There should be a 5' setback at the west side property line.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization in order to allow for the elimination of two residential units and the establishment of a church in a residential zoning district.

**BASIS FOR RECOMMENDATION**

The Department believes this project is not necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project would remove two residential units subject to the Rent Stabilization and Arbitration Ordinance.
- The proposed project is in conflict with the City’s desire to maintain sound existing housing.
- Having two churches directly adjacent to one another would create traffic, parking and noise impacts that do not currently exist with the two congregations sharing a space.

<b>RECOMMENDATION:</b> <b>Disapproval</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Site Photographs
- CU Notice
- Environmental Determination
- CU Application
- Reduced Plans

*AS: G:\DOCUMENTS\Conditional Use\1814-1816 Anza Street\1815 Anza St.CaseReport.revised.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Motion No. XXXXX HEARING DATE: OCTOBER 28, 2010

*Date:* October 20, 2010  
*Case No.:* **2009.0278C**  
*Project Address:* **1814-1816 Anza Street**  
*Zoning:* RM-1 (Residential, Mixed, Low-Density)  
40-X Height and Bulk District  
*Block/Lot:* 1535/018  
*Project Sponsor:* Canaan Lutheran Church  
495 – 9<sup>th</sup> Avenue  
San Francisco, CA 94118  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE DISAPPROVING OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209, 303 AND 317 FOR THE CONVERSION OF TWO RESIDENTIAL UNITS TO A CHURCH WITHIN A RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 7, 2009, Lincoln Lue (Project Architect) for Canaan Lutheran Church (Project Sponsor) filed an application with the Planning Department for Conditional Use Authorization under Planning Code Sections 209, 303 and 317 to convert two residential units to a church at **1814-1816 Anza Street** within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

On October 28, 2010 the San Francisco Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0278C.

On May 11, 2010, the Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from environmental review under Case No. 2009.0278E. The Commission has reviewed and concurs with said determination.

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 disapproves the Conditional Use Authorization requested in Application No. 2009.0278C based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposed project seeks to convert a circa 1915 two-unit residential building into a church, which will include a lobby, reception room, a parish hall, bible study rooms, a sanctuary with the capacity to hold 120 congregants, a conference room and a choir room. The proposal includes a rear horizontal addition and the alteration of the roof form toward the rear of the building. The front façade will have few changes; the existing openings will remain, however some of the openings will be converted into different uses, such as the existing garage door being used as the main entrance to the Church.

The Canaan Lutheran congregation – a Chinese language congregation - is currently sharing space with the Zion Lutheran congregation – an English speaking congregation - next door at 495 – 9th Avenue. Canaan Lutheran is proposing to convert the existing two-unit residential building into their own church because the facilities at Zion Lutheran are limited and are not always available for use due to space needs and timing of activities. According to the Project Sponsor, the new church would give Canaan Lutheran privacy and a sense of independence from Zion Church. They particularly like this location because of its proximity to Zion Church, which will still allow them to have shared activities.

3. **Site Description and Present Use.** The subject property is located on the north side of Anza Street between 9<sup>th</sup> and 10<sup>th</sup> Avenues. The subject property is 25' wide by 100' deep and relatively flat. The existing building covers approximately 2/3 of the lot. Directly to the east of the subject building is the Zion Lutheran Church and directly to the west is a three-unit residential building.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the City's Inner Richmond Neighborhood approximately three blocks north of Golden Gate Park. The neighborhood is generally residential in character with multi-unit apartment buildings and single-family houses. The only nonresidential building in the immediate area is the church located directly to the east of the subject property. The Geary Boulevard NC-3 Commercial District is at the end of the block to the north.
5. **Environmental Review.** The Planning Department determined that the project is categorically exempt from environmental review Class 1(e) for the purposes of the California Environmental Quality Act (CEQA) on May 11, 2010.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 209.3(j) requires Conditional Use Authorization for the establishment or expansion of churches or other religious institutions within RM-1 Zoning Districts

*The project sponsor applied for Conditional Use Authorization to establish a church within an RM-1 Zoning District.*

- B. **Residential Conversion – Section 317:** Pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.”

*As the project requires Conditional Use Authorization per the requirements of the Section 209.3(j) for the establishment of a church in a Residential District, the additional criteria specified under Section 317 have been incorporated as findings in this Motion.*

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RM-1 Districts, a rear yard measuring 45 percent of the total depth or the average of the adjacent buildings with a minimum of 25% of the lot depth or 15', whichever is greater.

*Based on rear yard averaging, the subject lot is required to have a rear yard equal to 25'; the Project proposes a 25' deep rear yard.*

- D. **Parking.** Planning Code Section 151 requires one parking space for each 20 seats by which the number of seats in the main auditorium exceeds 200.

*The proposed project includes seating for 120 congregants in the main auditorium; therefore parking is not required and none is being proposed under this application.*

- E. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*The project proposes to add a pitched roof to the subject building in order to add more volume to the main auditorium space; the proposed height measures approximately 33', well under the prescribed 40' height limit.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project complies with some but not all of the 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.

*While the Canaan Lutheran is proposing to establish a new church next door to the existing Zion Lutheran Church to obtain additional space and independence, the Department does not find that a new church in this location is necessary or desirable. The two congregations are currently sharing space at 495 9th Avenue, which limits the number of events that both churches can have at one time during the day. With two churches right next to each other, the capacity of both churches will be increased, which will have a greater impact on the surrounding neighborhood with regard to traffic and parking. Further, the City places a high premium on retaining existing housing units, especially older units that are subject to the Rent Stabilization and Arbitration Ordinance.*

- 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;

*While the project is maintaining the overall look of the existing building as seen from the public right-of-way, the Department determined that the rear horizontal extension does not comply with the Residential Design Guidelines in that it needs to be set back from the west side property line in order to respond to the adjacent building to the west.*

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

*The Planning Code does not require any parking spaces for the proposed project and none are being proposed. However, two congregations are currently sharing space at 495 9th Avenue, which limits the number of events that both churches can have at one time during the day. With two churches right next to each other, the capacity of both churches will be increased potentially creating a greater impact on the surrounding neighborhood with regard to traffic and parking.*

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

*The nature of the proposed project is such that it will not have the potential to produce noxious or offensive emissions. The proposed project has the potential to create excess noise because two churches could be operating simultaneously, where now they share a space and do not operate simultaneously.*

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

*The proposal will not significantly alter the exterior of the building as viewed from the street. No parking or loading is proposed or required and there is no signage proposed under the proposal.*

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

*The Project complies with all relevant requirements and standards of the Planning Code; however it is not consistent with the General Plan's goal of maintaining existing housing stock and affordability.*

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

*The proposed project is consistent with the stated purpose of the RM-1 District, which states that nonresidential uses are often present in RM-1 Districts to provide for the needs of residents. However, the project will remove housing units which is the primary intended use in RM-1 Districts.*

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider in the review of applications for Conversion of Residential Units. On balance, the Project does not comply with said criteria in that:

- (i) whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

*The proposed project would eliminate only owner occupied housing. The subject property has been owned by the Canaan Lutheran Church since September 2008. According to the Project Sponsor's application, the property was vacant when the Church purchased it and has remained vacant.*

- (ii) whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

*While churches can be a desirable and appropriate uses in residential neighborhoods, in this instance the Department finds that the retention of existing housing stock is more desirable over the establishment of a new church at this location.*

- (iii) whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

*The project would convert two residential units in a residential neighborhood to a church. While a church can be a compatible use in a residential neighborhood, the conversion will not bring this building into conformance with the prevailing residential character of the area.*



(iv) whether conversion of the unit(s) will be detrimental to the City's housing stock;

*The proposed conversion will be detrimental to the City's housing stock because two units that are subject to the Rent Stabilization and Arbitration Ordinance will be lost.*

(v) whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

*The subject building was constructed as a two-unit residential building; there are no design, functional, or habitability deficiencies that cannot be corrected.*

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

### **HOUSING ELEMENT (2004)**

#### **OBJECTIVE 2: RETAIN THE EXISTING SUPPLY OF HOUSING.**

**Policy 2.1:**  
Discourage the demolition of sound existing housing.

*While the subject building is not going to be demolished, the housing units will be permanently removed from the City's housing stock, which will have the same impact. The proposed project is inconsistent with this policy because it proposes to convert two units of sound existing housing to a non-residential use.*

### **HOUSING DENSITY, DESIGN, AND QUALITY OF LIFE**

**POLICY 11.4**  
Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

*The proposed project is inconsistent with this policy because it will expand a nonresidential use in a residential neighborhood at the expense of the City's supply of existing sound housing without providing a development that is necessary or desirable.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies.
- 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.

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses/spaces.*

- 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 is inconsistent with this policy because it will remove existing sound housing and add a non-residential use to a residential neighborhood.*

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

*While the subject units are not designated as affordable units, the proposal will remove older units that are subject to the Rent Stabilization and Arbitration Ordinance.*

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

*The two congregations are currently sharing space at 495 9<sup>th</sup> Avenue, which limits the number of events that both churches can have at one time during the day. With two churches next to each other, the capacity of both churches will be increased which will have a greater impact on the surrounding neighborhood with regard to traffic and parking.*

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

*The Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.*

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

*The proposed project would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.*

- G. That landmarks and historic buildings be preserved.

*Landmark or historic buildings do not occupy the Project site.*

- 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.*

11. On balance, the Commission hereby finds that approval of the conditional use authorization would not promote the health, safety, and welfare of the City.

**Motion No. XXXXX**  
**Hearing Date: October 28, 2010**

**CASE NO 2009.0278C**  
**1814-1816 Anza Street**

**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 **DISAPPROVES Conditional Use Application No. 2009.0278C.**

**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. 17820. 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 94012.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 28, 2010.

Linda Avery  
Commission Secretary

AYES:

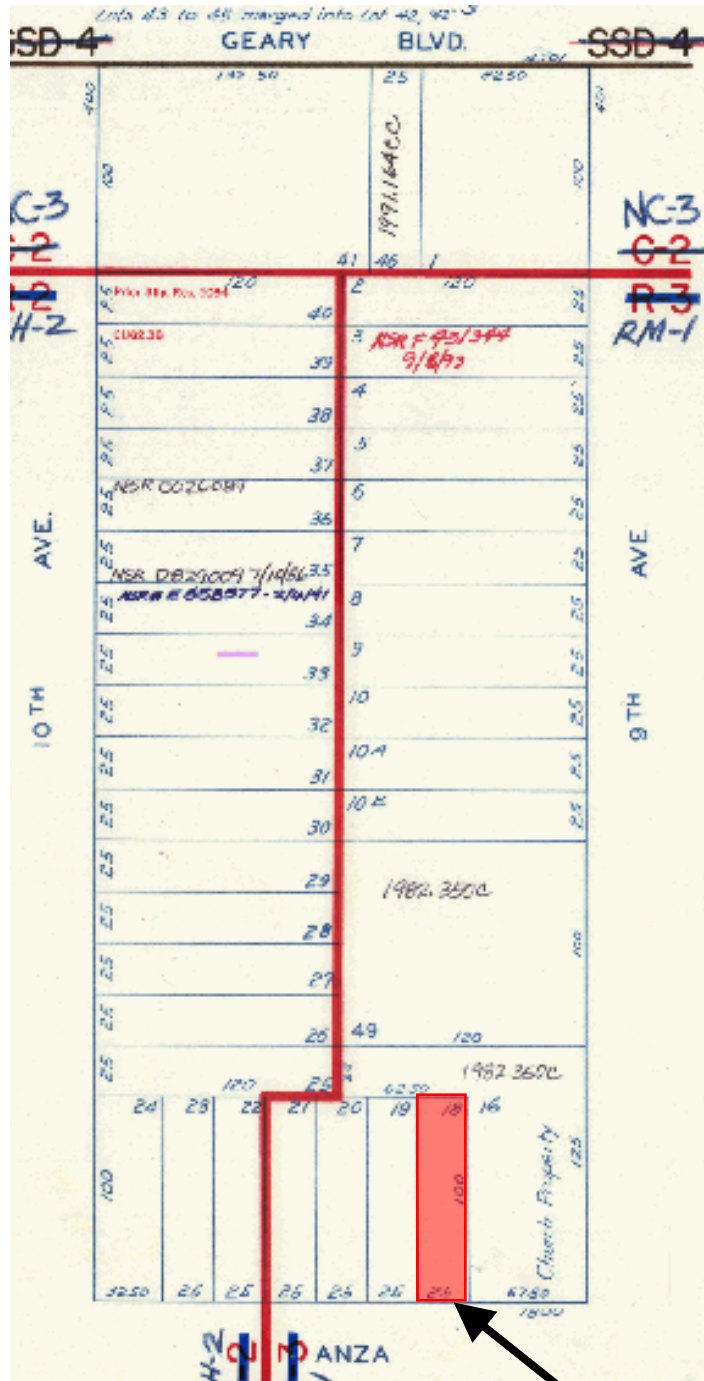
NAYS:

ABSENT:

RECUSED:

