



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use Authorization

HEARING DATE: OCTOBER 25, 2018

*Record No.:* **2016-012474CUA**  
*Project Address:* **118-134 Kissling Street**  
*Existing Zoning:* RED (Residential Enclave District) Zoning District  
40-X Height and Bulk District  
Western SoMa Special Use District  
*Proposed Zoning:* RED-MX (Residential Enclave-Mixed Zoning District)  
40-X Height and Bulk District  
Western SoMa Special Use District  
*Block/Lot:* 3516/039, 040, 041, and 042  
*Applicant:* John Kevlin, Rueben, Junius & Rose LLP  
One Bush Street, Suite 600, San Francisco, Ca 94014  
*Staff Contact:* Esmeralda Jardines – (415) 575-9144  
[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project includes constructing a four-level, 30-ft 6-in. tall, vehicle storage stacker for 96 spaces on Lots 039, 040, 041, and 042 in Block No. 3516 for an existing automotive repair shop (DBA Royal Motors). The Project also includes construction of a 32-ft 7-in. tall screen wall along Kissling Street.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 823, and 847.58, to permit the construction of vehicle storage stackers with 96 spaces serving an existing automotive repair use (DBA Royal Automotive Group) with a new screen wall along Kissling Street located at 118-134 Kissling Street, Lots: 039, 040, 041, and 042 in Assessor's Block 3516, within the Residential Enclave-Mixed Zoning District and a 40-X Height and Bulk District, and adopting findings under the California Environmental Quality Act.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** As of the date of this report, the Planning Department has one public comment regarding the proposed Ordinance. The Department has received correspondence from Marvis Phillips, Board Chair for District 6 Community Planners. Mr. Phillips explained that the District 6 Community Planners are in support of the "stackers" for the automotive repair facility. They are also in support of the rezoning to RED-MX Zoning District.

The aforementioned encourage the Planning Commission to support small businesses and approve the items.

- **Phase One Approval:** On March 10, 2016, the Planning Commission approved Motion No. 19588 adopting findings relating to the approval of a Conditional Use Authorization pursuant to Planning Code Sections 157.1, 303, and 844.71 for enclosed vehicle storage for a project proposing to establish three four-level stacker storage structures with a total of 132 spaces for an existing automotive repair facility within the WMUG (Western SoMa Mixed Use-General) Zoning District and 55-X Height and Bulk District, and adopting findings under the California Environmental Quality Act. This project was phase one of two for an expansion of an existing automotive repair entity (DBA Royal Motors).
- **Zoning Map Amendment.** This Conditional Use Authorization is contingent upon the proposed Zoning Map Amendment to San Francisco Map Sheet No. ZN07, which would rezone Block No. 3516 and Lot Nos. 039 (118-120 Kissling Street), 040 (124 Kissling Street), 041 (130 Kissling Street), and 042 (134 Kissling Street) from RED (Residential Enclave) to RED-MX (Residential Enclave-Mixed) Zoning District (see Case No. 2016-012474MAP).

Planning Code Section 813.58 states Vehicle Storage-Enclosed Lot, as defined by Planning Code Section 890.132, is not permitted in the Residential Enclave Zoning District. Planning Code Section 847.58 states that a Conditional Use Authorization is required for Vehicle Storage-Enclosed Lot, as defined by Planning Code Section 890.132 in the Residential Enclave-Mixed Zoning District. Without a rezoning, the existing and intended use at 118-134 Kissling Street would not be permitted. Therefore, a local industrial business would not be permitted to grow and expand at its current site.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and the Western SoMa Area Plan. The Project seeks to retain the existing automotive repair use (DBA Royal Motors) which occupies an approximately 62,000 sq. ft. site by following an expansion that would provide additional vehicle storage and service capacity to better ensure its long-term viability at the subject site. The Project promotes the attraction, retention, and expansion of the existing automotive repair use by enhancing its operational capacity and thereby, providing the potential for expanded employment opportunities. The existing automotive repair facility provides on-going job opportunities to mechanics and to trade-skilled workers. The Project is in keeping with the mixed industrial and industrial character of the RED-MX areas. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Land Use Data
- Exhibit C – Maps and Context Photos
- Exhibit D – Plans and Renderings
- Exhibit E – Environmental Determination
- Exhibit F - Public Correspondence



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Draft Motion

HEARING DATE: OCTOBER 25, 2018

*Record No.:* **2016-012474CUA**  
*Project Address:* **118-134 KISSLING STREET**  
*Zoning:* RED-MX (Residential Enclave-Mixed Zoning District  
40-X Height and Bulk District  
Western SoMa Special Use District  
*Block/Lot:* 3516/039, 040, 041, and 042  
*Project Sponsor:* John Kevlin  
Reuben, Junius, & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* Michael Hansen & Jo-Ann Hansen / Judith Long  
*Staff Contact:* Esmeralda Jardines – (415) 575-9144  
[Esmeralda.jardines@sfgov.org](mailto:Esmeralda.jardines@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 823, AND 847.58 TO PERMIT THE CONSTRUCTION OF VEHICLE STORAGE STACKERS WITH 96 SPACES SERVING AN EXISTING AUTOMOTIVE REPAIR USE (DBA ROYAL AUTOMOTIVE GROUP) WITH A NEW SCREEN WALL ALONG KISSLING STREET LOCATED AT 118-134 KISSLING STREET, LOTS: 039, 040, 041, AND 042 IN ASSESSOR'S BLOCK 3516, WITHIN THE RED-MX (RESIDENTIAL ENCLAVE-MIXED) ZONING DISTRICT, WESTERN SOMA SPECIAL USE DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On September 27, 2016, John Kevlin of Reuben, Junius, and Rose (hereinafter "Project Sponsor") filed Application No. 2016-012474CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to permit the construction of vehicle storage stackers serving an existing automotive repair use (DBA Royal Automotive Group) with a new 32-ft-7-in. screen wall along Kissling Street (hereinafter "Project") at 118-134 Kissling Street, Block 3516 Lots: 039, 040, 041, and 042 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-012474CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 25, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-012474CUA.

On October 25, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and recommended approval of the proposed Zoning Map Amendment of San Francisco Map Sheet No. ZN07 to rezone Block No 3516 and Lot Nos. 039 (118-120 Kissling Street), 040 (124 Kissling Street), 041 (130 Kissling Street), 042 (134 Kissling Street) from RED (Residential Enclave) to RED-MX (Residential Enclave-Mixed) Zoning District (See Case No. 2016-012474MAP), per Planning Commission Motion No. XXXXX.

On March 2, 2016, the proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) under CEQA State Guidelines 15311, or Class 11. On October 20, 2016 the Project Sponsor proposed a modification to the approved project. On August 8, 2017, in accordance with Chapter 31 of the Administrative Code, the Planning Department determined the modification of the CEQA exempt project did not constitute a substantial modification of the Project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-012474CUA, 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. **Project Description.** The Project includes constructing a four-level, 30-ft 6-in. tall, vehicle storage stacker for 96 spaces on Lots 039, 040, 041, and 042 in Block No. 3516 for an existing automotive repair shop (DBA Royal Motors). The Project also includes construction of a 32-ft 7-in. tall screen wall along Kissling Street.
3. **Site Description and Present Use.** The Project is located across four lots (with a lot area of approximately 8,074 square feet), which have approximately 96-ft 3-in. of frontage along Kissling Street. The four lots are part of a larger automotive repair facility (DBA Royal Motors) located along Howard Street between 11<sup>th</sup> and 12<sup>th</sup> Streets (Lots 064 and 065 in Block 3516). Cumulatively, the site consists of nine contiguous lots measuring approximately 62,000 square feet. Royal Motors currently utilizes the site for automotive repair services within an approximately 35,000-sq. ft building and the surrounding surface lots are used for vehicle storage.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RED-MX Zoning District in the Western SoMa Area Plan. The immediate context is mixed in character with

residential, industrial, and commercial uses. The immediate neighborhood includes two-to-three-story-over-basement residential development to the east and south, a series of one-to-two-story industrial properties to the west along Howard, and one-two-story commercial and residential properties to the north. The project site is located within the boundaries of the Western SoMa Special Use District. Other zoning districts in the vicinity of the project site include: RED-MX (Residential Enclave-Mixed), WMUG (Western SoMa Mixed Use-General), and the NCT-3 (Neighborhood Commercial Transit-Moderate Scale) Zoning District.

5. **Public Outreach and Comments.** The Department has received correspondence from Marvis Phillips, Board Chair for District 6 Community Planners. Mr. Phillips explained that the District 6 Community Planners are in support of the “stackers” for the automotive repair facility. They are also in support of rezoning the subject property to the RED-MX Zoning District. The aforementioned encourage the Planning Commission to support small businesses and approve the items.
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. **Vehicle Storage-Enclose Lot.** Planning Code Section 847.58 states that a Conditional Use Authorization is required for Vehicle Storage-Enclosed Lot, as defined by Planning Code Section 890.132 in the Residential Enclave-Mixed Zoning District.

*The Project proposed a four-level vehicle storage stacker along four contiguous parcels in the RED-MX Zoning District; therefore, the Project is pursuing a Conditional Use Authorization. The Project is also proposing a rezoning from RED to RED-MX (see case no. 2016-012474MAP) because vehicle storage is not permitted in the existing RED Zoning District.*

- B. **Vehicle Use Area Screening and Greening.** Planning Code Section 142 requires vehicle use areas that are greater than 25 linear feet along the public right-of-way involving the expansion of any existing vehicular use area by either more than 20% or more by more than four spaces (whichever is greater) to provide ornamental fencing screening in accordance with the requirements of Section 142.

*The Project proposes the expansion of the existing vehicular use area by more than four spaces and is therefore required to provide ornamental fencing screening in accordance with the requirements of Planning Code Section 142. The Project has elected to satisfy Planning Code Section 142(c) requirements by proposing architectural ornamental screening that adds to the visual diversity of the use. The proposed architectural screen wall is proposed along Kissling Street and will screen the vehicle storage stackers.*

7. **Non-Accessory Parking in Mixed Use Districts.** Planning Code Section 303(t) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use

Authorization for non-accessory parking in Mixed Use Districts. On balance, the Project complies with said criteria in that:

- A. Such facility shall meet all the design requirements for setbacks from facades and wrapping with active uses at all levels per the requirements of Section 145.1; and

*The Project does not trigger the street frontage controls of Section 145.1 since it does not propose new building construction nor does it propose an expansion of the existing buildings on site by more than 20%; however, the Project will incorporate well-designed architectural screening along the Kissling Street frontage. The Project also eliminates a 46-ft 6-in. curb cut along Kissling Street. Overall, the Project will enhance the pedestrian experience by replacing the existing, unenclosed and unscreened vehicle storage lot with architectural screen elements that are well-integrated with the existing architecture, compatible with the neighborhood context and character, and incorporate landscape and lighting elements.*

- B. Such parking shall not be accessed from any protected Transit or Pedestrian Street described in Section 155(r); and

*The vehicle storage area of the Project site is accessed from both Howard and Kissling Streets; neither of which are Transit- or Pedestrian-protected streets under Planning Code Section 155(r). Furthermore, the Project will eliminate a 46-ft 6-in. curb cut along Kissling Street, which diminishes the linear length of pedestrian-vehicular points of conflict along the sidewalk.*

- C. Such parking garage shall be located in a building where the ratio of gross square footage of parking uses to other uses that are permitted or conditionally permitted in that district is not more than 1 to 1; and

*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. Such parking shall be available for use by the general public on equal terms and shall not be deeded or made available exclusively to tenants, residents, owners, or users of any particular use or building except in cases that such parking meets the criteria of parking of fleet vehicles or pooled residential parking; and

*The Project proposes vehicle storage within a four-level stacker system and does not propose any parking spaces; therefore, this criterion does not apply. The proposed vehicle storage is intended to be accessory to the existing automotive repair facility operations.*

- E. Such facility shall provide spaces for car sharing vehicles per the requirements of Section 166 and bicycle parking per the requirements of Sections 155.1 and 155.2; and

*The Project does not provide any additional parking spaces accessory to a non-residential use nor is a non-accessory parking facility being proposed. Rather it is a vehicle storage use; therefore, no car-share spaces are required by Section 166. With respect to bicycle parking, construction of vehicle stackers on the site, allows for additional storage of up to 96 automobiles. Section 155.2 does not require Class 1 bicycle spaces for vehicle storage. One Class 2 bicycle parking space is required for every 20 new vehicle storage spaces; therefore, the Project requires 5 Class 2 bicycle spaces.*

*Overall, no Class 1 bicycle parking spaces and 5 Class 2 bicycle parking spaces are required for the Project. The Project provides 6 bicycle parking spaces along Kissling Street.*

- F. Such facility, to the extent open to the public per subsection (iv) above, shall the pricing requirements of Section 155 (g) and shall generally limit the proposed parking to short-term occupancy rather than long-term occupancy; and

*The proposed vehicle storage stacker will not be open to the public; therefore, this criterion does not apply.*

- G. Vehicle movement on or around the facility does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district; and

*As discussed above, the Project will eliminate a 46-ft 6-in. curb cut along Kissling Street. Therefore, the Project reduces the overall linear length of pedestrian/cyclist-vehicular points of conflict around the site; thereby, improving conflicts to pedestrian spaces or movement, transit service, bicycle movement or the overall traffic movement in the district. The Project's potential impact is further reduced as a result of the screen wall, which provides a buffer of the vehicular entrances from the street.*

- H. Such facility and its access does not diminish the quality and viability of existing or planned streetscape enhancements.

*With the elimination of a 46-ft 6-in. curb cut along Kissling, the Project will improve the quality and viability of existing and future streetscape enhancements. The Project's Kissling Street frontage maintains a well-defined street wall while providing a landscape buffer with accent lighting.*

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 existing automotive repair facility (DBA Royal Motors) has occupied the approximately 62,000 sq. ft. site for over 40 years. The Project will allow for the operational enhancement of a PDR employer by expanding the capacity of vehicles that can be stored and serviced at the site through the establishment of vehicle stackers which makes efficient use of the existing site while providing architectural screen wall that is well-integrated with the existing architecture and compatible with the mixed-use, light-industrial character of the surrounding neighborhood.*

*The proposed development improves the existing site's relationship with the surrounding neighborhood and public realm by eliminating a 46-ft 6-in. long existing curb cut along Kissling Street. The screen wall maintains a well-defined street wall with a color and height that matches the existing building while their three-dimensional form contributes to the visual diversity of the use. Accent lighting will further accentuate the landscaping and screen wall at night, which will better activate the street frontages.*

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The approximately 62,000 sq. ft. site contains nine contiguous parcels improved with multiple buildings and surface lots. The Project will not alter the existing buildings and will screen the proposed 4-level vehicle storage stackers with an architectural screen wall along Kissling Street to continue around the perimeter in areas that are currently unscreened at-grade surface lots. The screen wall will be integrated into the design of the existing buildings on the lot.*

- (2) 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code.

*The Project reconfigures the existing site in a manner that will improve traffic patterns in the vicinity. Along Kissling Street, the Project will eliminate a 46-ft 6-in. curb cut and results in a single point of entry to the proposed vehicle storage, rather than three points that currently exist in this area. As a whole, the Project consolidates vehicular access to this large automotive repair facility site while diminishing points of conflict with pedestrians.*



- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The proposed enclosed vehicle storage stackers will not be visible from the public right-of-way their operation is not expected to produce noxious or offensive emissions that would negatively affect the surrounding neighborhood.*

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

*The proposed screen wall is designed in accordance with Planning Code Section 142, which establishes ornamental fencing controls intended to ensure a frontage that relates to the public realm and that is compatible with the neighborhood. The proposed screen wall maintains a well-defined street wall with a color and height that matches the existing building while the three-dimensional form contributes to the visual interest of the use. Accent lighting will further accentuate the landscaping and screen wall at night, which will better activate the street frontage.*

- C. Such use or feature as proposed will comply with the applicable provisions of this 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. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

*Many parcels in the residential enclaves are underdeveloped and represent opportunities for new residential, low-intensity commercial uses, and some automobile-related and production, and repair uses. Thus, the expanded PDR use will complement the Residential Enclave Mixed Use District.*

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

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

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

#### Policy 2.1

Seek to retain existing commercial and industrial activity and do attract new such activity to the City.

*The Project seeks to retain the existing automotive repair use (DBA Royal Motors) which occupies an approximately 62,000 sq. ft. site by allowing an expansion that would provide additional vehicle storage and service capacity to better ensure its long term viability at the subject site. The additional vehicle storage capacity will allow Royal Motors to deliver cars to dealerships and owners more rapidly than currently possible. Thus, an industrial business will be allowed to expand and remain in San Francisco.*

**OBJECTIVE 3**

**PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNDEREMPLOYED AND ECONOMICALLY DISADVANTAGED.**

**Policy 3.1**

Promote the attraction, retention, and expansion of commercial and industrial firms, which provide employment improvement opportunities for unskilled and semi-skilled workers.

**OBJECTIVE 4:**

**IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.**

**Policy 4.3**

Carefully consider public actions that displace existing viable industrial firms.

**Policy 4.4**

When displacement does occur, attempt to relocated desired firms within the city.

**Policy 4.6**

Assist in the provision of available land for site expansion.

**Policy 4.10**

Enhance the working environment within the industrial areas.

*The Project promotes the attraction, retention, and expansion of the existing automotive repair use by enhancing its operational capacity and thereby, providing the potential for expanded employment opportunities. The existing automotive repair facility provides on-going job opportunities to mechanics and to trade-skilled workers.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN, WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**Policy 1.7**

Recognize the natural boundaries of districts, and promote connections between districts.

**WESTERN SOMA AREA PLAN**

**LAND USE**

**OBJECTIVE 1.2**

**ENCOURAGE PRESERVATION OF EXISTING AND VIABLY APPROPRIATE NEW LAND USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES FOR SUCCESS AND MINIMIZE CONFLICT WITH RESIDENTIAL USES.**

*The Project encourages the preservation of the existing automotive repair use (DBA Royal Motors) by providing additional vehicle storage that will enhance the existing operational capacity. The proposed enhancements complement the existing automotive repair facility use and will better ensure the long-term viability of the facility at the site. The proposed architectural screen wall is well designed and well-integrated with the existing architecture. By matching the existing building color and height, the proposed screen wall will create a cohesive, well-defined street wall while its three-dimensional form adds visual interest along the Kissling Street frontage. Thus, the proposed ornamental screening is an improvement to the existing chain link fence.*

**NEIGHBORHOOD ECONOMY**

**OBJECTIVE 2.1**

**RETAIN AND ENCOURAGE GROWTH OPPORTUNITIES FOR EXISTING BUSINESSES.**

**Policy 2.1.1**

Promote a wide range of neighborhood-serving commercial uses north of Harrison Street.

*The Project promotes the retention and growth of the existing automotive repair business by expanding the site's capacity for vehicle service and storage while not disrupting any existing buildings. The existing use is one of the few remaining large-scale automotive repair facilities within the neighborhood. The Project would allow the facility to continue servicing vehicles and storing them on-site and continue washing vehicles as they are prepared for delivery either to showrooms or to their owners.*

## URBAN DESIGN AND BUILT FORM

### OBJECTIVE 5.1

**REINFORCE THE DIVERSITY OF THE EXISTING BUILT FORM AND THE WAREHOUSE, INDUSTRIAL AND ALLEY CHARACTER.**

#### Policy 2.1.1

Develop design standards that preserve the industrial character of the larger streets, the mixed industrial/residential character of the RED-Mixed areas, and the residential character of the REDs.

*The proposed architectural screen wall is well-integrated with the existing architecture and compatible with the mixed-use, light-industrial character of the surrounding neighborhood context. The screen wall maintains a well-defined street wall with a color and height that matches the existing building while the three-dimensional form contributes to the visual diversity of the use. The materiality of the proposed screen wall is metal which is consistent with many of the light-industrial buildings found in the surrounding neighborhood. The Project will improve the streetscape by providing a permeable landscape buffer between the proposed screen wall and the public right-of-way. Accent lighting will further soften and accentuate the landscaping and screen wall at night, which will better activate the street frontages and relate to the residential character also found within the surrounding neighborhood.*

### OBJECTIVE 10.4

**ENSURE A HIGH QUALITY OF LIFE FOR EXISTING AND NEW RESIDENTS AND WORKERS.**

#### Policy 10.4.1

Significantly enhance pedestrian safety throughout Western SoMa.

