



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: APRIL 21, 2016

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

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

*Date:* April 14, 2016  
*Case No.:* **2015-013112CUA**  
*Project Address:* **2222 Market Street**  
*Zoning:* Upper Market Neighborhood Commercial Transit (NCT) District  
40-X, 50-X Height and Bulk District  
*Block/Lot:* 3560/031  
*Project Sponsor:* Brittney Beck  
Beck's Motor Lodge  
2222 Market Street  
San Francisco, CA 94114  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project Sponsor proposes to continue the operation of a temporary Community Residential Parking Lot on a portion of the existing accessory parking for the existing Motel (d.b.a. Beck's Motor Lodge). The nine (9) parking spaces to be used as Community Residential Parking are accessed off 15<sup>th</sup> Street, and located at the rear of the Motel. Spaces are rented on a monthly basis to nearby residents, and one space is leased to a car-share operator. The use was previously authorized for a period of two years, as Code permitted, through Conditional Use Authorization by the Planning Commission through Motion 18796. Section 156(f) of the Planning Code does not permit permanent parking lots within the NCT Districts, the current request is for a period of five (5) years, as Code now permits. No physical changes are proposed to either the existing building or parking lots.

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is located on the north side of Market Street, between Noe and Sanchez Streets, and is also a through lot with frontage along 15<sup>th</sup> Street, Block 3560, Lot 031. The subject property is located within the Upper Market Street Neighborhood Commercial Transit ("NCT") District and 40-50-X Height and Bulk District. The 18,457-square foot polygonal lot measures approximately 125' x 115' x 81' x 95' x 115' and is developed with a 20,456-square foot, three-story motel. The Property has 125 feet of primary frontage along Market Street and 95 feet of secondary frontage along 15<sup>th</sup> Street, with two driveways on each frontage.

Beck's Motor Lodge was originally constructed in 1958 with a central courtyard that was paved to provide 38 accessory parking spaces. A rear addition to the courtyard motel was constructed in 1972 that

also provided an additional 19 parking spaces, 9 of which are located at the rear of the building with access only from 15<sup>th</sup> Street, and are the subject of the current application.

Beck's Motor Lodge was one of several automobile-oriented businesses constructed on Upper Market Street in the 1950s, including the former Burke's Drive-In at 2100 Market Street (ca. 1955), and the former Arnest's Drive-In at 2200 Market Street (ca. 1950). It is eligible for listing on the California Register as a well-preserved example of a Googie-style courtyard motel, including a U-shaped plan with a central courtyard area for parking, rooms arranged along exterior circulation paths, and a prominent office near the roadway with a large porte-cochere. The property is also associated with the historic commercial development along Upper Market Street and has been identified as a contributing property to the Upper Market Street Commercial Historic District.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the Subject Property is mixed-use in character, with a variety of commercial uses predominantly at the ground floor, with multi-family dwelling units above the ground floor. The commercial establishments provide limited convenience goods to adjacent neighborhoods but also serve as a shopping street for a broader trade area. There is a mix of building heights between two and four stories in the surrounding area; however, a newly constructed five-story building is immediately adjacent to the Subject Property to the east at the corner of Market and Sanchez. An additional five-story building has recently received Planning Commission approval for the property immediately adjacent to the west as part of Case No. 2014.1510C and Motion 19568. At the rear of the Subject Property, the neighborhood is residential with a mix of single- and multi-family dwellings.

The area is well-served by transit and is anchored by the Market Street subway, with stations at both Church and Castro Streets, as well as the F-Market historic streetcar line. In addition to the multitude of MUNI light rail lines (F, J, K, L, M, N, and T) that run through the District, there are also key cross-town MUNI bus lines (22 and 24) in proximity to the site running down Divisadero/Castro and Fillmore. Market Street is also a primary bicycle corridor. Residential parking is not required by Code and is generally limited in availability, and controls in the District prohibit access to off-street parking from Market and Church Streets, in order to preserve and enhance the pedestrian-oriented character.

## **ENVIRONMENTAL REVIEW**

The Project is not subject to the California Environmental Quality Act ("CEQA"), as there is no physical change in the environment, and therefore not considered a "project" under CEQA.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 1, 2016	March 30, 2016	22 days
Posted Notice	20 days	April 1, 2016	April 1, 2016	20 days
Mailed Notice	20 days	April 1, 2016	April 1, 2016	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has received one communication in support of the Project.
- The Project Sponsor originally had casual conversations about the proposal with Sullivan's Funeral Services, their neighbor to the west, along with other neighbors in the vicinity of the lot. Additionally, the Project Sponsor has discussed the proposal with District Supervisor Wiener and the Castro Merchants Association. The Project Sponsor has received positive feedback from the car share organization and neighbors that utilize the spaces, and quickly receives inquiries when there is a new availability.

