

File No. 83.243C  
Motion No. 9779M  
145 Haight Street

## MOTION

### ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING PARKING TO SERVE A CHURCH IN AN RM-2 DISTRICT

#### Preamble

On or about August 4, 1982, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 82.243C at which time the Commission reviewed and discussed the findings prepared for its review.

The proposed conditional use application was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process and the Commission has reviewed and concurs with said determination.

The Commission has reviewed and considered reports, plans, studies and other documents pertaining to this proposed project.

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.

#### Findings

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

1. On or about June 6, 1983, Reverend Obadiah Patnaik, Pastor, First Baptist Church (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 145 Haight Street, south side between Laguna and Octavia Streets, Lot 20 in Assessor's Block 856 (hereinafter "Subject Property") to construct a parking lot for nineteen vehicles to serve the First Baptist Church in conformity with plans filed with the Application and labeled "Exhibit B" (hereinafter "Project") in an RM-2 (Mixed Residential, Moderate Density) district.
2. Section 209.7(c) of the City Planning Code (hereinafter "Code") permits off-street parking to serve uses permitted in R districts in an RM-2 district as a conditional use subject to the criteria of Section 303 of the Code.
3. The site is presently vacant and the project would not result in the loss of any dwelling units or jobs.
4. Property to the rear of the Subject Property is owned by the Church and is used for parking, windows facing the project in residential development to the west are set back from and well above grade, windows facing the project in residential development to the east are near the property line and near grade.
5. Intensive use of the facility would be limited primarily to Sundays.
6. The congregation of the First Baptist Church is dispersed throughout the City and a substantial proportion of the congregation are elderly and infirm, requiring that they be transported to services in private automobiles.

7. No neighborhood objections to this project were voiced.

8. The proposed use will be compatible with the neighborhood; will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity; will comply with the applicable provisions of the Code and will not adversely affect the Master Plan.

The Commission, after carefully balancing the competing public and private interests, hereby finds that approval of the conditional use authorization promotes 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 hearing, and all other written materials submitted by all parties, the Commission hereby APPROVES conditional use Application No. 83.243C subject to the following conditions attached hereto as Exhibit A which is incorporated herein by reference thereto as though fully set forth.

ADOPTED - CITY PLANNING COMMISSION - AUGUST 4, 1983

AYES: Commissioners Karasick, Klein, Nakashima, Rosenblatt, Salazar, Wright

NOES: None

ABSENT: Commissioner Bierman

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission.

Lee Woods, Jr.  
Secretary

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EXHIBIT A

CONDITIONS OF APPROVAL

1. This authorization is for the First Baptist Church only and is not transferable.
2. This authorization is for the parking of 19 vehicles.
3. The rear 40 feet of the property is to remain open for use as a children's play area.