



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JANUARY 11, 2018  
CONTINUED FROM DECEMBER 14, 2017  
CONSENT CALENDAR

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*Date:* January 4, 2018  
*Case No.:* **2017-005067CUA**  
*Project Address:* **245 VALENCIA STREET**  
*Zoning:* Moderate Scale Neighborhood Commercial Transit District  
(NCT-3)  
50-X Height and Bulk District  
*Area Plan:* Market and Octavia  
*Block/Lot:* 3532/091  
*Project Sponsor:* Erkan Cakir  
4 Embarcadero Center, Suite 1400  
San Francisco, CA 94111  
*Staff Contact:* Esmeralda Jardines – (415) 575-9144  
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*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The applicant proposes to convert an existing parking garage providing parking for the Annunciation Cathedral, to a commercial parking garage use when said parking garage is not used by the church for a period of time not to exceed three years. The existing parking striping and layout will be able to provide 58 standard parking stalls including two ADA accessible stalls with corresponding access aisles and an accessible path of travel. The project requires a Conditional Use Authorization, pursuant to Planning Code Sections: 121.2, 303, and 752 to allow the operation of the Annunciation Cathedral's existing parking garage to be used as a commercial parking garage. The granting of this Conditional Use Authorization will allow the project sponsor (DBA Comb Parking) to operate the existing 58 off-street parking spaces as a temporary automobile parking garage measuring 19,105 square feet when not needed as accessory parking by the Annunciation Cathedral for up to three years. The spaces to be utilized as automobile parking as well as ingress/egress are located below the church in a subterranean parking facility and will be accessed along Valencia Street.

### SITE DESCRIPTION AND PRESENT USE

The Project is located on the east side of Valencia Street and on the west side of Stevenson Street, Block 3532, Lot 091. The property is located within the Moderate Scale Neighborhood Commercial Transit (NCT-3) Zoning District and within a 50-X Height and Bulk District. The parcel measures approximate 46,575 square feet and is improved with an approximately 31,218 square-foot church (DBA Annunciation Cathedral) with a subterranean 19,105-square-foot accessory parking garage. The subject property

contains approximately 265 feet of frontage on Valencia Street and 260 feet of frontage on Stevenson Street.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project site is a through lot fronting both Valencia Street and Stevenson Street; the block face is bounded by 14<sup>th</sup> Street and Clinton Park. To the north and south are two to five-story multi-family residential and mixed-use buildings. To the west is the NCT-3 commercial corridor, to the south is the Valencia Street NCT commercial corridor; and to the west are a surface parking lot and the Armory. The Project site is located in the NCT-3 District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments define the District. The food service establishments are both limited and full service restaurants. The surrounding properties are located within the RTO (Residential Transit-Oriented), RTO-M (Residential Transit-Oriented Mission), UMU (Urban Mixed Use), PDR-1-G (Production, Distribution, and Repair-General), RM-1 (Residential-Mixed Low Density), and Mission Street NCT Districts.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 22, 2017	November 22, 2017	50 days
Posted Notice	20 days	December 22, 2017	November 27, 2017	45 days
Mailed Notice	20 days	December 22, 2017	November 22, 2017	50 days

The proposal requires a Section 312-neighborhood notification, which was not conducted in conjunction with the conditional use authorization process. The 312-neighborhood notification will be conducted upon submittal of the building permit application.

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has received one public comment expressing concerns about bicycle and pedestrian impacts with the subterranean parking garage.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Commerce and Industry Element of the General Plan contains Guidelines that seek to retain existing commercial and industrial activity and to attract a new such activity to the City. The availability of existing unused parking at the subject site for use as a temporary parking garage offers relief in parking demand, thereby contributing to the economic vitality of the area. Further, the Commerce and Industry Element seeks to maintain and strengthen viable neighborhood commercial areas easily accessible to City Residents. The project makes use of existing,

underutilized facilities and would not displace any existing commercial activity. By limiting the approval to three years, the proposed temporary use would not preclude future potential uses.