## **ISSUES AND OTHER CONSIDERATIONS**

- There are a total of 57 parking spaces on the Subject Property, and Beck's Motor Lodge contains 56 guestrooms plus 1 manager's unit. As some patrons of Beck's Motor Lodge do not require parking, full use of the 57 parking spaces as accessory parking to the Motel use results in an under-utilization of the facility. The Project and the continued use of nine (9) spaces at the rear for Community Residential Parking results in a more efficient use of the existing parking facilities.
- The nine (9) spaces have been utilized for car sharing and by nearby residents as off-street parking since 2007 without complaints from the neighborhood or resulting negative effects on traffic or the pedestrian- and transit-oriented character of the District.
- The property is individually eligible for listing on the California Register as an intact Googie-style courtyard motel and has been identified as a contributing property to the Upper Market Street Commercial Historic District.
- The Transportation Element of the General Plan encourages existing parking sites, when not being utilized by businesses, to be made available for short-term or evening parking by nearby residents in the surrounding neighborhood.
- Pursuant to Planning Code Section 156(f), permanent parking lots are not permitted in NCT Districts, and temporary parking lots may be approved as Conditional Uses for a period not to exceed five years from the date of approval.

## **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 Community Residential Parking Lot for nine (9) vehicles on a portion of the existing accessory parking for an existing Motel (d.b.a. Beck's Motor Lodge) within the Upper Market Street Neighborhood Commercial Transit District, pursuant to Planning Code Sections 303 and 733.95.

## **BASIS FOR RECOMMENDATION**

- Beck's Motor Lodge has provided temporary parking at the Subject Property since 2007 without complaints from the neighborhood or negative effects on the pedestrian- and transit-oriented character of the District.
- The Project does not propose any exterior or interior alterations.
- The nine parking spaces are limited to the rear parking area behind the Motel, and exclusively accessed from 15<sup>th</sup> Street.
- The Project will continue to provide needed off-street parking for a car-share program and nearby residents.
- The Project will not negatively impact the historic integrity of the property.
- Beck's Motor Lodge is an independent, locally-owned business that is historic and contributes to the character of the Castro/Upper Market Street neighborhood.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- 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  
Zoning Map  
Aerial Photographs  
Site Photographs  
Project Plans

Attachment Checklist

- |                                                         |                                                                                            |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>                                                       |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>                                                          |
| <input type="checkbox"/> Height & Bulk Map              | <input 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

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

AWP: G:\Documents\CU\2015-013112CUA - 2222 Market St\Case Report\ExecutiveSummary\_2222 Market.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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*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"/> Transportation Sustainability Fee (Sec. 411A) |
|                                                                  | <input type="checkbox"/> Other                                         |

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## Planning Commission Draft Motion

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[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 733.95 OF THE PLANNING CODE, TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY COMMUNITY RESIDENTIAL PARKING LOT ON A PORTION OF THE EXISTING ACCESSORY PARKING FOR AN EXISTING MOTEL (D.B.A. BECK'S MOTOR LODGE) WITHIN THE UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT AND A 40-X, 50-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On October 1, 2015 Brittney Beck (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 733.95 to allow the continued operation of a temporary Community Residential Parking Lot on a portion of the existing accessory parking for an existing Motel (d.b.a. Beck's Motor Lodge) within the Upper Market Neighborhood Commercial Transit (NCT) District and a 40-X, 50-X Height and Bulk District.

On April 21, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-013112CUA.

The Project is not subject to the California Environmental Quality Act ("CEQA"), as there is no physical change in the environment, and therefore not considered a "project" under CEQA.

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. 2015-013112CUA, 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 Subject Property is located on the north side of Market Street, between Noe and Sanchez Streets, and is also a through lot with frontage along 15<sup>th</sup> Street, Block 3560, Lot 031. The subject property is located within the Upper Market Street Neighborhood Commercial Transit ("NCT") District and 40-50-X Height and Bulk District. The 18,457-square foot polygonal lot measures approximately 125' x 115' x 81' x 95' x 115' and is developed with a 20,456-square foot, three-story motel. The Property has 125 feet of primary frontage along Market Street and 95 feet of secondary frontage along 15<sup>th</sup> Street, with two driveways on each frontage.

Beck's Motor Lodge was originally constructed in 1958 with a central courtyard that was paved to provide 38 accessory parking spaces. A rear addition to the courtyard motel was constructed in 1972 that also provided an additional 19 parking spaces, 9 of which are located at the rear of the building with access only from 15<sup>th</sup> Street, and are the subject of the current application.