*The Project significantly enhances pedestrian safety around the site by eliminating an existing 46-ft 6-in. curb cut along Kissling Street. Vehicular access to vehicle storage will be limited to one point along Kissling Street; whereas, there are currently three access points. In addition, the Howard Street curb cut will continue to be used to access the existing car wash facility; thereby, reducing the amount of vehicles accessing the site.*

*On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies 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 site does not possess any neighborhood-serving retail uses. Thus, no existing neighborhood-serving uses would be displaced or otherwise adversely affected by the proposal.*

- 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 site does possess any existing housing; therefore, the Project would not displace any existing housing. The improvements are to an existing surface parking lot used for vehicle storage.*

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

*The Project does not currently possess any existing affordable housing. The Project will not affect affordable housing.*

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

*The Project Site is served by nearby public transportation options. The Project is located along several Muni bus lines including: (9-San Bruno), (9R-San Bruno-Rapid), (12-Folsom/Pacific), (14-Mission), (14R-Mission Rapid), (27-Bryant), (47-Van Ness), (49-Van Ness/Mission), and (83X-Mid-Market Express). The proposed Project will not overburden streets or neighborhood parking; rather, the vehicle storage stackers will efficiently store vehicles on site.*

- 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 does not include commercial office development. Although the Project would provide an existing PDR use to expand, which is a priority for the City. The Project incorporates an expanded PDR use, thus assisting in diversifying the neighborhood character.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings. The Department finds that the Project is consistent with the historic industrial character of the surrounding eligible historic district (Western SoMa Light Industrial and Residential Historic District). Overall, the proposed screen wall is consistent with the district's mixed character.*

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

*The Project will not adversely affect any nearby open space.*

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2016-012474CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 27, 2016, and stamped “EXHIBIT D”, 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. 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 October 25, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 25, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a vehicle storage-enclosed lot (DBA Royal Motors) located at 118-134 Kissling Street Block 3516, and Lot Nos. 039, 040, 041, and 042 pursuant to Planning Code Sections 303, 823, and 847.58 within the RED-MX (Residential Enclave-Mixed) District, Western SoMa Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated September 27, 2016, and stamped "EXHIBIT D" included in the docket for Record No. 2016-012474CUA and subject to conditions of approval reviewed and approved by the Commission on October 25, 2018 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 October 25, 2018 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)*

6. **Zoning Map Amendment.** The Project Sponsor must obtain a rezoning under Section 302 to permit the zoning reclassification from the RED (Residential Enclave) to the RED-MX (Residential Enclave-Mixed) see case no. 2016-012474MAP. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisor has approved by resolution approving the Zoning Map Amendment.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than five Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*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

11. **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)*

12. **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

13. **Screen Wall and Landscaping.** The Project Sponsor shall maintain the screen wall and landscaping to be kept free of graffiti and debris along the perimeter of the subject site contiguous to all sidewalks abutting the subject property in a clean and sanitary condition.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

14. **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 Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

15. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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)*

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 118-134 KISSLING ST  
RECORD NO.: 2016-012474CUA

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

Reception:  
**415.558.6378**

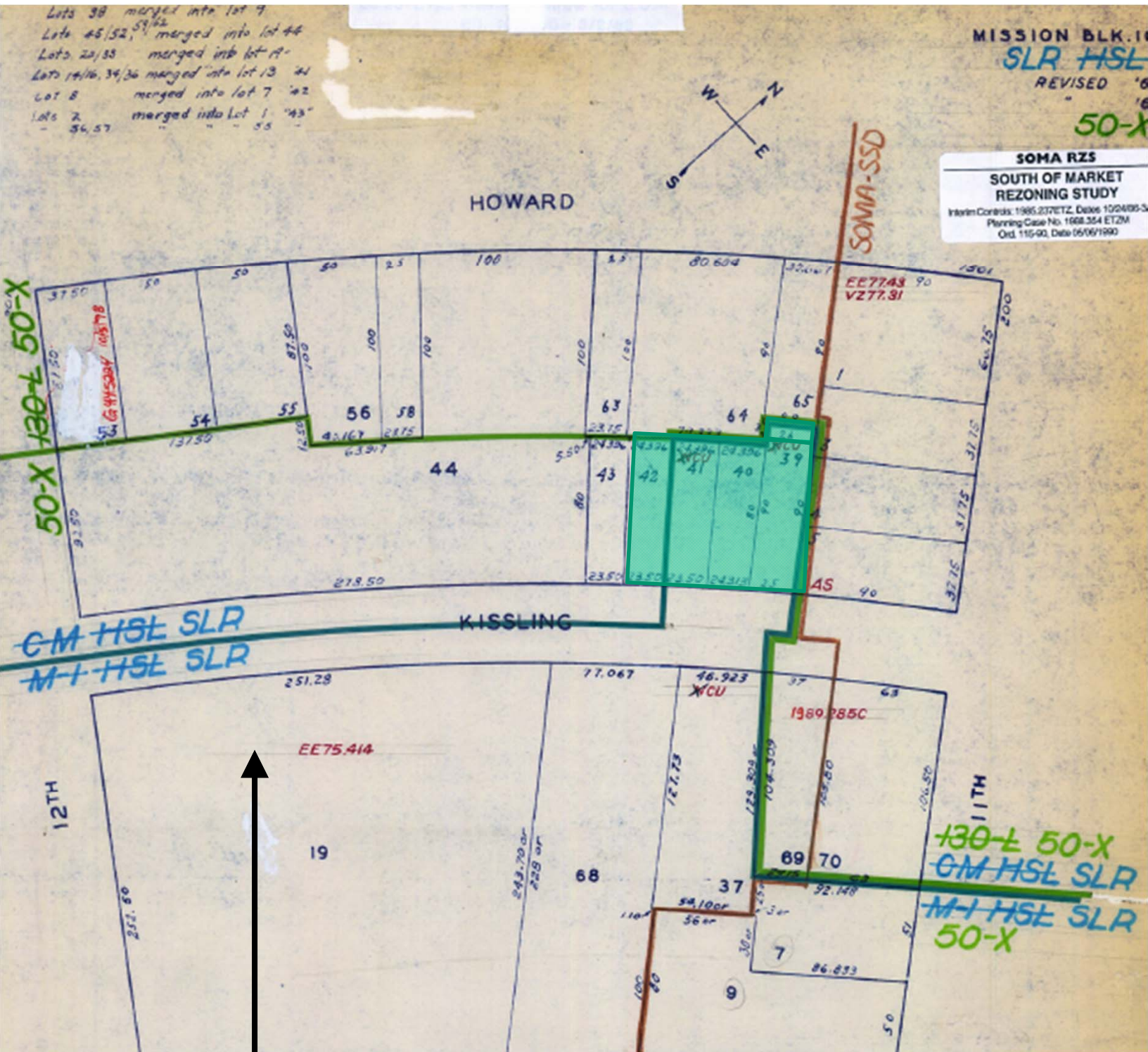
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	N/A	N/A	N/A
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	8,074	8,074	0
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other ( )			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	N/A	N/A	N/A
Number of Stories	N/A	N/A	N/A
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	0	6	6
Car Share Spaces	N/A	N/A	N/A
Other ( )			

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	N/A	N/A	N/A
One Bedroom Units	N/A	N/A	N/A
Two Bedroom Units	N/A	N/A	N/A
Three Bedroom (or +) Units	N/A	N/A	N/A
Group Housing - Rooms	N/A	N/A	N/A
Group Housing - Beds	N/A	N/A	N/A
SRO Units	N/A	N/A	N/A
Micro Units	N/A	N/A	N/A
Accessory Dwelling Units	N/A	N/A	N/A

# Parcel Map

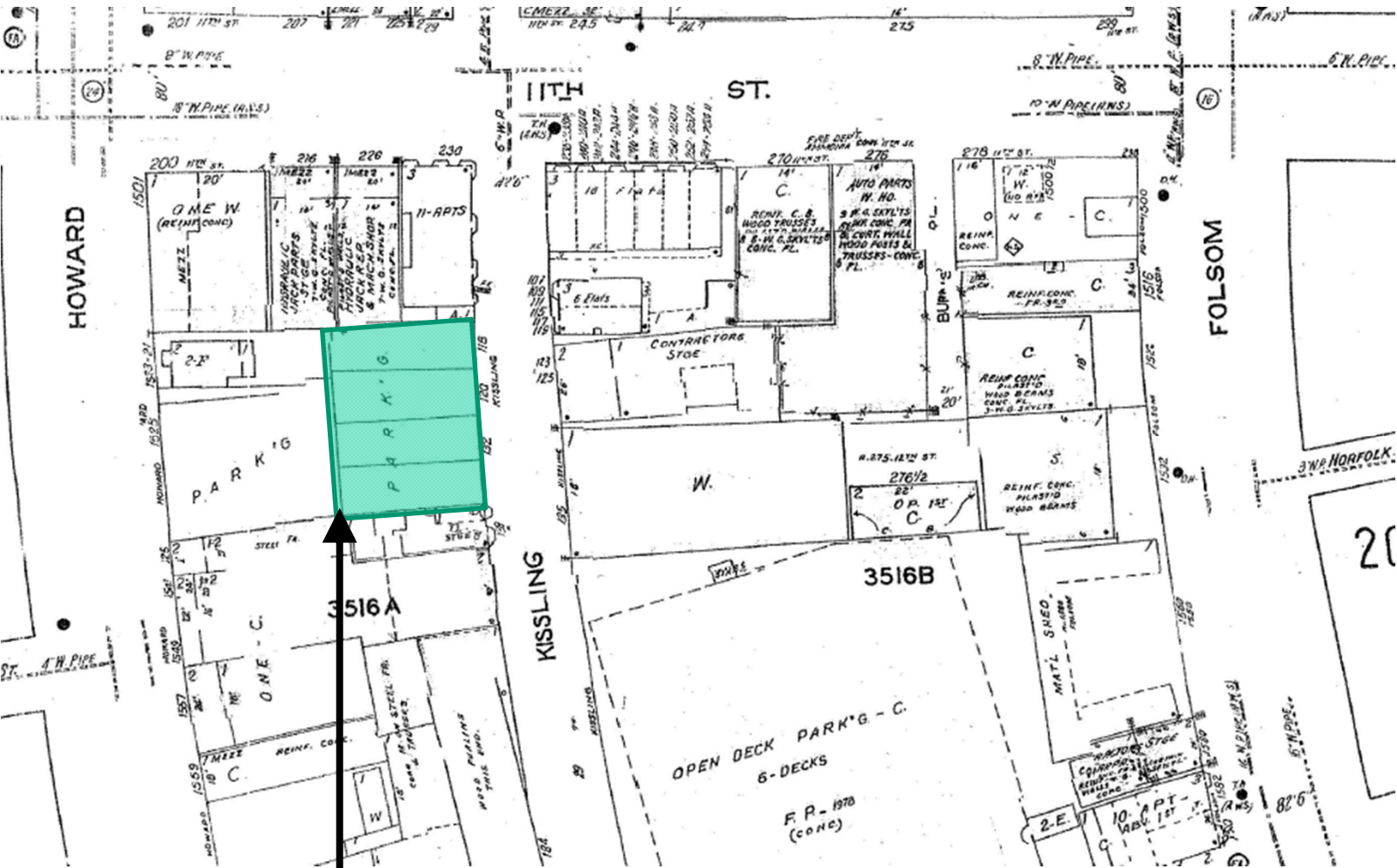


**SUBJECT PROPERTY**



Conditional Use Authorization  
 Case No. 2016-012474CUA  
 118-134 Kissling Street

# Sanborn Map\*



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

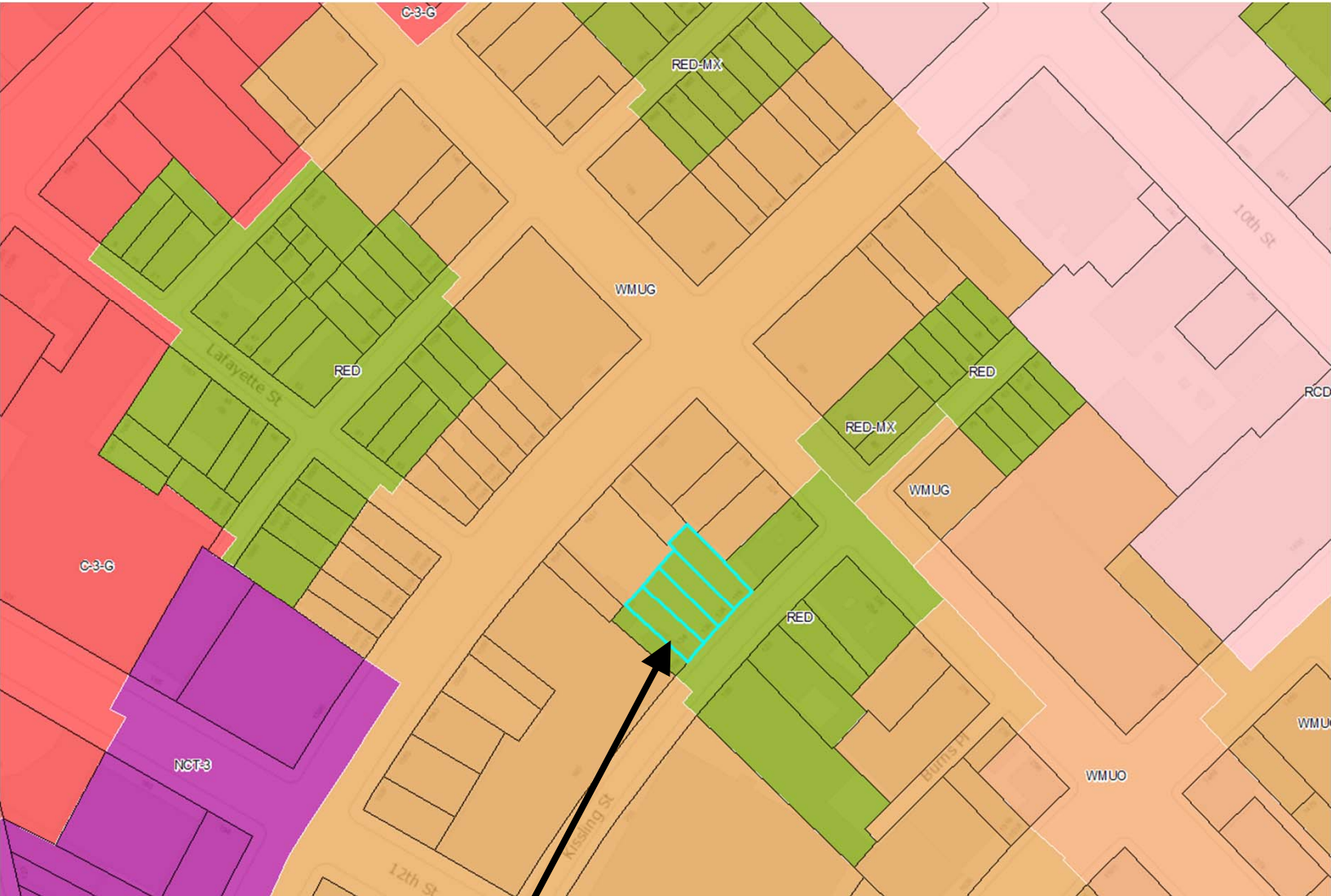
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case No. 2016-012474CUA  
118-134 Kissling Street



# Zoning Map

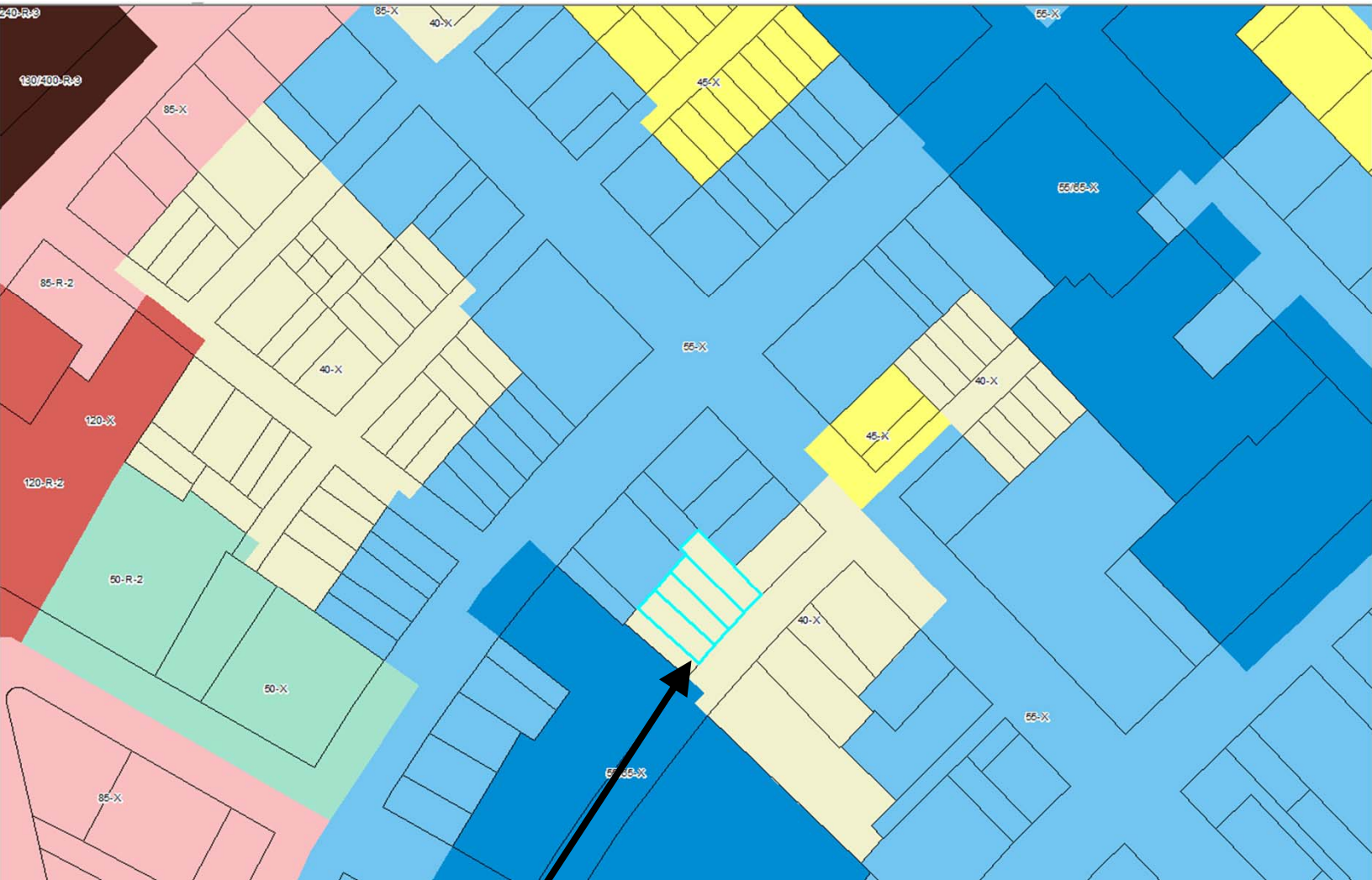


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case No. 2016-012474CUA  
118-134 Kissling Street

# Height & Bulk Map

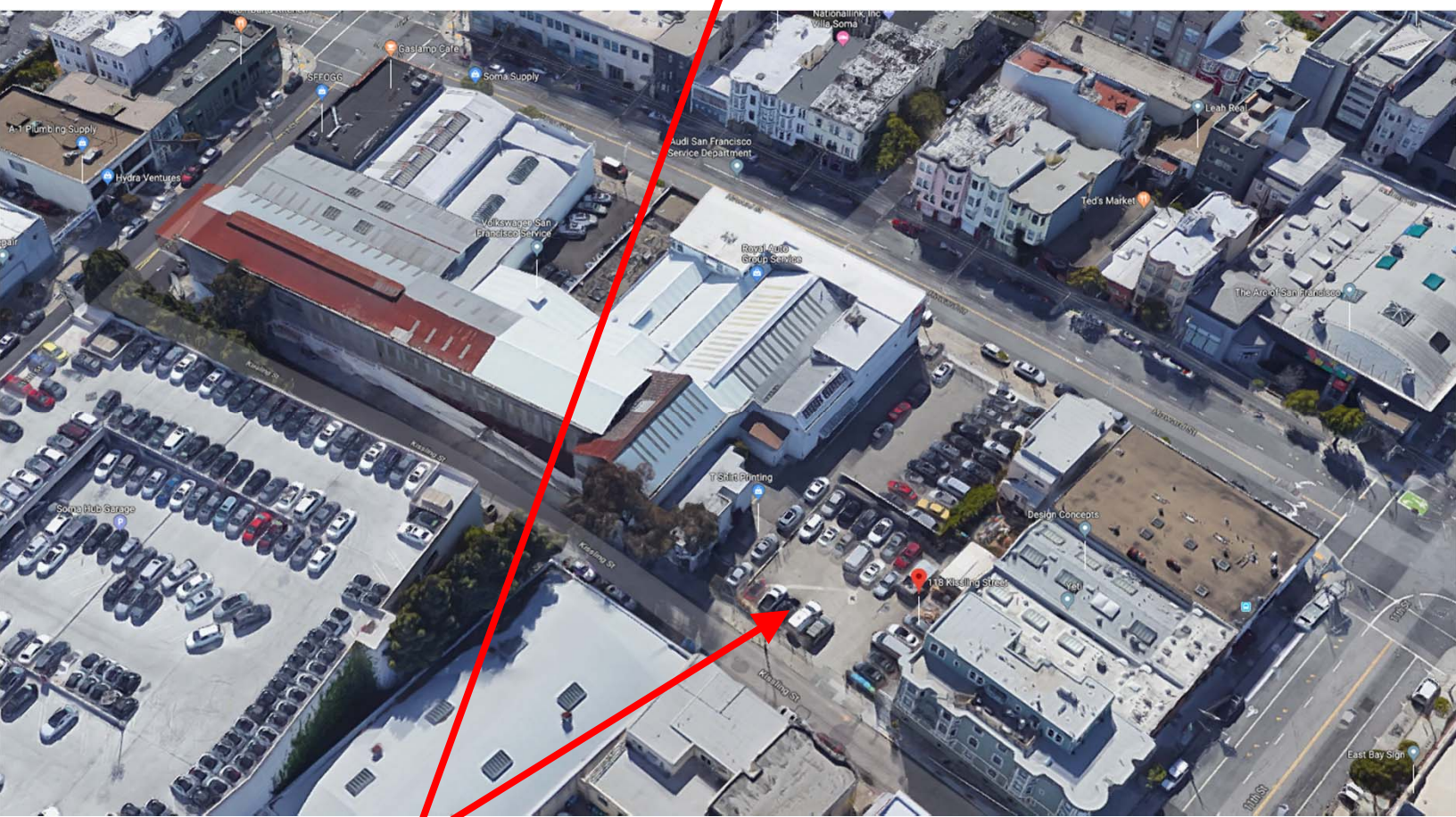
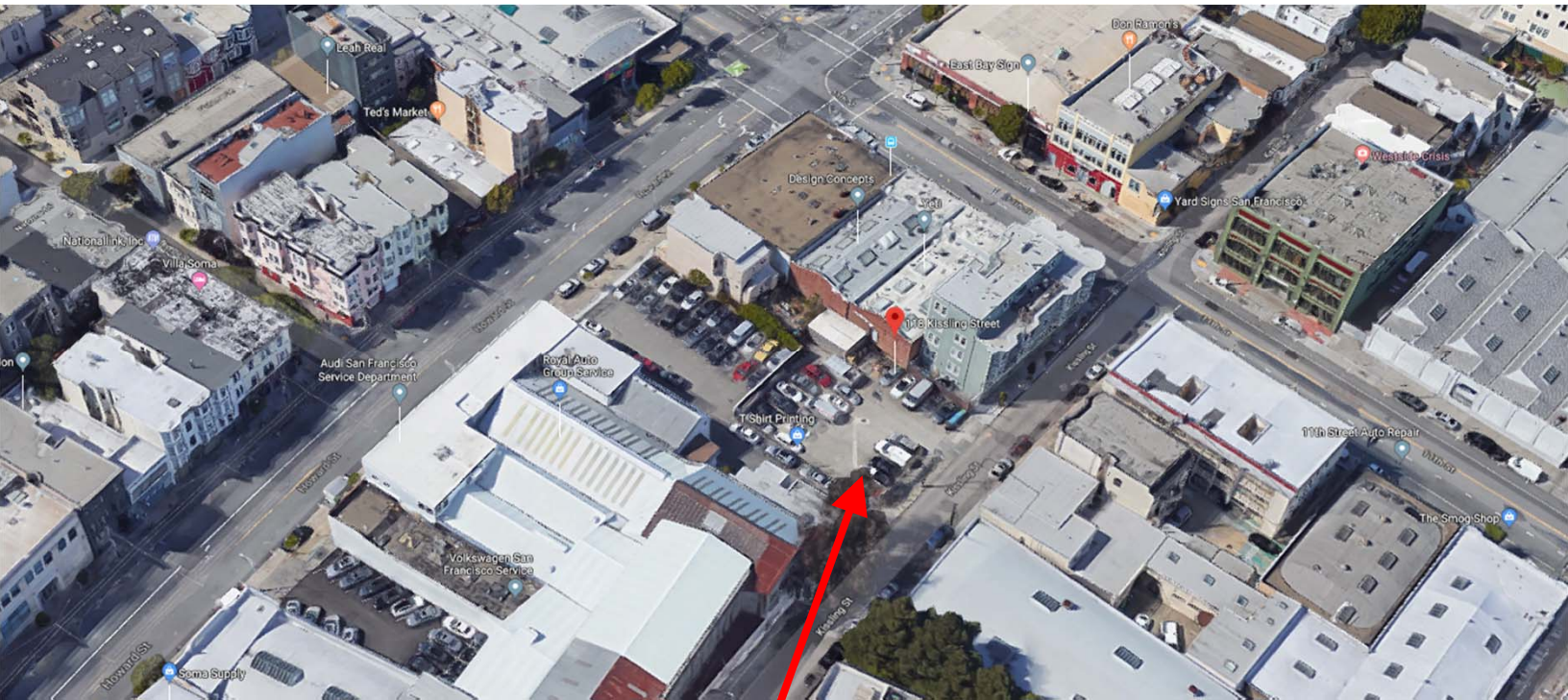


SUBJECT PROPERTY



Conditional Use Authorization  
Case No. 2016-012474CUA  
118-134 Kissling Street