- The Transportation Element of the General Plan encourages making existing and new accessory parking available to nearby residents and the general public for use as short-term or evening parking when not being utilized by the business or institution to which it is accessory. The project will use existing, underutilized parking spaces to provide convenient parking for nearby residents and the general public, in addition to alleviating parking demand in order to maintain the high quality living environment of the City.
- The Market and Octavia Plan also establishes parking policies that improve the quality of neighborhoods and reduce congestion. The plan encourages, where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis. Allowing a commercial parking garage to operate at 245 Valencia Street whilst not utilized as accessory parking for the entity (DBA Annunciation Cathedral), allows for an efficient use of space at an existing facility.
- When not used by the Annunciation Cathedral and when operating as a commercial parking garage, the proposed hours of operation are Sunday through Thursday from 6 AM to 10 PM and Thursday through Saturday from 6 AM to 12 AM. Per Planning Code Section 752, there is no limit to the principally permitted hours of operation. Thus, the proposed hours of operation are code-complying.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a temporary 58-space subterranean commercial parking garage in the Moderate-Scale Neighborhood Commercial Transit District (NCT-3) Zoning District exceeding a use size of 4,000 square feet, pursuant to Planning Code Sections: 121.2, 303, and 752.

## **BASIS FOR RECOMMENDATION**

- The project will provide off-street parking in an existing subterranean facility.
- The project would not result in a net change of the number of parking spaces available.
- The project will increase the number of off-street parking spaces available for customers of other neighborhood businesses, improving the viability of the overall district.
- The project provides for the temporary use of an existing facility.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for and compatible with the surrounding neighborhood.

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

Zoning Map  
Block Book Map  
Sanborn Map  
Aerial Photographs  
Site Photographs  
Environmental Evaluation

Project Sponsor Submittal, including:

- Garage Floor Plan & Parking Supply and Utilization Survey

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 11, 2018

CONTINUED FROM DECEMBER 14, 2017

*Date:* January 4, 2018  
*Case No.:* **2017-005067CUA**  
*Project Address:* **245 VALENCIA STREET**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS: 121.2, 303, AND 752 TO ALLOW THE TEMPORARY CONVERSION OF AN ACCESSORY PARKING GARAGE TO A COMMERCIAL PARKING GARAGE WITH A USE SIZE EXCEEDING 4,000 SQUARE FEET WITHIN THE MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT (NCT-3) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 25, 2017 Erkan Cakir (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s): 121.2, 303 and 752 to allow the temporary conversion of an accessory parking garage to a commercial parking garage with a use size exceeding 4,000 square feet in the Moderate Scale Neighborhood Commercial Transit (NCT-3) Zoning District and a 50-X Height and Bulk District.

On December 14, 2017, the San Francisco Planning Commission (hereinafter "Commission") continued Conditional Use Application No. 2017-005067CUA to January 11, 2018.

On January 11, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-005067CUA.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

The Planning Commission Secretary is the custodian of records, located in the File for Case No. 2017-005067CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-005067CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the east side of Valencia Street and on the west side of Stevenson Street, Block 3532, Lot 091. The property is located within the Moderate Scale Neighborhood Commercial Transit (NCT-3) Zoning District and within a 50-X Height and Bulk District. The parcel measures approximate 46,575 square feet and is improved with an approximately 31,218 square-foot church (DBA Annunciation Cathedral) with a subterranean 19,105-square-foot accessory parking garage. The subject property contains approximately 265 feet of frontage on Valencia Street and 260 feet of frontage on Stevenson Street.
3. **Surrounding Properties and Neighborhood.** The Project site is a through lot fronting both Valencia Street and Stevenson Street; the block face is bounded by 14<sup>th</sup> Street and Clinton Park. To the north and south are two to five-story multi-family residential and mixed-use buildings. To the west is the NCT-3 commercial corridor, to the south is the Valencia Street NCT commercial corridor; and to the west are a surface parking lot and the Armory. The Project site is located in the NCT-3 District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments define the District. The food service establishments are both limited and full service restaurants. The surrounding properties are located within the RTO (Residential Transit-Oriented), RTO-M (Residential Transit-Oriented

Mission), UMU (Urban Mixed Use), PDR-1-G (Production, Distribution, and Repair-General), RM-1 (Residential-Mixed Low Density), and Mission Street NCT Districts.

4. **Project Description.** The applicant proposes to convert an existing parking garage providing parking for the Annunciation Cathedral, to a commercial parking garage use at times when the parking garage is not in use by the church. The Conditional Use Authorization shall be temporary and shall not exceed three years from the date of this Motion No. XXXXX. The existing parking striping and layout provides 58 standard parking stalls including two ADA accessible stalls with corresponding access aisles and an accessible path of travel. The project requires a Conditional Use Authorization, pursuant to Planning Code Sections: 121.2, 303, and 752 to allow the operation of the Annunciation Cathedral's existing parking garage to be used as a commercial parking garage. The granting of this Conditional Use Authorization will allow the project sponsor (DBA Comb Parking) to operate the existing 58 off-street parking spaces as a temporary automobile parking garage measuring 19,105 square feet when not needed as accessory parking by the Annunciation Cathedral for up to three years from the date of this Motion No. XXXXX. The spaces to be utilized as automobile parking as well as ingress/egress are located below the church in a subterranean parking facility and will be accessed along Valencia Street.
5. **Public Comment/Community Outreach.** To date, the Department has not received public comment regarding the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use (Automobile Parking).** Per Planning Code Section 752, a public parking garage is conditionally permitted within the NCT-3 District.

