



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JANUARY 12, 2017

*Date:* January 5, 2017  
*Case No.:* **2014.1316C**  
*Project Address:* **201 2<sup>nd</sup> Street**  
*Zoning:* C-3-O(SD) - (Downtown Office – Special Development)  
Transbay C3 Special Use District  
Transit Center C-3-O(SD) Commercial Special Use District  
350-S Height and Bulk District  
*Block/Lot:* 3736/097  
*Project Sponsor:* David Weber  
Mile Hi Valet Services  
One Park Place, Suite 200  
Annapolis, MD 21401  
*Staff Contact:* Carly Grob – (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project Sponsor proposes to continue the operation of the existing surface parking lot for an additional two years, which is the maximum length of entitlement for a temporary surface parking lot within the C-3-O(SD) District, as regulated by Section 156(f). The lot is presently striped to accommodate 20 vehicles in a non-tandem configuration.

### SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the south side of Howard Street, between First and Second Streets and adjacent to Malden Alley, Block 3736, Lot 097. The property is located within the C-3-O(SD) (Downtown Office, Special Development) District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and the 350-S Height and Bulk District. The property is developed with a surface parking lot with 20 automobile parking spaces and a ticket booth. Several developments have been proposed and approved on the site, including a 22-story building with residential and office uses (Case No. 2000.098), a 10-story building with residential uses, a 12-story building with office and ground floor retail (2000.190BEKX), and a 19-story residential building with ground floor retail (Case No. 2004.0664CKVX). No building permits were filed related to Cases 200.098 and 2000.190, and the building permit associated with Case No. 2004.0664 was cancelled due to inactivity in February, 2010.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Downtown Core, and more specifically, within the Transit Center District Plan area. This area consists of a wide variety of office, retail, hotel, and residential uses. The

recently approved project located at 524 Howard is located across the street to the northeast from the subject property. The Transit Center is under construction to the north of the project site, and the future Transbay Tower is under construction beyond the Terminal further to the north. A number of bar, restaurant, and other entertainment uses are located on the subject block and in the vicinity. High density residential uses are located further to the south along First Street, within the Rincon Hill area.

## 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	December 24, 2016	December 21, 2016	23 days
Posted Notice	20 days	December 24, 2016	December 22, 2016	22 days
Mailed Notice	10 days	January 2, 2017	December 27, 2016	26 days

## PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any public comment on the project.

## ISSUES AND OTHER CONSIDERATIONS

- The Transbay Joint Powers Authority (TJPA) and Office of Community Infrastructure and Investment (OCII) are evaluating the site to determine the feasibility of a variety of uses and structures at the subject property.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the continued operation of a temporary surface parking lot within the C-3-O(SD) Zoning District.

## BASIS FOR RECOMMENDATION

- The project would maintain the use of the subject property as a surface parking lot, but would also result in one additional car-share parking space and four Class 2 bicycle parking spaces;
- The surface parking lot would continue to provide parking spaces to patrons of area businesses;
- The project would not intensify the use of the subject property as a surface parking lot, and would simply maintain the existing condition;
- The project meets all applicable requirements of the Planning Code;
- The project is compatible with the surrounding neighborhood; and
- The business is not a Formula Retail use and would serve the immediate neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Project Sponsor Submittal, including:

- Site Plan

- Rate Structure

- Site Photographs

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 checked="" type="checkbox"/> Environmental Determination | <input 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 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 |

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

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

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 12, 2017

*Date:* January 5, 2017  
*Case No.:* **2014.1316C**  
*Project Address:* **201 2<sup>nd</sup> Street**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 156 AND 303 OF THE PLANNING CODE TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY SURFACE PARKING LOT WITHIN THE C-3-O(SD) (DOWNTOWN OFFICE, SPECIAL DEVELOPMENT) DISTRICT, THE TRANSBAY C-3 SPECIAL USE DISTRICT, THE TRANSIT CENTER C-3-O(SD) COMMERCIAL SPECIAL USE DISTRICT, AND THE 350-S HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 27, 2013, Brett Gladstone, acting on behalf of American West Parking Services, Inc. filed an application with the Planning Department (“Department”) for Conditional Use Authorization under Planning Code Section (“Section”) 156 and 303 to allow the continued operation of an existing temporary surface parking lot within the C-3-0(SD) (Downtown Office, Special Development) District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and the 350-S Height and Bulk District.