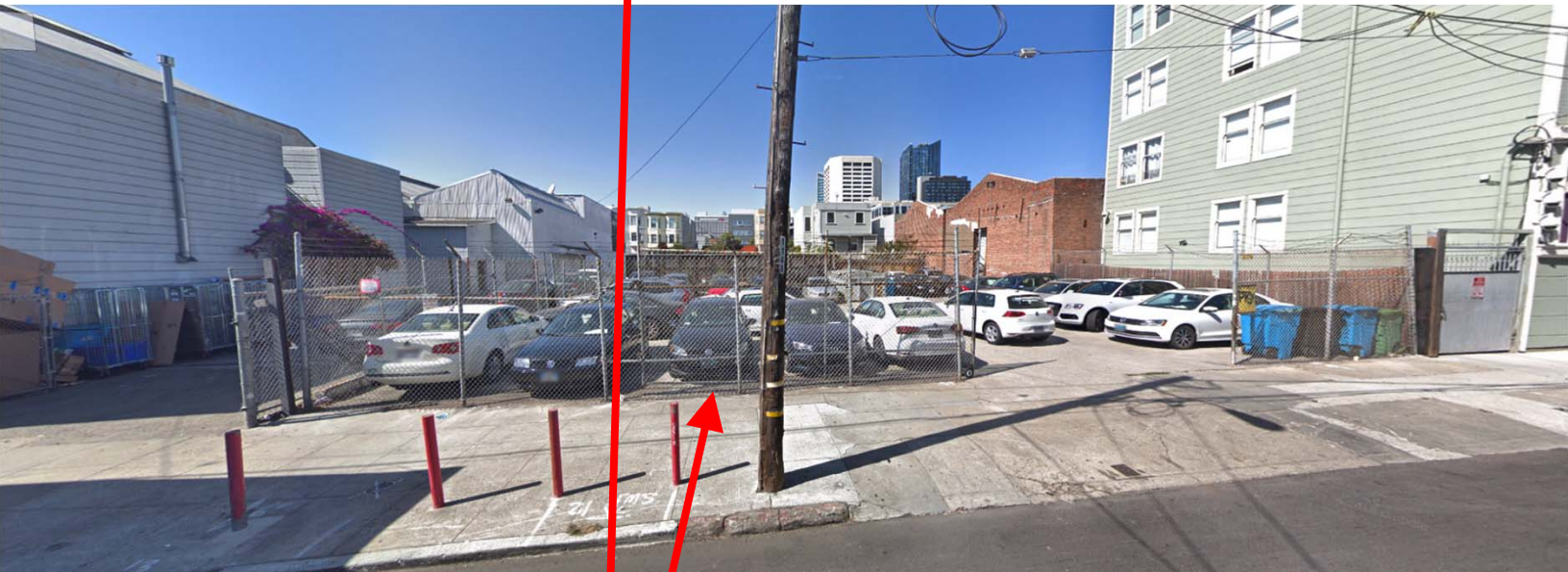
# Aerial Photographs of 118-134 Kissling Street



**PROJECT SITE**

Conditional Use Authorization  
Case No. 2016-012474CUA  
118-134 Kissling Street

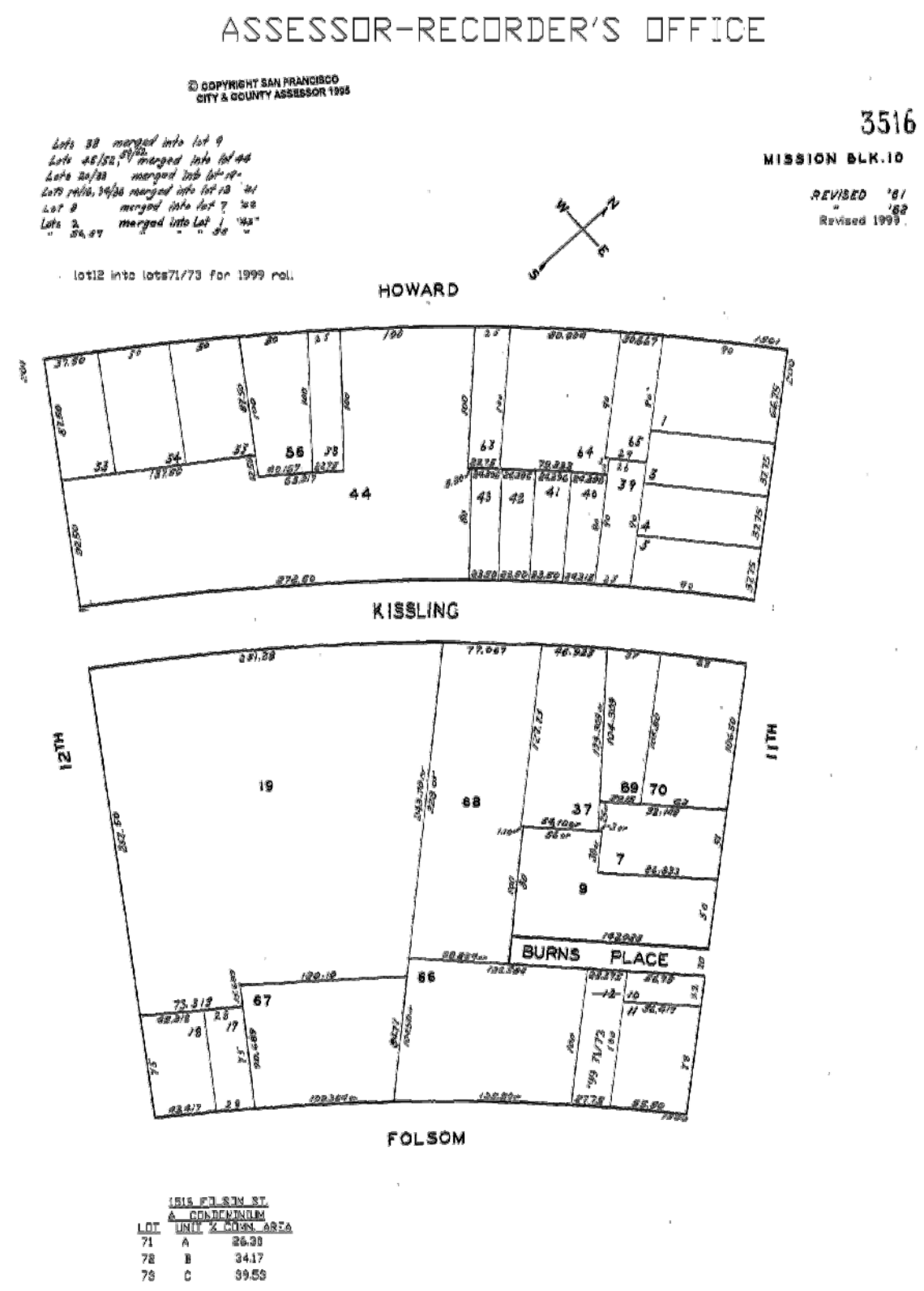
# Site Photographs of 118-134 Kissling Street



**PROJECT SITE**

Conditional Use Authorization  
Case No. 2016-012474CUA  
118-134 Kissling Street

**Project Sponsor Submittal: Architectural  
Drawings for 118-134 Kissling Street  
prepared by PROTO Inc**



11 PARCEL MAP



10 ZONING DESIGNATIONS



8 LOCATION MAP



9 AREA OF WORK

- 7 SYMBOLS**
- ELEV. LEVEL
  - SECTION (WALL, DETAIL, OR BUILDING) IE: DWG. X SHEET AXXX
  - ELEVATION IE: DWG. X SHEET AXXX
  - DETAIL IE: DWG. X SHEET AXXX
  - DOOR SYMBOL RE: SCHEDULE
  - WINDOW SYMBOL RE: SCHEDULE
  - ROOMNAME ROOM NUMBER
  - PARTITION TYPE RE: SCHEDULE
  - REVISION
  - REFERENCE TO CEILING / FLOOR FINISH
  - REFERENCE TO INTERIOR FINISH
  - INTERIOR ELEVATION IE: DWG. X SHEET AXXX

7 SYMBOLS

- 6 ABBREVIATIONS**
- ACDUS. Acoustic
  - ADJ. Adjacent
  - A.F.F. Above Finish Floor
  - ALUM. Aluminum
  - ANOD. Anodised
  - ATT. Attenuation
  - @ At
  - BD. Board
  - BTWN. Between
  - BLKS. Blocking
  - BM. Beam
  - BSMT. Basement
  - B.U.R. Built-Up Roof
  - C.B.B. Cement, Backer Bd.
  - CEM. Cement
  - C.I.P. Cast In Place
  - C.J. Control Joint
  - CL. Center Line
  - CLNG. Ceiling
  - CLR. Clear
  - CMU. Concrete Masonry Unit
  - COL. Column
  - CONC. Concrete
  - CONST. Construction
  - CONT. Continuous
  - DBL. Double
  - D.G. Double Glazed
  - DIM. Dimension
  - DN. Down
  - DR. Detail
  - DWL. Drawing
  - EA. Each
  - EL. Elevation
  - E.J. Expansion Joint
  - ELEC. Electrical
  - ELEV. Elevator
  - EQ. Equal
  - EQUIP. Equipment
  - EXP. Expansion
  - EXT. Exterior
  - (E) Existing
  - F.C. Fiber Cement
  - F.E.C. Fire Extinguisher Cabinet
  - F.F.L. Finish Floor Level
  - FLR. Floor
  - FLUOR. Fluorescent
  - FIN. Finish
  - F.O. Face of
  - F.O.S. Face of Stud
  - F.O.W. Face of Wall
  - FURR. Furring
  - GA. Gauge
  - G.S.M. Galvanized Sheet Metal
  - GALV. Galvanized
  - GLAZ. Glazing
  - GR. Grade
  - G.W.B. Gypsum Wall Board
  - GYP. BD. Gypsum Board
  - H.C. Hollow Core
  - H.D. Hot Dipped
  - H.M. Hollow Metal
  - HR. Hour
  - HT. Height
  - INS. Insulation
  - INT. Interior
  - JOINT. Joint
  - LEV. Level
  - LT. Light
  - LOC. Location
  - M.U. Masonry Unit
  - MAX. Maximum
  - MECH. Mechanical
  - MEMB. Member
  - MFR. Manufacturer
  - MIN. Minimum
  - MTD. Mounted
  - MTL. Metal
  - MOD. Module
  - N.I.C. Not In Contract
  - NO. Number
  - (N) New
  - O.C. On Center
  - OPNG. Opening
  - OPP. Opposite
  - O.T.B. Open To Below
  - PRE-FIN. Pre Finished
  - PL. Property Line
  - PLAS. Plaster
  - PLAS. LAM. Plastic Laminate
  - PLT. Plate
  - PLY. Plywood
  - PT. Point
  - PTD. Paired
  - RAD. Radius / Radii
  - R.W.L. Rain Water Leader
  - R.D. Roof Drain
  - RDWD. Redwood
  - RE. Refer to
  - RES. Resistant
  - RESIL. Resilient
  - REQD. Required
  - REGD. Regid
  - RM. Room
  - R.O. Rough Opening
  - R.O.D. Rolling O / head Dr
  - S.C. Solid Core
  - SCHED. Schedule
  - SECT. Section
  - SHT. Sheet
  - SM. Similar
  - SKD. GD. Skid Guard
  - ST. STL. Stainless Steel
  - STRUCT. Structural
  - SUSP. Suspended
  - THK. Thick
  - THRU. Through
  - T.O. Top of
  - T.O.S. Top of Steel
  - T.O.W. Top of Wall
  - T.S. Tube Steel
  - TYP. Typical
  - UNLESS OTHERWISE NOTED
  - V.C.T. Vinyl Composite Tile
  - VEN. Veneer
  - VEST. Vestibule
  - VER. Verify
  - W/ With
  - WD. Wood
  - W.P. Water Proofing
  - W.R. Water Resistant
  - WT. Weight

6 ABBREVIATIONS

- 6 ABBREVIATIONS**
- CMU. Concrete Masonry Unit
  - COL. Column
  - CONC. Concrete
  - CONST. Construction
  - CONT. Continuous
  - DBL. Double
  - D.G. Double Glazed
  - DIM. Dimension
  - DN. Down
  - DR. Detail
  - DWL. Drawing
  - EA. Each
  - EL. Elevation
  - E.J. Expansion Joint
  - ELEC. Electrical
  - ELEV. Elevator
  - EQ. Equal
  - EQUIP. Equipment
  - EXP. Expansion
  - EXT. Exterior
  - (E) Existing
  - F.C. Fiber Cement
  - F.E.C. Fire Extinguisher Cabinet
  - F.F.L. Finish Floor Level
  - FLR. Floor
  - FLUOR. Fluorescent
  - FIN. Finish
  - F.O. Face of
  - F.O.S. Face of Stud
  - F.O.W. Face of Wall
  - FURR. Furring
  - GA. Gauge
  - G.S.M. Galvanized Sheet Metal
  - GALV. Galvanized
  - GLAZ. Glazing
  - GR. Grade
  - G.W.B. Gypsum Wall Board
  - GYP. BD. Gypsum Board
  - H.C. Hollow Core
  - H.D. Hot Dipped
  - H.M. Hollow Metal
  - HR. Hour
  - HT. Height
  - INS. Insulation
  - INT. Interior
  - JOINT. Joint
  - LEV. Level
  - LT. Light
  - LOC. Location
  - M.U. Masonry Unit
  - MAX. Maximum
  - MECH. Mechanical
  - MEMB. Member
  - MFR. Manufacturer
  - MIN. Minimum
  - MTD. Mounted
  - MTL. Metal
  - MOD. Module
  - N.I.C. Not In Contract
  - NO. Number
  - (N) New
  - O.C. On Center
  - OPNG. Opening
  - OPP. Opposite
  - O.T.B. Open To Below
  - PRE-FIN. Pre Finished
  - PL. Property Line
  - PLAS. Plaster
  - PLAS. LAM. Plastic Laminate
  - PLT. Plate
  - PLY. Plywood
  - PT. Point
  - PTD. Paired
  - RAD. Radius / Radii
  - R.W.L. Rain Water Leader
  - R.D. Roof Drain
  - RDWD. Redwood
  - RE. Refer to
  - RES. Resistant
  - RESIL. Resilient
  - REQD. Required
  - REGD. Regid
  - RM. Room
  - R.O. Rough Opening
  - R.O.D. Rolling O / head Dr
  - S.C. Solid Core
  - SCHED. Schedule
  - SECT. Section
  - SHT. Sheet
  - SM. Similar
  - SKD. GD. Skid Guard
  - ST. STL. Stainless Steel
  - STRUCT. Structural
  - SUSP. Suspended
  - THK. Thick
  - THRU. Through
  - T.O. Top of
  - T.O.S. Top of Steel
  - T.O.W. Top of Wall
  - T.S. Tube Steel
  - TYP. Typical
  - UNLESS OTHERWISE NOTED
  - V.C.T. Vinyl Composite Tile
  - VEN. Veneer
  - VEST. Vestibule
  - VER. Verify
  - W/ With
  - WD. Wood
  - W.P. Water Proofing
  - W.R. Water Resistant
  - WT. Weight

6 ABBREVIATIONS

**ENGINEERING OF STACKERS AND ASSOCIATED FOUNDATION SYSTEM**  
 THE SUBMITTAL OF DOCUMENTATION ON THE STACKERS AND ASSOCIATED FOUNDATIONS WILL BE DEFERRED AND SUBMITTED SEPARATELY.

**AUTOMATIC FIRE SUPPRESSION SYSTEM:**  
 STACKERS WILL BE PROTECTED THROUGHOUT WITH FIRE SUPPRESSION SYSTEM AS REQUIRED BY NFPA 13 AND ADMINISTRATIVE BULLETIN 4.25. FIRE SPRINKLER SUBMITTAL WILL BE DEFERRED AND PROVIDED SEPARATELY BY DESIGN-BUILD SPRINKLER SUBCONTRACTOR.

5 DEFERRED SUBMITTALS

**CODE INFORMATION**  
 PLANNING CODE: SAN FRANCISCO PLANNING CODE  
 BUILDING CODE: 2013 CALIFORNIA BUILDING CODE W/ S.F. BLDG. CODE AMENDMENTS  
 MECHANICAL CODE: 2013 CALIFORNIA MECHANICAL CODE W/ S.F. MECH. CODE AMENDMENTS  
 ELECTRICAL CODE: 2013 CALIFORNIA ELECTRICAL CODE W/ S.F. ELEC. CODE AMENDMENTS  
 PLUMBING CODE: 2013 CALIFORNIA PLUMBING CODE W/ S.F. PLUM. CODE AMENDMENTS  
 GREEN BLDG. CODE: 2013 CALIFORNIA GREEN BLDG. CODE W/ S.F. GREEN BLDG. CODE AMENDMENTS  
 ENERGY CODE: 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS  
 HEIGHT/ BULK DISTRICT: 40X / 55X  
**PLANNING INFORMATION**  
 ZONE: WMUG / RED  
 AREA OF PARCELS: 2293 SF (BLOCK 39)  
 1945 SF (BLOCK 40)  
 1916 SF (BLOCK 41)  
 1915 SF (BLOCK 42)

NEW FLOOR AREA: N/A  
 APPROXIMATE EXCAVATION: 40.5 CU. YDS.

**GROSS FLOOR AREA CALCULATION TABLE**

BLOCK	ADDRESS	AREA	EXISTING	APPROVED	PROPOSED ADDITIONAL	TOTAL
39	118 KISSLING	2293	0	0	0	0
40	124 KISSLING	1945	0	0	0	0
41	130 KISSLING	1916	0	0	0	0
42	134 KISSLING	1915	0	0	0	0
43	138 KISSLING	1914	0	0	0	1914
44	160 KISSLING	34920	0	0	0	34920
55	1583 HOWARD	4375	0	0	0	4375
56	1581 HOWARD	4500	0	0	0	4500
63	1541 HOWARD	2433	0	0	0	2433
64	1531 HOWARD	1283	1283	0	0	1283

**VEHICLE STORAGE SUMMARY TABLE**

BLOCK	ADDRESS	EXISTING (SURFACE)	PROPOSED (STACKER)
56	1581 HOWARD	20	52
64	1531 HOWARD	35	80
39,40,41,42	1531 HOWARD	28	96

**LAND USE CATEGORY AREA TABLE**

BLOCK	ADDRESS	VEHICLE STORAGE	VEHICLE SERVICE	LANDSCAPE BUFFER	OTHER
39	118 KISSLING	2140	0	125	0
40	124 KISSLING	1810	0	123	0
41	130 KISSLING	1784	0	118	0
42	134 KISSLING	645	0	119	1201
39, 40, 41	118 KISSLING, 124 KISSLING, 130 KISSLING	69'-2" x 30'-2" x 30'-3" (63,118 CU.FT.) 69'-2" x 14'-6" x 30'-3" (30,339 CU.FT.)	0	366	0
43	138 KISSLING	0	2433	0	0
44	160 KISSLING	0	34920	0	0
55	1583 HOWARD	0	4375	0	0
56 (EXISTING)	1581 HOWARD	3401	0	0	1099
56 (PROPOSED)	1581 HOWARD	29'-0" x 35'-2" x 30'-3" (30,853 CU.FT.) 43'-8" x 14'-6" x 30'-3" (19,155 CU.FT.)	0	249	2773
63	1541 HOWARD	0	2433	0	0
64 (EXISTING)	1531 HOWARD	6290	0	0	1517
64 (PROPOSED)	1531 HOWARD	86'-2" x 29'-4" x 30'-3" (76,453 CU.FT.)	1308	495	3495

\* NOTE: ALL (E) VEHICLE STORAGE IS SURFACE PARKING  
 ALL PROPOSED VEHICLE STORAGE IS 4-LEVEL STACKER

4 BUILDING DATA

CONDITIONAL USE AUTHORIZATION REQUEST FOR NEW ENCLOSED VEHICLE STORAGE FOR AN EXISTING AUTOMOBILE REPAIR FACILITY (ROYAL MOTORS). THE PROJECT INCLUDES:  
 1. PRE-FABRICATED AND PRE-ENGINEERED 4-TIER VEHICLE STACKERS (UP TO 30'-6" TALL AND 96 SPACES).  
 2. VERTICAL ADDITION TO EXISTING ARCHITECTURAL METAL VEHICLE SCREENING STRUCTURES ALONG THE PROPERTY LINES ALONG KISSLING STREET (SCREEN ALONG KISSLING WILL BE UP TO 32'-7" TALL).  
 NOTE: NO INTERIOR MODIFICATIONS ARE PROPOSED.

3 SCOPE OF WORK

- ARCHITECTURAL**
- A.001 PROJECT DATA, SYMBOLS, ABBREVIATIONS, SHEET INDEX
  - A.002 ADDITIONAL BLOCK IMAGES
  - A.003 HOWARD STREET - EXISTING VIEWS
  - A.004 KISSLING STREET - EXISTING VIEWS
  - A.005 HOWARD STREET - EXISTING VIEW
  - X.101 EXISTING SITE PLAN
  - A.101 APPROVED SITE PLAN
  - A.101P PROPOSED SITE PLAN
  - A.111 APPROVED HOWARD STREET VIEWS
  - A.112 APPROVED KISSLING STREET VIEWS
  - A.112P PROPOSED KISSLING STREET VIEWS
  - A.301 APPROVED HOWARD STREET ELEVATIONS
  - A.302 APPROVED KISSLING STREET ELEVATIONS
  - A.302P PROPOSED KISSLING STREET ELEVATIONS
  - A.401 LINE OF SIGHT SECTIONS
  - A.501 APPROVED HOWARD STREET SCREEN DETAILS
  - A.502 APPROVED KISSLING STREET SCREEN DETAILS
  - A.502P PROPOSED KISSLING STREET SCREEN DETAILS
  - A.551 PROPOSED ENLARGED PLANS AND ELEVATIONS

2 DRAWING INDEX

1) ARCHITECT  
 ALAN CROSS  
 PROTOinc  
 566 FOLSOM STREET  
 SAN FRANCISCO CA 94105  
 (415)992-6899

1 PROJECT TEAM



**4** BLOCK IMAGE KEY HOWARD  
NOT TO SCALE



**3** BLOCK IMAGES HOWARD  
NOT TO SCALE



**2** BLOCK IMAGE KEY KISSLING  
NOT TO SCALE



**1** BLOCK IMAGES KISSLING  
NOT TO SCALE

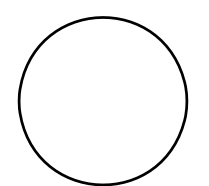
PROJECT DATA

NO. DATE	ISSUED AND REVISIONS	BY / CHECK
09/27/16	CONDITIONAL USE SUBMITTAL	EK / AC

SCALE

N.T.S.

REF. NORTH



All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of PROTO inc.

SHEET

**A.002**

SHEET DESCRIPTION

ADDITIONAL

BLOCK IMAGES

(E) 2-STORY  
DUPLEX



ROYAL MOTORS

2 EXISTING VIEW FACING WEST ON HOWARD  
NOT TO SCALE

(E) 3-STORY  
BLDG.