ADOPTED:     October 28, 2010

# Parcel Map

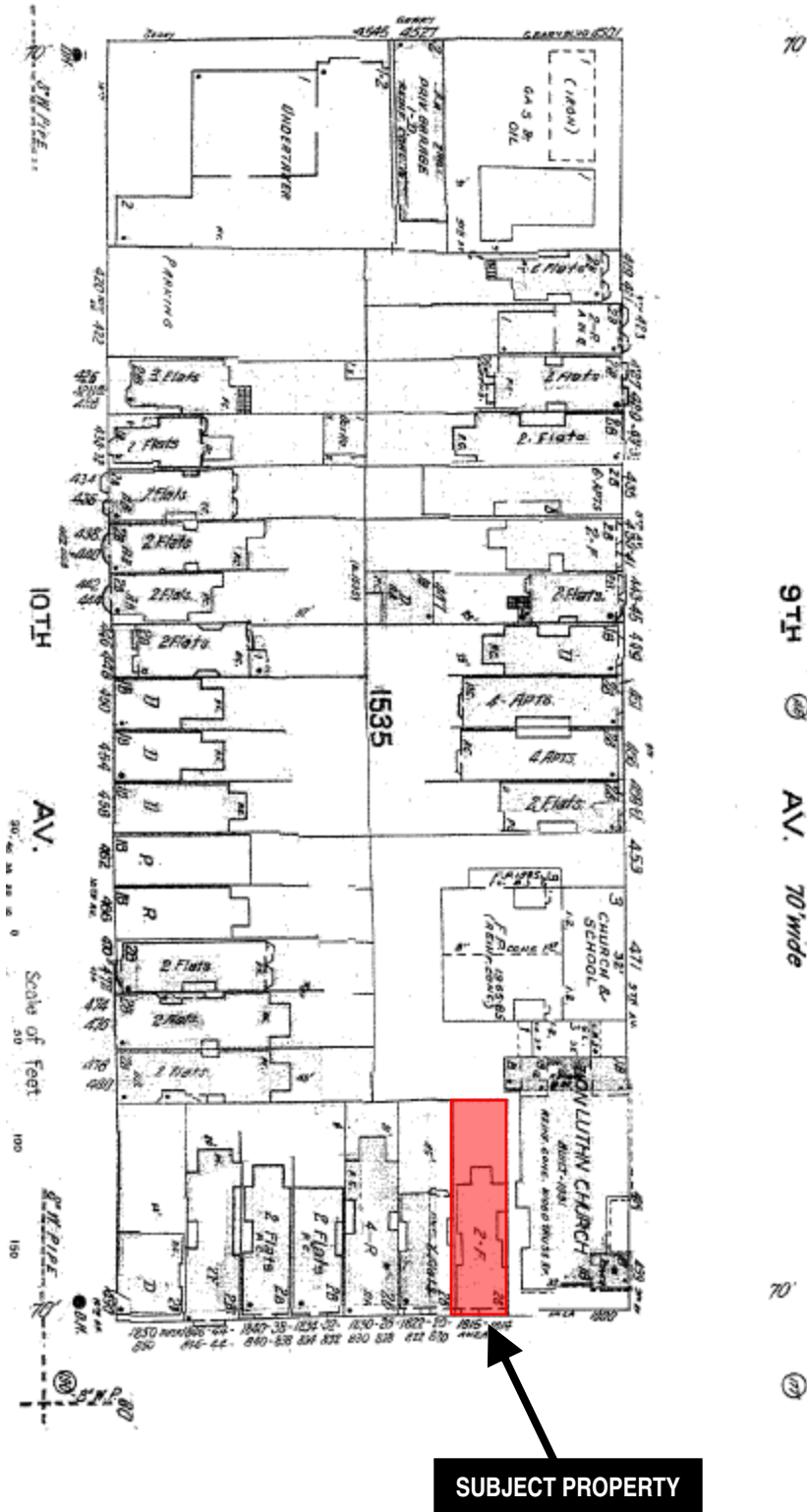


**SUBJECT PROPERTY**



Conditional Use Application  
 Case Number 2009.0278C  
 Canaan Lutheran Church  
 1814-1816 Anza Street

# Sanborn Map\*

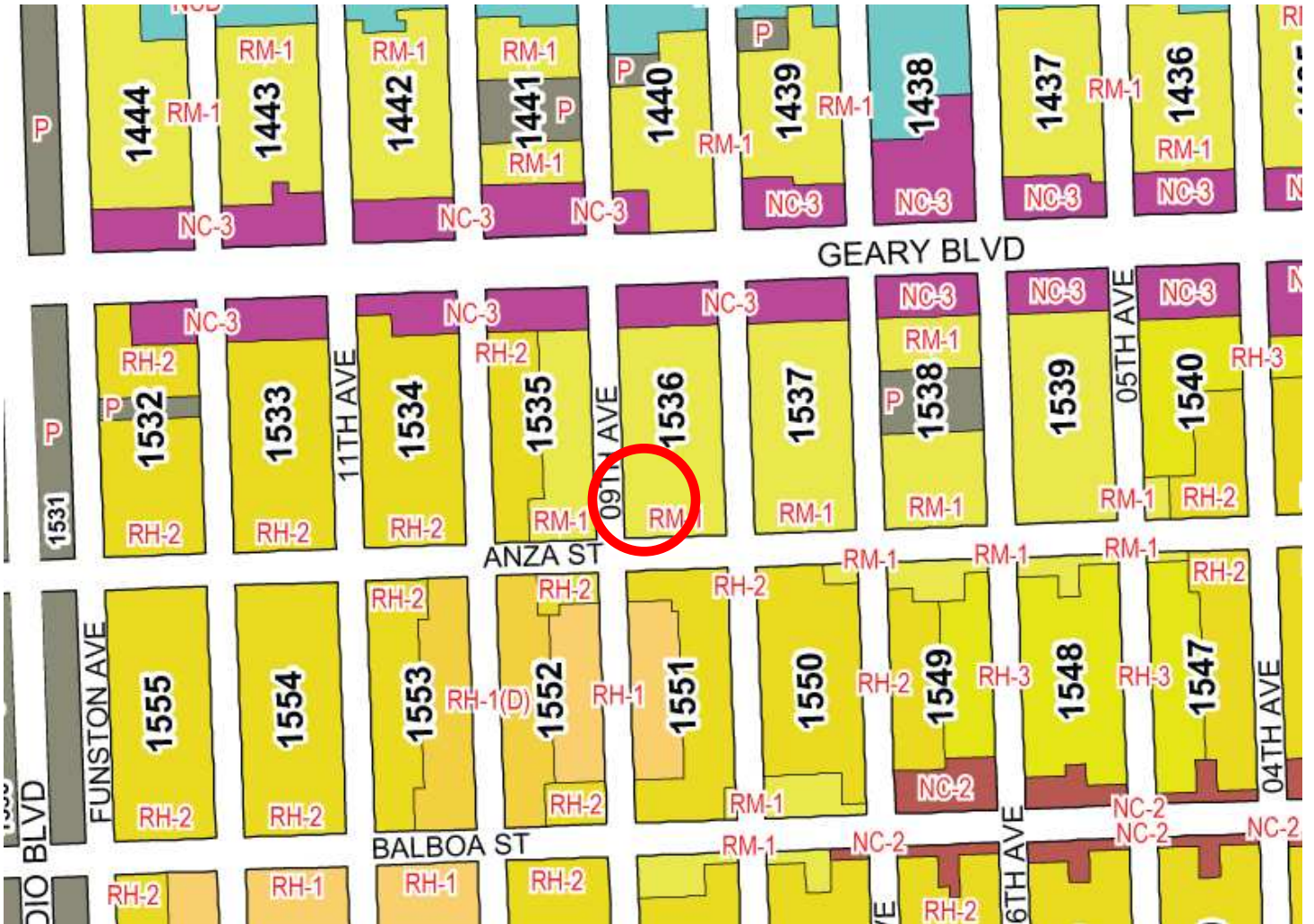


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Application  
 Case Number 2009.0278C  
 Canaan Lutheran Church  
 1814-1816 Anza Street

# Zoning Map



Conditional Use Application  
Case Number 2009.0278C  
Canaan Lutheran Church  
1814-1816 Anza Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Application  
Case Number 2009.0278C  
Canaan Lutheran Church  
1814-1816 Anza Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Application  
Case Number 2009.0278C  
Canaan Lutheran Church  
1814-1816 Anza Street

# Site Photo



**SUBJECT PROPERTY**

Conditional Use Application  
Case Number 2009.0278C  
Canaan Lutheran Church  
1814-1816 Anza Street



# SAN FRANCISCO PLANNING DEPARTMENT

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## SAN FRANCISCO PLANNING COMMISSION NOTICE OF HEARING

Notice is hereby given to the general public that an application involving the property described below has been filed with the Planning Department for review as set forth in the Planning Code. The Planning Commission will hold a **PUBLIC HEARING** on this item and on other matters on **Thursday, October 28, 2010, beginning at 1:30 p.m. or later, at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.**

**2009.0278C- 1814-1816 ANZA STREET** – north side between 9<sup>th</sup> and 10<sup>th</sup> Avenues; Lot 018 in Assessor's Block 1535 – Request for Conditional Use Authorization, pursuant to Planning Code Section 209.3(j), 303 and 317, to convert a building with two residential units into a church within an RM-1 (Residential, Mixed, Small Scale) District and 40-X Height and Bulk District.

The proposal includes converting the existing three-story, two-unit residential building into a church; preserving the overall form and openings at the front façade; a 3-story rear horizontal expansion that will cover all but the last 25' of the subject property; and altering the roofline from a flat roof to a pitch roof approximately 17' back from the front façade.

You are receiving this notice because you own property within a 300-foot radius of the subject property or you are a resident within a 150-foot radius of the subject property.

This notice will also cover Section 311 Notification. If you are interested in viewing the plans for this Project please contact the planner listed below. Please call one day in advance so that the plans can be ready for you at the Planning Department's "Pick Up" box on the fourth (4<sup>th</sup>) floor at 1650 Mission Street. For further information, call Aaron Starr at (415) 558-6362, or e-mail at [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org) and ask about **Case No 2009.0278C**.

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding this case to **Aaron Starr** at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received by 12:00 p.m. (Noon) on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Comments that cannot be delivered to the Planning Commission by noon on the day of the hearing may be taken directly to the hearing at the location listed above. Comments received at 1650 Mission Street after the noon deadlines will be placed in the project file, but probably cannot be brought to the attention of the Planning Commission at the public hearing.

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

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Planning  
Information:  
**415.558.6377**

Pursuant to Government Code §65009, if you challenge, in court, the approval of a conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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**SAN FRANCISCO  
PLANNING DEPARTMENT**

Date received:  
**RECEIVED**

APR 22 2010

**Environmental Evaluation Application** CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9024, [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

Chelsea Fordham, or Monica Pereira  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9107, [monica.pereira@sfgov.org](mailto:monica.pereira@sfgov.org)

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

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

(For Staff Use Only) Case No. 2009.0278

Address: 1814 - 1816 ANZA ST

Block/Lot: 1535 - 18

NOTE: AARON STAR IS

Signed (owner or agent):

*Amador Lee*

Date:

APRIL 19. 2010



**PART 2 - PROJECT INFORMATION**

**Owner/Agent Information**

Property Owner CANAAN LUTHERAN CH Telephone No. (415) 221-0250  
 Address 1814-16 ANZA ST. Fax No. \_\_\_\_\_  
SAN FRANCISCO CA 94118 Email \_\_\_\_\_  
 Project Contact LINCOLN LUE Telephone No. (415) 665-5623  
 Company LINCOLN LUE ASSOCIATES ARCH Fax No. (415) 664 9062  
 Address 1567-33<sup>RD</sup> AVENUE Email lla architects @  
SAN FRANCISCO CA 94122 yahoo.com

**Site Information**

Site Address(es): 1814-1816 ANZA ST.  
 Nearest Cross Street(s) 9TH AVENUE  
 Block(s)/Lot(s) 1535-18 Zoning District(s) RM1  
 Site Square Footage 2500 Height/Bulk District 40 FEET  
 Present or previous site use 2 UNIT RESIDENTIAL  
 Community Plan Area (if any) N/A

**Project Description - please check all that apply**

- Addition     Change of use     Zoning change     New construction  
 Alteration     Demolition     Lot split/subdivision or lot line adjustment    NOTE  
 Other (describe) 4 00,000 Estimated Cost originally was 450,000 scope of work

Describe proposed use CHURCH AND SUPPORT FACILITY.

Narrative project description. Please summarize and describe the purpose of the project.

CANAAN LUTHERAN CHURCH HAS NO BUILDING FOR THEIR OWN SANCTUARY AND SUPPORT FACILITY FOR THEIR MEETINGS AND CHURCH SERVICES. PRESENTLY THEY ARE RENTING THE BASEMENT AND OPERATING IN THE ZION CHURCH NEXT DOOR AT THE CORNER OF ANZA AND 9TH AVENUE. CANAAN CHURCH WOULD LIKE TO OWN THEIR OWN CHURCH BUILDING AND FACILITY SO THAT THEY COULD HAVE MORE SPACE AND PRIVACY FOR ITS CONGREGATION MEMBERS AND COMMUNITY FUNCTIONS.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?  If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?  If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?  If yes, how many feet below grade would be excavated? <u>4 FEET @ REAR ONLY</u> What type of foundation would be used (if known)? <u>SPREAD FOOTING</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?  If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?  If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height?  If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and <b>should be submitted at the Planning Information Center</b> , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher?  If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?  If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?  If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



**PART 4 – PROJECT SUMMARY TABLE**

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2942	0	1373	
Retail				
Office				
Industrial				
Parking	416			
Other (specify use) CHURCH			1373	4731
<b>Total GSF</b>				
Dwelling units	2			0
Hotel rooms	0			0
Parking spaces				0
Loading spaces	.			0
Number of buildings	1			1
Height of building(s)	32'-9"			40 FT
Number of stories	3			3

Please describe any additional project features that are not included in this table:

**Additional Information:** Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

**CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

Class 1(e) §

*[Handwritten Signature]* 5/11/10

**Type of Application To Be Submitted: Conditional Use**

**1. Owner/Applicant Information**

Property Owner's Name: CANAAN LUTHERAN CHURCH.  
Address: 495-9TH AVE SF CA. ZIP: 94118 Telephone: (415) 221-0250  
Applicant's Name: LINCOLN LUE ASSOCIATES ARCHITECTS.  
Address: 1567-33RD AVE SF CA ZIP: 94122 Telephone: (415) 665-523  
Contact for Project Information: LINCOLN LUE, ARCHITECT.  
Address: 1567-33RD AVE SF CA ZIP: 94122 Telephone: (415) 6655623

**2. Location and Classification**

Street Address of Project: 1814-16 ANZA ST. SAN FRAN, CA ZIP: 94118  
Cross Streets: 9TH AVE. 10 AVENUE.  
Assessors Block/Lot: 1535-18 Lot Dimensions: 25' X 100' Lot Area (SqFt): 2,500.  
Zoning District: RMI Height/Bulk District 40 FEET

**3. Project Description**

**Please Check**

Change of Use  Change of Hours  New Construction   
Alterations  Demolition  Other ADDITION

Describe what is to be done: CONVERTING EXISTING 2 UNIT RESIDENCE TO CHURCH USE, CONSISTING OF SANCTUARY FOR 120 PERSONS AND CHURCH SUPPORT FACILITIES.