On April 4, 2016, Mark Norwicz on behalf of Mile Hi Valet Services (hereinafter “Project Sponsor”) revised the application with the Department to reflect the change in operator at the subject property since the application was filed.

On January 12, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application 2014.1316C.

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. 2014.1316C, 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 is located on the south side of Howard Street, between First and Second Streets and adjacent to Malden Alley, Block 3736, Lot 097. The property is located within the C-3-0(SD) (Downtown Office, Special Development) District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and the 350-S Height and Bulk District. The property is developed with a surface parking lot with 20 automobile parking spaces and a ticket booth. Several developments have been proposed and approved on the site, including a 22-story building with residential and office uses (Case No. 2000.098), a 10-story building with residential uses, a 12-story building with office and ground floor retail (2000.190BEKX), and a 19-story residential building with ground floor retail (Case No. 2004.0664CKVX). No building permits were filed related to Cases 200.098 and 2000.190, and the building permit associated with Case No. 2004.0664 was cancelled due to inactivity in February, 2010.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown Core, and more specifically, within the Transit Center District Plan area. This area consists of a wide variety of office, retail, hotel, and residential uses. The recently approved project located at 524 Howard is located across the street to the northeast from the subject property. The Transit Center is under construction to the north of the project site, and the future Transbay Tower is under construction beyond the Terminal further to the north. A number of bar, restaurant, and other entertainment uses are located on the subject block and in the vicinity. High density residential uses are located further to the south along First Street, within the Rincon Hill area.
4. **Project Description.** The Project Sponsor proposes to continue the operation of the existing surface parking lot for an additional two years, which is the maximum length of entitlement for a temporary surface parking lot within the C-3-O(SD) District, as regulated by Section 156(f). The lot is presently striped to accommodate 20 vehicles in a non-tandem configuration.
5. **Public Comment.** The Department has not received any public comment regarding the project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Surface Parking Lot Use.** Pursuant to Section 156(h), no new surface parking lots may be approved within the C-3-O(SD) District. However, existing temporary parking lots within the C-3-O(SD) District may be extended for a two-year term through Conditional Use Authorization.

*The Project Sponsor is requesting Conditional Use Authorization to continue operation of the existing surface parking lot.*

- B. **Screening.** Section 156(e) requires parking lots with parking for 10 or more automobiles to be screened in accordance with Section 142 ("Screening and Greening of Parking and Vehicle Use Areas").

*The screening requirements of Section 142 are only triggered instances where an existing parking lot is resurfaced or increased in intensity.*

- C. **Landscaping.** Section 156(i) requires parking lots within the C-3-O(SD) to comply with interior landscaping requirements of Section 156(h), which requires one tree per five parking spaces and a minimum of 20 percent permeable surfaces. If a site permit has been approved to construct a building which would replace the surface parking lot, then the required trees may be planted in movable planters.

*The subject property is above the estimated location of the train box for the CalTrans rail extension. Given that this could impact the development potential of the site, the Transbay Joint Powers Authority (TJPA) and Office of Community Infrastructure and Investment (OCII) are currently evaluating the development capacity of the site. Since permeable pavement and landscaping is costly to install, the Department has determined that the sponsor may install landscaping in movable planters until other city agencies determine if constructing a building is feasible on the site.*

- D. **Car Share Spaces.** Section 156(i) requires that one parking space for car sharing vehicle be provided for every 20 spaces for the extension of use as a surface parking lot within the C-3-O(SD) District.