ROYAL MOTORS

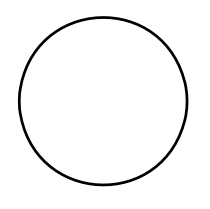
1 EXISTING VIEW FACING EAST ON HOWARD  
NOT TO SCALE

**PROTO inc**  
566 Folsom Street  
San Francisco, CA 94105  
415.992.6899

PROJECT DATA  
**ROYAL MOTORS VEHICLE STACKERS**  
118-130 KISSLING STREET  
SAN FRANCISCO, CA 94103

NO. DATE	DESCRIPTION	BY / CHECK
08/27/16	CONDITIONAL USE SUBMITTAL	BK / JAC

SCALE  
N.T.S.  
REF. NORTH



All photographs were taken under clear sky conditions. No digital retouching or other manipulation of the photographs was performed. The colors and tones in the photographs are as close as possible to the actual scene.

SHEET **A.003**  
SHEET DESCRIPTION  
HOWARD STREET  
EXISTING VIEWS





4 EXISTING VIEW FACING WEST ON KISSLING  
NOT TO SCALE



3 ADJACENT APT. BUILDING  
NOT TO SCALE



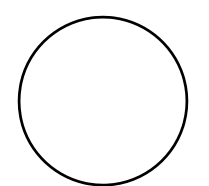
2 EXISTING VIEW FACING EAST ON KISSLING  
NOT TO SCALE



1 ADJACENT APT. BUILDING  
NOT TO SCALE

NO. DATE	ISSUED FOR REVISIONS	BY / CHECK
08/27/16	CONDITIONAL USE SUBMITTAL	BK / JAC

SCALE  
N.T.S.  
REF. NORTH



All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of this document may be reproduced without the written consent of PROTO inc.

1

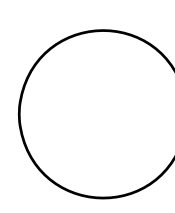
EXISTING VIEW FACING EAST ON HOWARD  
NOT TO SCALE



SHEET  
**A.005**

SHEET DESCRIPTION  
HOWARD STREET  
EXISTING VIEWS

SCALE  
N.T.S.  
REF. NORTH



All photographs were taken under the best possible conditions. The views shown are not intended to represent any specific view of the project, but rather to provide a general impression of the project's location and context.

NO. DATE	DESCRIPTION	BY / CHECK
08/27/16	CONDITIONAL USE SUBMITTAL	BK/AC

PROJECT DATA

**ROYAL MOTORS VEHICLE STACKERS**

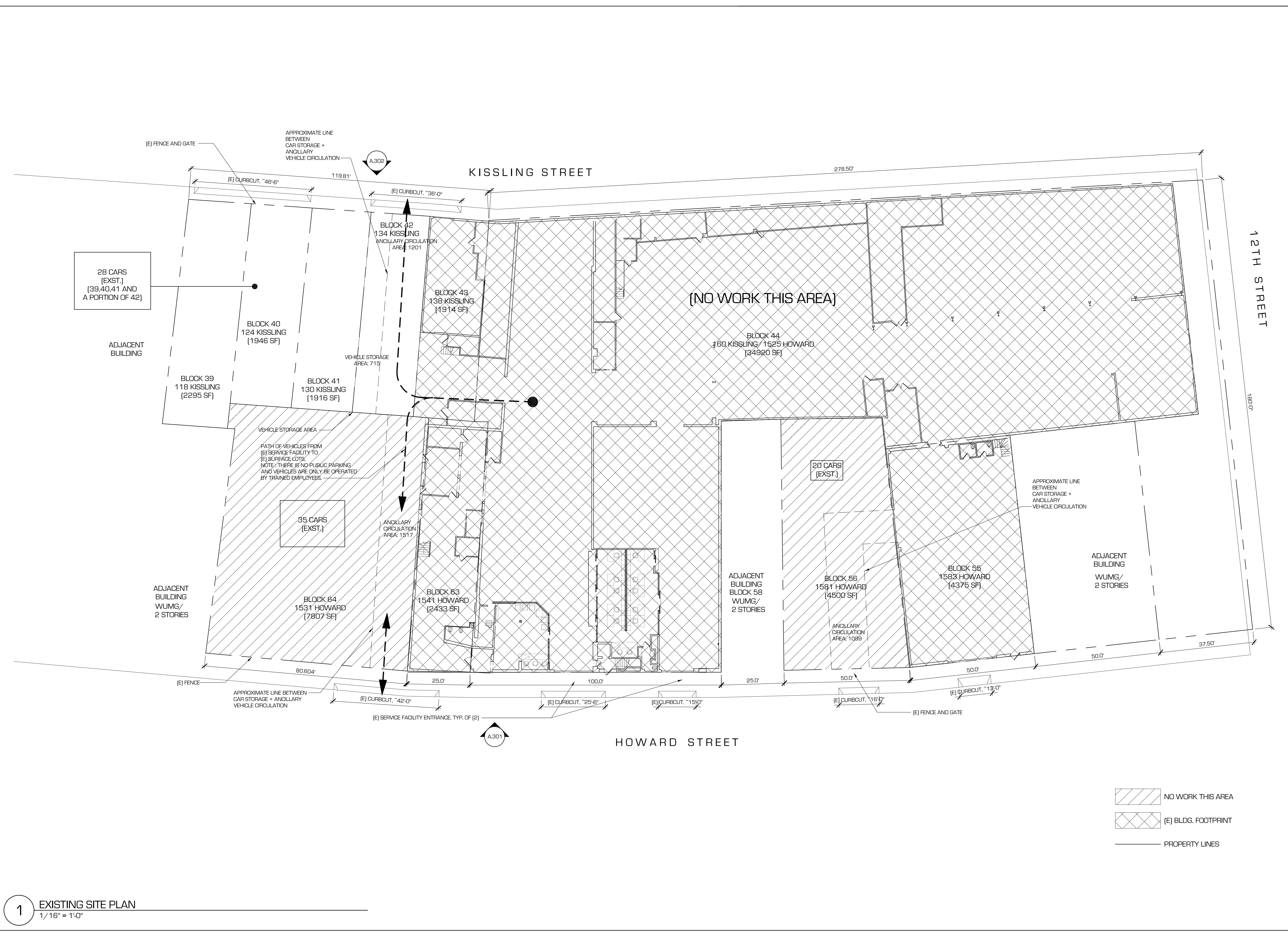
118-130 KISSLING STREET  
SAN FRANCISCO, CA 94103

**PROTO inc**  
566 Folsom Street  
San Francisco, CA 94105  
415.992.6899

PROJECT DATA	BY/CHKD
NO. DATE	BR/CHKD
08/27/16	COND/ANONAL USE SUBMITTAL
6838-AND-REPAIRS	BR/CHKD

SCALE	1/16" = 1'
REF. NORTH	

SHEET	<b>X.101</b>
SHEET DESCRIPTION	EXISTING SITE PLAN



**1** EXISTING SITE PLAN  
 1/16" = 1'-0"

NO.	DATE	BY	CHKD
1	08/27/16	PROGRESS PRINT	AC/BK

SCALE: 1/8" = 1'-0"  
 REF: NORTH

SHEET: **A.101**  
 SHEET DESCRIPTION: APPROVED SITE PLAN



- NO WORK THIS AREA
- NEW ARCHITECTURAL METAL SCREENWALLS
- 4-LEVEL VEHICLE STACKERS
- 1-STORY CAR WASH
- LANDSCAPE BUFFER @ STREET

**1** APPROVED SITE PLAN  
 1/16" = 1'-0"



NO. DATE	DESCRIPTION	BY / DATE	AC / BK
03/27/16	PROGRESS PRINT		

SCALE: 1/16" = 1'-0"  
 REF: NORTH

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. FIELD VERIFICATION IS REQUIRED TO CONFIRM ACCURACY. DIMENSIONS SHALL BE SHOWN ON ALL DRAWINGS.

**1** PROPOSED SITE PLAN  
 1/16" = 1'-0"

2

APPROVED SCREEN-HOWARD STREET FACING WEST  
NOT TO SCALE



1

APPROVED SCREEN-HOWARD STREET FACING EAST  
NOT TO SCALE

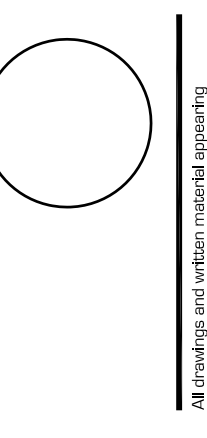


**PROTO**inc  
566 Folsom Street  
San Francisco, CA 94105  
415.992.6899

PROJECT DATA  
**ROYAL MOTORS VEHICLE STACKERS**  
118-130 KISSLING STREET  
SAN FRANCISCO, CA 94103

NO. DATE	6828-AM-18-0000	BY / CHECK
09/27/16	CONDITIONAL USE SUBMITTAL	BK / AC

SCALE  
N.T.S.  
REF. NORTH



All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of PROTO inc.

SHEET  
**A.111**

SHEET DESCRIPTION  
APPROVED SCREEN-  
HOWARD STREET  
VIEWS

2

APPROVED STREET SCREEN FACING WEST  
NOT TO SCALE



1

APPROVED KISSLING STREET SCREEN FACING EAST  
NOT TO SCALE



**PROTO**inc  
566 Folsom Street  
San Francisco, CA 94105  
415.992.6899

PROJECT DATA  
**ROYAL MOTORS VEHICLE STACKERS**  
118-130 KISSLING STREET  
SAN FRANCISCO, CA 94103

NO. DATE	ISSUED FOR REVISIONS	BY / CHECK
09.27.16	CONDITIONAL USE SUBMITTAL	BR / JAC

SCALE  
N.T.S.  
REF. NORTH

All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of PROTO inc.

SHEET  
**A.112**

SHEET DESCRIPTION  
APPROVED SCREEN  
KISSLING STREET  
VIEWS

2

PROPOSED STREET SCREEN FACING WEST  
NOT TO SCALE



1

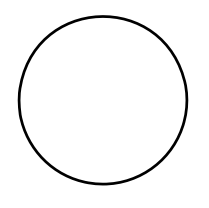
PROPOSED KISSLING STREET SCREEN FACING EAST  
NOT TO SCALE



SHEET  
**A.112P**

SHEET DESCRIPTION  
PROPOSED SCREEN  
KISSLING STREET  
VIEWS

SCALE  
N.T.S.  
REF. NORTH



All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of PROTO inc.

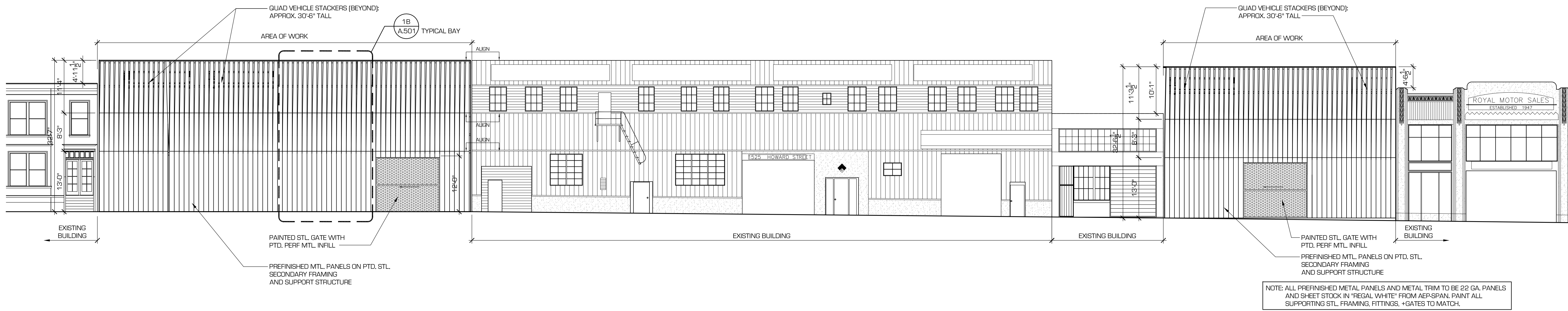
NO. DATE 09.27.16  
BY / CHECK  
6838-AM-00-00-00

NO. DATE	BY / CHECK	DESCRIPTION
09.27.16		CONDITIONAL USE SUBMITTAL

PROJECT DATA  
**ROYAL MOTORS VEHICLE STACKERS**  
118-130 KISSLING STREET  
SAN FRANCISCO, CA 94103

**PROTO inc**  
566 Folsom Street  
San Francisco, CA 94105  
415.992.6899





**3** APPROVED SCREEN (HOWARD STREET)  
3/32" = 1'-0"



**2** APPROVED VEHICLE STACKERS (HOWARD STREET)  
3/32" = 1'-0"



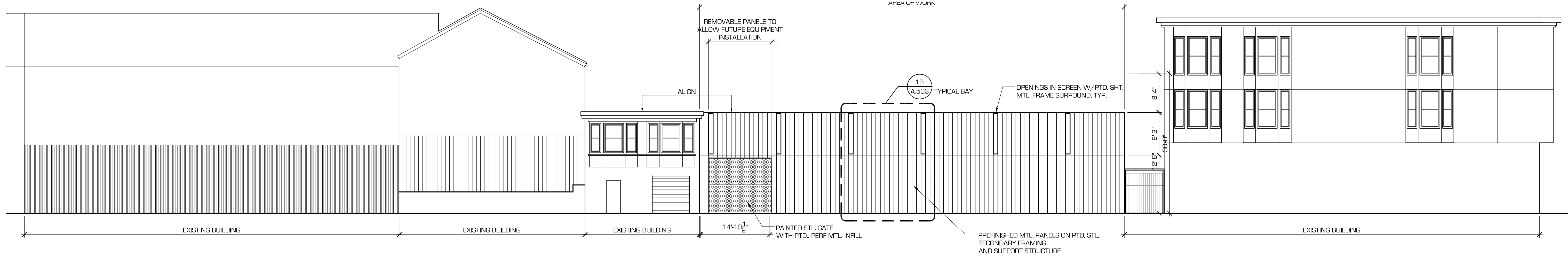
**1** EXISTING CONDITION (HOWARD STREET)  
3/32" = 1'-0"

PROJECT DATA

NO. DATE	08/27/16	6838-AM-16-000	BY / CHK	BK / AC
		CONDITIONAL USE SUBMITTAL		

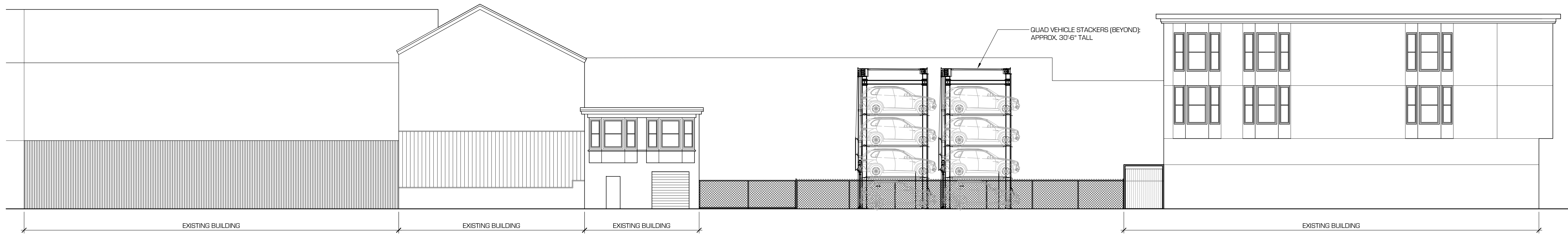
SCALE  
3/32" = 1'  
REF. NORTH

ALL DIMENSIONS UNLESS NOTED OTHERWISE.  
NOTES:  
1. REFER TO ALL OTHER SHEETS FOR DETAILS.  
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE CONSTRUCTION.

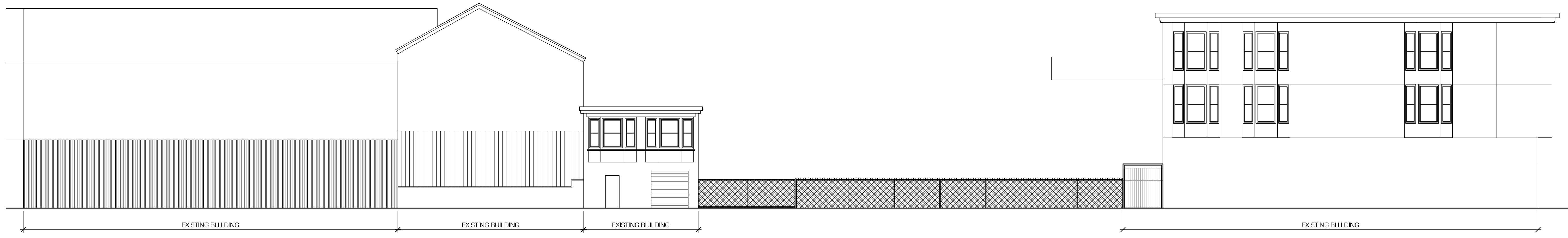


NOTE: ALL PREFINISHED METAL PANELS AND METAL TRIM TO BE 22 GA. PANELS AND SHEET STOCK IN "REGAL WHITE" FROM AEP-SPAN. PAINT ALL SUPPORTING STL. FRAMING, FITTINGS, +GATES TO MATCH.

**3** APPROVED SCREEN (KISSLING STREET)  
3/32" = 1'-0"



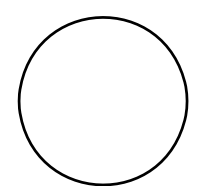
**2** APPROVED VEHICLE STACKERS (KISSLING STREET)  
3/32" = 1'-0"



**1** EXISTING CONDITION (KISSLING STREET)  
3/32" = 1'-0"

NO. DATE	ISSUE AND REVISIONS	BY / CHECK
08/27/16	CONDITIONAL USE SUBMITTAL	BK / AC

SCALE  
3/32" = 1'  
REF: NORTH

  
 All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of PROTO inc.

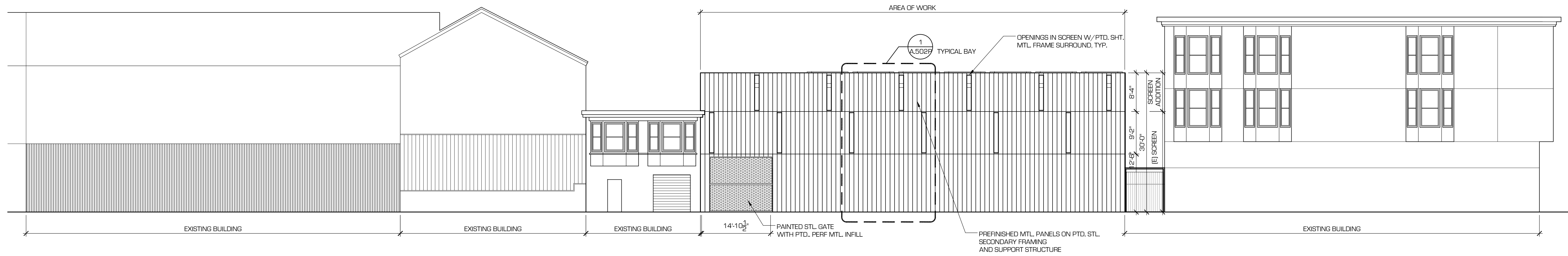
NO.	DATE	DESCRIPTION	BY	CHK
082716	08/27/16	CONDITIONAL USE SUBMITTAL	BK	JAC

SCALE  
**3/32" = 1'**  
 REF: NORTH

ALL DIMENSIONS UNLESS NOTED OTHERWISE.  
 THESE DIMENSIONS ARE FOR INFORMATION ONLY.  
 THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT.

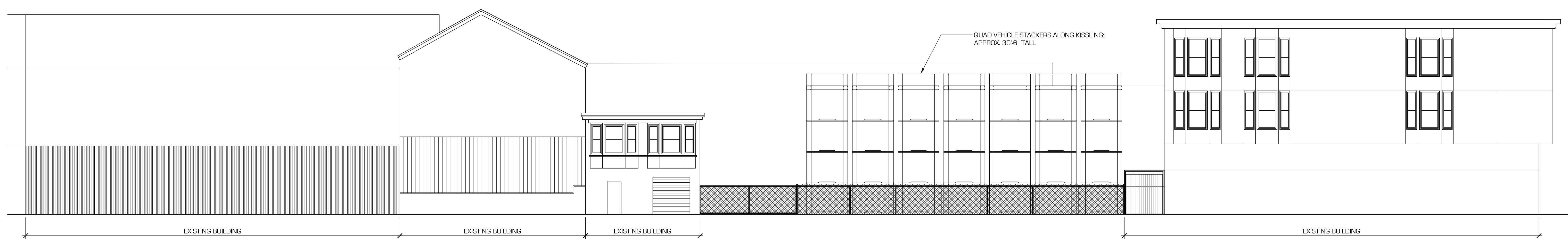
SHEET  
**A.302P**

SHEET DESCRIPTION  
**PROPOSED KISSLING STREET ELEVATIONS**

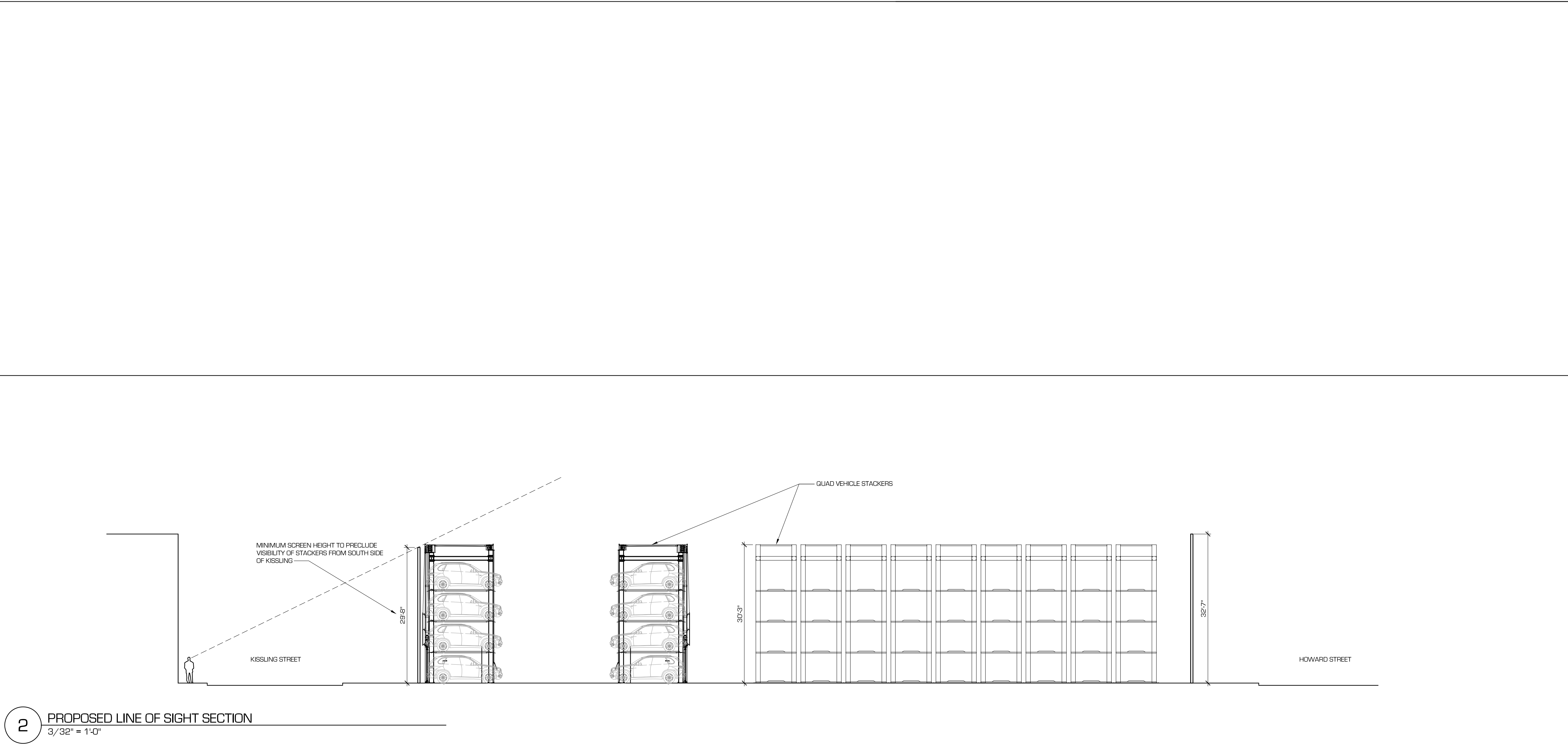


NOTE: ALL PREFINISHED METAL PANELS AND METAL TRIM TO BE 22 GA. PANELS AND SHEET STOCK IN 'REGAL WHITE' FROM AEP-SPAN. PAINT ALL SUPPORTING STL. FRAMING, FITTINGS, \*GATES TO MATCH.