**Additions to Building:**

Rear  Front  Height  Side Yard

Present or Previous Use: 2 UNIT RESIDENTIAL BUILDING, 3 STORIES  
Proposed Use: CHURCH, RELIGIOUS SERVICES SUPPORT FACILITIES  
Building Permit Application No. \_\_\_\_\_ Date Filed: \_\_\_\_\_

**4. Action(s) Requested (Include Planning Code Section which authorizes action)**

CONDITIONAL USE, REQUIRES PLANNING COMMISSIONERS HEARING FOR PROPOSED USE.

**5. Applicant's Affidavit**

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.

Signed [Signature] Date APRIL 7, 2009  
Applicant or owner

LINCOLN LUE, ARCHITECT.  
(Print Name of Applicant in Full)

City Planning Case No.

Address 18 14 - 16 ANZA ST. SF. CA. 94118

Block and Lot No. 1535 - 18

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

*THE EXISTING RESIDENTIAL BUILDING WAS VACANT FOR SOME TIME WHEN THE PROPERTY WAS REFERRED FOR SALE TO THE CHURCH. THE PROPOSED CHURCH FACILITY WILL PROVIDE EMPLOYMENT TO STAFF AND RESIDENCES OF THE NEIGHBORHOOD.*

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

*THE APPEARANCE OF THE BUILDING WILL BE CONSERVED WITH MINOR FAÇADE CHANGES TO THE FRONT. AS THERE ARE NO DESIGNATED ZONING FOR CHURCHES, A CONDITIONAL USE FOR CHANGE OF USE IS REQUIRED. HOWEVER CHURCHES ARE NECESSARY FOR THE RELIGIOUS, SOCIAL AND CULTURAL ASPECTS OF THE NEIGHBORHOOD.*

3. That the City's supply of affordable housing be preserved and enhanced;

*THE EFFECT OF CONVERTING THIS 2 UNIT RESIDENTIAL BUILDING TO CHURCH USE WILL NOT GREATLY IMPACT THE SUPPLY OF HOUSING IN THE AREA. THE CHURCH USE IS DESIRABLE AND NECESSARY FOR THE NEIGHBORHOOD AS THIS CHURCH HAS BEEN ESTABLISHED HERE FOR MANY YEARS.*

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

*THE PROPOSED CHURCH AND SIZE OF THE FACILITY WILL NOT CREATE A SUBSTANTIAL IMPACT ON THE NEIGHBORHOOD. THE PARKING AND TRAFFIC DEMANDS WILL ONLY BE GREATER DURING SUNDAY SERVICES. CONGREGATIONS WILL ALSO TAKE PUBLIC TRANSPORTATION SUCH AS MUNI WHICH TRAVERSES FREQUENTLY ON GEARY STREET.*

# 路德會迦南堂

Canaan Lutheran Church

495 9<sup>th</sup> Ave San Francisco, CA 94118

Tel: (415) 221-0250

March 20, 2009

Planning Department  
City and County of San Francisco  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco California 94103-2414

Dear Planning Department:

The Congregation of Canaan Lutheran Church – San Francisco – Missouri Synod is respectfully requesting for a conditional use permit from the Planning Department to remodel a church property on 1814-1816 Anza Street. Upon completion of the proposed remodeling, the building will become an additional facility to be used by the ministry for various programs.

The Canaan Lutheran Church was established in 1968 and has been in existence in the Richmond District of San Francisco for forty years at the corner of 9<sup>th</sup> Avenue and Anza Street. The church does not have sole use of the sanctuary, building space, adjacent facilities as well as the parking spaces. It is sharing all of the space with its Mother church, Zion Lutheran Church. In addition, Canaan Lutheran Church is responsible for its share of the expenses incurred in using the space with its Mother church.

Although both churches have been sharing the space and working cohesively and harmoniously in the same location for all these years, it has always been a desire of Canaan Lutheran Church to purchase and establish its own location. To that end, several attempts have been unsuccessful. The most recent attempt was the purchase of the Four Star Theater located at 2200 Clement Street. We were very close to fulfilling our dream of getting our own place and there were many roadblocks and obstacles during this attempt. However, at the end, this attempt failed.

Purchasing the property on 1814-1816 Anza Street and proposing to remodel it will be our eighth attempt. This is the most suitable location as it is right next to our Mother church. We have communicated with the administrators of Zion Lutheran Church, to review our plan and they have indicated that they have no objections to our plans for remodeling even with installing new windows on the rear side as part of the proposed design. In fact, they are in full support of our attempts to do so.

In addition, all efforts have been made to address any concerns and issues with our neighbors at this location.

It is our belief that purchasing this property and proposing to remodel it will not only benefit the church members, but also the community and the City of San Francisco.

Your approval of this request is respectfully appreciated.

Sincerely,



Henry Chan, Chairman  
Canaan Lutheran Church



LINCOLN LUE ASSOCIATES ARCHITECTS  
ARCHITECTURE, PLANNING, INTERIOR DESIGN  
1567-33RD AVENUE, SAN FRANCISCO, CA 94122 • (415) 665-5623

Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite #400  
San Francisco, CA 94103

RE: Proposed Canaan Lutheran Church S. F. address 1814-16 Anza Street, S.F. CA.

The Canaan Lutheran Church has acquired a 2 unit residential building adjacent to the Zion Lutheran Church located at the corner of Anza Street and 9<sup>th</sup> Ave since last year. Currently the Canaan Church still share the use of the Zion Lutheran Church and school facilities. However, the Zion Lutheran Church and school facilities are limited and are not always available for use due to space needs and timing of activities.

The Planning Department granting the conditional use on this project would be very desirable and fulfill the needs of Canaan Lutheran Church giving this church privacy and a sense of independence and identity.

The subject property was available to be purchased by the church last year. Because of it's proximity to the Zion Church, The Canaan Church congregation found this location desirable For various join activities. Also the proposed church serves mainly an Asian congregation where as Zion Church serves a English congregation. These two congregations have work with each other for years and see no conflict of being close to each other occasionally and to share activities facilities.

The subject building is a three story building consisting of two residential units. The building was vacant when the property was offered for sale to the church.

The project is to convert and added on to this existing building to provide added spaces to meet the churches needs. The proposed project meets the limits of the zoning and the neighborhood guild lines of the San Francisco Planning Department.

The proposed church has the following spaces on the various floors:

First Floor: Lobby, Reception, Social Room, 2-Unisex Handicapped Toilet, 2 Stair Ways, Elevator Machine Room.

Second Floor: Parish Hall, 2 Stair Ways, Handicapped Men & Women Toilet, Kitchen and 2 Bible Study Rooms.

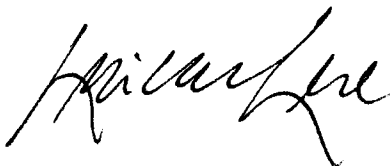
Third Floor: Sanctuary (with capacity of 120 person), Conference Room, and a Mezzanine which can used Multipurpose Room or Choir Room.

The length of the building expansion was determined by averaging the length of the adjacent buildings.

There is limited revision to the front façade of the existing building. The added height for the Sanctuary ceiling with Mezzanine is set back from the front façade and is not very visible as viewed from Anza Street.

My office and Canaan Lutheran Church are thankful for all the assistance that the Planning Department could extend to us to obtain the conditional use on this much desirable and needed project.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Lincoln Lue", written in a cursive style.

Lincoln Lue, Architect.

**Canaan Lutheran Church  
495 9<sup>th</sup> Avenue  
San Francisco, CA 94118  
Tel: 415-221-0250**

**PROPOSED USAGES OF 1814-1816 ANZA STREET BUILDING**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00am to 11:00am Sunday Worship (80 people)			11:00am to 1:00pm Prayer Meeting (10 people)		10:00am to 1:00pm Senior Fellowship (20 people)	3:00pm to 7:00pm Free Math Tutoring (40 people)
11:00am to 12:00pm Catechism (10 people)						2:00pm to 4:00pm Youth Group (20 people)
11:00am to 12:30pm Sunday School (40 people)						5:00pm to 9:00pm Young Adult (20 people)
11:00am to 12:30pm Bible Study (20 people)						
11:00am to 12:30pm Board of Director (10 people)						
12:00pm to 2:00pm Choir Practice						

Daily Uses:

1. 9am to 6pm (Monday to Saturday) – Church Office
2. 3pm to 6pm (Monday to Friday) – After School Tutoring Center for Community Children (40 people)

Annual Uses:

1. Good Friday Service (50 people)
2. Easter Service (120 people)
3. Thanksgiving Service (120 people)
4. Christmas Service (120 people)
5. Vacation Bible School – July – August 6 weeks (40 people)





**PETITION FOR  
BUILDING REMODELING FOR  
CANAAN LUTHERAN CHURCH**

To the Planning Department of the City & County of San Francisco. We, the community of the Richmond District of San Francisco, do hereby agree with the building remodeling on 1814-1816 Anza Street in San Francisco, California.

<u>Signature</u>	<u>Name (please print)</u>	<u>Address</u>
<u>Anita Jule</u>	<u>ANITA JULE</u>	<u>750 9th AVE ST. CA 94118</u>
<u>Helen Leong</u>	<u>HELEN LEONG</u>	<u>273 11th AVE. S.F. CA 94118</u>
<u>Ding Zhu Huang</u>	<u>DING ZHU HUANG</u>	<u>273 11th AVE. SF, CA 94118</u>
<u>Kim</u>	<u>Kimberly Tam</u>	<u>378 12th Ave S.F. CA 94118</u>
<u>Mai Z Hong</u>	<u>Mai Z Hong</u>	<u>378 12th Ave S.F. CA 94118</u>
<u>Pamela Wong</u>	<u>Pamela Wong</u>	<u>378 12th Ave SF CA 94118</u>
<u>So Bik Yee</u>	<u>So Bik Yee</u>	<u>453 10th Ave S.F. Ca 94118</u>
<u>Steve Wong</u>	<u>STEVE WONG</u>	<u>449 10th AVE SF 94118</u>
<u>Nancy Yeung</u>	<u>Nancy Yeung</u>	<u>521 26th Ave. S.F. CA 94121</u>
<u>King Mei Wong</u>	<u>KING MEI WONG</u>	<u>521 26th Ave., S.F. CA 94121</u>
<u>King Sau Wong</u>	<u>KING SAU WONG</u>	<u>521 26th Ave., S.F. CA 94121</u>
<u>Soo Hsien Chang</u>	<u>Soo Hsien Chang</u>	<u>745 9th Ave S.F. Ca 94118</u>
<u>Jalynn Krueger</u>	<u>Jalynn Krueger</u>	<u>1705 Anza, SF, CA 94118</u>
<u>Charlene O'Brien</u>	<u>Charlene O'Brien</u>	<u>451-31st Ave SF 94121</u>
<u>WEN HSIA LIU</u>	<u>WEN HSIA LIU</u>	<u>656-10TH AVE S.F. CA 94118</u>
<u>CHUAN LING LIU</u>	<u>CHUAN LING LIU</u>	<u>656-10TH AVE S.F. CA 94118</u>
<u>Danly Liu</u>	<u>Danly Liu</u>	<u>656-10TH AVE SF CA 94118</u>
<u>David LIU</u>	<u>David LIU</u>	<u>656-10TH AVE SF CA 94118</u>
<u>Kenneth Krueger</u>	<u>Kenneth Krueger</u>	<u>2339 Anza St SF CA 94118</u>
<u>Kenneth Krueger</u>	<u>Kenneth Krueger</u>	<u>1705 Anza St SF 94118</u>

**PETITION FOR  
BUILDING REMODELING FOR  
CANAAN LUTHERAN CHURCH**

To the Planning Department of the City & County of San Francisco. We, the community of the Richmond District of San Francisco, do hereby agree with the building remodeling on 1814-1816 Anza Street in San Francisco, California.