Beck's Motor Lodge was one of several automobile-oriented businesses constructed on Upper Market Street in the 1950s, including the former Burke's Drive-In at 2100 Market Street (ca. 1955), and the former Arnest's Drive-In at 2200 Market Street (ca. 1950). It is eligible for listing on the California Register as a well-preserved example of a Googie-style courtyard motel, including a U-shaped plan with a central courtyard area for parking, rooms arranged along exterior circulation paths, and a prominent office near the roadway with a large porte-cochere. The property is also associated with the historic commercial development along Upper Market Street and has been identified as a contributing property to the Upper Market Street Commercial Historic District.

3. **Surrounding Properties and Neighborhood.** The area surrounding the Subject Property is mixed-use in character, with a variety of commercial uses predominantly at the ground floor, with multi-family dwelling units above the ground floor. The commercial establishments provide limited convenience goods to adjacent neighborhoods but also serve as a shopping street for a broader trade area. There is a mix of building heights between two and four stories in the surrounding area; however, a newly constructed five-story building is immediately adjacent to the Subject Property to the east at the corner of Market and Sanchez, and an additional five-story building has recently received Planning Commission approval for the property immediately adjacent to the west as part of Case No. 2014.1510C and Motion 19568. At the rear of the Subject Property, the neighborhood is residential with a mix of single- and multi-family dwellings.

The area is well-served by transit and is anchored by the Market Street subway, with stations at both Church and Castro Streets, as well as the F-Market historic streetcar line. In addition to the multitude of MUNI light rail lines (F, J, K, L, M, N, and T) that run through the District, there are also key cross-town MUNI bus lines (22 and 24) in proximity to the site running down Divisadero/Castro and Fillmore. Market Street is also a primary bicycle corridor. Residential parking is not required by Code and is generally limited in availability, and controls in the District prohibit access to off-street parking from Market and Church Streets, in order to preserve and enhance the pedestrian-oriented character.

4. **Project Description.** The Project Sponsor proposes to continue the operation of a temporary Community Residential Parking Lot on a portion of the existing accessory parking for the existing Motel (d.b.a. Beck's Motor Lodge). The nine (9) parking spaces to be used as Community Residential Parking are accessed off 15<sup>th</sup> Street, and located at the rear of the Motel. Spaces are rented on a monthly basis to nearby residents, and one space is leased to a car-share operator. The use was previously authorized for a period of two years, as Code permitted, through Conditional Use Authorization by the Planning Commission through Motion 18796. Section 156(f) of the Planning Code does not permit permanent parking lots within the NCT Districts, the current request is for a period of five (5) years, as Code now permits. No physical changes are proposed to either the existing building or parking lots.
5. **Public Comment/Community Outreach.** To date, the Department has not received any communications with regard to the Project. The Project Sponsor originally had casual conversations about the proposal with Sullivan's Funeral Services, their neighbor to the west, along with other neighbors in the vicinity of the lot. Additionally, the Project Sponsor has discussed the proposal with District Supervisor Wiener and the Castro Merchants Association. The Project Sponsor has received positive feedback from the car share organization and neighbors that utilize the spaces, and quickly receives inquiries when there is a new availability.
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. **Screening of Parking.** Planning Code Section 156(c)(1) states that any parking lot for the parking of two or more automobiles which adjoins a lot in any R District, or which faces a lot



in any R District across a street or alley, shall be screened from view therefrom, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.

*The Project's frontage along 15<sup>th</sup> Street is adjacent to and across from an R District, and therefore requires screening. The existing parking lot meets this requirement as five of the nine parking spaces are located within the soft story of the building above which minimizes their view, and the remaining spaces are screened from view by two planter beds that contain evergreen plants not less than four feet in height.*

- B. **Lighting.** Planning Code Section 156(d) states that all artificial lighting used to illuminate a parking lot for any number of automobiles in any District shall be arranged so that all direct rays from such lighting fall entirely within such parking lot.

*The subject parking lot is not illuminated, and the Project will not install any new lighting system.*

- C. **Repair of Vehicles.** Planning Code Section 156(e) states that no parking lot for any number of automobiles shall have conducted upon it any dead storage or dismantling of vehicles, or any repair or servicing of vehicles other than of an emergency nature.

*The subject parking lot will be rented out on a monthly basis to individual residents in the vicinity and a car share program; no storage, dismantling, service or repair of vehicles will take place, except of an emergency nature.*

- D. **Permanent Parking Lots in NCT Districts.** Planning Code Section 156(f) states that no permanent parking lot shall be permitted in C-3 and NCT Districts. Temporary parking lots may be approved as Conditional Uses, pursuant to the provisions of Section 303 for a period not to exceed five years from the date of approval.

*The Project Sponsor has submitted a request for Conditional Use Authorization for a temporary parking lot, and has acknowledged that they will be required to apply for and receive Conditional Use Authorization five years from the date of this approval, in order to continue the use of the nine (9) spaces as a temporary parking lot for Community Residential Parking.*

- E. **Non-Accessory Parking in NCT Districts.** Planning Section 158.1 of the Planning Code states that non-accessory parking facilities in NCT Districts shall meet the rate structure of Section 155(g), shall meet all relevant urban design requirements, such parking shall not be accessed from a protected frontage, the Project Sponsor has produced a survey of the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned within ½-mile of the subject site, and the proposed facility shall dedicate no less than 5% of its spaces for short-term transient use by car share vehicles, vanpool, rideshare, or other co-operative auto programs.