*Conditions of approval have been added to require the provision of one parking space for car share vehicles.*

- E. **Bicycle Parking.** Section 156(i) requires that one Class 2 bicycle parking space be installed for every 50 linear feet of frontage of the parking lot, either adjacent to the public sidewalk, or within the public sidewalk upon approval by appropriate City agencies.

*The subject lot has 85 linear feet of frontage along Howard and 57.5 linear feet of frontage along 2<sup>nd</sup> Street. Conditions of approval have been added to require the provision of four Class 2 bicycle parking spaces, two along Howard Street and two along 2<sup>nd</sup> Street.*

7. **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 Project would allow the continued, temporary operation of a relatively small-scale surface parking lot, which will provide parking for the retail, office, and entertainment uses in the vicinity. The parking lot will serve as a suitable interim use, pending the future development of the property.*

- 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 Project Site can be accessed by vehicles via an curb cut on Howard Street, and exit via a curb cut on Malden Alley. The lot is presently striped to accommodate 20 vehicles in a non-tandem configuration, and is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.*

- 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 entry to the existing parking lot is located along 2<sup>nd</sup> Street, with the exit onto Malden Alley. The movement of vehicles to and from the lot should not cause substantial disruption of traffic flow.*

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

*There are no structures on the site that would cause excessive glare. The parking lot is paved, and therefore does not generate dust from vehicular movements. Some noise and odor may be generated by the operation of vehicles on the site, however, these impacts will be relatively minor given the small size and intensity of the lot.*

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

*Conditions of approval have been added to require the planting of four trees within these planters to provide canopy screening as the trees mature. Screening, parking areas, lighting, and signs will remain the same, as the parking lot use is not being intensified.*



- 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 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 Neighborhood Commercial District.

*The proposed project is consistent with the stated purposes of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

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

## TRANSPORTATION

### Objectives and Policies

#### **OBJECTIVE 31:**

ESTABLISH PARKING RATES AND OFF-STREET PARKING FARE STRUCTURES TO REFLECT THE FULL COSTS, MONETARY AND ENVIRONMENTAL, OF PARKING IN THE CITY.

#### **Policy 31.1:**

Set rates to encourage short-term over long term automobile parking.

*While policies within the General Plan generally discourage the provision of additional parking within Downtown, the proposed parking lot would be operated as a temporary, interim use pending future development of the Project Site. The pricing for parking at the lot has been structured in a manner that discourages long-term commuter parking, in favor of short-term use by shoppers or visitors to the area.*

## TRANSIT CENTER DISTRICT PLAN

### Objectives and Policies

#### **OBJECTIVE 4.43:**

LIMIT THE CONTINUANCE OF SURFACE PARKING LOTS AND ENSURE THAT LOTS CONTRIBUTE TO THE PUBLIC REALM.

#### **Policy 4.54:**

Do not permit any new surface parking lots in the district, including as temporary uses.

#### **Policy 4.56:**

Require that temporary surface parking lots, as a condition of any re-authorization, include facilities for other non-private auto modes, including parking for car sharing vehicles and bicycles.

*The Project involves the continuation of an existing surface parking lot, and would not create any new surface parking area. The project sponsor would provide parking for bicycles and car-share vehicles as a condition of approval.*

9. **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.

*The Project will not displace any existing retail uses. The pricing for the parking lot as been structured in a manner that favors short-term parking over long-term commuter parking. Therefore, the availability of parking for patrons of retail and restaurant uses in the vicinity may help to bolster the viability of these establishments.*

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

*The Project would allow the continued operation of an existing temporary surface parking lot. Such lots can be found in the vicinity, on properties that could be developed with future permanent uses. The temporary presence of this surface parking lot is not detrimental to the character of the neighborhood.*

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

*No housing is removed for this Project.*

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

*The parking lot is a relatively small, low-intensity operation that is not expected to draw substantial volumes of traffic to the area. The presence of the off-street parking spaces should alleviate pressure on the use of on-street parking spaces in the neighborhood.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities.*

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

*The Project Site is not occupied by structures, with the exception of a small attendant's shed. The Project will not have an impact on seismic safety.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does 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.*

10. 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.