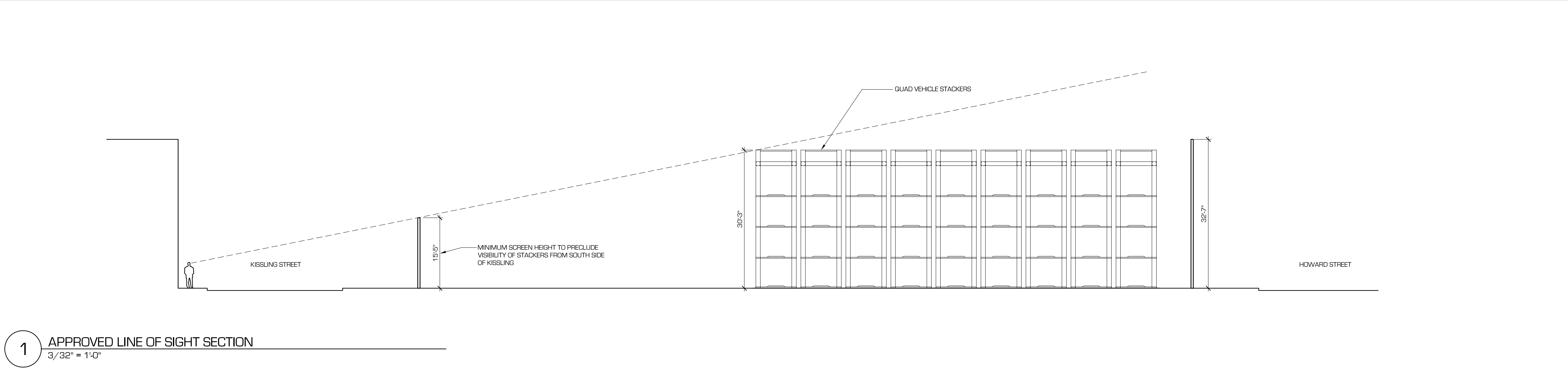
**2** PROPOSED SCREEN (KISSLING STREET)  
 3/32" = 1'-0"



**1** PROPOSED VEHICLE STACKERS (KISSLING STREET)  
 3/32" = 1'-0"



**2** PROPOSED LINE OF SIGHT SECTION  
3/32" = 1'-0"



**1** APPROVED LINE OF SIGHT SECTION  
3/32" = 1'-0"

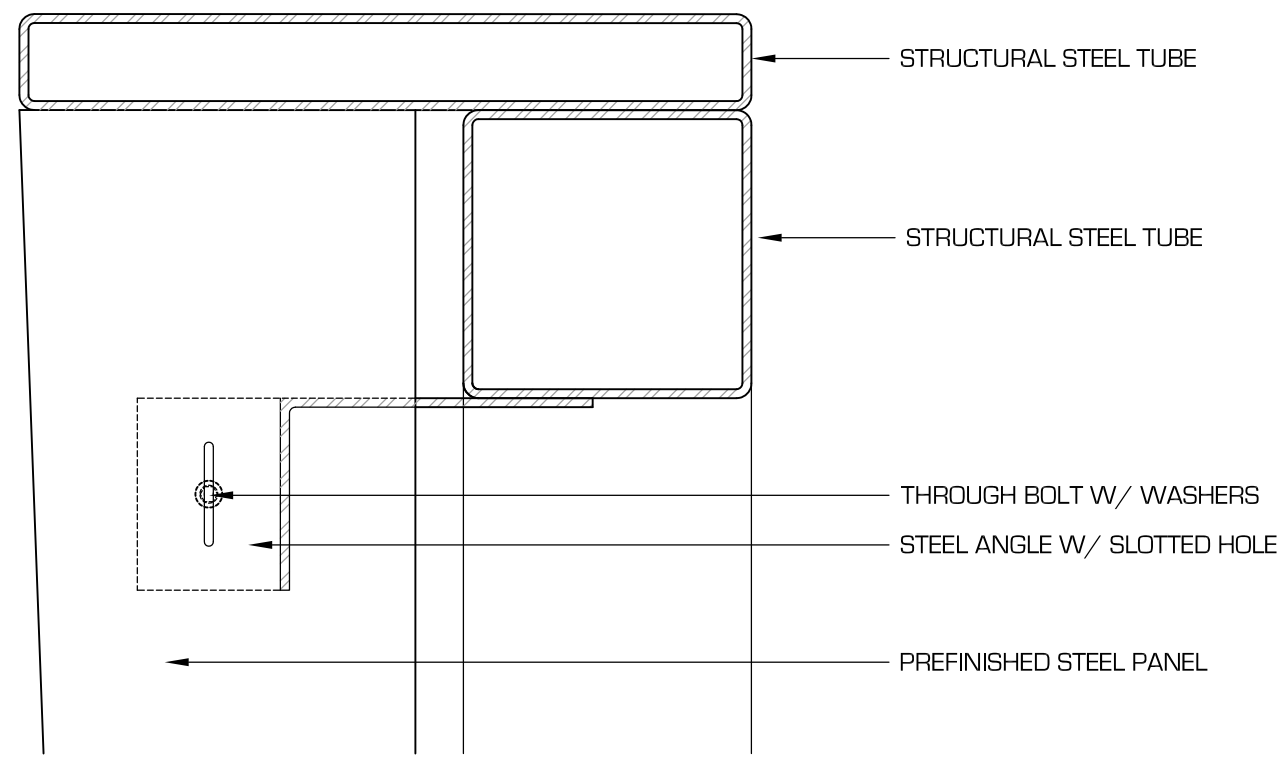
NO.	DATE	ISSUE AND REVISIONS	BY / CHECK
01	08/27/16	CONDITIONAL USE SUBMITTAL	EK/AC

SCALE	3/32" = 1'
REF.	NORTH

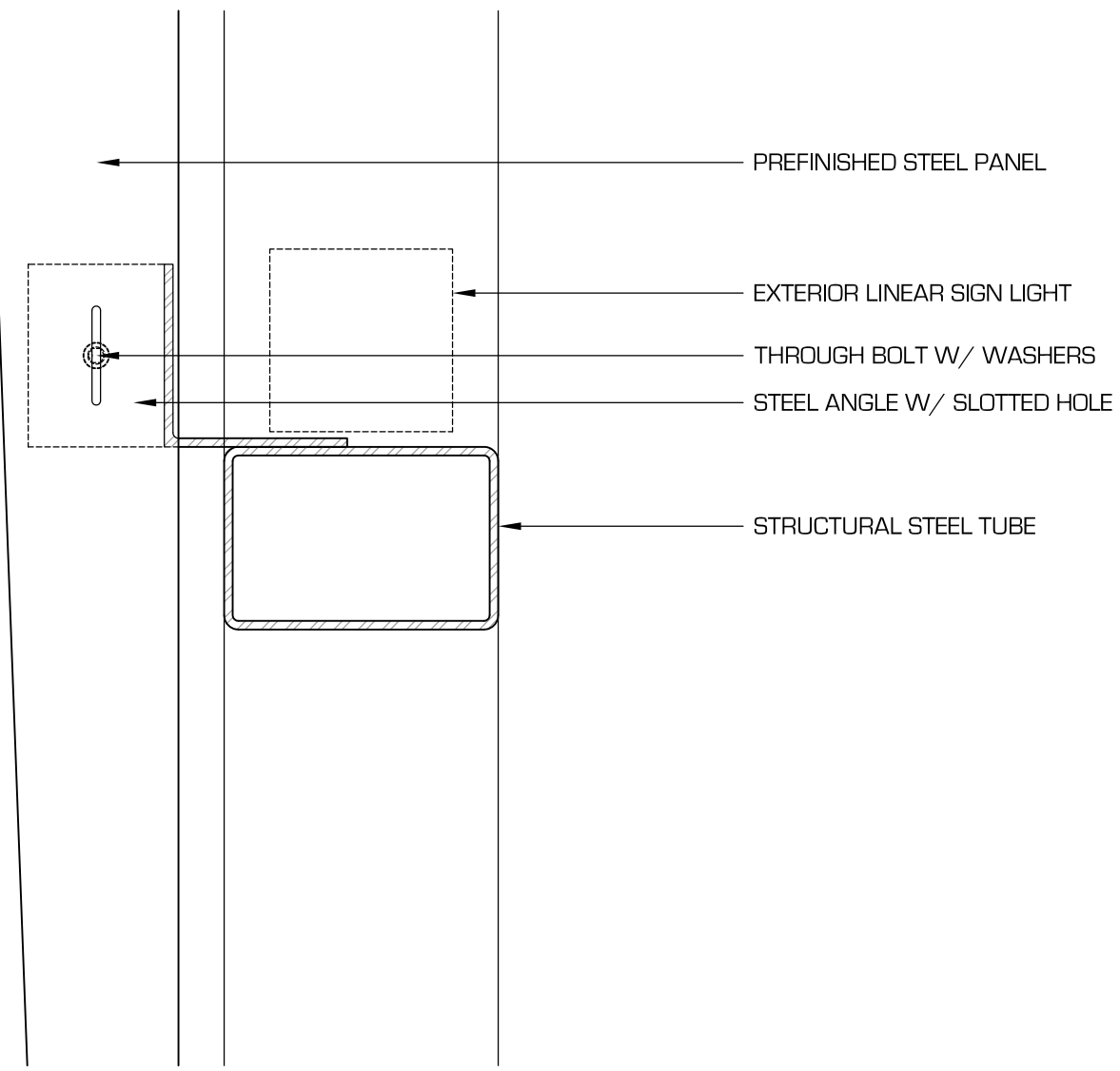
SHEET **A.401**

SHEET DESCRIPTION  
**LINE OF SIGHT SECTIONS**

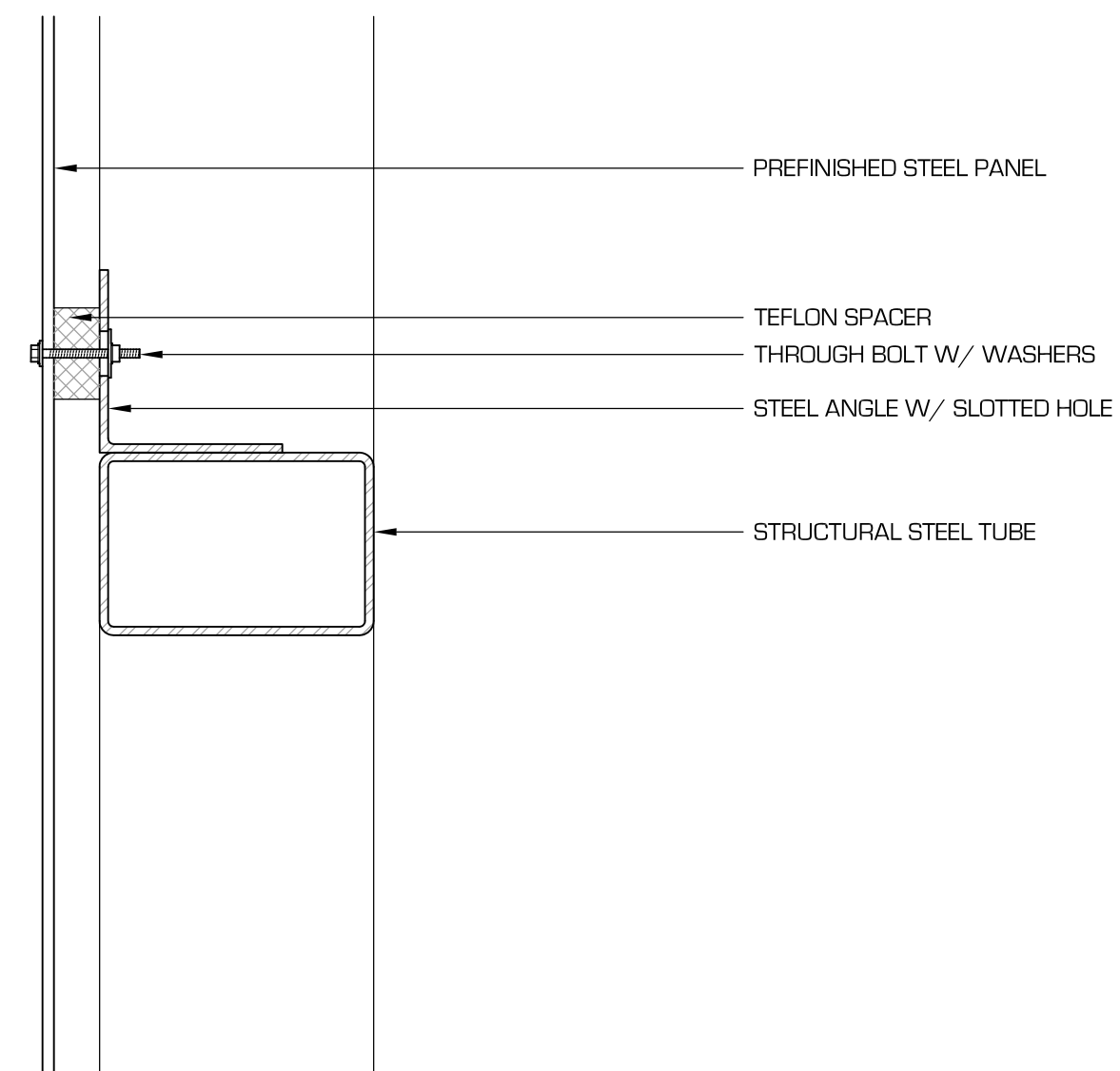
All dimensions are in feet unless otherwise noted. All dimensions are to the center of the structure. All dimensions are to the center of the structure.



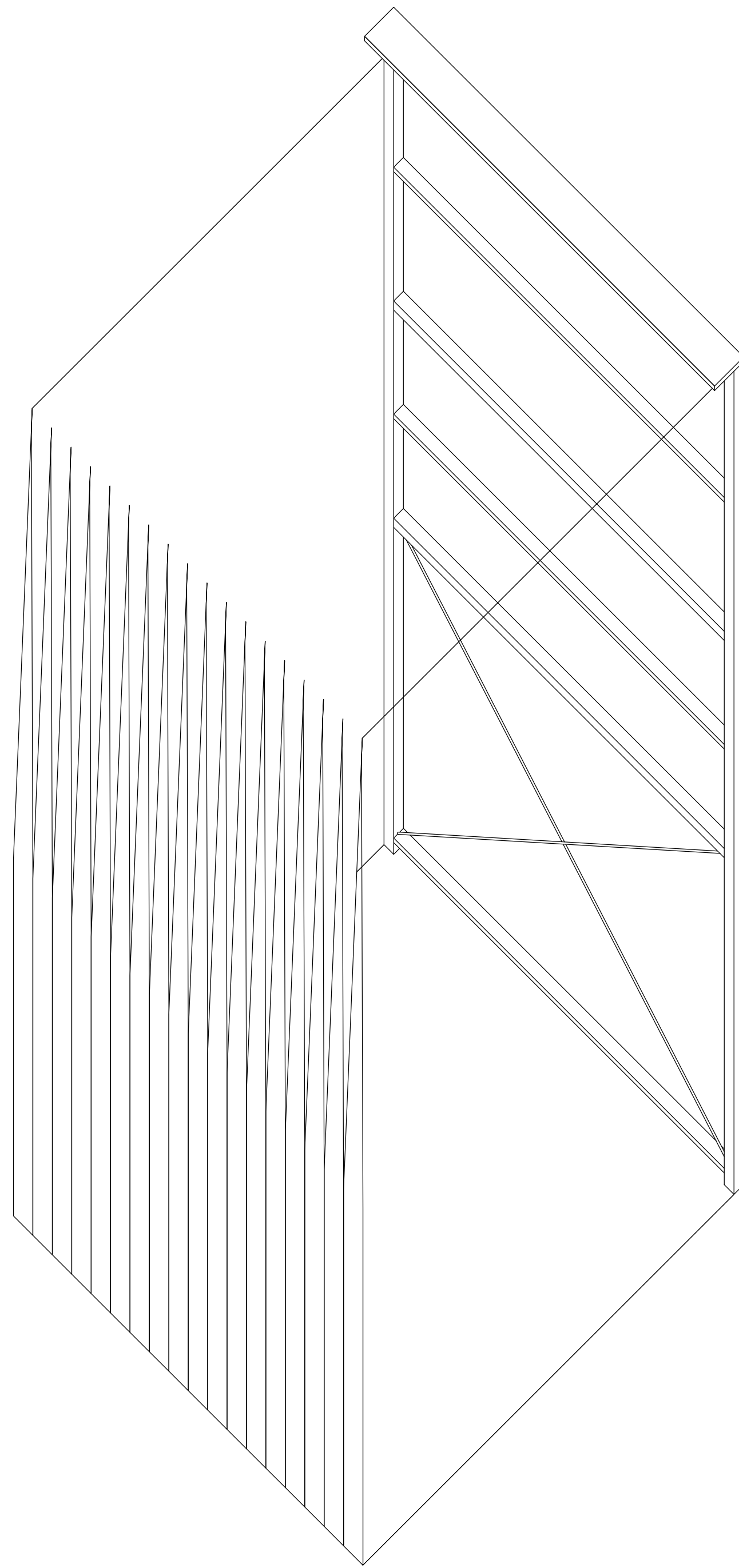
**6** CONNECTION DETAIL  
3" = 1'-0"



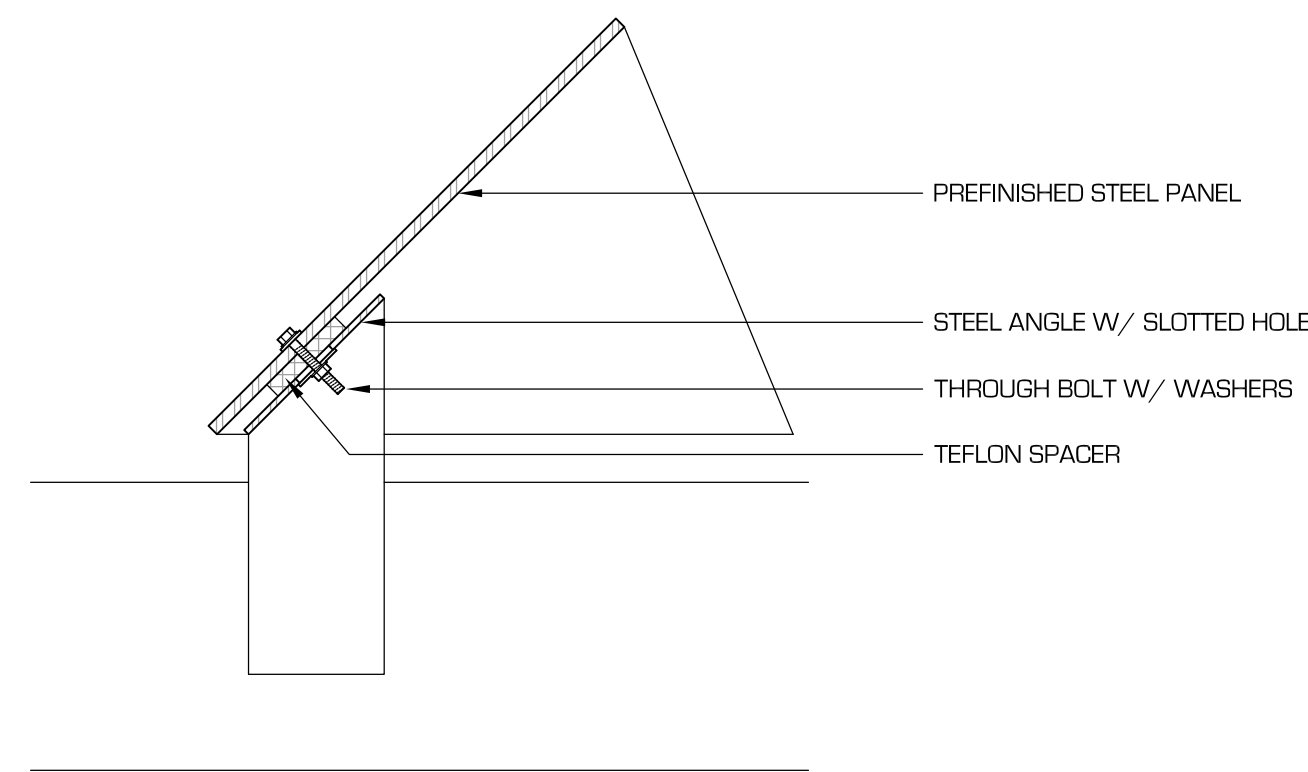
**5** CONNECTION DETAIL  
3" = 1'-0"



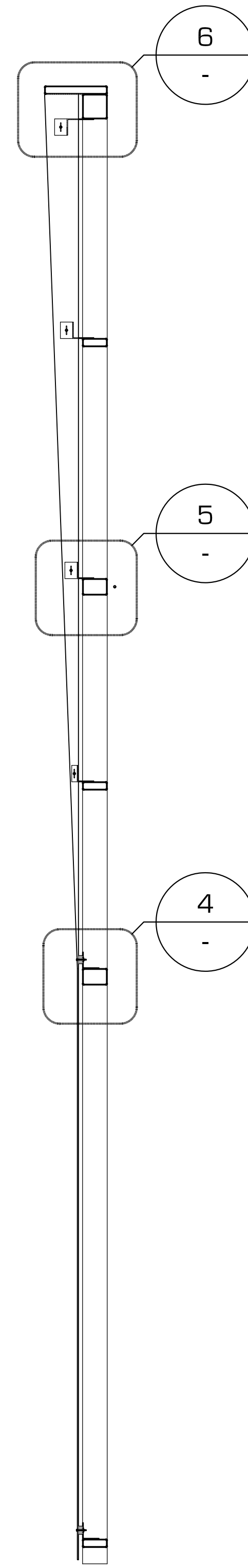
**4** CONNECTION DETAIL  
3" = 1'-0"