<u>Signature</u>	<u>Name (please print)</u>	<u>Address</u>
<u>Xu Bei</u>	<u>Xu Bei</u>	<u>711 2nd Ave S.F. CA 94118</u>
<u>Pui Watten</u>	<u>PUI WAN HON</u>	<u>611 21<sup>st</sup> Ave. S.F. CA 94121</u>
<u>JIM ZING</u>	<u>JIM ZING</u>	<u>4629 Anza St. SF 94121</u>
<u>Jenny Chandra</u>	<u>Jenny Chandra</u>	<u>837 ARGUELLO #4 S.F. CA 94118</u>
<u>HENRY CHAN</u>	<u>HENRY CHAN</u>	<u>69 PALM AVE, #3. S.F. 94118</u>
<u>FELICIA GEE</u>	<u>FELICIA GEE</u>	<u>69 PALM AVE, #3. S.F. 94118</u>
<u>Mary Kong</u>	<u>Mary Kong</u>	<u>495 Anza St. 94118</u>
<u>Mui C. Yip</u>	<u>Mui C. Yip</u>	<u>4629 Anza St. 94121</u>
<u>James M.</u>	<u>James Milardi</u>	<u>837 ARGUELLO #4. S.F. CA 94118</u>
<u>Amy Zing</u>	<u>AMY ZING</u>	<u>4629 Anza St. 94121</u>
<u>Angie Wong</u>	<u>Angie Wong</u>	<u>464 2nd Avenue. 94118</u>
<u>TAM THANG WONG</u>	<u>TAM THANG WONG</u>	<u>464 2nd Avenue 94118</u>
<u>CHUN ON WONG</u>	<u>CHUN ON WONG</u>	<u>464 2nd Ave. 94118</u>
<u>Kitty Wong</u>	<u>Kitty Wong</u>	<u>464 2nd Ave. 94118</u>
<u>HELEN CHERRON</u>	<u>Helen Cherron</u>	<u>1336 BALDWIN ST. 2411</u>
<u>BOY KUEN CHING GEE</u>	<u>BOY KUEN CHING GEE</u>	<u>69 PALM AVE, #3 S.F. 94118</u>
<u>Bao Lam Yu</u>	<u>Bao Lam Yu</u>	<u>558 11<sup>th</sup> AVE. S.F. CA 94118</u>
<u>Gail Lau</u>	<u>Gail Lau</u>	<u>558 11<sup>th</sup> AVE S.F. CA 94118</u>
<u>Peter Yue</u>	<u>PETER YUE</u>	<u>750 - FITE AVE 94118</u>



PETITION FOR  
BUILDING REMODELING FOR  
CANAAN LUTHERAN CHURCH

To the Planning Department of the City & County of San Francisco. We, the community of the Richmond District of San Francisco, do hereby agree with the building remodeling on 1814-1816 Anza Street in San Francisco, California.

Signature

Name (please print)

Address

*Charles Wong*

Charles Wong

715 28<sup>TH</sup> Avenue, SF. CA 94121

*Yau Fan Wong*

YAU FAN WONG

715 28<sup>TH</sup> Avenue, SF CA 94121

SO LINN WONG

SO LINN WONG

715 28<sup>TH</sup> Avenue, SF, CA 94121

*HARRY TIN*

HARRY TIN

519 26<sup>TH</sup> Ave SF CA 94121

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# SAN FRANCISCO PLANNING DEPARTMENT

## Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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


Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

PROJECT ADDRESS: 1814-16 ANZA ST.		NAME: CANAAN LUTHER CHUR		
BLOCK / LOT: 1535-18		ADDRESS: 1814-1816 ANZA		
ZONING: Rm-1		CITY, STATE: SAN FRAN		
LOT AREA 25 X 100 = 2,500		PHONE: (415) 221-0250		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	0	-2
2	Total number of parking spaces	2	0	-2
3	Total gross habitable square footage	3358	4731	
4	Total number of bedrooms	4		
5	Date of property purchase	DEC 15, 2008		
6	Number of rental units	2	0	-2
7	Number of bedrooms rented	0	0	VACANT.
8	Number of units subject to rent control	0	0	-2
9	Number of bedrooms subject to rent control	0	0	-4
10	Number of units currently vacant	2		
11	Was the building subject to the Ellis Act within the last decade?	UNKNOWN		
12	Number of owner-occupied units	1	0	-2

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature: 

Printed Name: Linda A. Lee

Date: OCT. 2010

# Loss of Dwelling Units through Conversion

(FORM C - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(f), the Conversion of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be subject to a Mandatory Discretionary Review. In reviewing proposals for the Conversion of residential dwelling-units to other forms of occupancy, the Planning Commission will review criteria 1-5 listed below.

Please state how the project meets or does not meet the following criteria:

1. Will the conversion of the unit(s) eliminate only owner occupied housing, and if so, for how long has the unit(s) proposed to be removed been owner occupied?  
THE CONVERSION OF THE UNITS ELIMINATE ONLY OWNER OCCUPIED HOUSING, WHICH WERE VACANT AT TIME OF PURCHASE. DURATION OF OWNER OCCUPATION UNKNOWN.
2. Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?  
THE 2 UNITS WILL BE CONVERTED TO CHURCH USE WHICH WILL SERVE THE COMMUNITY FOR COMMUNITY AND RELIGIOUS SERVICES.
3. Will the conversion of the unit(s) bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district?  
YES THE CONVERSION OF THE UNIT WILL BRING THE BUILDING CLOSER INTO CONFORMANCE WITH THE PREVAILING CHARACTER OF THE OF THE IMMEDIATE AREA AND THE MOTHER CHURCH NEXT DOOR.
4. Will the conversion of the unit(s) be detrimental to the City's housing stock?  
NO. THERE IS AMPLE NUMBER OF OTHER UNITS WHICH ARE VACANT OR FOR SALE IN THE AREA.
5. Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?  
YES, THE PROPOSED CONVERSION OF UNITS INTO A CHURCH SPACE NEEDS TO BE DIFFERENT BECAUSE OF THE FUNCTIONS ARE DIFFERENT AND SPACE NEEDS ARE DIFFERENT.

# Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain *why* it is not applicable.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; NO EXISTING NEIGHBORHOOD SERVING RETAIL USE HAS BEEN REMOVED.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; THE EXISTING ARCHITECTURAL CHARACTER HAS BEEN MAINTAINED THERE IS NO MAJOR CHANGE IN THE FRONT OR SIDE ELEVATIONS
3. That the City's supply of affordable housing be preserved and enhanced; THE CITY'S SUPPLY OF AFFORDABLE HOUSING WILL NOT BE SEVERELY AFFECTED THIS BUILDING DISPLACES ONLY 2 UNITS
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; THE STRUCTURAL CAPACITY IS PROPOSED TO ACCOMMODATE 155 PERSONS THIS IS WITHIN THE PLANNING CODE REQUIREMENT WHEN OFF STREET PARKING IS NOT REQUIRED
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; NO INDUSTRIAL AND SERVICE SECTORS ARE DISPLACED IN THIS PROJECT.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; THE MODIFIED PROJECT FOR CHURCH USE WILL COMPLY WITH THE LATEST ENGINEERING FOR SEISMIC DESIGN.
7. That landmarks and historic buildings be preserved; and THIS IS NOT A LANDMARK OR HISTORIC BUILDING. HOWEVER, THE ARCHITECTURAL STYLE HAS NOT BEEN PROPOSED TO CHANGE
8. That our parks and open space and their access to sunlight and vistas be protected from development. THERE IS NO PARK OR OPEN SPACES GET AFFECTED BY THIS PROJECT.



# CANAAN LUTHERAN CHURCH

## PROPERTY INFORMATION

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

BLOCK NO : 1535 LOT NO : 18

ZONING : RM-1

LOT SIZE : 25'-0" WIDE X 100'-0" LONG

OCCUPANCY CLASSIFICATION : ASSEMBLY A-3

CONSTRUCTION TYPE : TYPE V-A

AREA OF (E) 1ST FLOOR : 687 SQ. FT. AREA

AREA OF (E) 2ND FLOOR : 1337 SQ. FT. AREA

AREA OF (E) 3RD FLOOR : 1334 SQ. FT. AREA

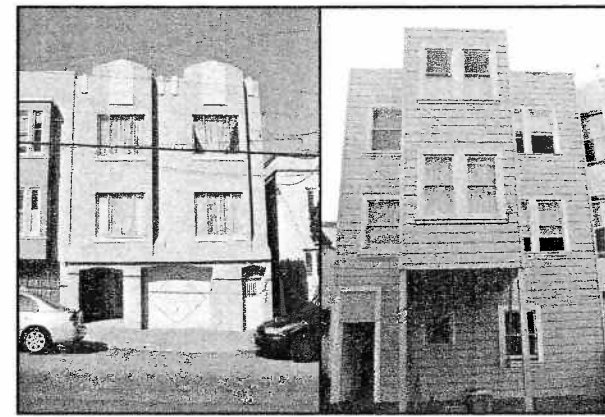
AREA OF (E) 1ST FL GARAGE : 374 SQ. FT. AREA

AREA	EXISTING	ADDITION	TOTAL
1ST FLOOR	687 SQ. FT.	861 SQ. FT.	1548 SQ. FT.
2ND FLOOR	1337 SQ. FT.	266 SQ. FT.	1603 SQ. FT.
3RD FLOOR	1334 SQ. FT.	246 SQ. FT.	1580 SQ. FT.
	3358 SQ. FT.	1373 SQ. FT.	4731 SQ. FT.

## SHEET SCHEDULE

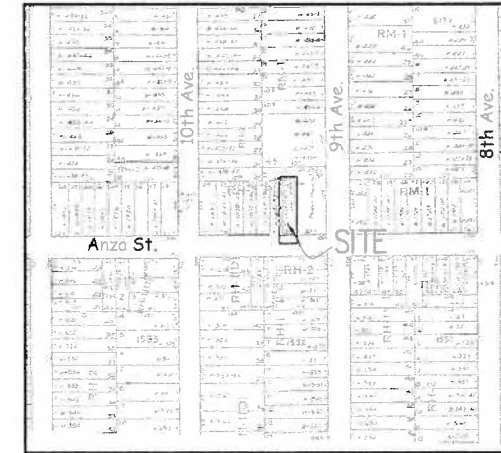
- A1 SITE PLAN, GENERAL NOTES AND PROJECT INFORMATION
- A2 EXISTING FLOOR PLANS
- A3 MODIFIED FLOOR PLANS
- A4 EXISTING ELEVATIONS
- A5 MODIFIED ELEVATIONS AND MODIFIED RENDERINGS
- A6 SECTIONS
- A7 PHOTOGRAPHS

THE NEW CODES THAT TAKE EFFECT ON JANUARY 2, 2008 ARE:  
 2007 SAN FRANCISCO BUILDING CODE  
 (2007 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS)  
 2007 SAN FRANCISCO MECHANICAL CODE  
 (2007 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS)  
 2007 SAN FRANCISCO PLUMBING CODE  
 (2007 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS)  
 2007 SAN FRANCISCO ELECTRICAL CODE  
 (2007 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS)  
 2007 SAN FRANCISCO HOUSING CODE  
 2007 SAN FRANCISCO ENERGY CODE (2007 CALIFORNIA ENERGY CODE, WHICH IS ESSENTIALLY THE SAME AS THE 2006 CALIFORNIA ENERGY CODE, WITH NO LOCAL AMENDMENTS)