11. 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. 2014.1316C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 24, 2015, 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 January 12, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 12, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the continued operation of a temporary surface parking lot (d.b.a. **Mile Hi Valet Services**) located at 201 2<sup>nd</sup> Street, Block 3736, Lot 097, pursuant to Planning Code Section(s) **156 and 303** within the **C-3-O(SD) (Downtown Office, Special Development)** District and a **350-S** Height and Bulk District; in general conformance with plans, dated **June 24, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1316C** and subject to conditions of approval reviewed and approved by the Commission on **January 12, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 12, 2016** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

### PARKING AND TRAFFIC

6. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **XXX (XXX)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

7. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than four Class 2 bicycle parking spaces.

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

## DESIGN

8. **Interior Trees.** Pursuant to Planning Code Section 156(l)(C), the Project Sponsor shall plant a minimum of four (4) trees within the landscape planters within the interior of the lot. The trees shall be evenly distributed throughout the planters, with the intent of achieving a minimum canopy coverage of 50% of the parking lots' hardscape within 15 years of the installation of these trees. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

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>*

## MONITORING - AFTER ENTITLEMENT

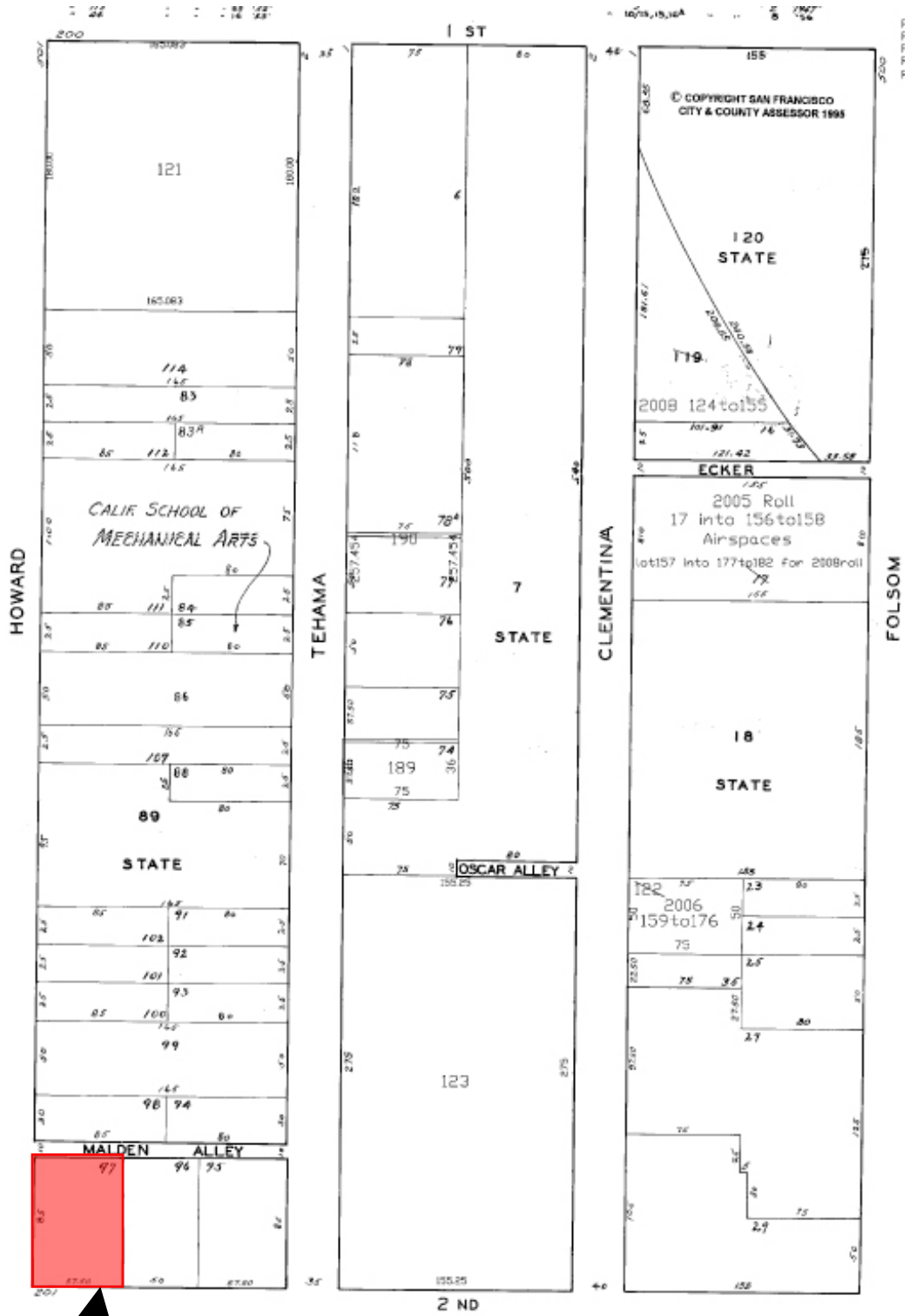
10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176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