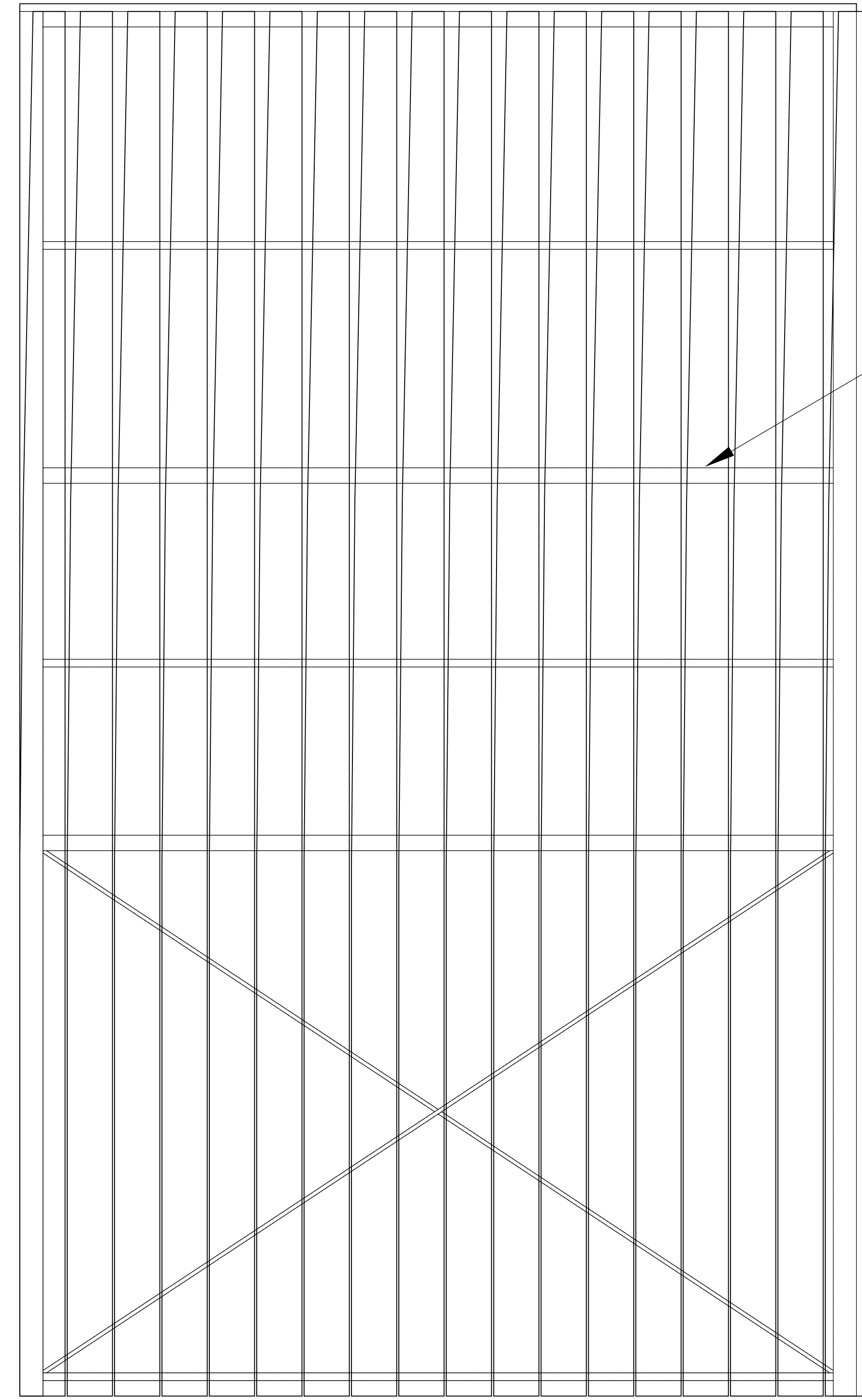
**2** AXONOMETRIC  
1/4" = 1'-0"



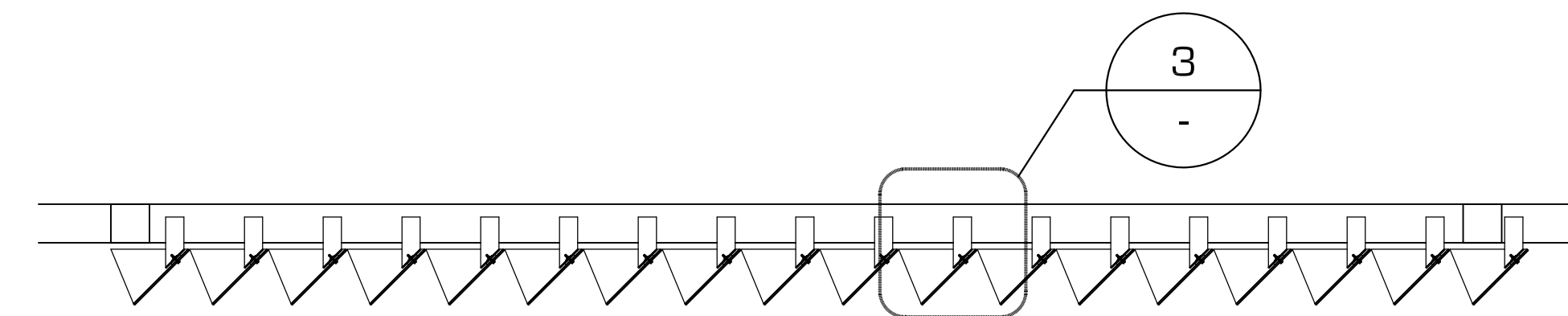
**3** CONNECTION DETAIL  
3" = 1'-0"



C. SECTION



B. ELEVATION



A. PARTIAL PLAN

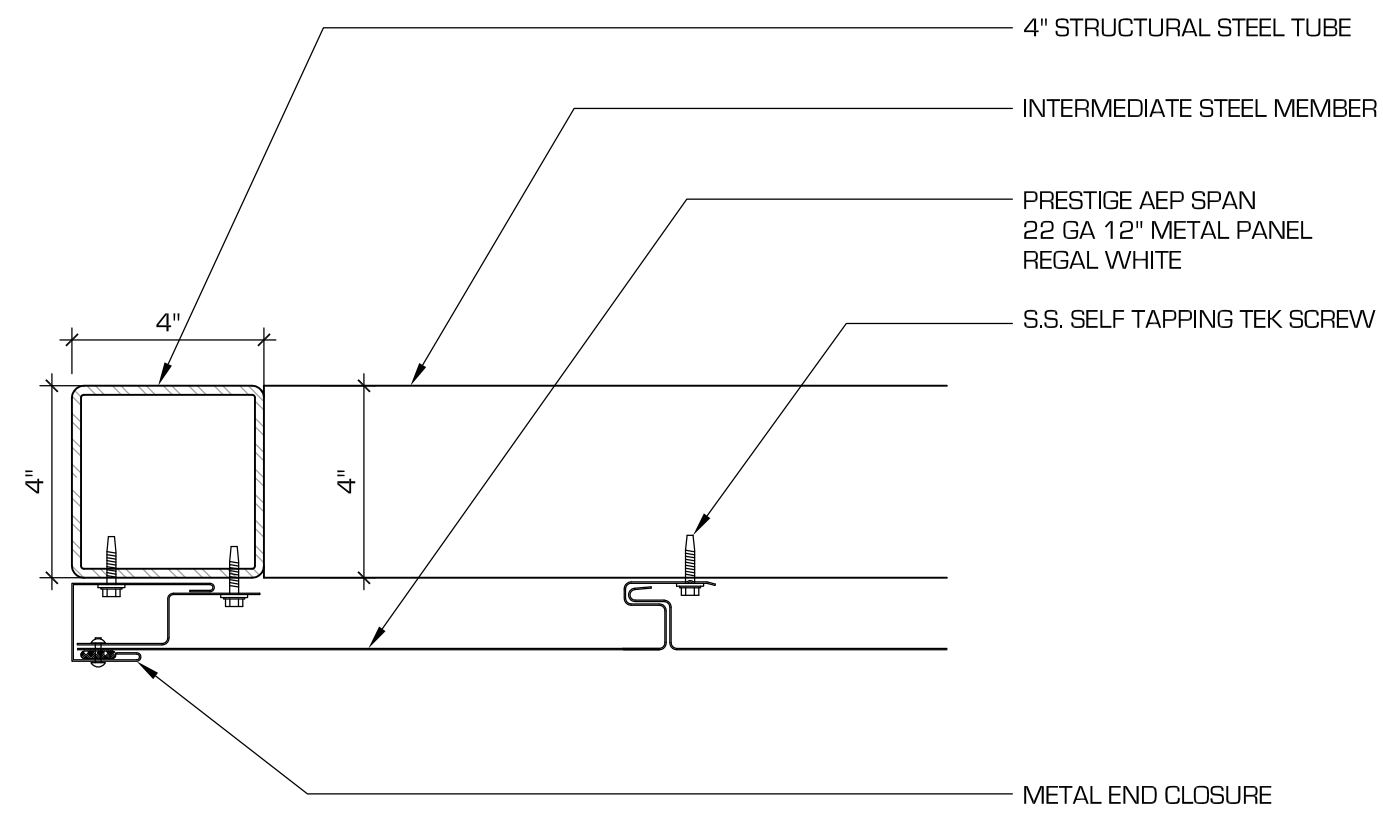
**1** TYPICAL BAY - APPROVED HOWARD STREET SCREEN  
1/2" = 1'-0"

NO. DATE	ISSUE AND REVISIONS	BY / CHECK
09.27.16	CONDITIONAL USE SUBMITTAL	AC/BK

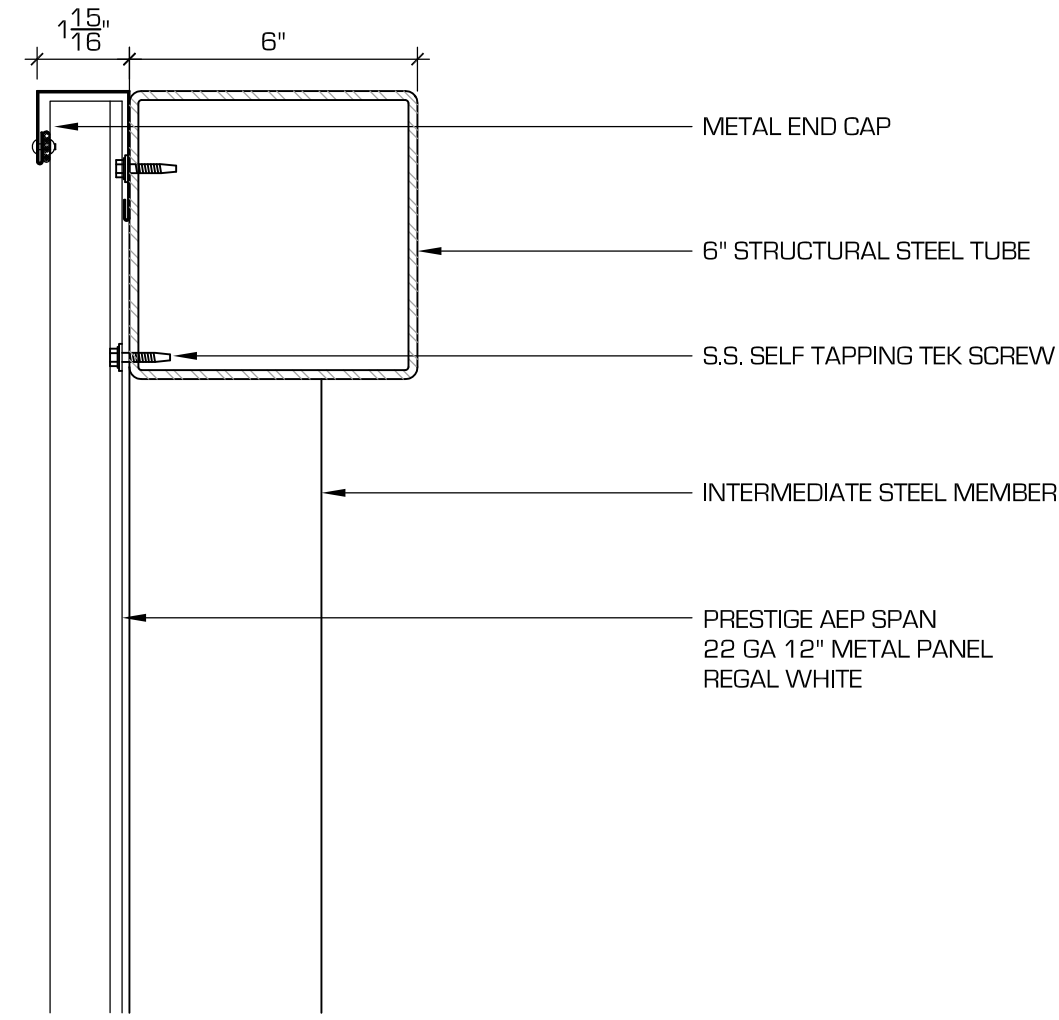
SCALE	VARIES	REF. NORTH

SHEET	DESCRIPTION
<b>A.501</b>	APPROVED HOWARD STREET SCREEN DETAILS

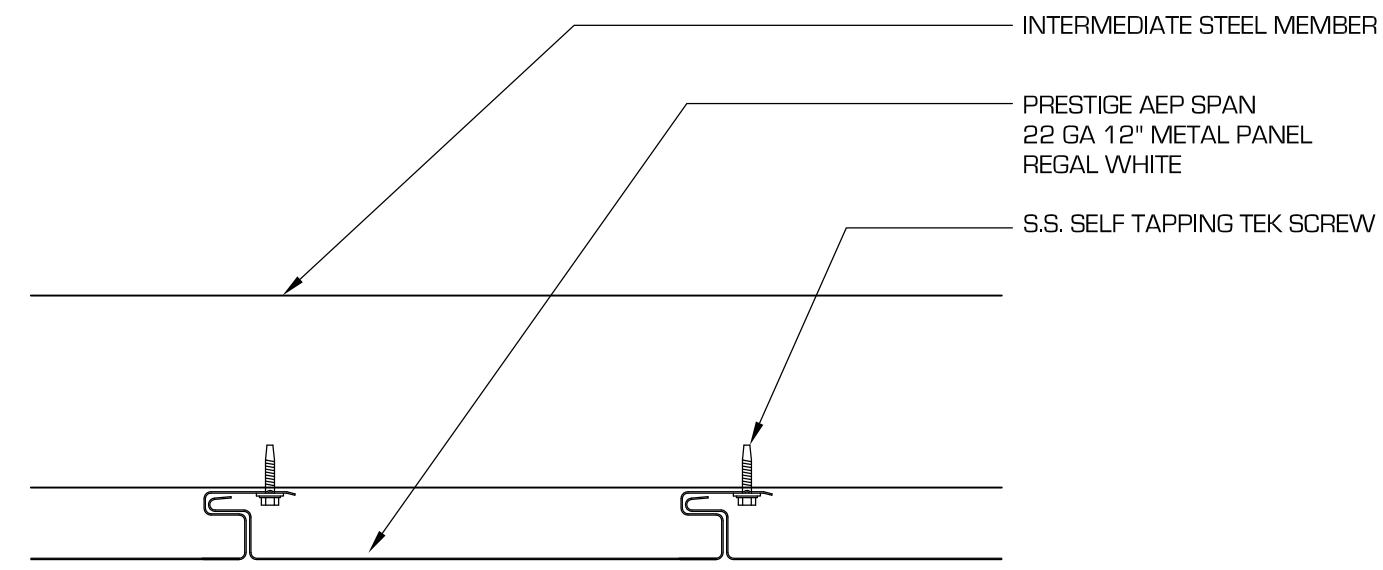
All drawings are the property of PROTO inc. and shall remain the property of PROTO inc. unless otherwise stated in writing. No part of this drawing may be reproduced or transmitted in any form or by any means without the prior written consent of PROTO inc.



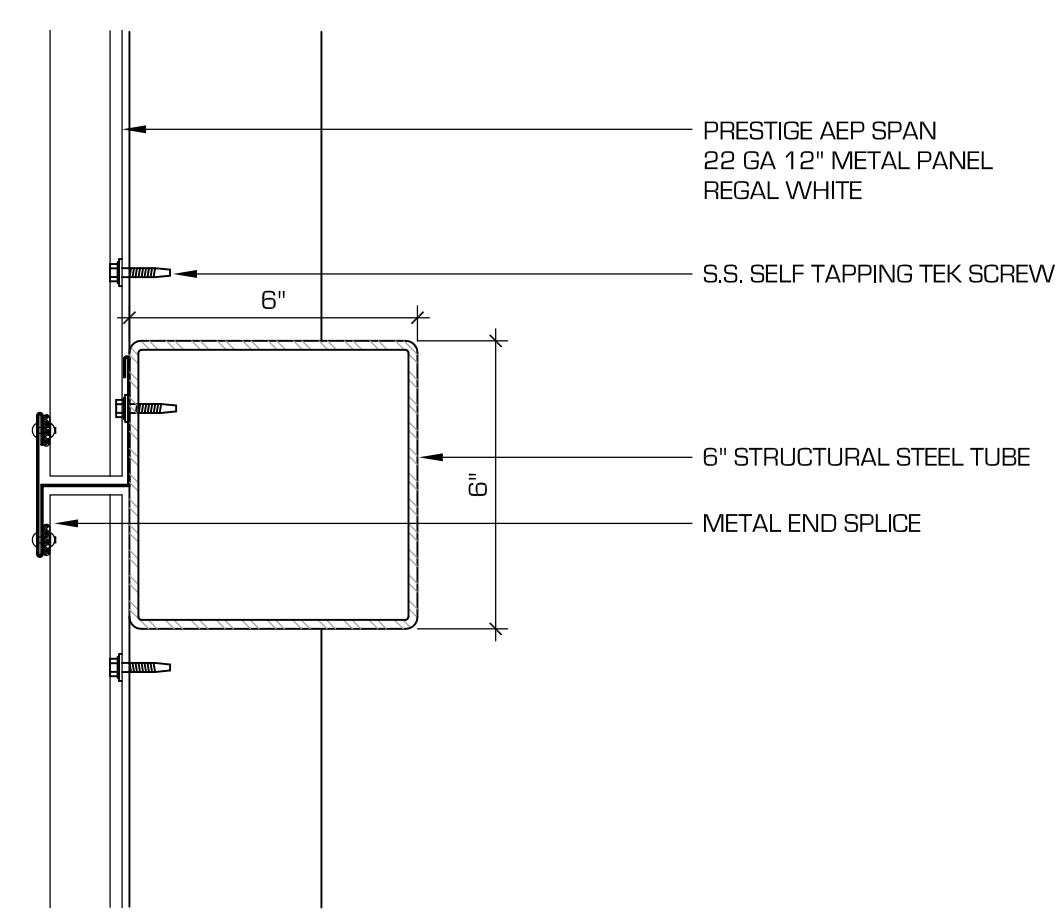
**7** END PANEL CONNECTION DETAIL  
3" = 1'-0"



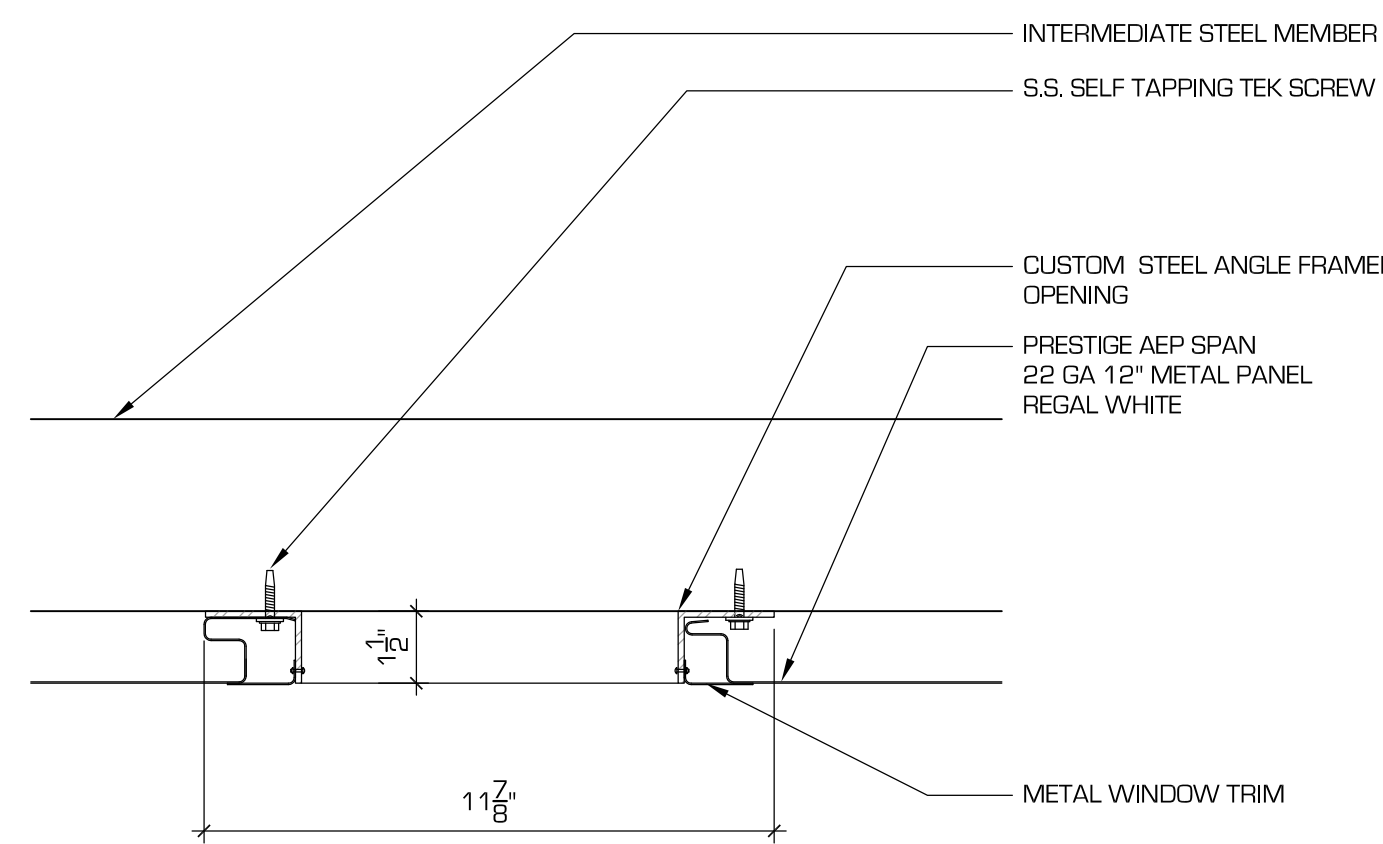
**4** CAP CONNECTION DETAIL  
3" = 1'-0"