*The proposed Project is to establish a commercial parking garage when the existing parking garage is not in use by the Annunciation Cathedral.*

- B. **Use Size.** Per Planning Code Section 121.2 and 752, a non-residential use size is principally permitted up to 3,999 square feet and conditionally permitted from 4,000 square feet and above within the NCT-3 District.

*The proposed Project is to establish a 19,105-square-foot commercial parking garage; therefore, the Project is seeking a conditional use authorization for exceeding the principally permitted use size of 3,999 square feet.*

- C. **Off-Street Parking.** Per Planning Code Section 752, off-street parking is not required for commercial and institutional uses within the NCT-3 District; limits are set forth per Planning Code Section 151.1.

*Per Planning Motion No. 18449, 116 off-street car parking spaces are permitted as accessory for the religious institution (DBA Annunciation Cathedral) as one space is permitted for each 20 seats. The*



*Annunciation Cathedral parking garage currently provides 58 off-street parking accessory spaces. No additional spaces are proposed upon establishing the commercial parking garage.*

- D. **Non-Accessory Parking.** Planning Code Section 303 (t)(3) requires that non-accessory parking facilities in NCT Districts meet the following criteria and conditions: shall apply the rate structure of Section 155(g); the proposed facility meets or exceeds all relevant urban design requirements and policies of this Code and the General Plan regarding wrapping with active uses and architectural screening, and such parking is not accessed from any frontages protected in Section 155(r); project sponsor has produced a survey of the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned, within 1/2 mile of the subject site, and has demonstrated that such facilities do not contain excess capacity, including via more efficient space management or extended operations; the proposed facility shall dedicate no less than 5% of its spaces for short-term, transient use by car share vehicles as defined in Section 166, vanpool, rideshare, or other co-operative auto programs, and shall locate these vehicles in a convenient and priority location.

*The project sponsor has provided a parking supply and utilization memorandum explaining the methodology and results of the parking survey, which is attached as an exhibit to this report. The proposed floor plan indicates 58 total parking spaces, three of which will be reserved for car-share spaces to comply with the 5% requirement dedicated for short-term, transient use.*

- E. **Hours of Operation.** Planning Code Section 752 states that there is no limit to principally permitted hours of operation in the NCT-3 Zoning District.

*When not used by the Annunciation Cathedral, the proposed hours of operation are Sunday through Thursday from 6 AM to 10 PM and Thursday through Saturday from 6 AM to 12 AM. Per Planning Code Section 752, there is no limit to the principally permitted hours of operation; thus, the proposed hours of operation are code-complying.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed temporary use is desirable as a shared use of this resource and during the Annunciation Cathedral's off-hours as it will alleviate short term demand for on-street parking. The commercial parking garage will provide supplemental parking for patrons of the nearby retail and entertainment venue establishments. The underutilized spaces will provide a temporary use that is necessary and desirable for the neighborhood, and the existing parking garage will not be enlarged or altered to accommodate this temporary use.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed garage is large enough to provide on-site circulation, reducing the likelihood of queueing in the street. Further, there is a down-sloping ramp diverting vehicular traffic from Valencia Street to the subterranean parking garage. On-site circulation improves safety for pedestrians, cyclists, and other motorists. The project does not include any physical improvements. No physical changes are proposed within the subject property as the proposed use is for an existing subterranean parking garage. The project will not add any new curb cuts that would interfere with pedestrian, vehicular or MUNI traffic. The project will benefit the surrounding neighborhood by providing needed parking for the neighborhood commercial districts within the vicinity.*

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

*The proposed commercial parking garage is large enough to provide on-site circulation, reducing the likelihood of queueing in the street. Traffic conditions will remain substantially unaltered by this project because the proposed use provides 58 existing spaces for patrons of nearby bars, restaurants and entertainment venues. The project could potentially alleviate traffic as the existing on-street demand for parking will be reduced by providing unused spaces for the public to park their vehicles.*