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

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

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

# Parcel Map



**SUBJECT PROPERTY**

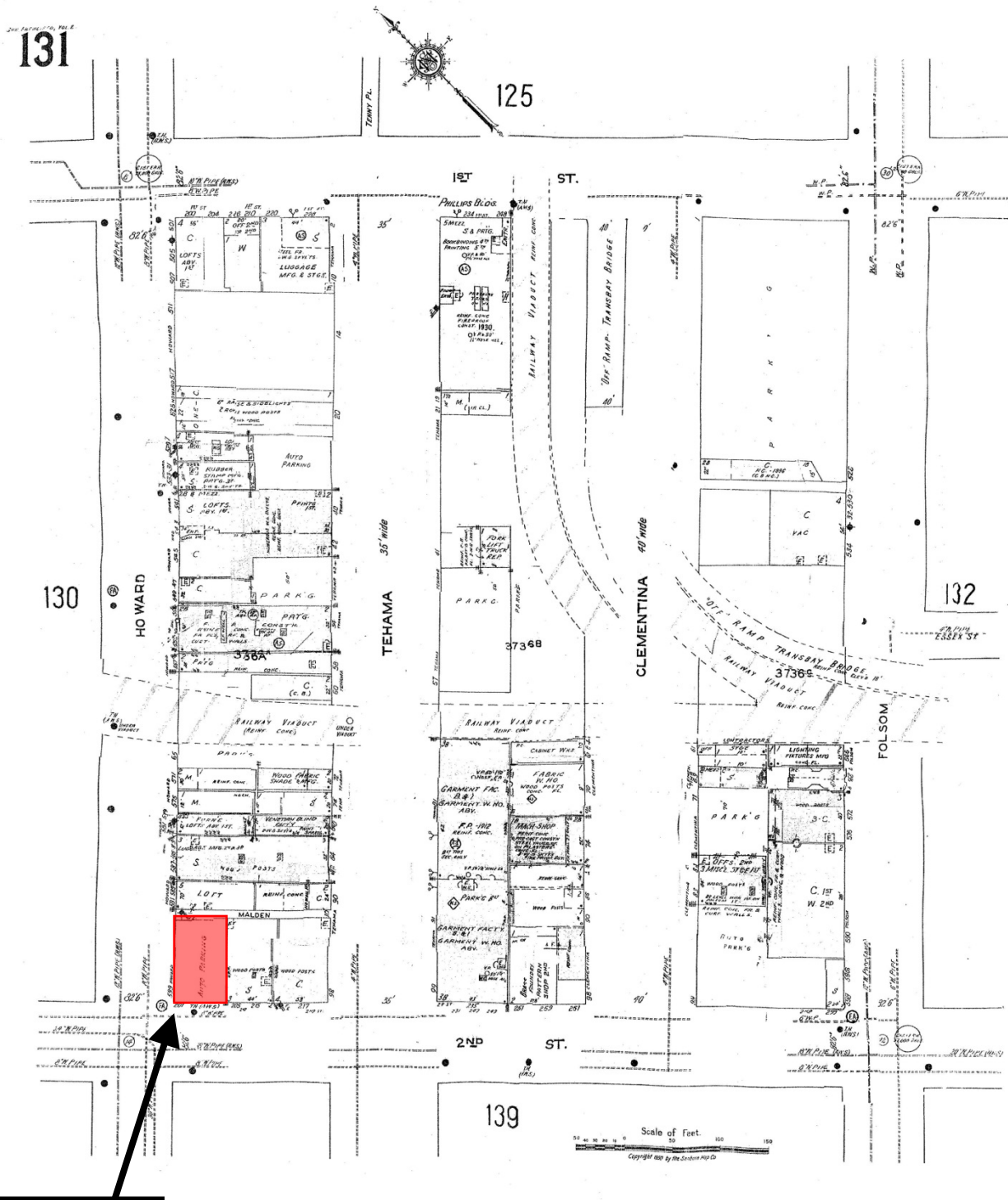


Conditional Use Authorization Hearing  
 Case Number 2014.1316C  
 Surface Parking Lot Extension  
 201 2nd Street



# Sanborn Map\*

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S  
USE ONLY FOR HISTORICAL CONTEXT



**SUBJECT PROPERTY**

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

Conditional Use Authorization Hearing  
Case Number 2014.1316C  
Surface Parking Lot Extension  
201 2nd Street