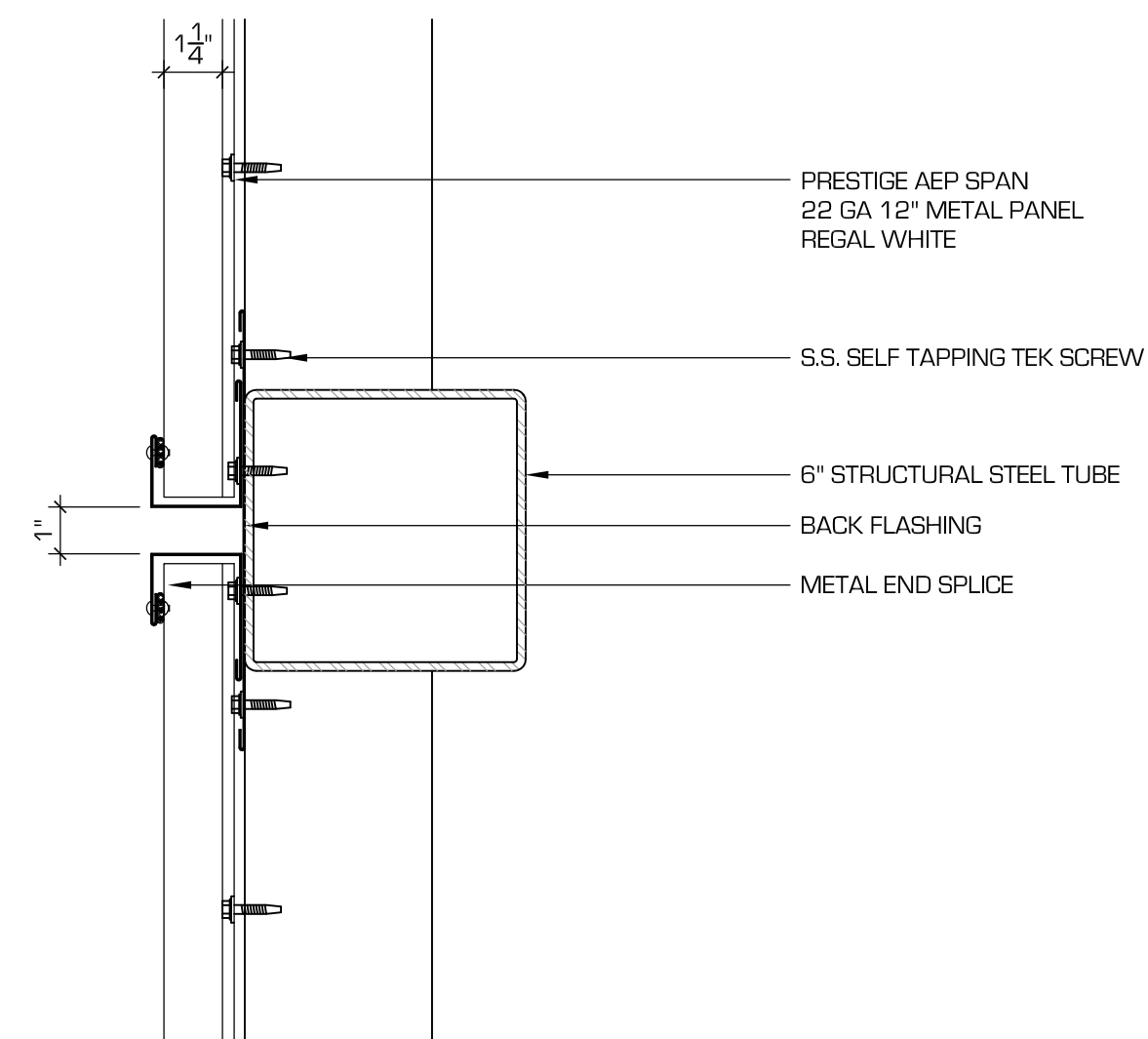
**6** PANEL CONNECTION DETAIL  
3" = 1'-0"



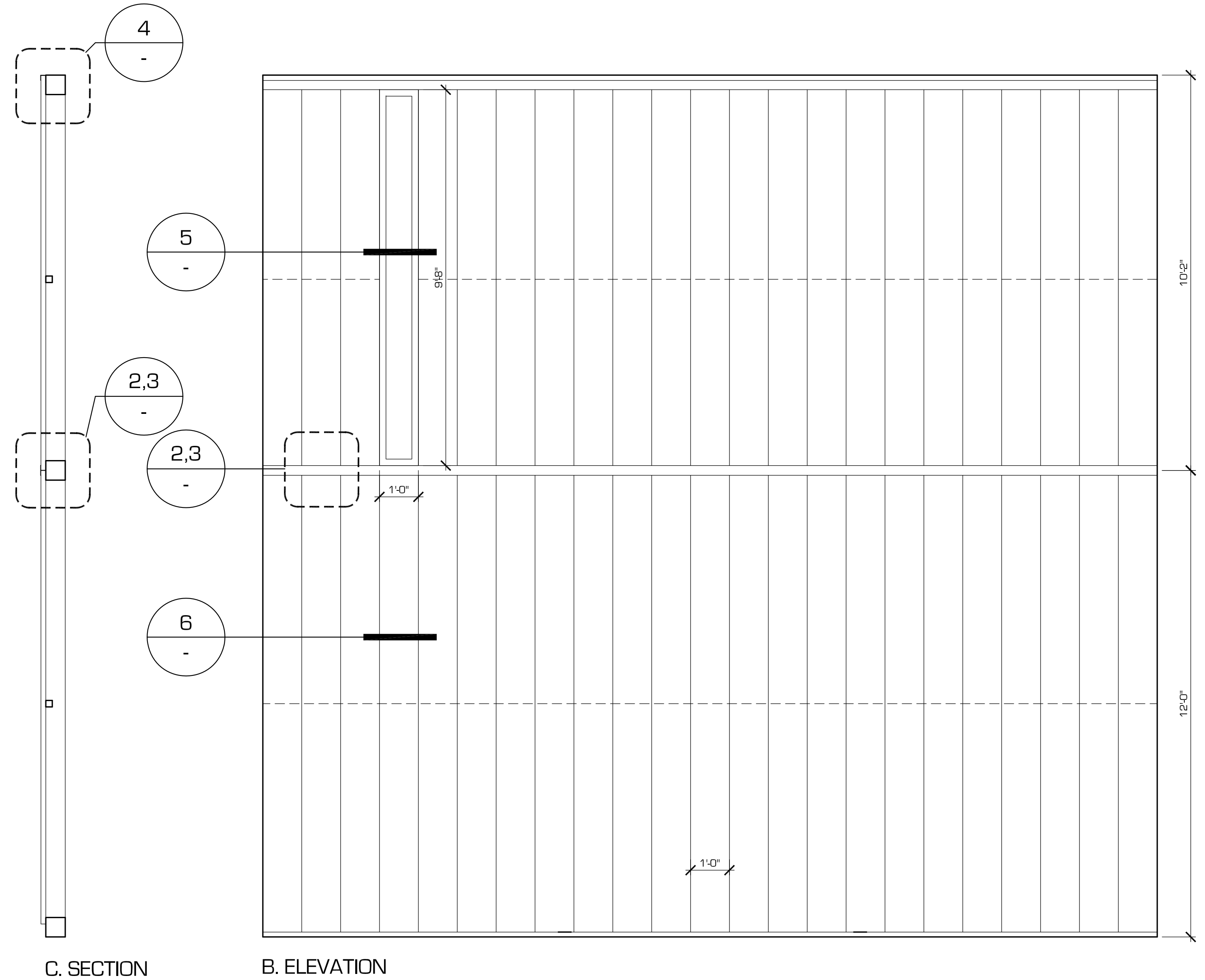
**3** CONNECTION DETAIL @ HORIZONTAL SEAM  
3" = 1'-0"



**5** WINDOW DETAIL  
3" = 1'-0"



**2** CONNECTION DETAIL @ HORIZONTAL SEAM  
3" = 1'-0"

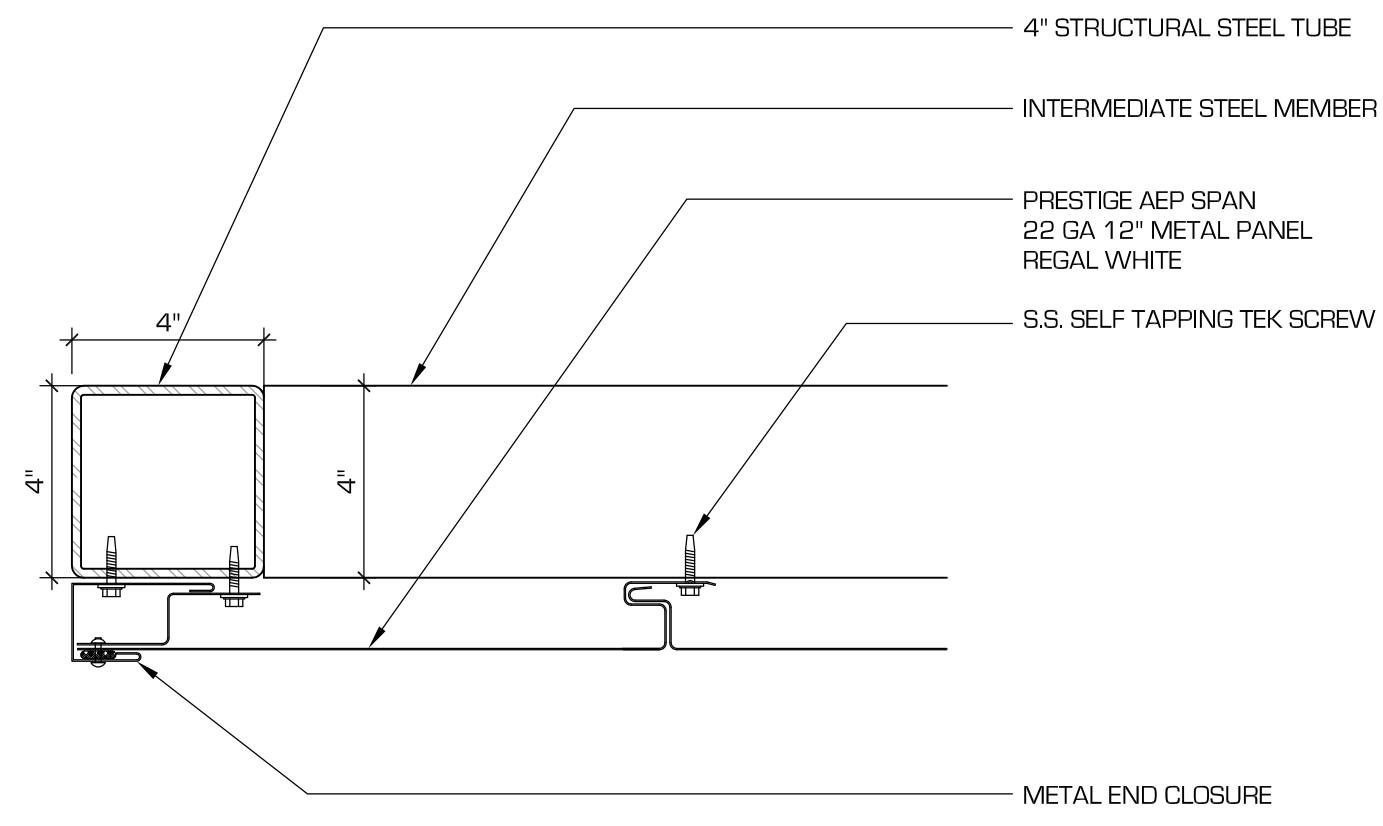


**1** TYPICAL BAY  
1/2" = 1'-0"

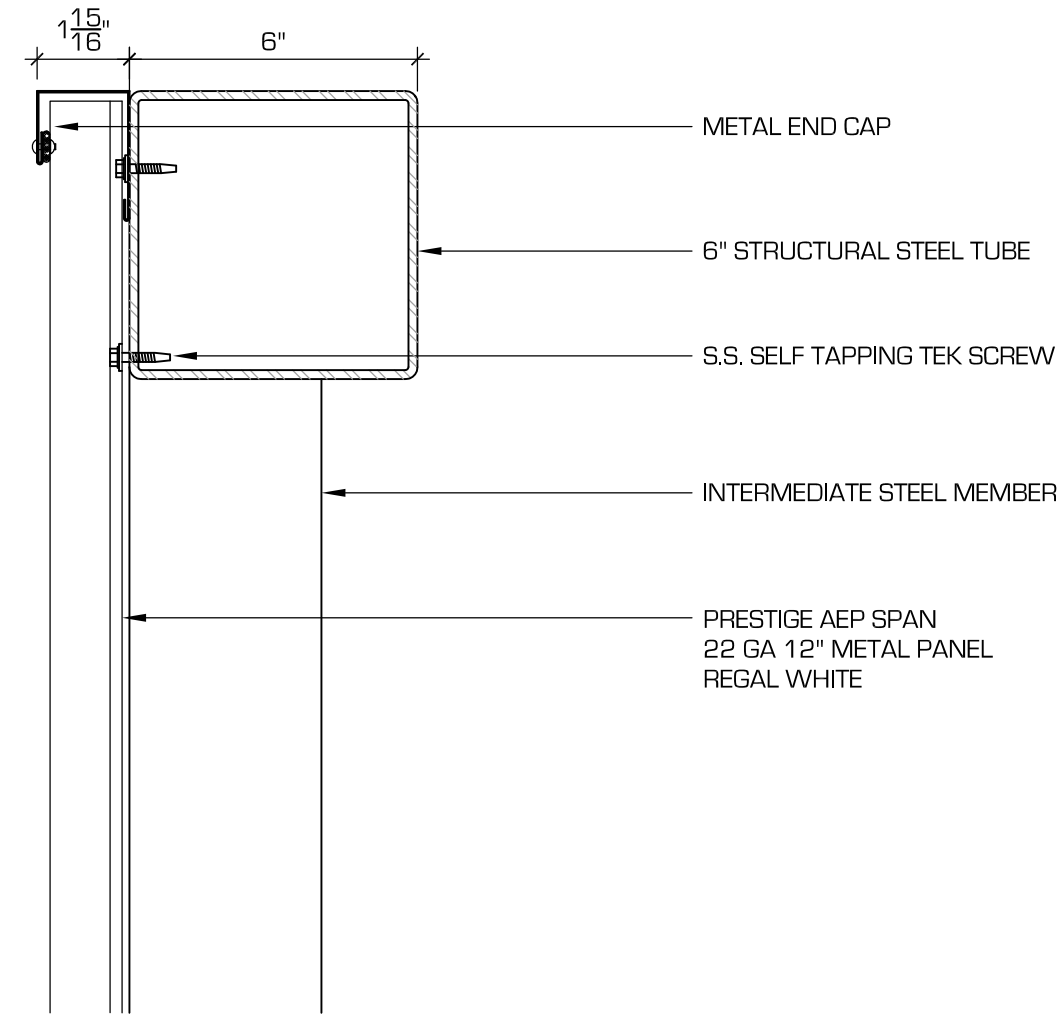
NO. DATE	ISSUE AND REVISIONS	BY / CHECK
09.27.16	CONDITIONAL USE SUBMITTAL	BK / AC

SCALE  
VARIES  
REF: NORTH

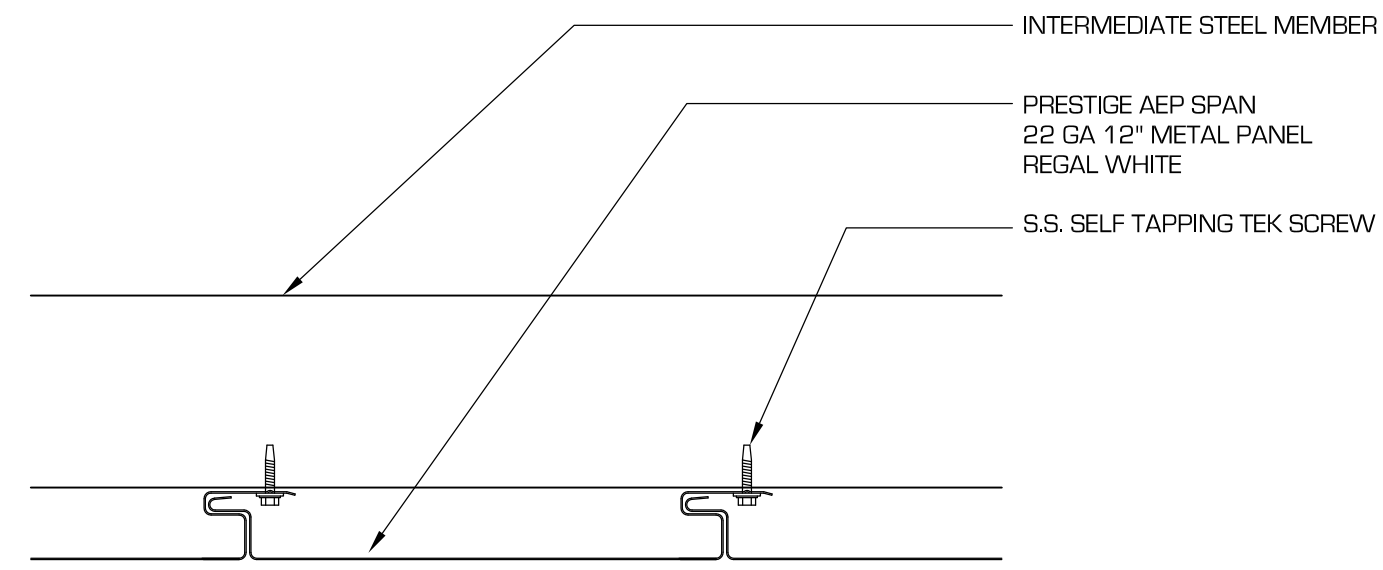
APPROVED FOR CONSTRUCTION BY THE ARCHITECT  
THIS DRAWING IS THE PROPERTY OF PROTO INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



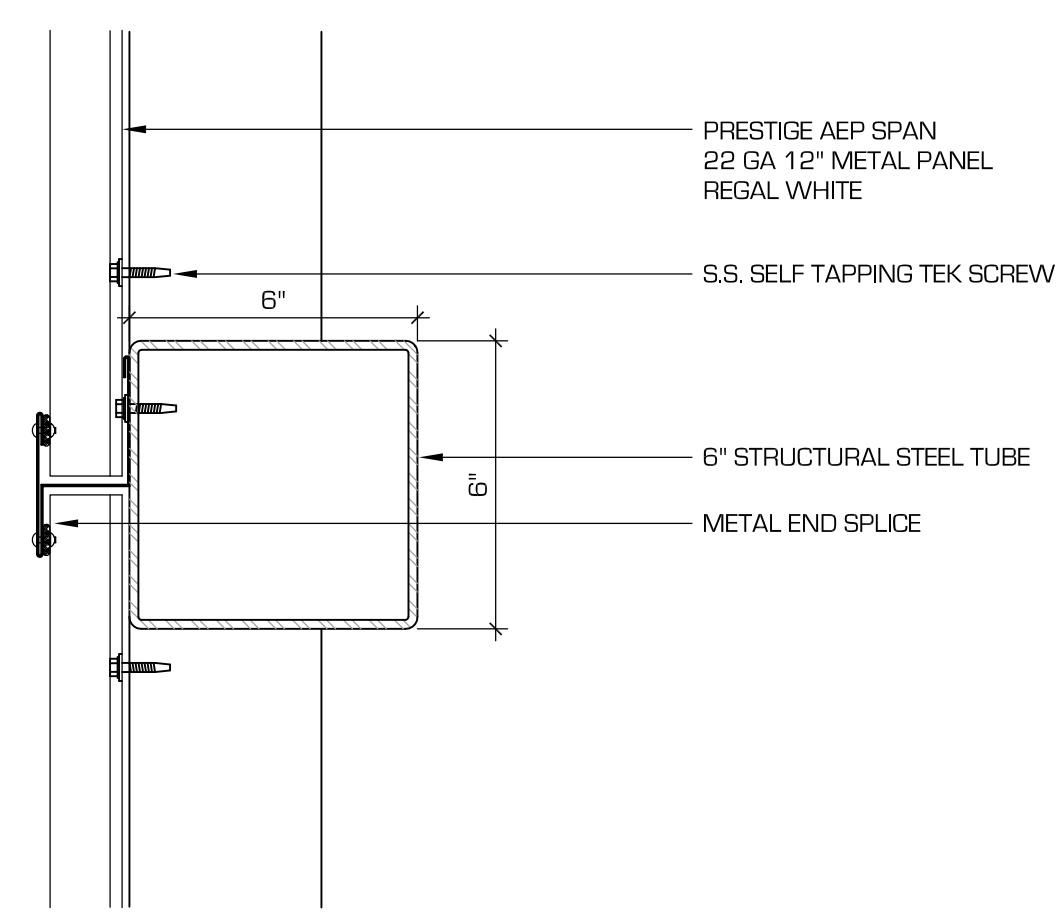
**7** END PANEL CONNECTION DETAIL  
3" = 1'-0"



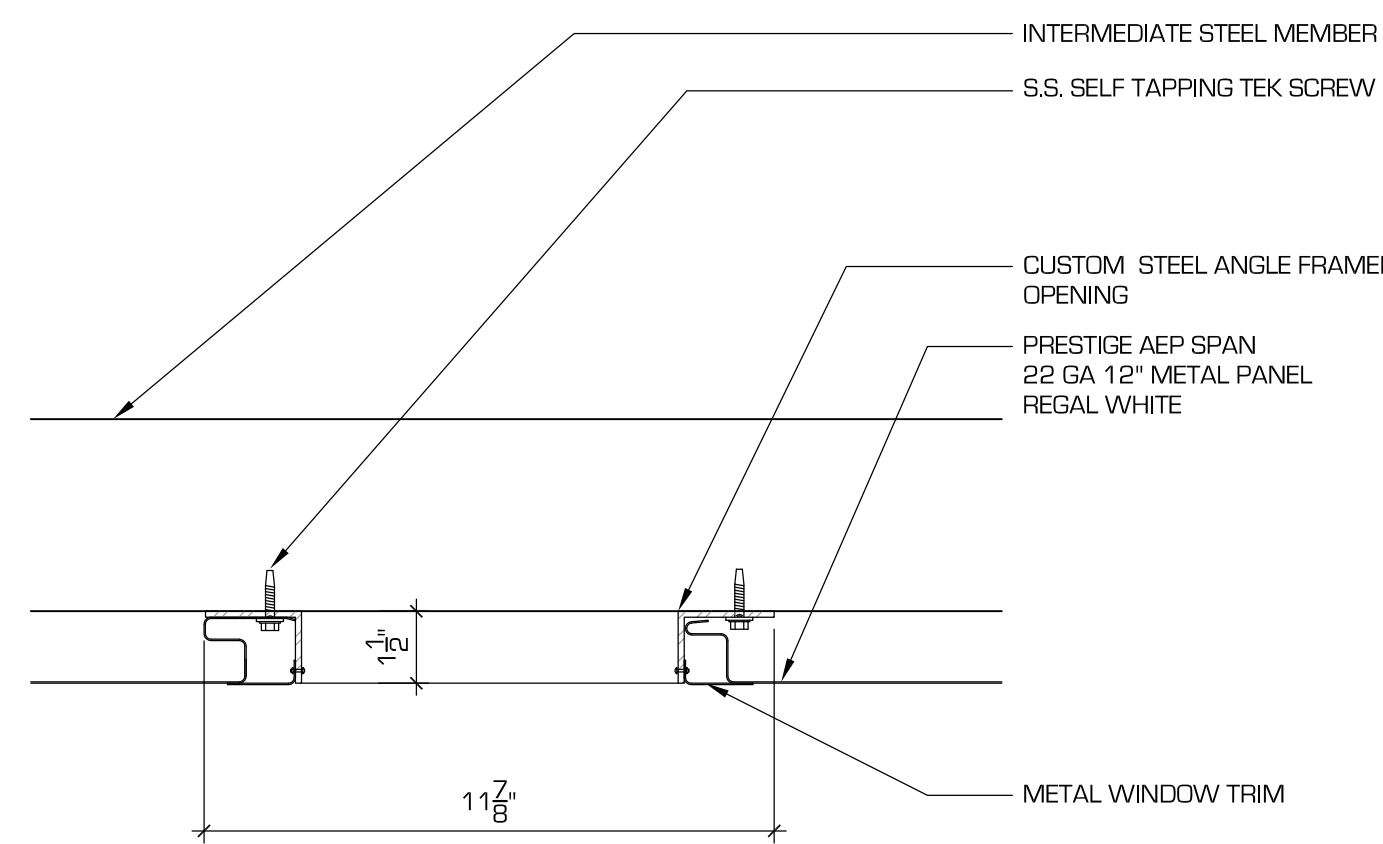
**4** CAP CONNECTION DETAIL  
3" = 1'-0"