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

*The Project utilizes existing parking spaces and will therefore not create any additional noxious or offensive emissions such as glare, dust or odors.*

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

*The Project is not proposing any alterations to the landscaping, screening, open spaces, parking areas nor lighting and signs.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

*The proposed project is consistent with the stated purpose of the NCT-3 Zoning District, which is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additional providing convenience goods and services to the surrounding neighborhoods. The conversion of the subject accessory parking garage to a commercial parking garage provides an opportunity for city residents living in other neighborhoods with limited public transportation options to visit the district.*

8. **Planning Code Section 303 (t)(3)** establishes criteria, considerations and procedures for non-accessory parking facilities in transit-oriented neighborhoods. On balance, the project does comply with said criteria in that:

- a) The rate structure of Section [155](#)(g) shall apply.

*In order to discourage long-term commuter parking, any off-street parking spaces provided for a structure or use other than residential or hotel, whether classified as an accessory or conditional use, shall maintain a rate or fee structure for their use such that the rate charge for four hours of parking duration is no more than four times the rate charge for the first hour, and the rate charge for eight or more hours of parking duration is no less than 10 times the rate charge for the first hour. Additionally, no discounted parking rate shall be permitted for weekly, monthly or similar time-specific periods. The 245 Valencia Street applicant has confirmed the aforementioned rate structure will be utilized.*

- b) Project sponsor has produced a survey of the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned, within ½-mile of the subject site, and has demonstrated that such facilities do not contain excess capacity, including via more efficient space management or extended operations.

*The project sponsor has conducted a survey of the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned, within 1/2 mile of 245 Valencia Street. The sponsor has demonstrated that such facilities do not contain excess capacity. The results of the aforementioned survey are attached as an exhibit to this report.*

- c) In the case of expansion of existing facilities, the facility to be expanded has already maximized capacity through use of all feasible space efficient techniques, including valet operation or mechanical stackers.

*The proposal is to utilize the existing 58 off-street parking spaces. No expansion of the existing facility is proposed.*

- d) The proposed facility meets or exceeds all relevant urban design requirements and policies of this Code and the General Plan regarding wrapping with active uses and architectural screening, and such parking is not accessed from any frontages protected in Section [155](#)(r).

*The proposed facility will satisfy all relevant urban design requirements and policies of the Planning Code and General Plan. The proposed garage was permitted per Motion No. 18449 and will adhere to all conditions of approval within the aforementioned. At 245 Valencia Street, neither Valencia Street nor Stevenson Street is a protected pedestrian, cycling and transit-oriented street frontages. Per Planning Code Section 155(r), Valencia Street from 15<sup>th</sup> to 23<sup>rd</sup> Street in the Valencia Street NCT District is protected; however, 245 Valencia Street is outside of the aforementioned parameters.*

- e) Non-accessory parking facilities shall be permitted in new construction only if the ratio between the amount of occupied floor area of principally or conditionally-permitted non-parking uses to the amount of occupied floor area of parking is at least two to one.

*There is no new construction that is proposed as part of the scope of work at 245 Valencia Street. The subject parking garage was recently constructed as part of the Annunciation Cathedral's recent expansion per Motion No. 18449. The proposal is to utilize the existing parking garage as a commercial garage when not in use by the Annunciation Cathedral.*

- f) The proposed facility shall dedicate no less than 5% of its spaces for short-term, transient use by car share vehicles as defined in Section [166](#), vanpool, rideshare, or other co-operative auto programs, and shall locate these vehicles in a convenient and priority location. These spaces shall not be used for long-term storage nor satisfy the requirement of Section [166](#), but rather are intended for use by short-term visitors and customers. Parking facilities intended for sole and dedicated use as long-term storage for company or government fleet vehicles, and not to be available to the public nor to any employees for commute purposes, are not subject to this requirement;

*The proposed commercial parking garage with 58 existing off-street parking spaces is proposing to provide three of the aforementioned spaces for short-term, transient use for a car share vehicle.*

- g) For new or expanding publicly owned non-accessory parking facilities in the C-3, RC, NCT, and RTO Districts, the following shall also apply:
  - (i) Expansion or implementation of techniques to increase utilization of existing public parking facilities in the vicinity has been explored in preference to creation of new facilities, and has been demonstrated to be infeasible;
  - (ii) The City has demonstrated that all major institutions (cultural, educational, government) and employers in the area intended to be served by the proposed facility have Transportation Demand Management programs in place to encourage and facilitate use of public transit, carpooling, car sharing, bicycling, walking, and taxis;
  - (iii) The City has demonstrated that conflicts with pedestrian, cycling, and transit movement resulting from the placement of driveways and ramps, the breaking of continuity of shopping facilities along sidewalks, and the drawing of traffic through areas of heavy pedestrian concentration, have been minimized, and such impacts have been mitigated to the fullest extent possible; and

(iv) The proposed parking conforms to the objectives and policies of the General Plan and any applicable area plans, and is consistent with the City's transportation management, sustainability, and climate protection goals.