# Aerial Photo

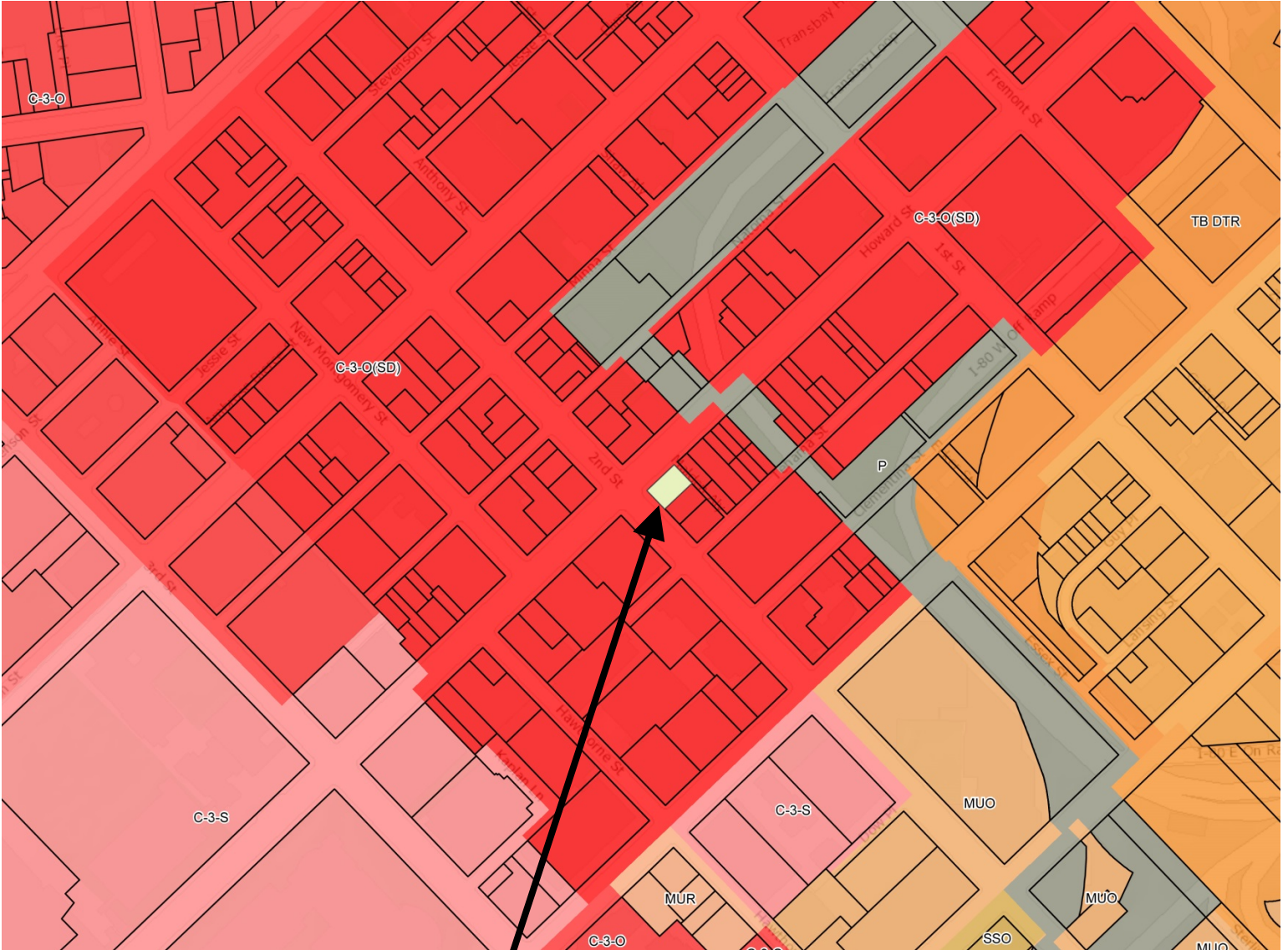


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2014.1316C  
Surface Parking Lot Extension  
201 2<sup>nd</sup> Street

# Zoning Map



SUBJECT PROPERTY



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201 2nd Street

# Site Photos



Conditional Use Authorization Hearing  
Case Number 2014.1316C  
Surface Parking Lot Extension  
201 2<sup>nd</sup> Street