*The Project will continue to rent spaces on a monthly basis to neighbors in the vicinity and dedicate one parking space for a car share program. The subject parking lot is screened from view through the existing building's architecture and two planters with evergreen plants, and is solely accessed from 15<sup>th</sup> Street, which is not a protected frontage listed in the Code. The Project Sponsor has submitted to the Department a survey of the supply of parking within ½-mile of the Project Site.*

- F. **Community Residential Parking.** Planning Code Section 733.95 states that a Conditional Use Authorization is required for Community Residential Parking, as defined by Planning Code Section 790.10 as a use which provides parking accommodations, including a garage or lot, for the storage of private passenger automobiles for residents of the vicinity and for off-street car-share parking spaces, within the Upper Market Street NCT District.

*The Project Sponsor has submitted a request for Conditional Use Authorization to continue to rent, on a monthly basis, eight (8) parking spaces for use by residents of the vicinity and one (1) space for use by a car-share program. This Conditional Use Authorization would be for a temporary authorization of five (5) years.*

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 Subject Property contains a Motel that has 56 guest rooms, 1 manager's dwelling unit, and 57 accessory parking spaces. Since not all of the motel's patrons require parking, the Project Sponsor proposes to continue to utilize nine (9) spaces that are located at the rear of the Motel and accessed solely off 15<sup>th</sup> Street as non-accessory parking for nearby residents and a car-share program on a monthly basis. This additional off-street parking will provide needed parking for those residents that lack sufficient off-street parking and for a popular car-share program. The otherwise underutilized spaces will allow a temporary use that is necessary and desirable for the neighborhood. The existing parking lot is not proposed to be enlarged or altered in any way to accommodate the temporary use.*

- 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 does not include any physical improvements to the Site since the proposed use since the proposed use is an existing surface parking lot. The Project will not add any new curb cuts*

*that would interfere with pedestrian, vehicular or MUNI traffic. The Project will benefit the surrounding neighborhood by providing needed parking for car share programs and off-street parking for neighboring residents. Access to the parking lot is solely off 15<sup>th</sup> Street, which is not a protected frontage.*

- 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;

*Traffic conditions will remain substantially unaltered by this Project because the proposed use provides nine (9) parking spaces for car-share programs and neighboring residents. The Project allows for a temporary continuation of an existing use.*

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

*The Project includes the utilization of parking spaces that have existing for over 40 years, and will therefore not create any additional noxious or offensive emissions such as glare, dust or odors. No additional alteration to the existing building or parking lot is proposed as part of the Project.*

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

*The existing parking lot complies with the landscaping, screening and lighting requirements of the Planning Code, and the Project does not propose any additional improvements.*

- 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 Project is consistent with the stated purposes of the Upper Market Street NCT District because it utilizes existing facilities and does not propose any new driveways or access points along Market Street that will adversely impact the District's pedestrian- and transit-oriented character and function. Furthermore, the livability of the District and its surrounding residential areas will be maintained by providing the convenience associated with car-share programs, and off-street parking for neighboring residents.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 6:

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

#### Policy 6.1:

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

#### Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

#### Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity

#### Policy 6.9:

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

*The Project allows for the utilization of existing unused accessory parking spaces for a Motel that has found that not all of their customers require an off-street parking space, and by so doing has responded to the demand for additional off-street parking for use by car-share programs and other nearby residents. This temporary authorization will allow for a more robust and economically viable small business that is locally owned, has operated in this location since 1958, and contributes to the overall diversity of uses in the District. The continued use of this existing parking lot for Community Residential Parking will not adversely affect the pedestrian- and transit-oriented character of the District, and will help to make a more livable neighborhood for the residents of the District. The existing lot is solely accessed from 15<sup>th</sup> Street, and no physical alterations to the building or lot are proposed.*

## TRANSPORTATION

### Objectives and Policies

#### OBJECTIVE 30:

ENSURE THAT THE PROVISION OF NEW OR ENLARGED PARKING FACILITIES DOES NOT ADVERSELY AFFECT THE LIVABILITY AND DESIRABILITY OF THE CITY AND ITS VARIOUS NEIGHBORHOODS.

**Policy 30.6:**

Make existing and new accessory parking available to nearby residents and the general public for use as short-term or evening parking when not being utilized by the business or institution to which it is accessory.