*The proposed commercial parking garage with 58 existing off-street parking spaces is not publicly owned nor is it expanding; therefore, the aforementioned requirements do not apply.*

9. **Use Size.** Planning Code Section 121.2 requires a Conditional Use Authorization for a non-residential use that is larger than 4,000 square feet within an NCT-3 Zoning District. Planning Code Section 121.2 sets forth additional criteria which the Planning Commission shall consider in addition to those of Section 303 when reviewing an application for a non-residential use size in excess of that which is permitted as-of-right. On balance, the project does comply with said criteria in that:

- a) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The proposed Project intends to utilize an existing subterranean parking facility measuring 19,105 square feet when not in use by the Annunciation Cathedral. A previous use size limit Conditional Use Authorization was previously granted for the Annunciation Cathedral's expansion per Motion No. 18449. No intensification of the existing number of parking spaces are proposed; thus, allowing the larger use will not foreclose other neighborhood-serving uses in the area but will rather provide off-street parking to complement said uses.*

- b) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The proposed Project will provide additional off-street parking options to serve the neighborhood. The existing subterranean parking garage was previously approved per Motion No. 18449 and the existing 19,105 square feet of use size were also previously approved. No expansion of the aforementioned is proposed.*

- c) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*No building alterations are proposed as part of this Project scope to convert an accessory parking garage to a commercial parking garage when not in use by the Annunciation Cathedral.*

10. **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 to attract new such activity to the City.

*The availability of existing unused parking at the subject site for use as a temporary parking garage offers relief in parking demand, thereby contributing to the economic vitality of the area.*

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

*The project makes use of an existing, underutilized and subterranean parking facility and would not displace any existing commercial activity. By limiting the approval to three years, the proposed temporary use would not preclude other future potential uses.*

**TRANSPORTATION ELEMENT**

**Citywide Parking**

**Objectives and Policies**

**OBJECTIVE 30:**

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

**Policy 30.1**

Assure that new or enlarged parking facilities meet need, locational and design criteria:

- There is a demonstrated demand for additional parking space in the surrounding area in relation to the supply provided or resulting from a specific development.
- This demand cannot be met by existing available facilities or more efficient use of existing facilities.
- In the case of desired accessory parking (i.e. parking customarily provided incidental to a permitted use and directly related to the activities conducted on the site of the use) its need is clearly established and not presumed.
- The location is appropriate in terms of adjacent land uses.

- Conflict between pedestrian and bicycle movements and driveways or ramps is minimized and additional auto traffic through areas of heavy pedestrian concentration is avoided.
- The design and operating policy of the facility is such that vehicles can be admitted rapidly, to avoid the use of the street as a waiting area for entrance into the facility and to avoid the situation of automobiles idling for a long period of time.
- Adequate provisions are made to accommodate parking and egress for people with mobility impairments.

*The 245 Valencia Street team conducted a supply and utilization survey of all existing publicly-accessible parking facilities within a 1/2 mile radius of the subject site, as outlined in Planning Code Section 303(t)(3) and attached as an exhibit. Per the project sponsor's analysis, the survey results indicated that four of the five surveyed sites (344 14<sup>th</sup> Street, 42 Hoff Street, 3100 17th Street, and 255 12<sup>th</sup> Street) offer extended operations. The fifth location, 1650-1660 Mission Street, is a facility that is designated to provide parking for employees and visitors to certain City Agencies such as the San Francisco Planning Department (1650 Mission Street) and the San Francisco Department of Building Inspection (1660 Mission Street), and this facility is closed after 6 PM weekdays and closed on the weekends. An additional survey was conducted to assess availability of parking during weekend daytime and evening hours after 8 PM. The analysis showed that more parking is needed due to the density of commercial food and beverage establishments (both neighborhood-centric and city-wide clientele), which results in additional peak periods.*