# Site Photos



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# Rate Structure

## 201 SECOND ST.

<p style="text-align: center; margin: 0;"><b>PARKING RATES</b></p> <p>Early Bird Flat Rate _____ \$ <b>35.00</b> <small>(In by 8:30AM)</small></p> <p>Sunday to Wednesday _____ \$ <b>15.00</b> <small>(ENTER AFTER 3PM)</small></p> <p>Thursday _____ \$ <b>20.00</b> <small>(ENTER AFTER 3PM)</small></p> <p>Friday and Saturday _____ \$ <b>25.00</b> <small>(ENTER AFTER 3PM)</small></p> <p>Full Size Trucks &amp; Vans or 24Hrs. _____ \$ <b>50.00</b> <small>(HANDICAP EXEMPT FROM FULL SIZE RATE PERMIT REQUIRED)</small></p> <hr/> <p><b>METERED PARKING DISCOUNT</b> To receive a discount off All Day Rate below, use the parking meter for the time period displayed on the meter. Non-payment or parking beyond the displayed time will invalidate the discount and the All Day Rate will apply. An invoice for the All Day Rate will be placed on your vehicle.</p> <hr/> <p><b>ALL DAY RATE:</b> <b>\$50.00 PER DAY</b> An invoice for the All Day Rate will be placed on your vehicle. To receive a discount of the All Day Rate, see above "Metered Parking Discount"</p> <hr/> <p><b>CONTRACT</b> Please do not park here if you do not agree to the terms of this Contract. Monitored 24 hours / 7 days per week.</p>	<p style="text-align: center; margin: 0;"><b>HOURS OF OPERATION</b></p> <p style="text-align: center; margin: 0;">Mon - Fri: 8:00AM - 7:00PM</p> <p style="text-align: center; margin: 0;"><small>Special Event Rates As Posted All Rates Expire 6AM</small></p> <p>Lost Tickets Must Pay Daily Maximum Rate All Rates Including 25% SF Parking Tax <b>No In And Out / No Refunds</b></p> <p>Unpaid Or Partial Payment Are Subject To Towing At Owners Expense C.V.C 22658</p> <p>Unauthorized or overtime or improperly parked vehicles will be charged an additional violation fee plus search fee 24 hours a day collected by TicketTrack. 1-800-207-9551</p> <hr/> <p><b>THE OPERATOR OF THIS FACILITY IS REQUIRED TO OFFER YOU A MACHINE PRINTED RECEIPT, EVEN IF YOU PAY A FLAT FEE. IF YOU REQUEST A RECEIPT, BUT TO NOT RECEIVE A MACHINE PRINTED RECEIPT, OR IF YOU CONTEST THE AMOUNT OF RENT CHARGED FOR PARKING, PLEASE CALL THE SAN FRANCISCO TAX COLLECTOR'S OFFICE AT (415)554-6403</b></p> <hr/> <p>RATES INCLUDES 25% MUNICIPAL PARKING TAX NO ATTENDANT ON DUTY ANYTIME - PARK &amp; LOCK AT YOUR OWN RISK</p> <hr/> <p style="text-align: center; font-size: small;">Parking Management Provided By</p> <div style="text-align: center;">  <p><b>TOWNE</b> PARK</p> </div> <p style="text-align: center; font-size: x-small;">Operated by Wix W Yield Services, Inc., Part of the Towne Park Family of Companies</p>	<p style="text-align: center; margin: 0;"><b>THIS CONTRACT LIMITS OUR LIABILITY</b> - READ IT -</p> <p>The monthly pass or daily ticket holder is allowed to park ONE, AUTOMOBILE