FRONT REAR

2 A1 PROPERTY PHOTOGRAPHS (EXISTING) NTS

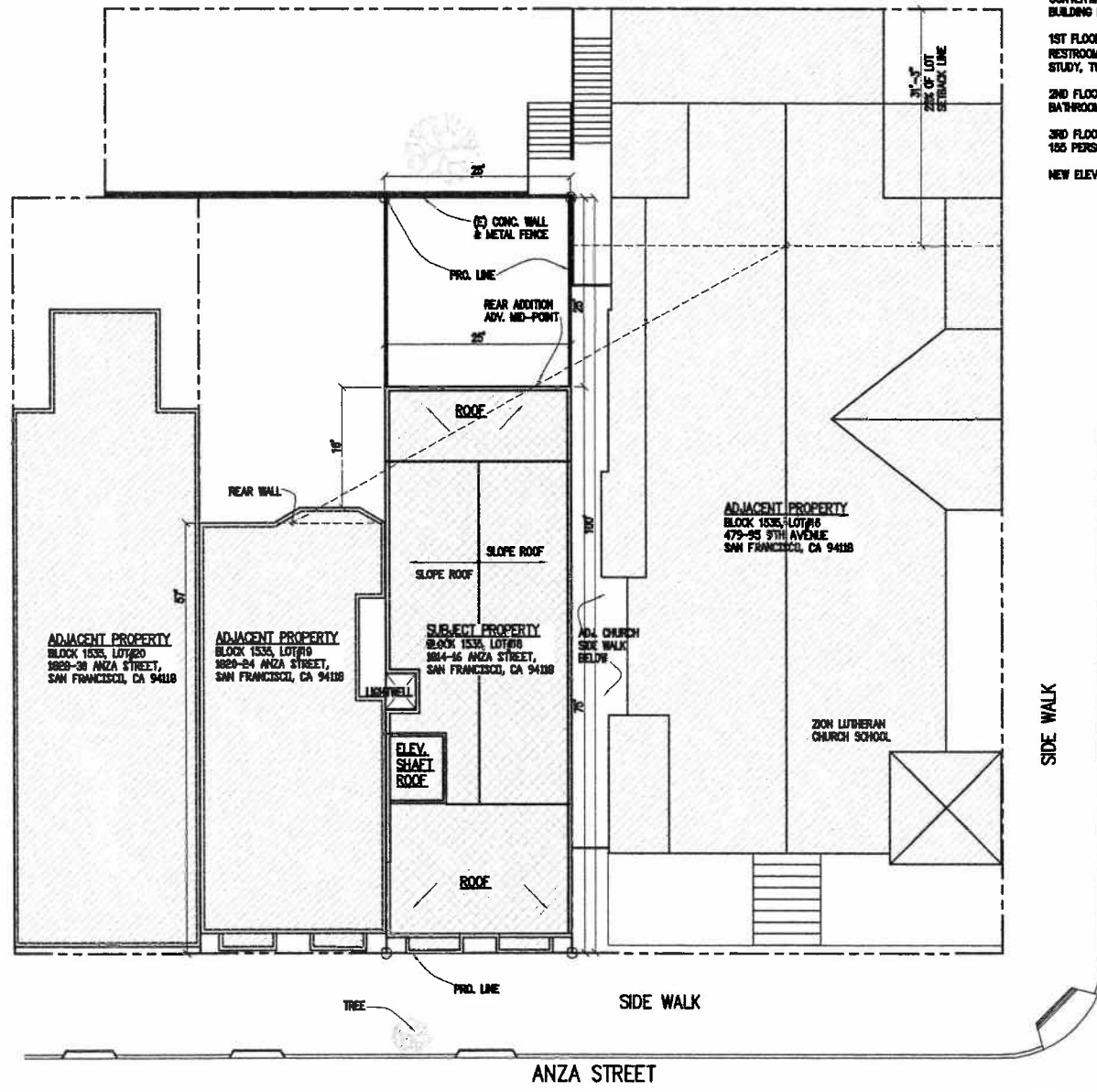


1 A1 SITE MAP NTS



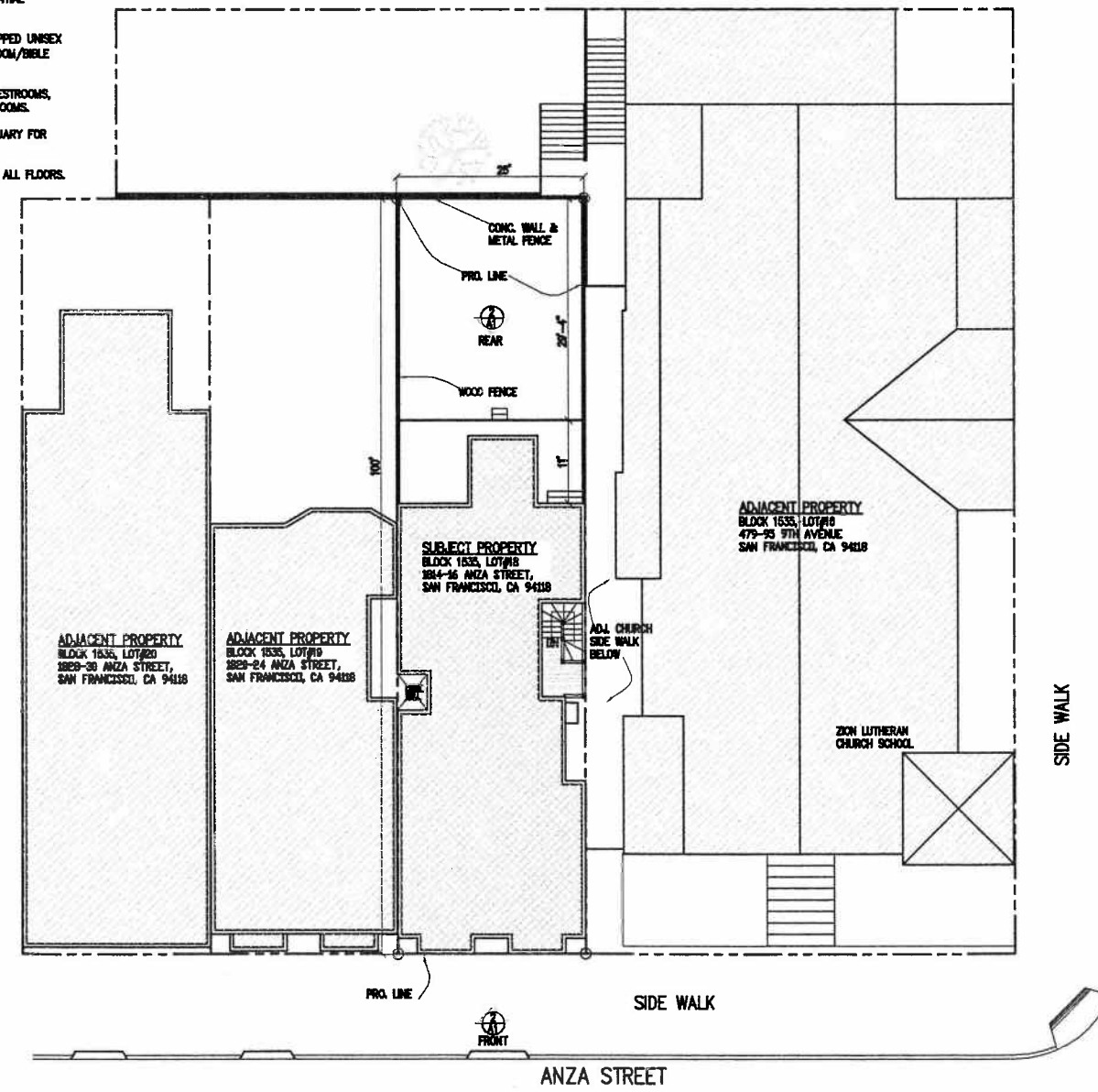
## SCOPE OF WORK

- CONVERTING AND ADDING TO A 2 UNIT RESIDENTIAL BUILDING FOR CHURCH USE:
- 1ST FLOOR - ELEVATOR SHAFT, TWO HANDICAPPED UNISEX RESTROOM, LOBBY, RECEPTION, AND SOCIAL ROOM/BIBLE STUDY, TWO STAIRS AND EXTERIOR STAIR.
- 2ND FLOOR - PARISH HALL, MEN & WOMEN RESTROOMS, BATHROOM, KITCHEN, AND TWO BIBLE STUDY ROOMS.
- 3RD FLOOR - CONFERENCE ROOM AND SANCTUARY FOR 125 PERSONS.
- NEW ELEVATOR INSTALL FOR ACCESSIBILITY TO ALL FLOORS.



4 A1 MODIFIED SITE PLAN

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



3 A1 EXISTING SITE PLAN

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



A REMODELING PROJECT FOR:  
 CANAAN LUTHERAN CHURCH  
 REV. DAVID S. TIN, PASTOR  
 1814-16 ANZA ST., SAN FRANCISCO, CA 94118  
 PH : (415) 221 - 0250

LINCOLN LUE ASSOCIATES  
 ARCHITECTS  
 1567 33RD AVENUE, SAN FRANCISCO, CA 94122  
 TEL: (415) 665-5623 FAX: (415) 664-9062

GENERAL NOTES AND  
 SITE PLAN

REVISIONS:

SCALE:  
 AS SHOWN

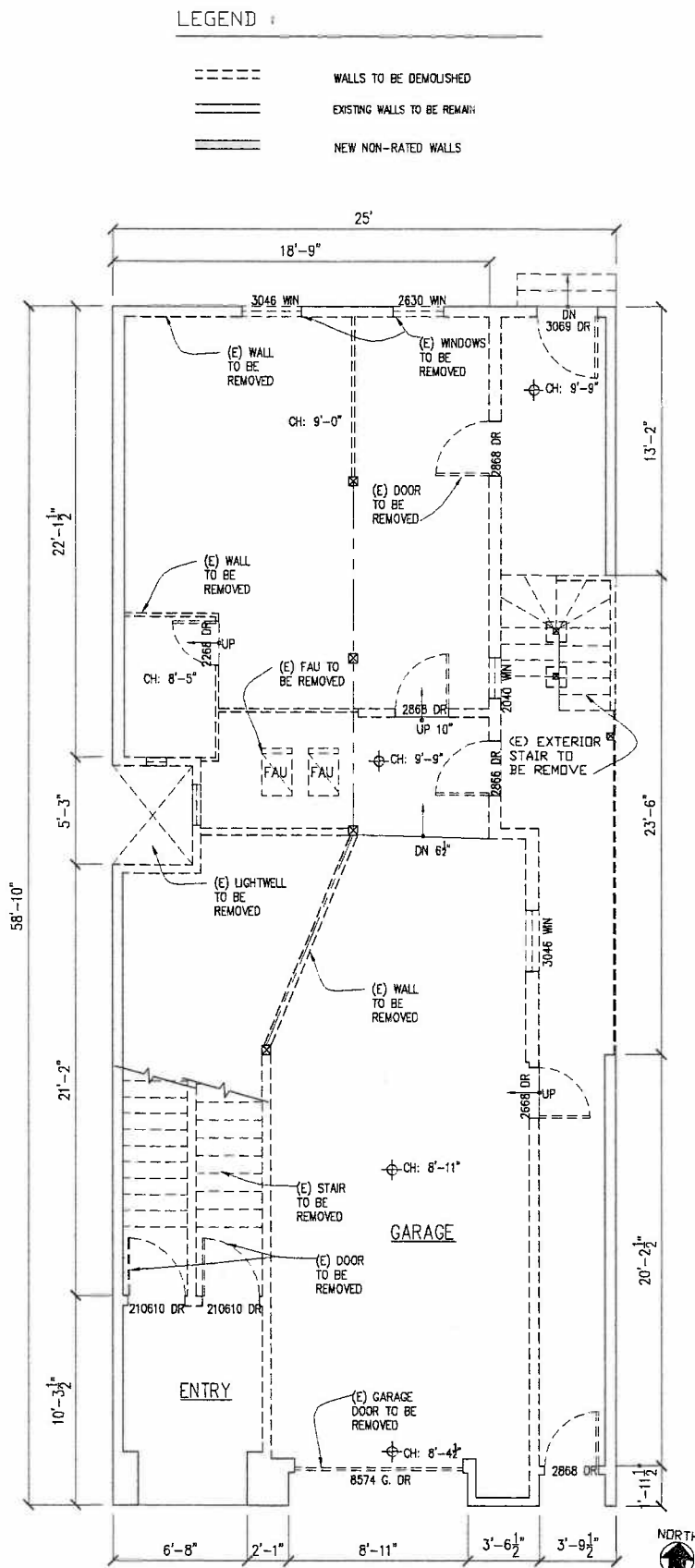
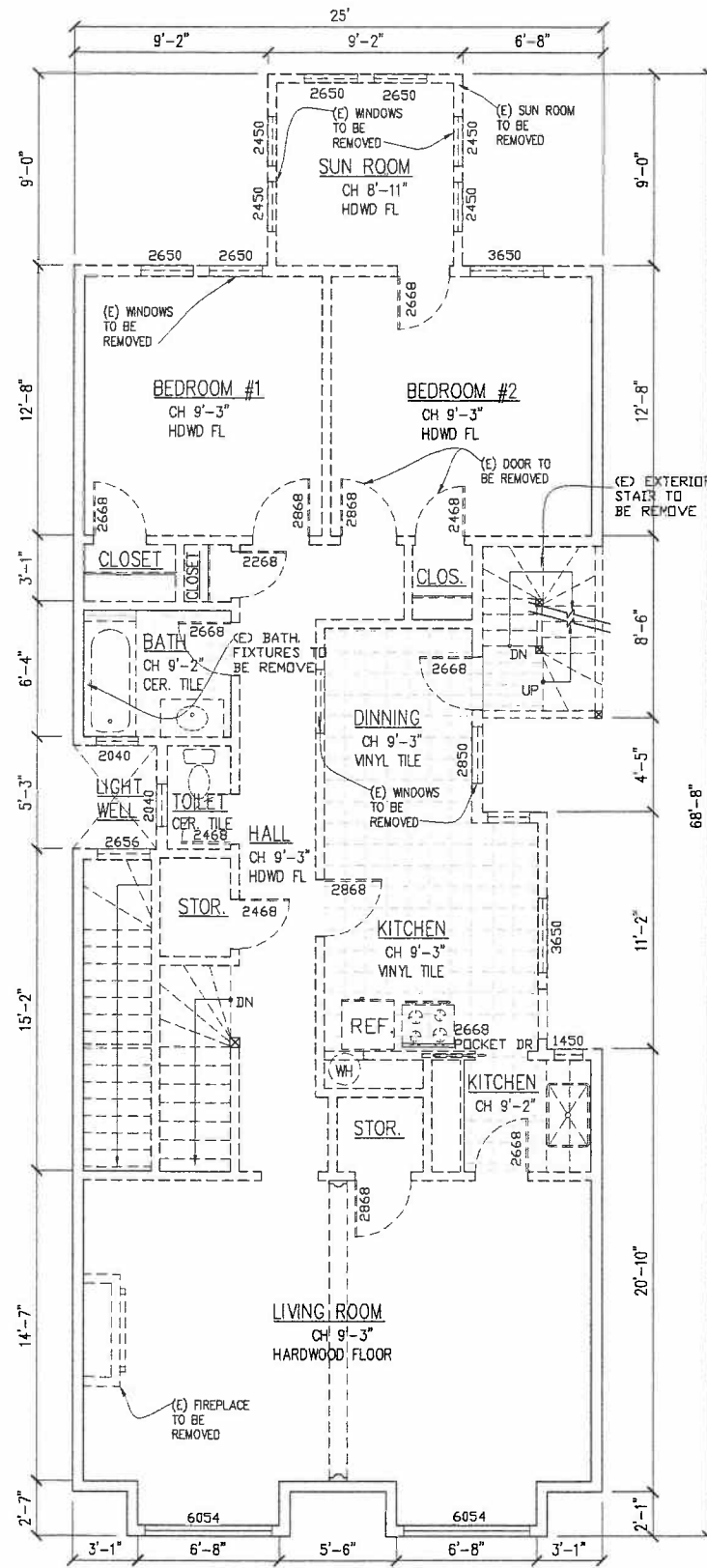
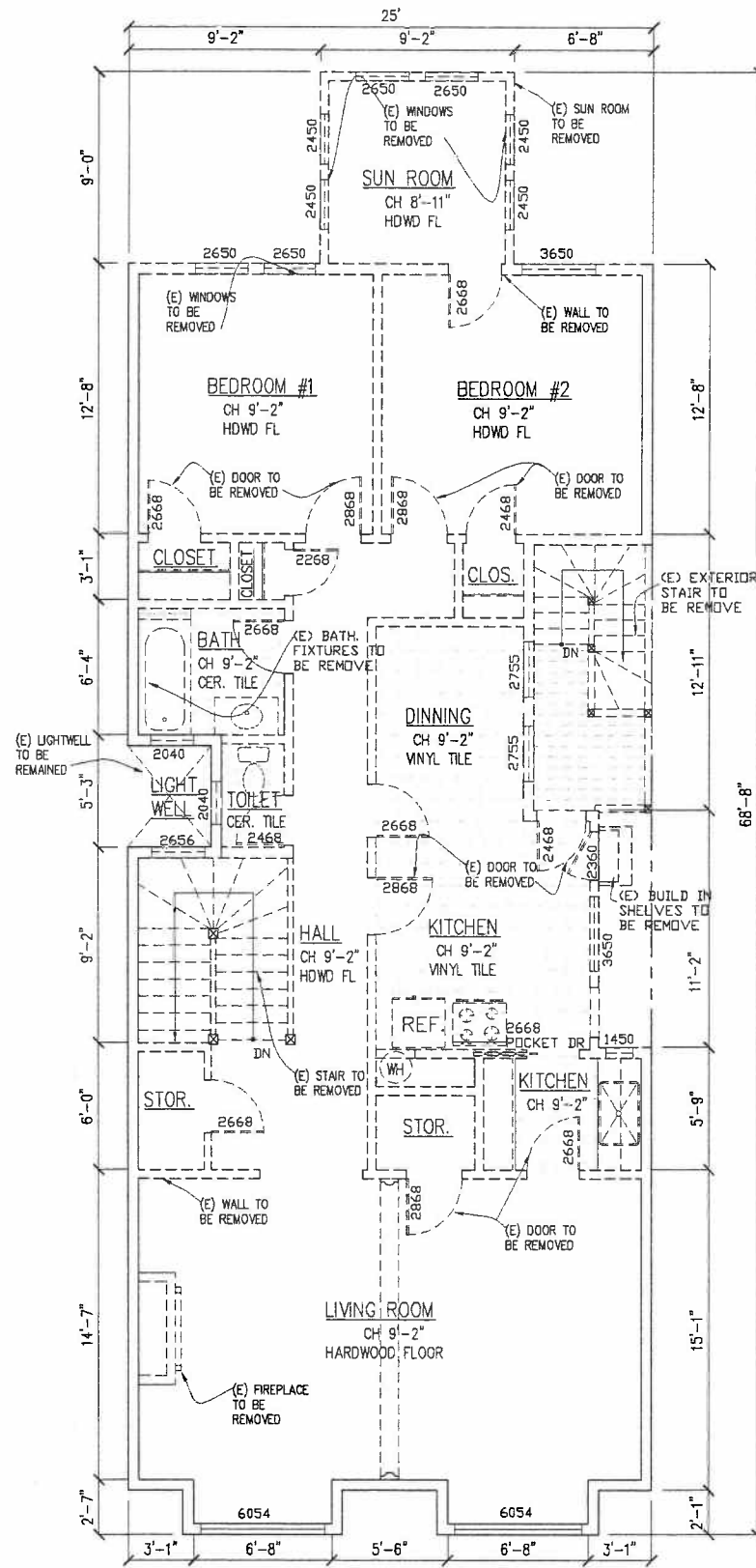
DATE:  
 FEB. 25, 2010