*The Project will utilize existing unused parking spaces to provide convenient and cost-effective parking for car-share programs and nearby residents, in addition to alleviating parking demand in order to maintain the high-quality living environment of the Castro/Upper Market Street neighborhood.*

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 alleviate on-street parking demand and therefore support the neighborhood-serving retail uses along Market Street and nearby secondary streets, including Noe, Sanchez and Church Streets.*

- 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 does not propose any changes to the existing building or parking lots, and no existing housing will be removed. The Project will utilize an existing facility that is otherwise underutilized by the Motel, and respond to demand for additional off-street parking by car-share programs and nearby residents, thereby preserving the livability and character of the existing 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 Project will not impede MUNI service or overburden streets or neighborhood parking, and will instead help alleviate the neighborhood's demand for additional off-street parking through continued use of underutilized accessory parking spaces for the Motel.*

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

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

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

*The Project does not involve any physical or structural improvements to the Site.*

- G. That landmarks and historic buildings be preserved.

*The Project does not propose any alterations or improvements to this historic building*

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

*The Project does not include any alterations to the existing building and 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. 2015-013112CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 7, 1972, 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 April 21, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 21, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the continued operation of a temporary Community Residential Parking Lot on a portion of the existing accessory parking for an existing Motel (d.b.a. Beck's Motor Lodge) located at 2222 Market Street (Block 3560, Lot 031) pursuant to Planning Code Sections 303 and 733.95 within the Upper Market Neighborhood Commercial Transit (NCT) District and a 40-X, 50-X Height and Bulk District; in general conformance with plans, dated June 7, 1972, and stamped "EXHIBIT B" included in the docket for Case No. 2015-013112CUA and subject to conditions of approval reviewed and approved by the Commission on April 21, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 21, 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)*

## MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

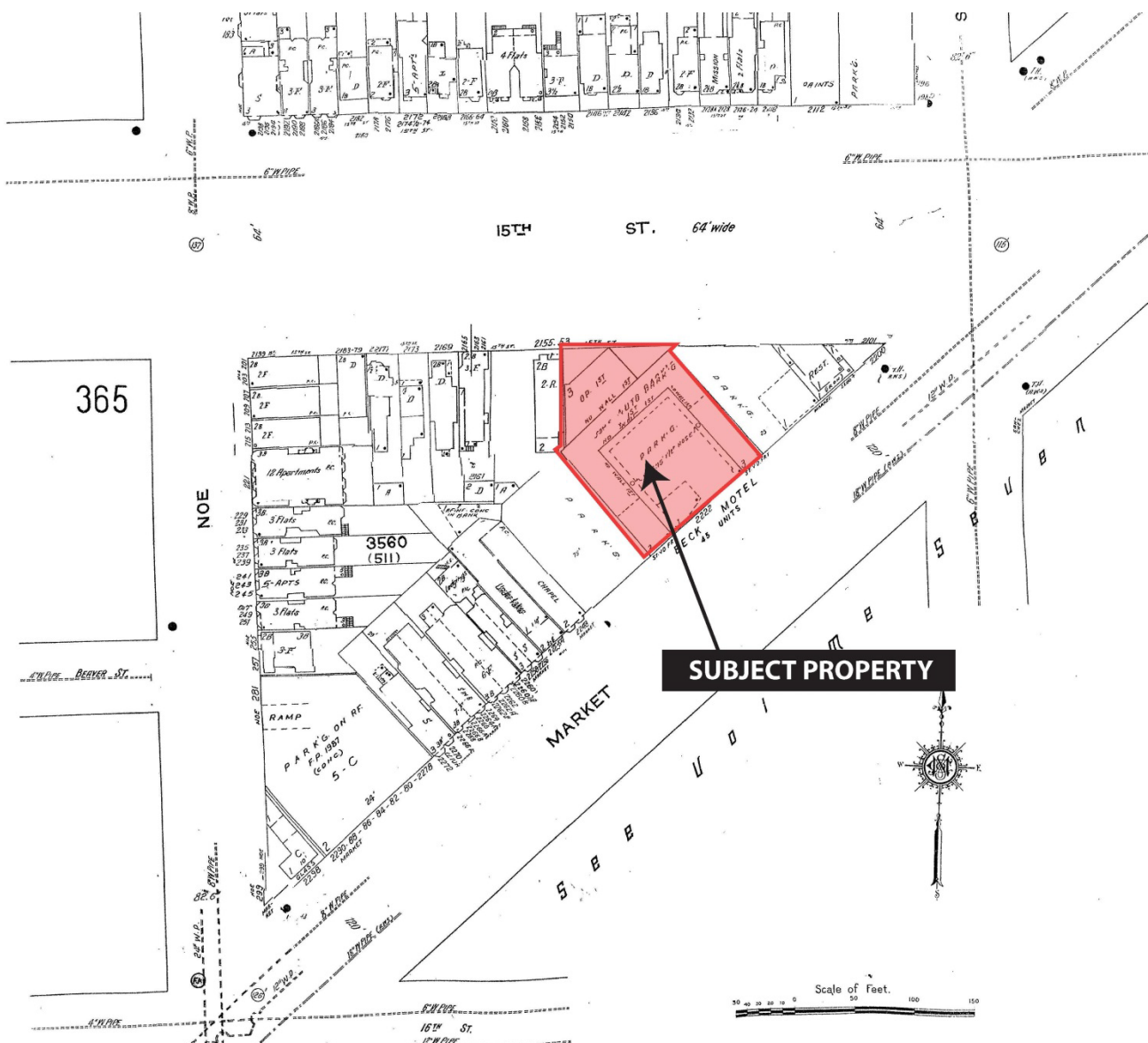
## OPERATION

8. **Temporary Parking Lot.** The authorization to operate a temporary Community Residential Parking Lot with nine (9) spaces, is valid for a period not to exceed five (5) years from the date of approval of this Conditional Use, pursuant to Planning Code Section 156(f).  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Exhibits

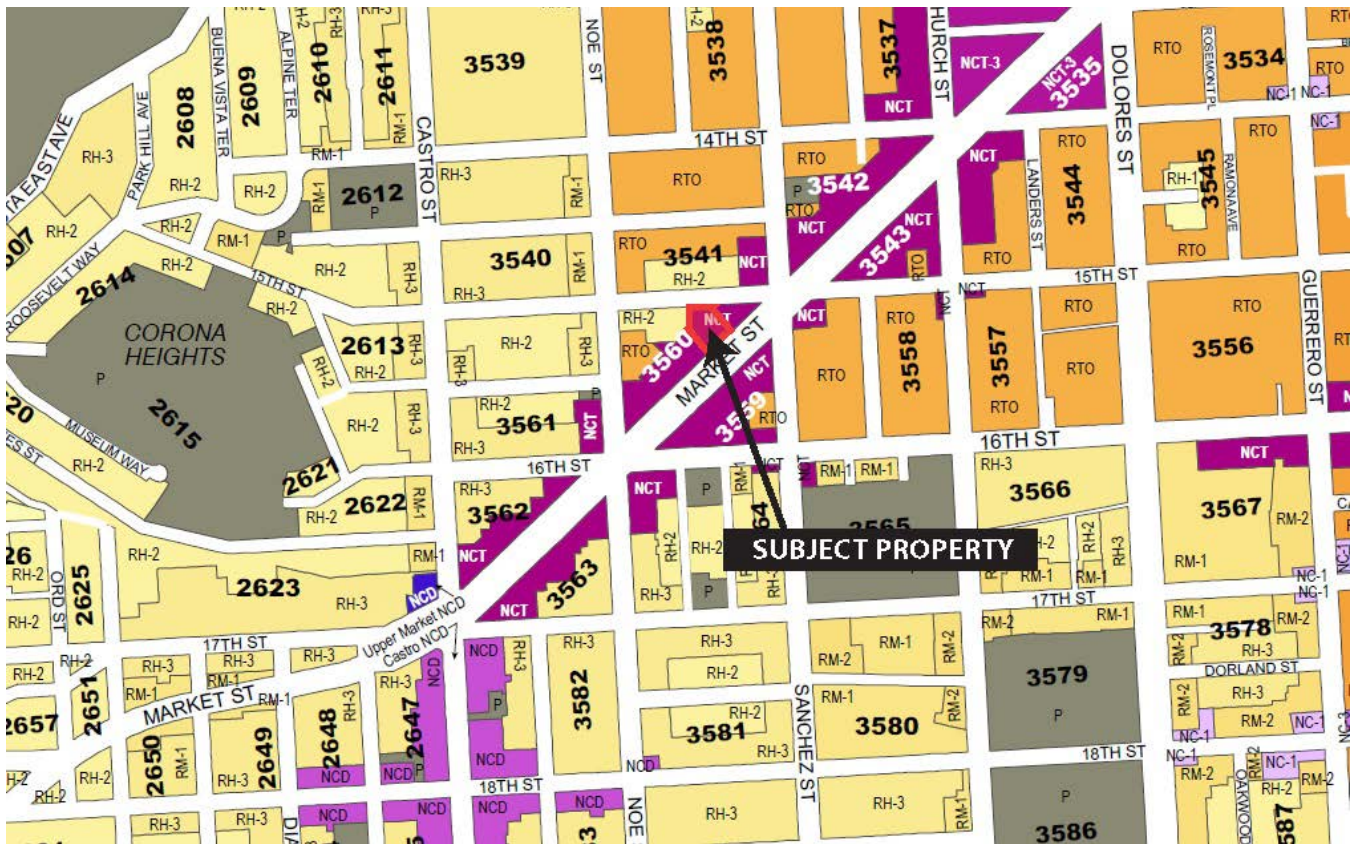


# Sanborn Map\*



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

# Zoning Map





# Aerial Photo (oriented north)





(oriented south)