in this parking facility as directed. The customer is solely responsible for and assumes all liability arising from loss of use or damage to vehicle or any article left therein. We assume no liability for theft, fire, collision or damage in any case. All claims for adjustments must be presented before vehicle is taken from the facility. We rent space only and no bailment is created. We are not responsible for loss of or damage to vehicle or contents. Facility hours are posted. Vehicles left after hours are left at owners responsibility. Additional fees may be charged. Acceptance of the monthly pass or daily ticket constitutes acknowledgement by holder that he/she has read and agrees to the foregoing. No employee or agent may alter or enlarge our liability hereunder orally or otherwise.</p> <hr/> <p style="text-align: center; font-size: small;">Cars Left Without Keys Will Be Charged <b>\$40.00 Moving Fee</b> Or Towed off The Lot At Owners Expense C.V.C 22658</p> <hr/> <p style="text-align: center; font-size: large;">TEL: (415) 777-4042</p>
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Conditional Use Authorization Hearing  
Case Number 2014.1316C  
Surface Parking Lot Extension  
201 2nd Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
201 2nd Street		3736/097	
Case No.	Permit No.	Plans Dated	
2014.1316C			
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification <b>(GO TO STEP 7)</b>
Project description for Planning Department approval.			
Continuation of existing use as surface parking lot and add four bicycle parking spaces, one car share space, and movable planter boxes.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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



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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input checked="" type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;">_____</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>: _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p> <p>_____</p>	
<p><b>Preservation Planner Signature:</b></p> <p>_____</p>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name: Carly Grob</b></p> <hr/> <p><b>Project Approval Action:</b></p> <p style="padding-left: 20px;">Planning Commission Hearing</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <div style="font-size: 2em; font-weight: bold; text-align: center;">       Carly Grob     </div> <div style="font-size: x-small; padding-left: 20px;">       Digitally signed by Carly Grob        DN: dc=org, dc=sfgov,        dc=cityplanning,        ou=CityPlanning, ou=Current        Planning, cn=Carly Grob,        email=Carly.Grob@sfgov.org        Date: 2017.01.04 12:42:25        -08'00'     </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required. ATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>