SHEET NO.

A1

OF 7 SHEETS





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EXISTING FLOOR PLANS

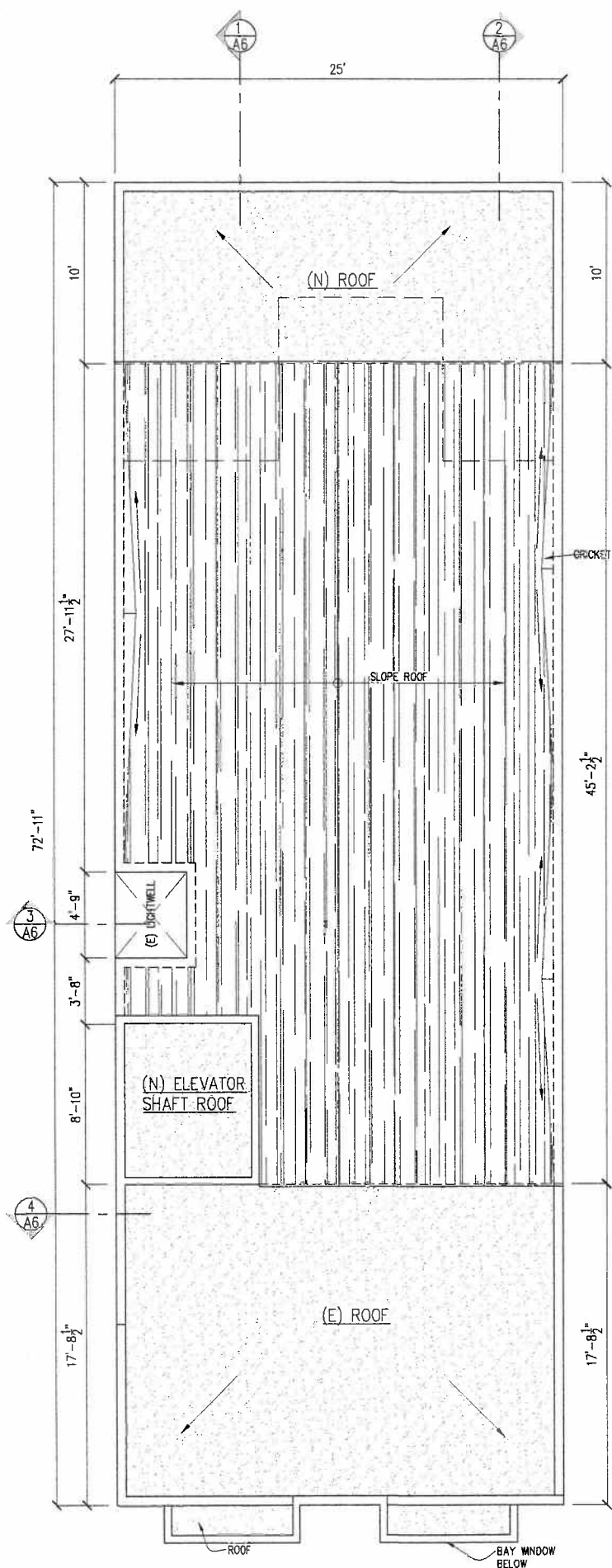
REVISIONS:

SCALE:  
 AS SHOWN  
 DATE:  
 FEB 25, 2010

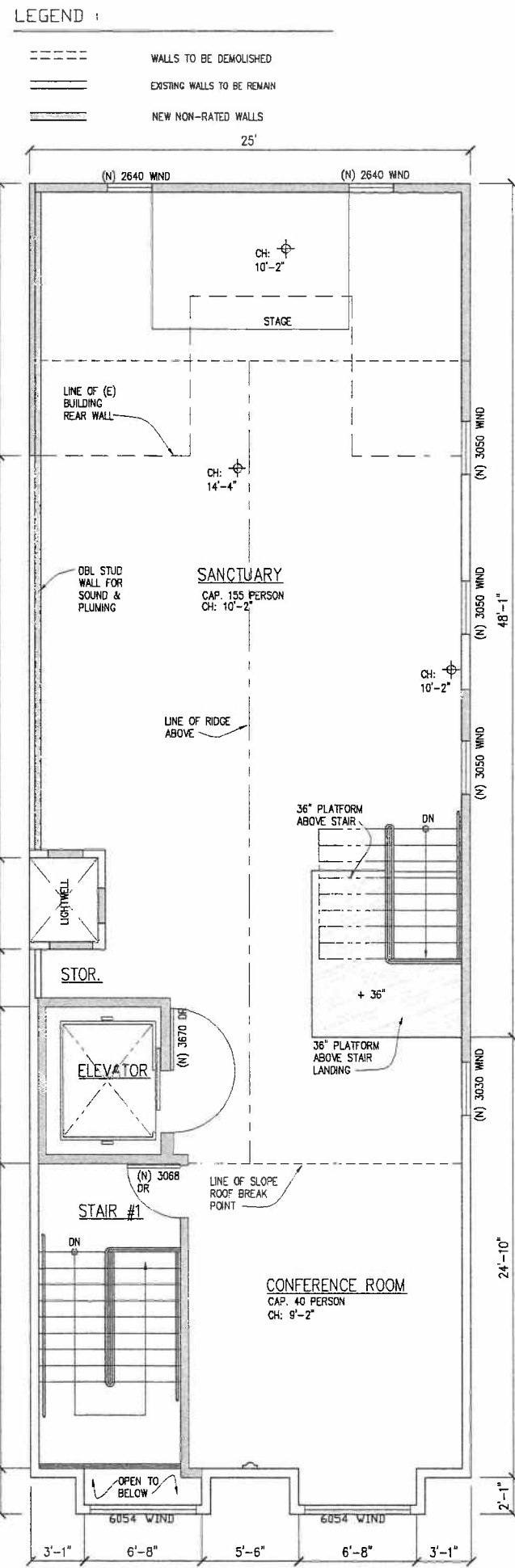
SHEET NO.

A2

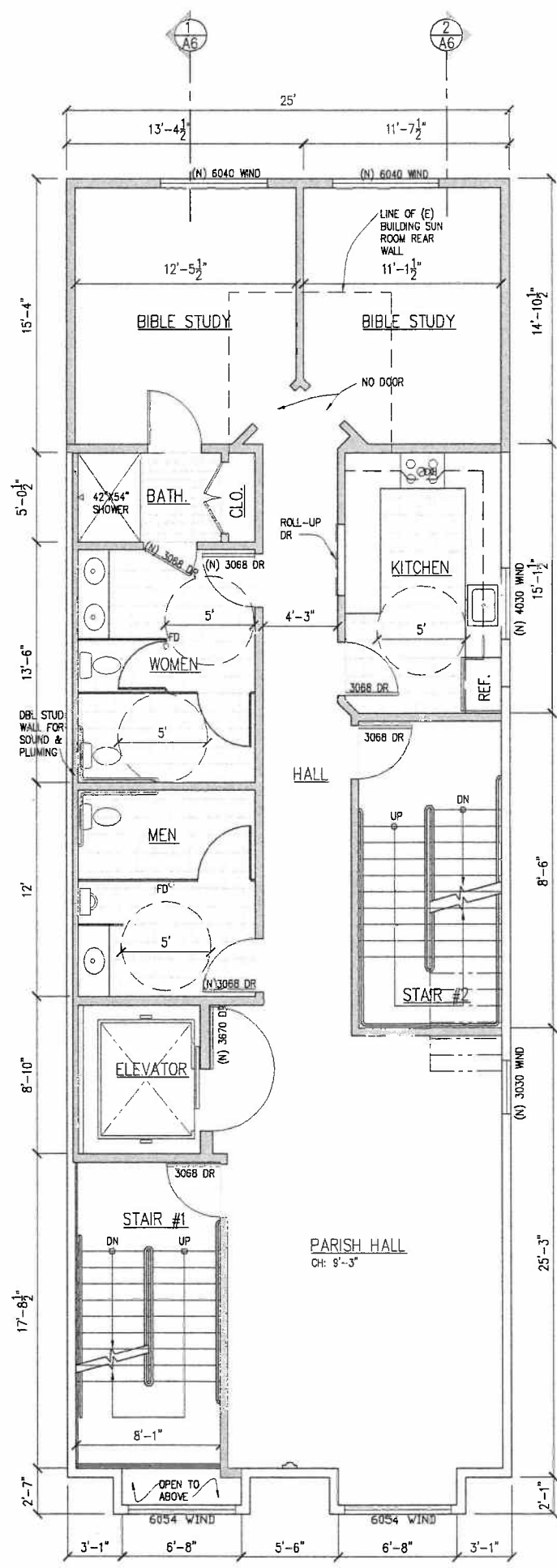
OF 7 SHEETS



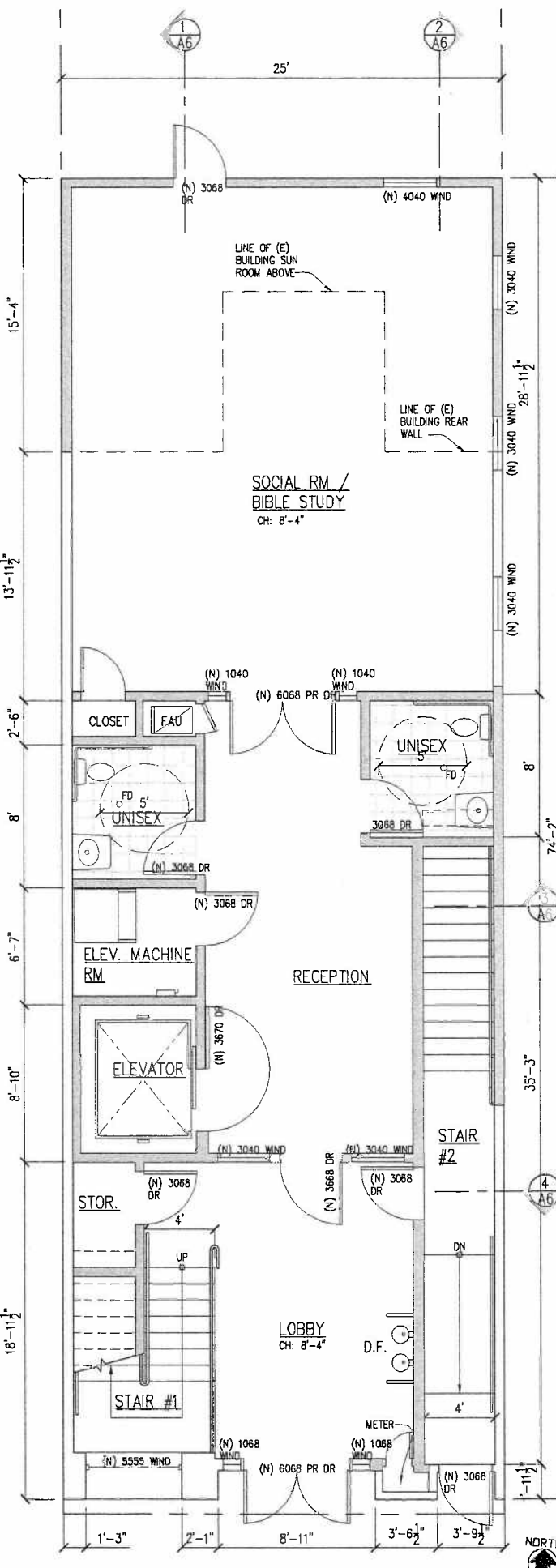
4 MODIFIED ROOF PLAN  
 SCALE: 1/4" = 1' - 0"