## Context Photos (seen from Market Street)





(seen from 15<sup>th</sup> Street)



(seen from 15<sup>th</sup> Street)



(opposite side of 15<sup>th</sup> Street)



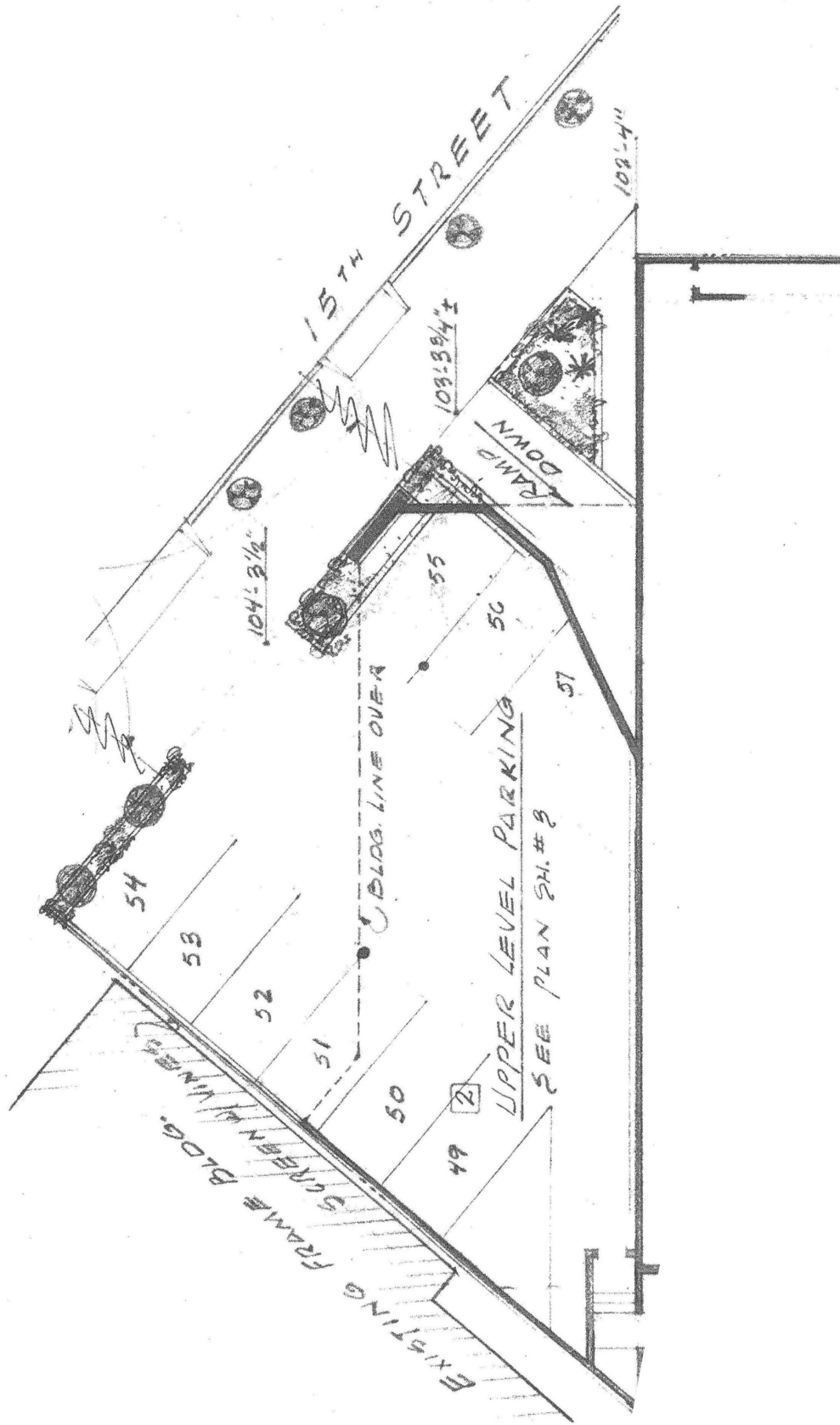
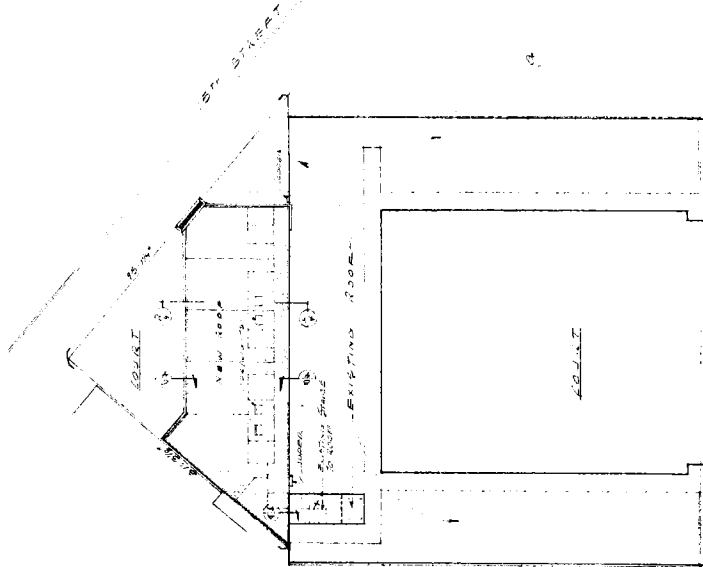