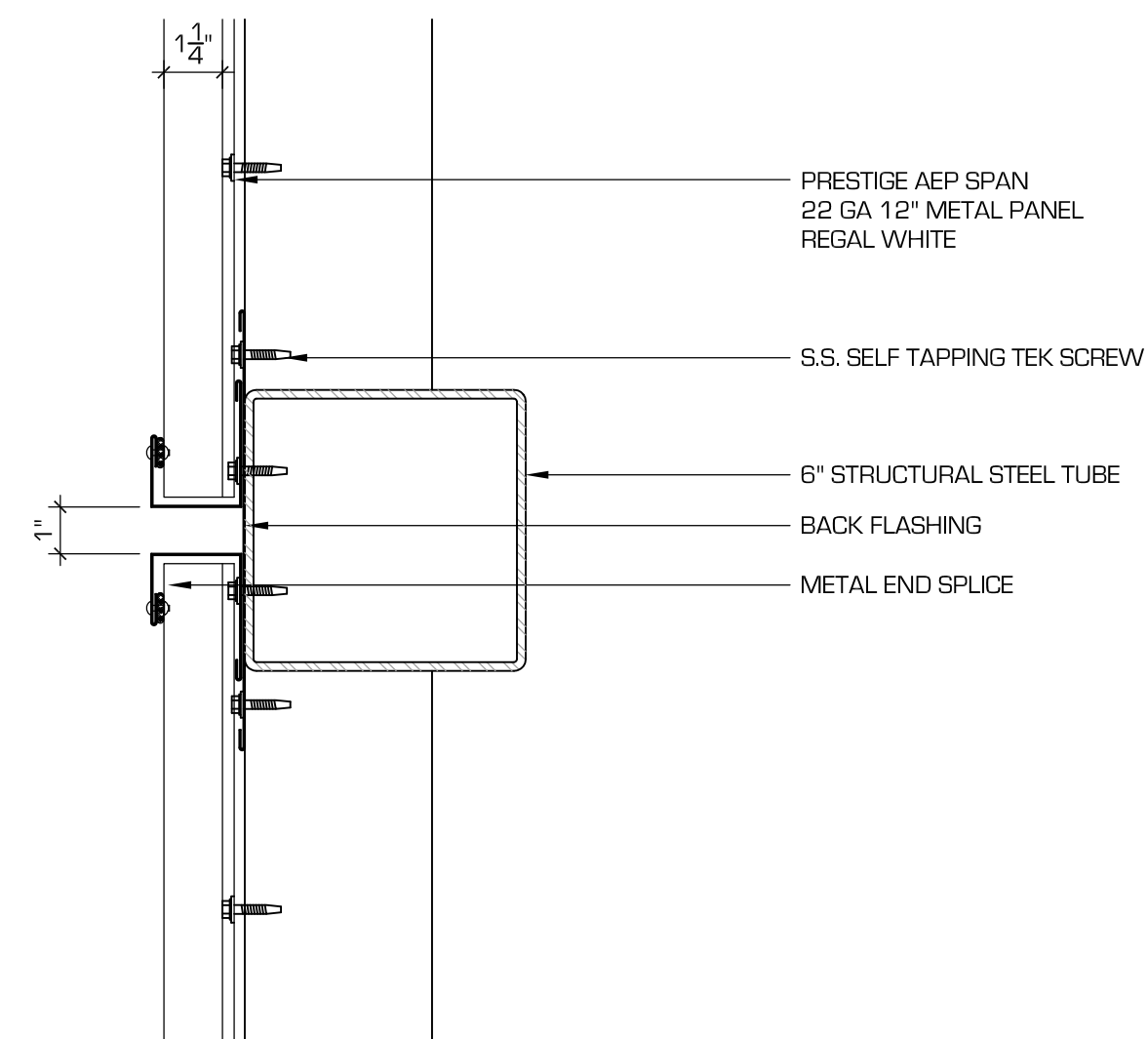
**6** PANEL CONNECTION DETAIL  
3" = 1'-0"



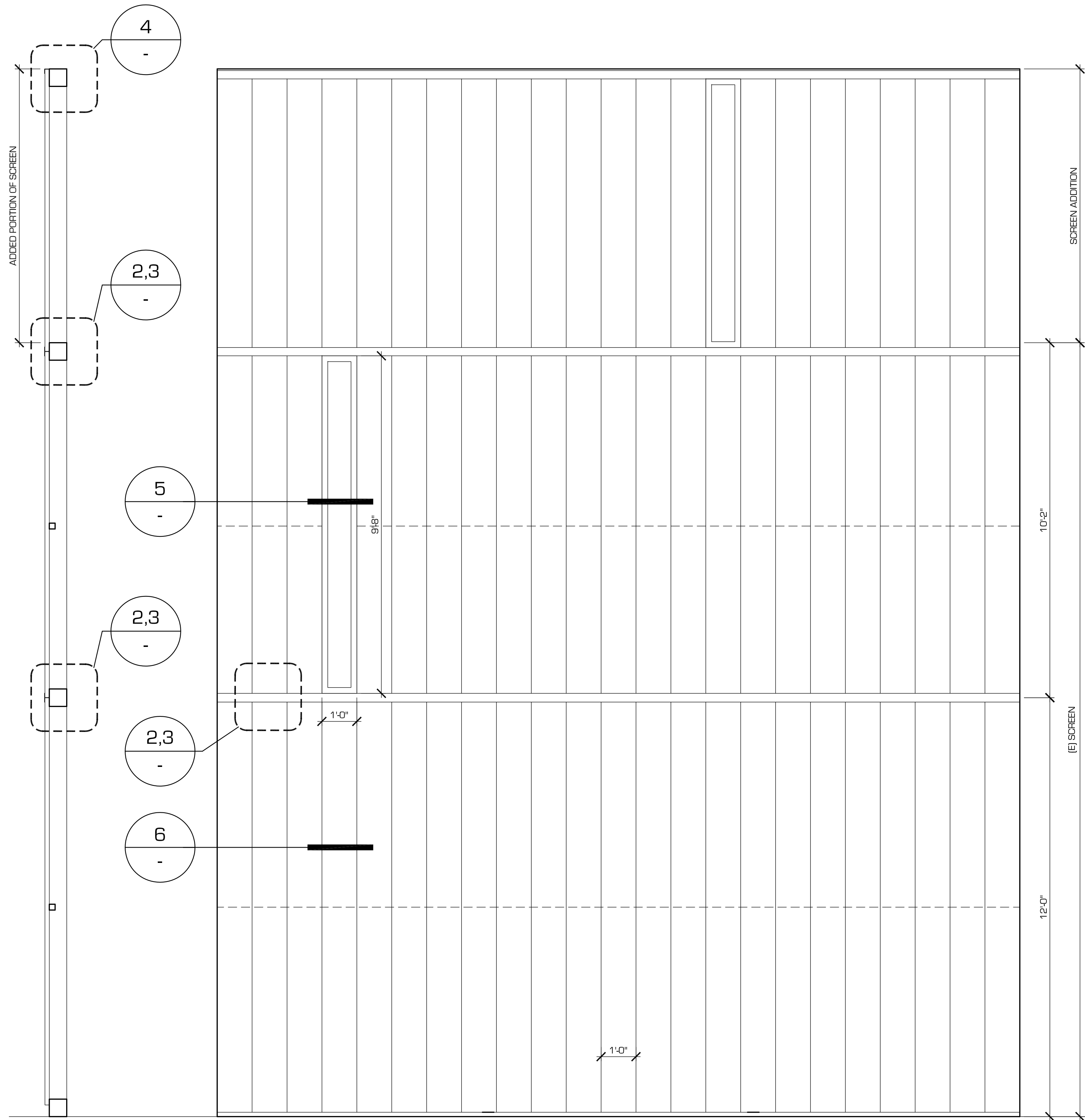
**3** CONNECTION DETAIL @ HORIZONTAL SEAM  
3" = 1'-0"



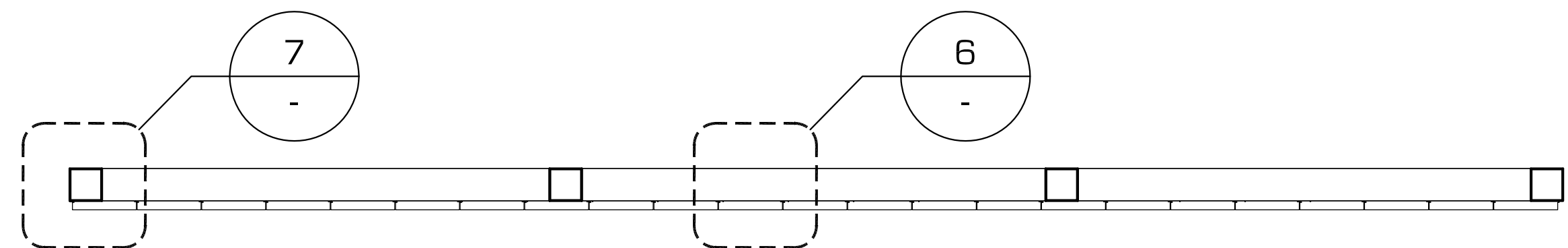
**5** WINDOW DETAIL  
3" = 1'-0"



**2** CONNECTION DETAIL @ HORIZONTAL SEAM  
3" = 1'-0"



**1** TYPICAL BAY  
1/2" = 1'-0"

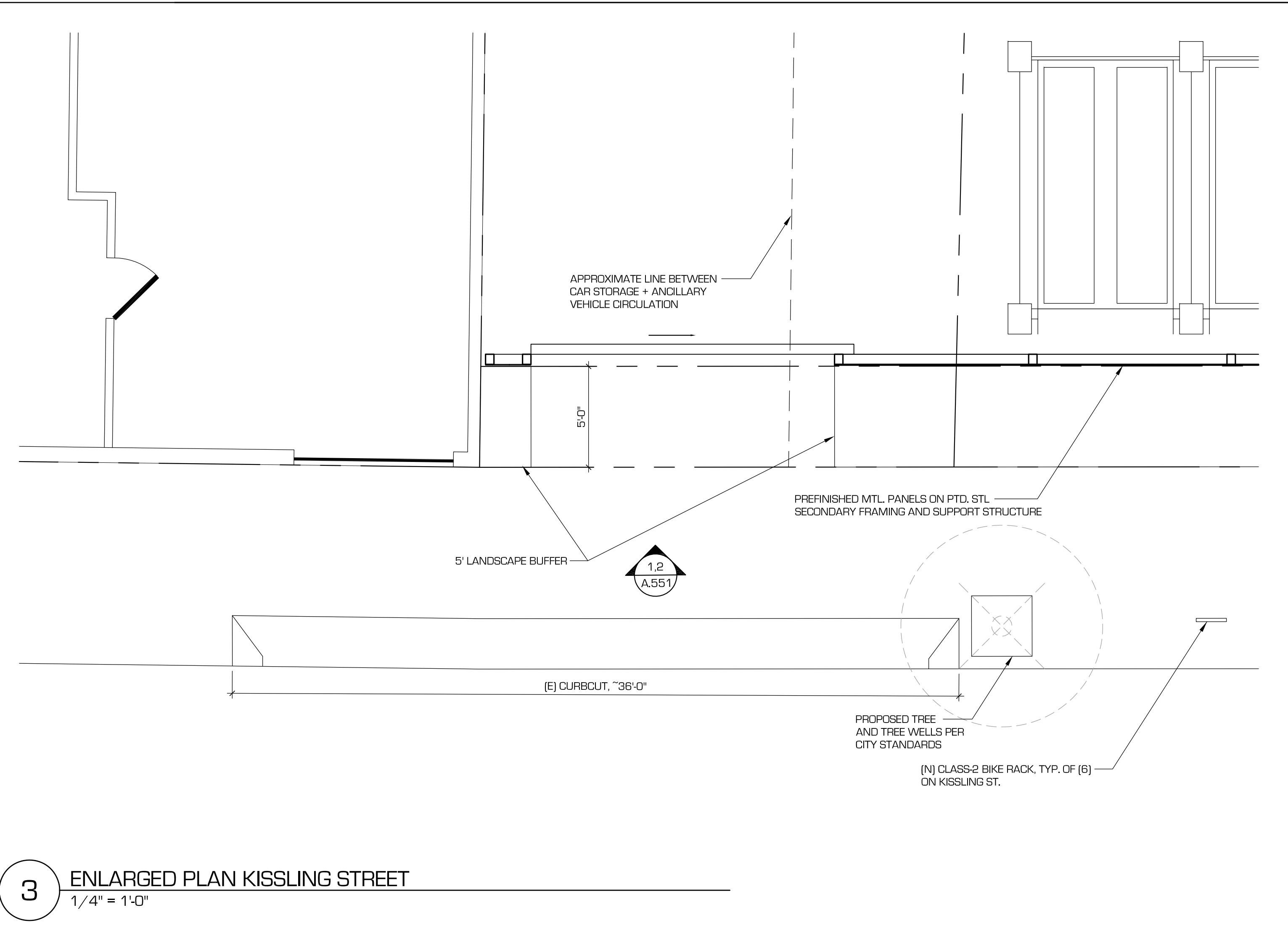


**7** and **6**

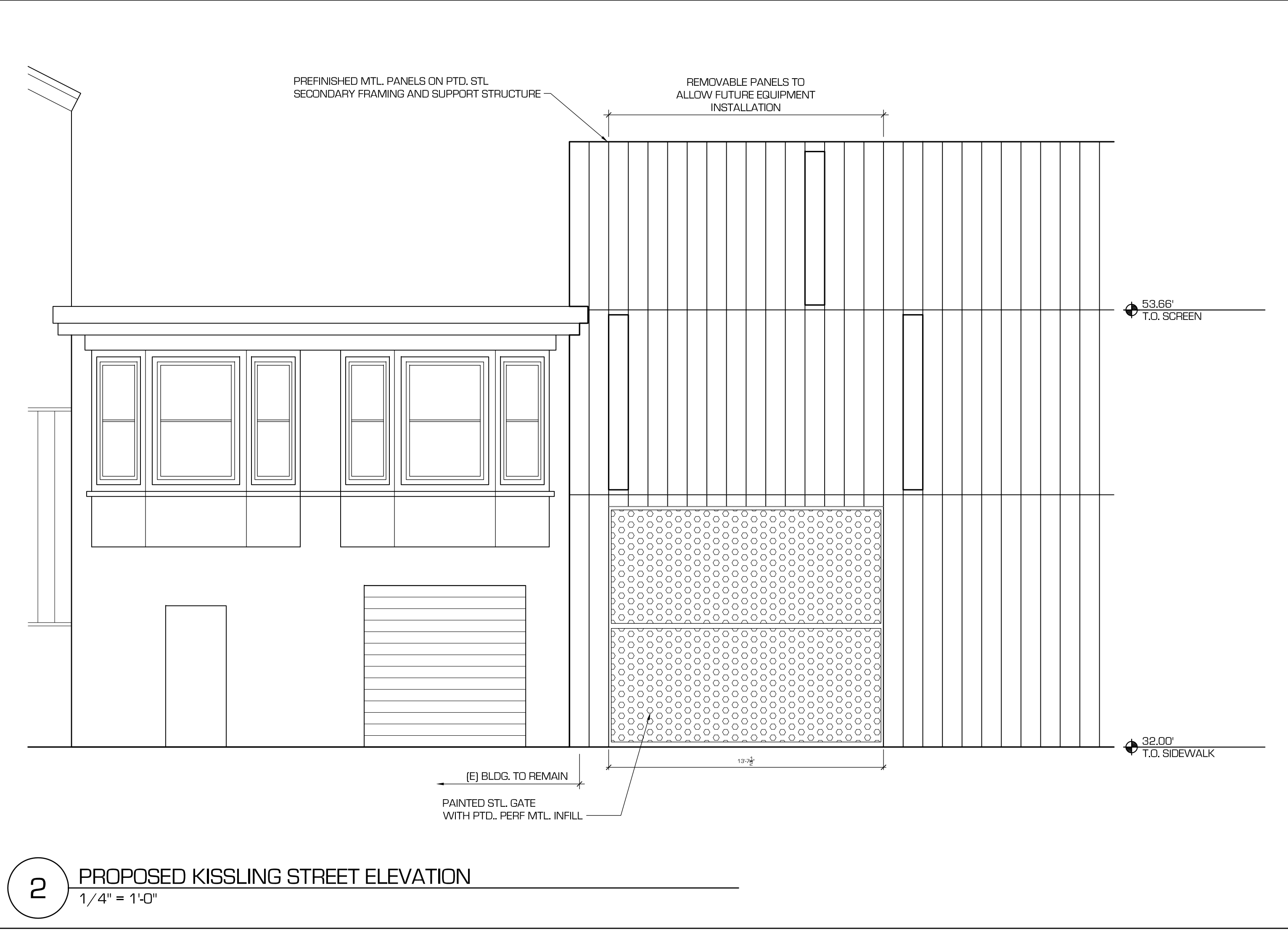
NO.	DATE	ISSUE/REVISIONS	BY/CHK
02	02/27/16	CONDITIONAL USE SUBMITTAL	BK/JAC

SCALE: VARIES  
REF: NORTH

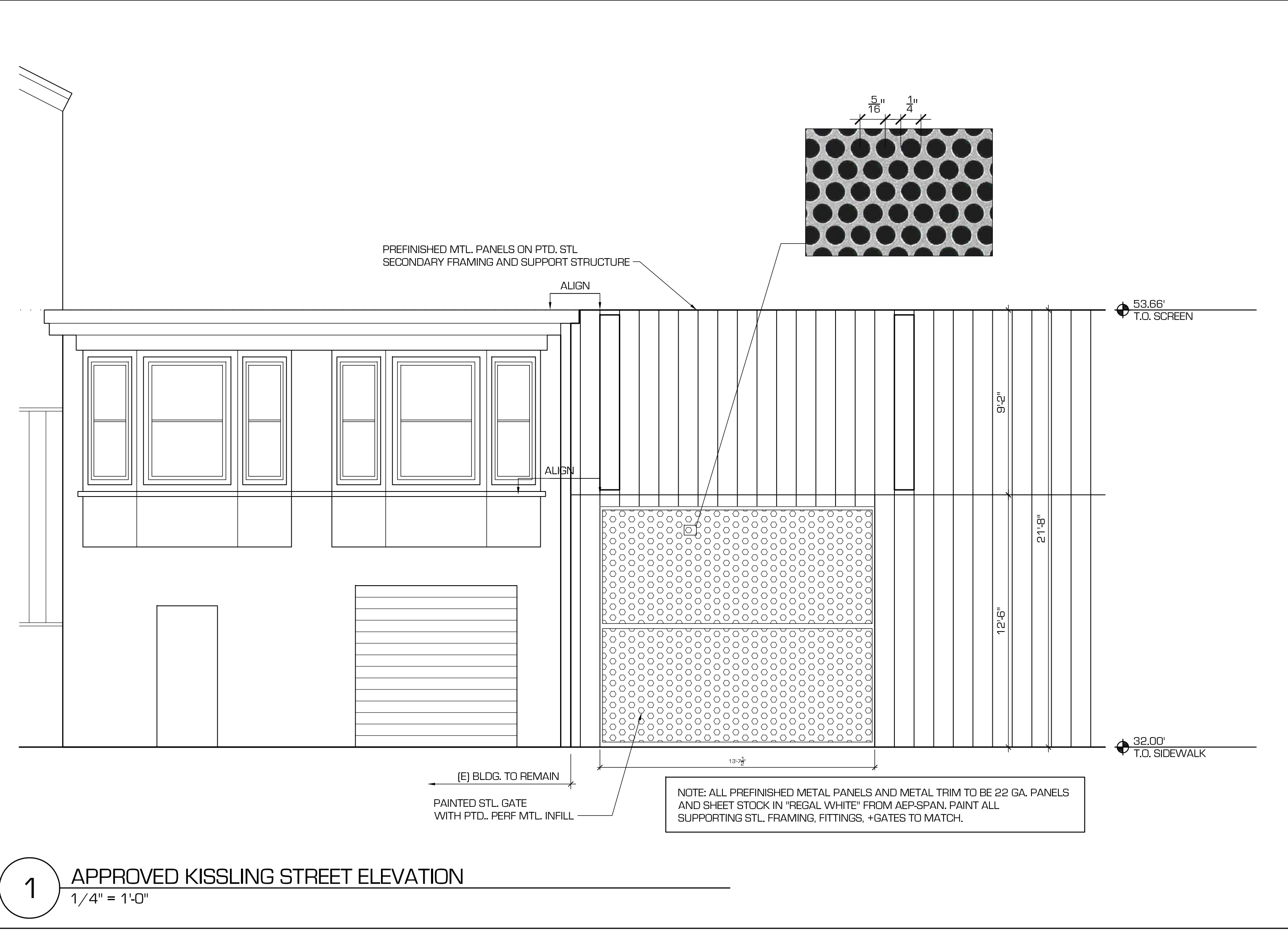
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES AND DECIMALS THEREOF. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



**3** ENLARGED PLAN KISSLING STREET  
1/4" = 1'-0"



**2** PROPOSED KISSLING STREET ELEVATION  
1/4" = 1'-0"



**1** APPROVED KISSLING STREET ELEVATION  
1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY / CHECK
01	08/27/16	CONDITIONAL USE SUBMITTAL	BK/JAC

SCALE  
1/4" = 1'  
REF: NORTH

ALL DIMENSIONS AND LOCATIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
REFER TO SHEET A.551 FOR FURTHER INFORMATION.  
THIS DRAWING IS THE PROPERTY OF PROTO INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF PROTO INC.



# Environmental Determination:CEQA Categorical Exemption



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input 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.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<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.
	Class__

### 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 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>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation 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 excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <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 excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <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 excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <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>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></b>	
<input 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 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 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 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"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<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>
<input type="checkbox"/>	<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>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b>	<b>Signature:</b>
	<b>Project Approval Action:</b>  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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.		

**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.</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>

# Public Comment

## Jardines, Esmeralda (CPC)

---

**From:** Marvis Phillips <marvisphillips@gmail.com>  
**Sent:** Friday, October 12, 2018 1:11 AM  
**To:** Jardines, Esmeralda (CPC)  
**Cc:** JKevlin  
**Subject:** 2016-012474CUA/MAP

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Esmeralda,

The District 6 Community Planners is in support of the "Stackers" for the automotive repair facility, at 118-134 Kissling Street in the Western SOMA SUD/RED (proposed RED-MX) District. We are also in support of creating the RED-MX District. We need to support our small businesses because they are the largest employer in San Francisco, and the backbone of our communities. This is a fine example of what is good about the city, this area, and this industry. We encouraged the Planning Commission to support small businesses and pass these issues.

Sincerely,

Marvis J. Phillips  
Board Chair  
District 6 Community Planners

--

Marvis J. Phillips  
Board Chair  
District 6 Community Planners