3 MODIFIED THIRD FLOOR PLAN  
 SCALE: 1/4" = 1' - 0"



2 MODIFIED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1' - 0"



1 MODIFIED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1' - 0"

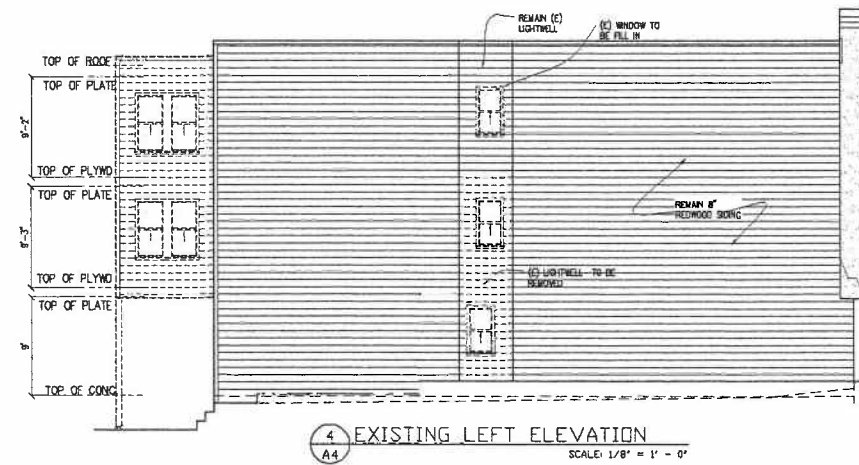
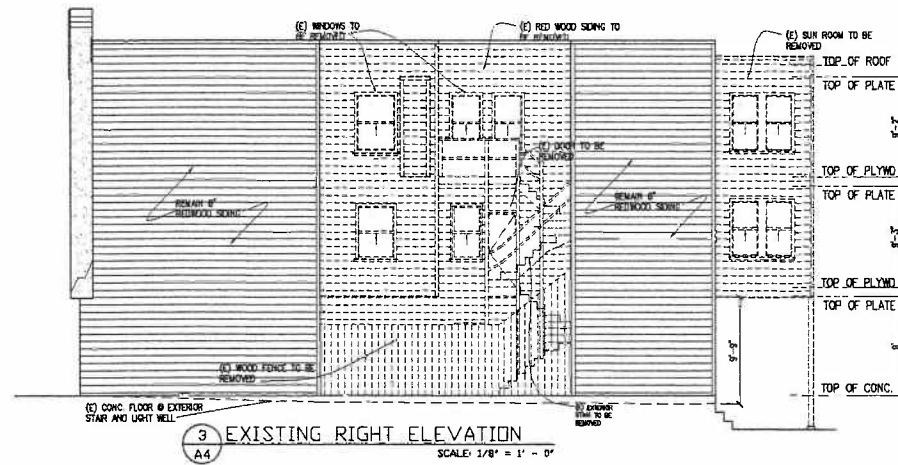
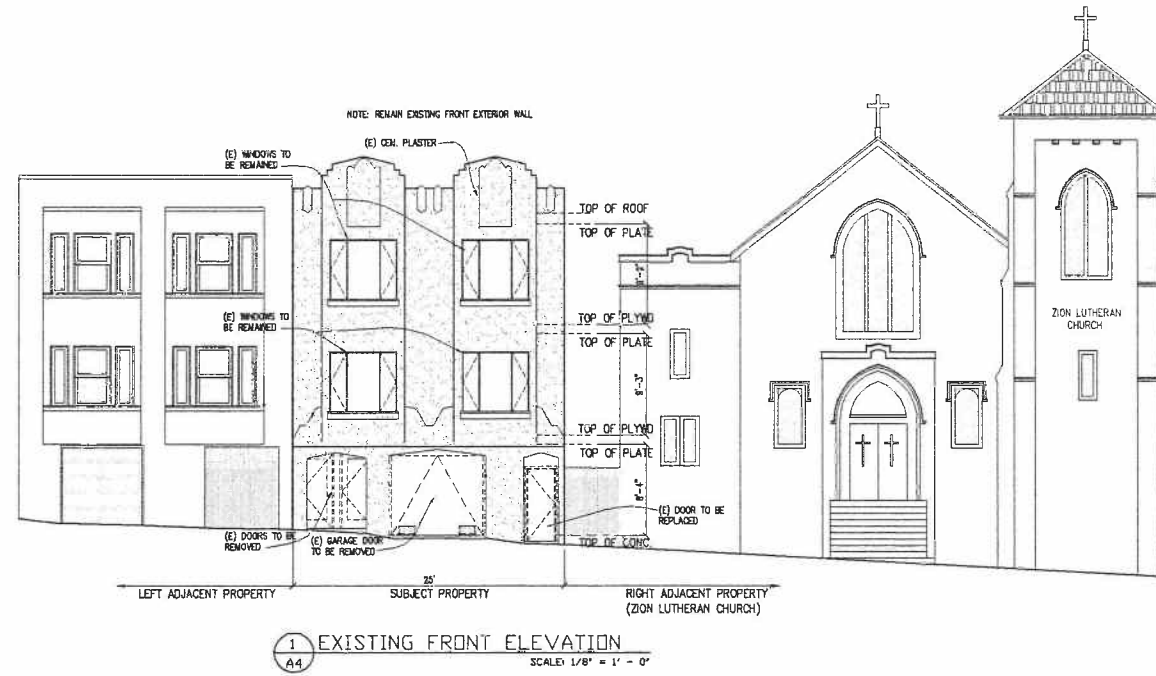
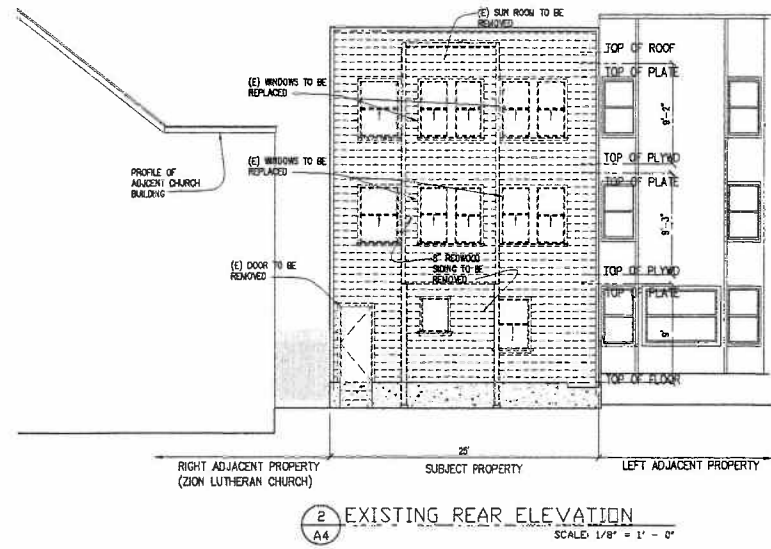
**LEGEND :**  
 - - - - - WALLS TO BE DEMOLISHED  
 = = = = = EXISTING WALLS TO BE REMAIN  
 = = = = = NEW NON-RATED WALLS

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**ARCHITECTS**  
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**MODIFIED FLOOR PLANS AND ROOF PLAN**

REVISIONS:  
 SCALE:  
 AS SHOWN  
 DATE:  
 FEB 25, 2010  
 SHEET NO.  
**A3**  
 OF 7 SHEETS



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EXISTING ELEVATIONS

REVISIONS:

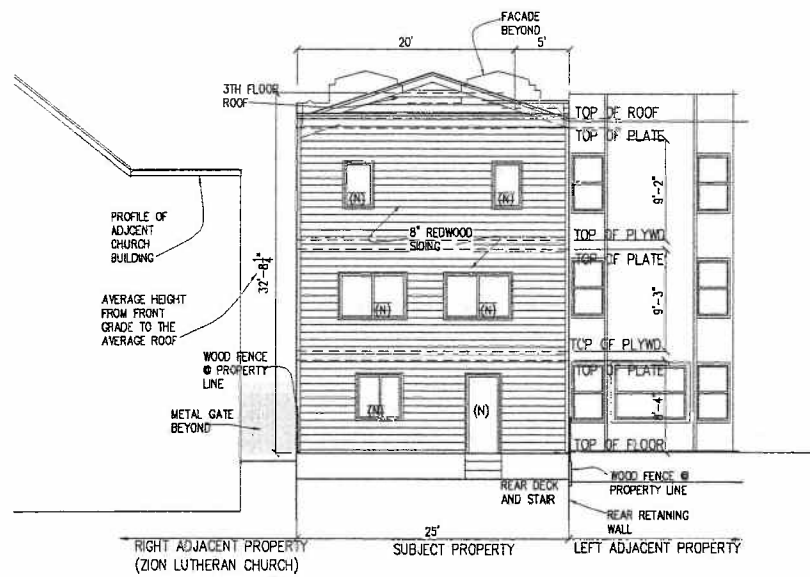
SCALE:  
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DATE:  
FEB 25, 2010

SHEET NO.

A4

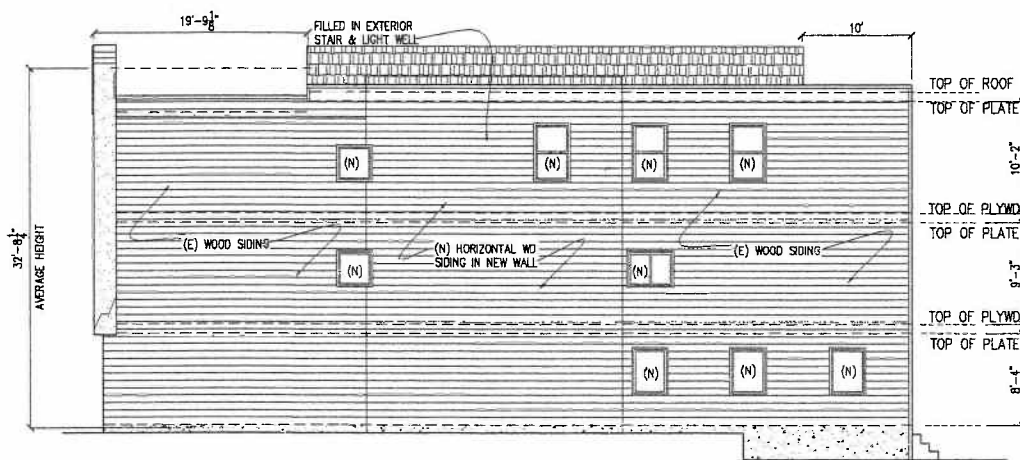
OF 7 SHEETS



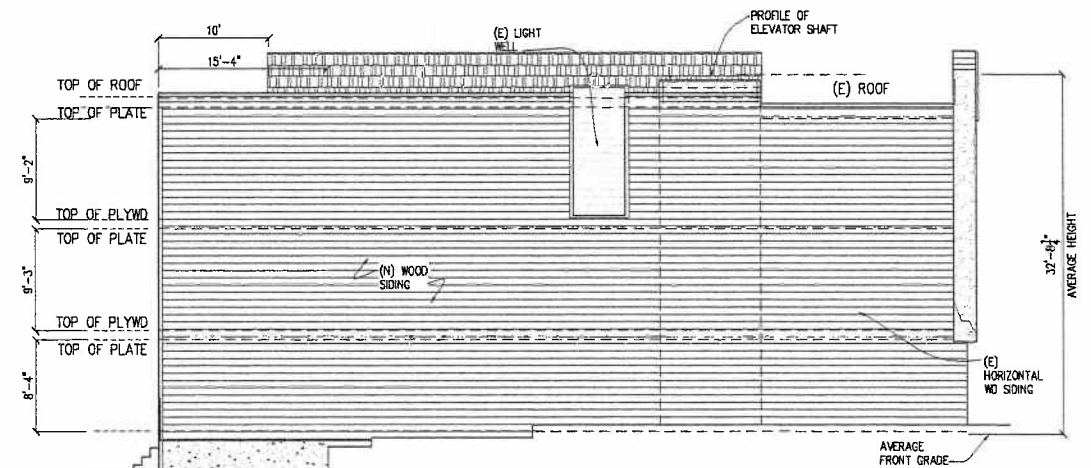
2 MODIFIED REAR ELEVATION  
A5 SCALE: 1/8" = 1' - 0"



1 MODIFIED FRONT ELEVATION  
A5 SCALE: 1/8" = 1' - 0"



3 MODIFIED RIGHT ELEVATION  
A5 SCALE: 1/8" = 1' - 0"



4 MODIFIED LEFT ELEVATION  
A5 SCALE: 1/8" = 1' - 0"

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MODIFIED ELEVATIONS  
AND MODIFIED RENDERINGS

REVISIONS:

SCALE:  
AS SHOWN

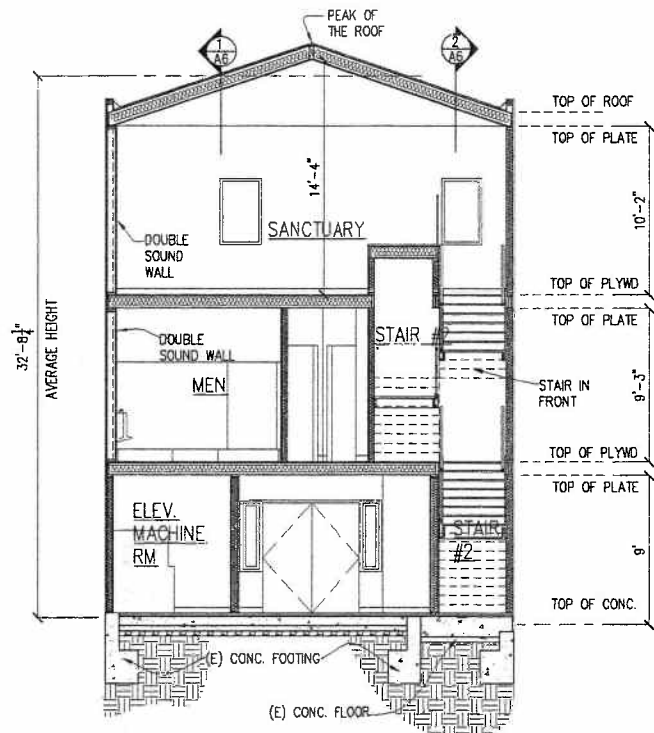
DATE:  
FEB 25, 2010

SHEET NO.