EXHIBIT B

INDEX TO DRAWINGS	
1	SITE PLAN - BUILDING & PARKING
2	FOUNDATION PLAN & DETAILS
3	UPPER LEVEL PLAN & DETAILS
4	SECTION & DETAILS
5	SECTION & DETAILS
6	SECTION & DETAILS
7	SECTION & DETAILS
8	SECTION & DETAILS
9	SECTION & DETAILS
10	SECTION & DETAILS
11	SECTION & DETAILS
12	SECTION & DETAILS
13	SECTION & DETAILS
14	SECTION & DETAILS
15	SECTION & DETAILS
16	SECTION & DETAILS

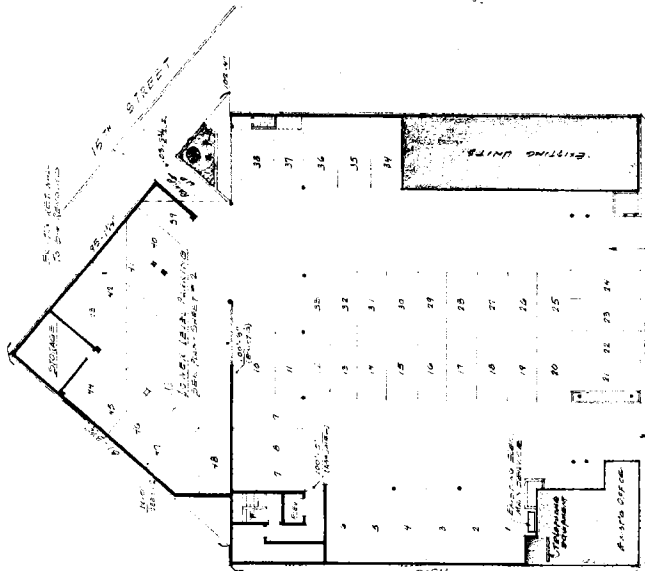
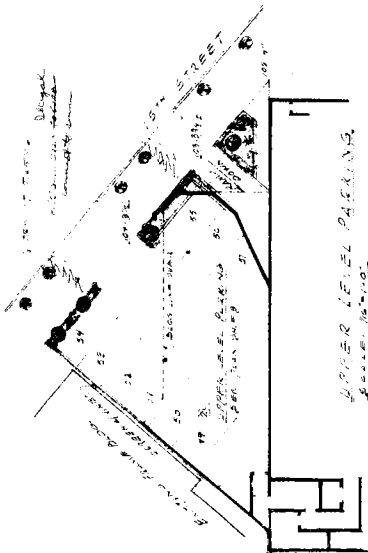
RECORD TO BE MADE OF  
 1. ALL WORK  
 2. ALL MATERIALS  
 3. ALL LABOR  
 4. ALL EQUIPMENT  
 5. ALL TOOLS  
 6. ALL SUPPLIES  
 7. ALL UTILITIES  
 8. ALL INSURANCE  
 9. ALL TAXES  
 10. ALL PERMITS  
 11. ALL LICENSES  
 12. ALL BONDS  
 13. ALL AGREEMENTS  
 14. ALL CORRESPONDENCE  
 15. ALL CHANGES  
 16. ALL VARIATIONS  
 17. ALL DISCREPANCIES  
 18. ALL OMISSIONS  
 19. ALL ADDITIONS  
 20. ALL DELETIONS



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 18. ALL OMISSIONS  
 19. ALL ADDITIONS  
 20. ALL DELETIONS

ROOF PLAN  
 SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	SCALE
1	10/1/54	AW	1/8" = 1'-0"
AUGUST E. WAEGERMANN CIVIL ENGINEER 47 KEARNY STREET, SAN FRANCISCO, CALIFORNIA 94102			
10 ROOM ADDITION TO BECK'S HOTEL 2222 MARKET ST. SAN FRANCISCO, CALIF.			
SITE PLAN - PARKING LOT 1 - 100' x 100' 24' x 10'			



SITE PLAN - LOWER LEVEL PARKING  
 SCALE: 1/8" = 1'-0"