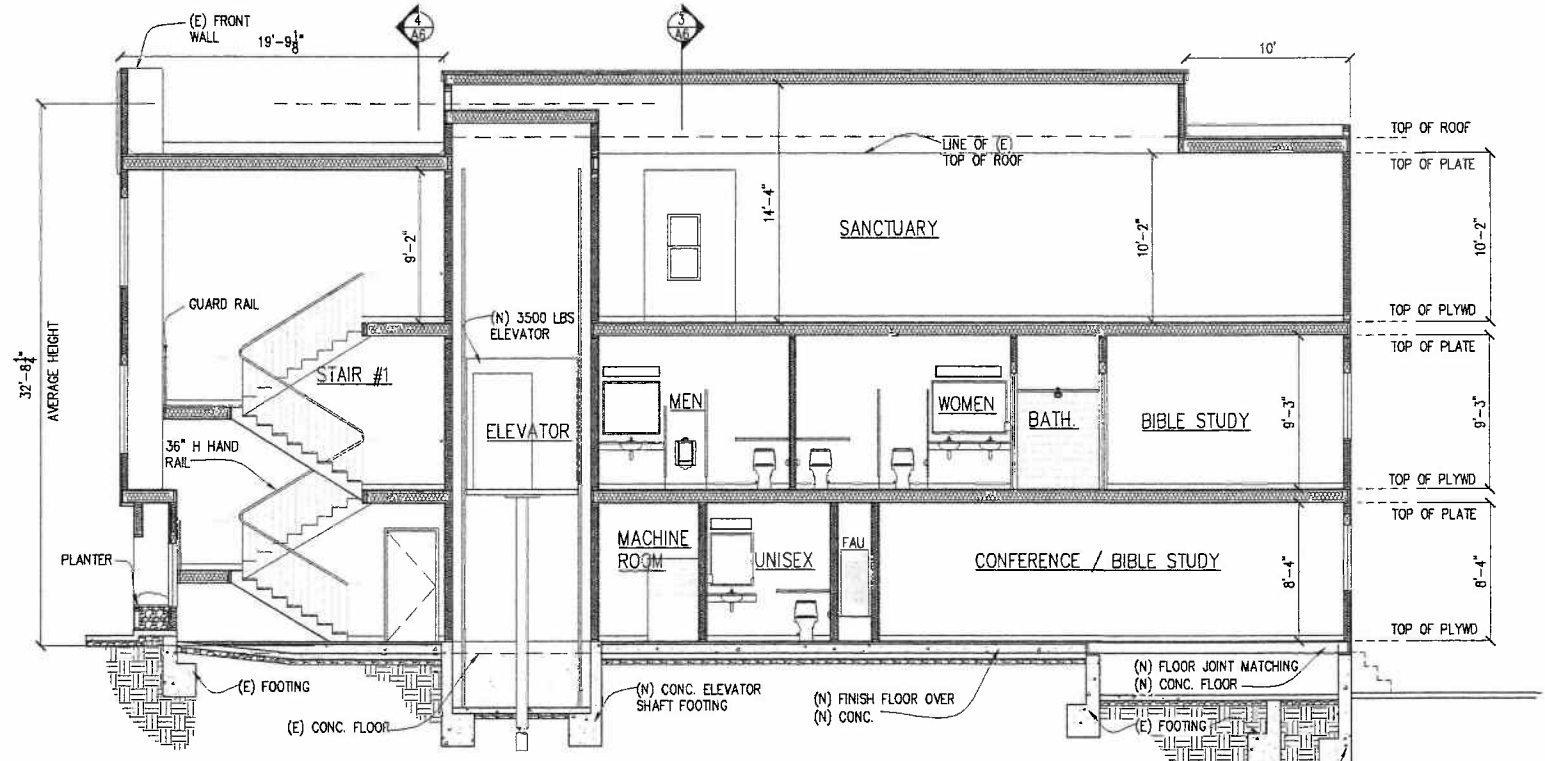
A5

OF 7 SHEETS

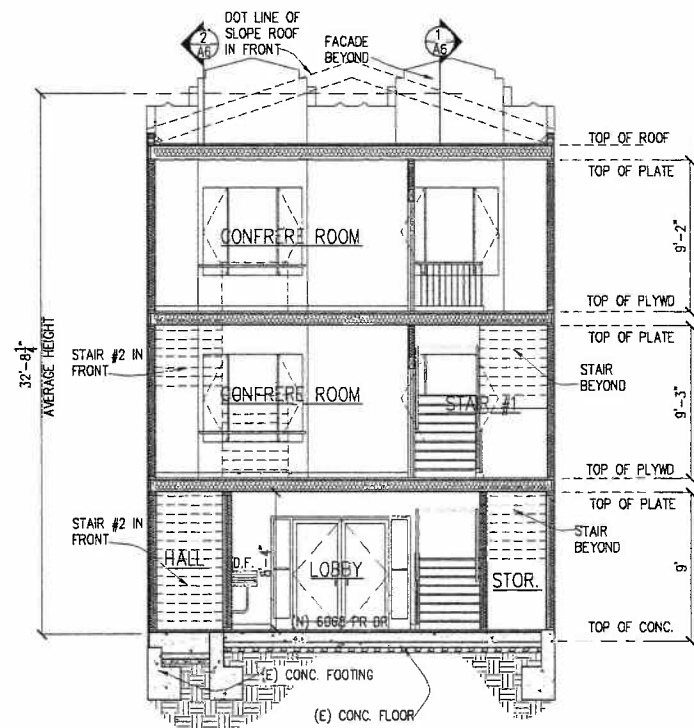




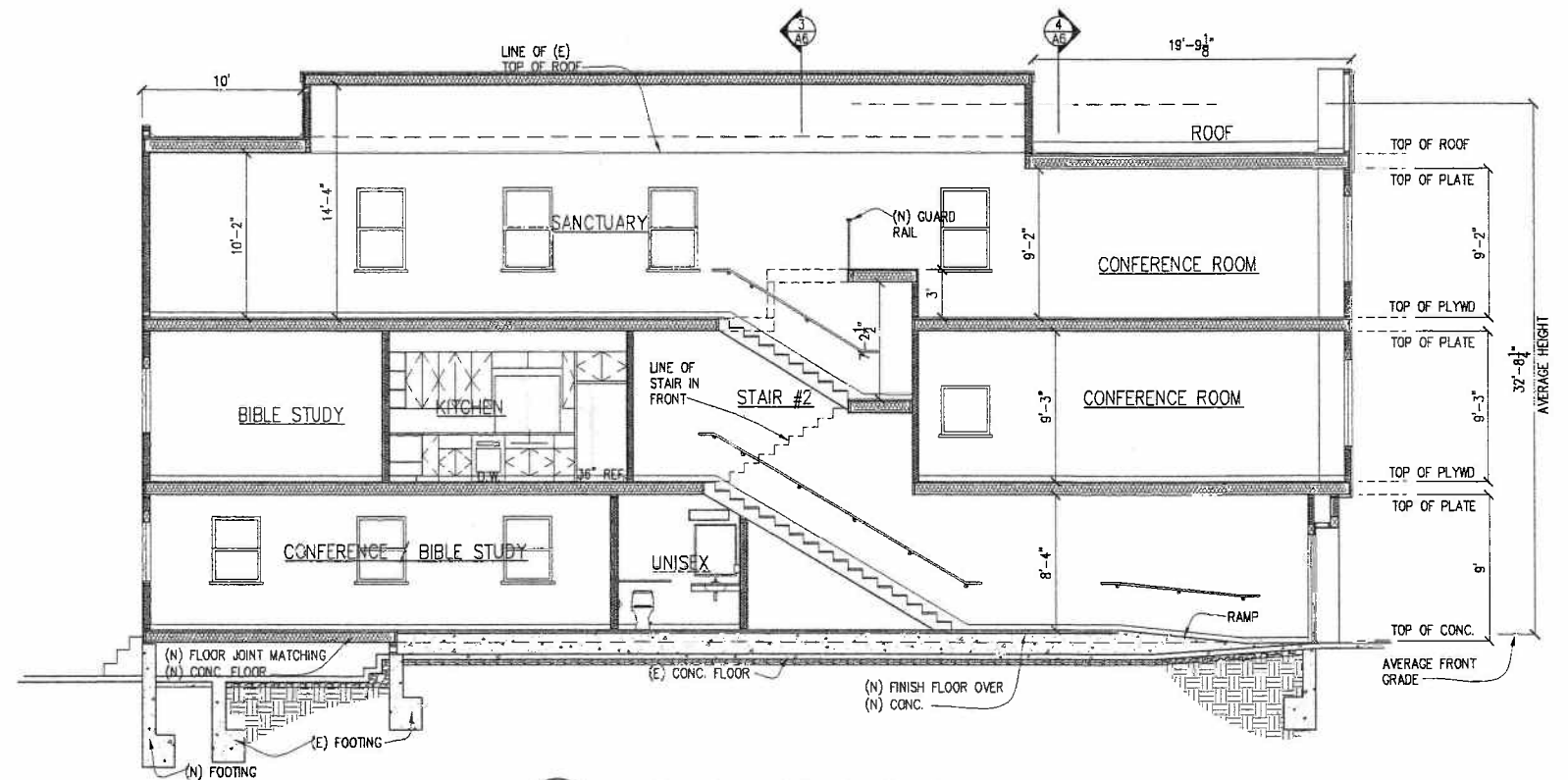
3 TRANSVERSE SECTION  
 A6 SCALE: 3/16" = 1' - 0"



1 LONGITUDINAL SECTION  
 A6 SCALE: 3/16" = 1' - 0"



4 TRANSVERSE SECTION  
 A6 SCALE: 3/16" = 1' - 0"



2 LONGITUDINAL SECTION  
 A6 SCALE: 3/16" = 1' - 0"

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MODIFIED ELEVATIONS

REVISIONS:

SCALE:  
 AS SHOWN

DATE:  
 FEB 25, 2010

SHEET NO.

A6

OF 7 SHEETS



1 ANZA STREET VIEW (NORTH)  
A7 NTS



2 ANZA STREET VIEW (SOUTH)  
A7 NTS



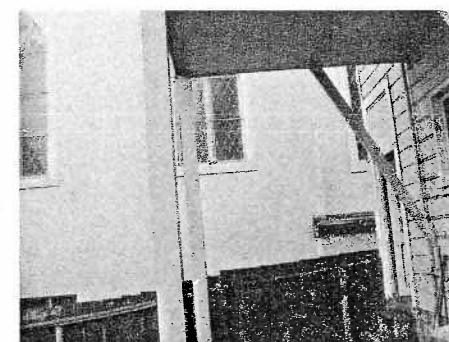
VIEW FROM 9TH AVE. TO ANZA ST.



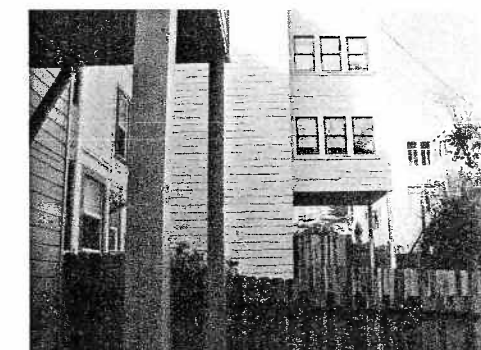
VIEW FROM 10TH AVE. TO ANZA ST.



VIEW OF REAR YARD



REAR VIEW OF RIGHT ADJACENT BUILDING



REAR VIEW OF LEFT ADJACENT BUILDING

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PHOTOGRAPHS

REVISIONS:

SCALE:  
AS SHOWN

DATE:  
FEB. 25, 2010

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