*The three lots that operate weekend hours were consistently on average over 98% full capacity. 255 12<sup>th</sup> Street is maximized with contract/monthly parking for the vast majority of parking stalls, rendering those spaces unavailable for daily parking (per attendant). Parking lots surveyed during peak hours (6-10 PM and 4 PM to 8 PM) averaged less than 2% of episodic capacity available. Parking lots open after 8 PM on weekdays and on weekends were also more than 98% full capacity during peak periods of 6 PM to 10 PM. These lots were essentially full each time they were visited during the survey, although a few cars enter and exit periodically.*

*Three of the four lots surveyed utilized efficient space management through attendant parking. The fifth location, 1650-1660 Mission, is a mix of monthly parking permit holders and daily hourly rates.*

**Policy 30.6:**

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

*The project will use existing, underutilized parking spaces to provide convenient parking for nearby residents and the general public, in addition to alleviating parking demand in order to maintain the high quality living environment of the City.*

**OBJECTIVE 35:**

MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

**Policy 35.2**

Assure that new neighborhood shopping district parking facilities and other auto-oriented uses meet established guidelines.

In addition to the criteria for new parking facilities in Objective 30, Policy 1, the following guidelines should be considered in the review of proposed new facilities in Neighborhood Commercial Districts:

- Parking Facilities should be located to provide convenient access to desired shopping destinations. However, they should be located in such a manner that lessens the amount of traffic traveling through the district, does not disrupt the continuity of the shopping district, and that neither gives it priority over nor impedes access to destinations for persons arriving by transit, bicycle or on foot.
- Multiple use of parking structures and lots should be provided wherever feasible.
- The location and configuration of curb cuts and entrances to off-street parking should be designed to minimize safety hazards and access conflicts to pedestrians, transit operations and bicyclists, and to be sensitive to the design and scale of the urban streetscape.

*The proposed commercial parking garage is conveniently located near the Mission Street and Valencia Street shopping corridors. Whilst operating as a commercial parking garage, the parking facility will only be accessible from Valencia Street with a subterranean ramp easing and diverting vehicular traffic from the street into the underground parking facility. Therefore, the proposed parking garage would not disrupt the continuity of the shopping district.*

11. **Market and Octavia Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Market and Octavia Area Plan.

**BALANCING TRANSPORTATION CHOICES**

**OBJECTIVE 5.2:**

DEVELOP AND IMPLEMENT PARKING POLICIES FOR AREAS WELL SERVED BY PUBLIC TRANSIT THAT ENCOURAGE TRAVEL BY PUBLIC TRANSIT AND ALTERNATIVE TRANSPORTATION MODES AND REDUCE TRAFFIC CONGESTION.

**Policy 5.2.2**

Encourage the efficient use of space designated for parking.

Often, space used for parking represents a lost opportunity to provide space for housing and commercial uses. Where it is provided, space dedicated to parking should be used as efficiently as possible, thereby minimizing this lost opportunity. Through the use of tandem parking, valet



services, and new parking technologies, the amount of space needed to park a car can be reduced dramatically. Every effort should be made to encourage efficient use of space.

- Encourage innovative means of increasing the efficiency of space devoted to parking (parking lifts, valet parking, etc.).
- Do not require individual parking and loading spaces to be independently accessible. Expand the planning code definition of a parking space to include tandem spaces, spaces in parking lifts, and valet parking spaces.
- Do not permit the minimum dimensions for a parking space to be exceeded by more than 15 percent.

*The proposed parking garage will be accessed from Valencia Street. Access to the site is from a down-sloping ramp that diverts vehicular traffic from grade to the subterranean parking facility. The proposed parking facility provides tandem parking to ensure efficient use of space.*

#### **OBJECTIVE 5.4**

#### **MANAGE EXISTING PARKING RESOURCES TO MAXIMIZE SERVICE AND ACCESSIBILITY TO ALL.**

Existing parking resources should be optimized before considering any substantial increase in parking supply. Increasing supply is just one way, arguably the most costly and time-consuming, to increase the availability of parking. More effective pricing, more efficient management of supply, and better information can all result in dramatically improved parking availability in an area without adding a single parking space.

*Utilizing the existing parking garage when not in use by the Annunciation Church, is efficient management of supply, which can result in improved parking availability in an area without adding additional parking spaces.*

12. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The proposal will alleviate on-street parking demand and therefore support the retail uses within the district.*

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

*The proposal utilizes an existing parking garage and proposes no alterations; therefore, the Project will not have any effect on the cultural or economic diversity of the neighborhood.*

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

*The project would not have any effect on the City's supply of affordable housing.*

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

*The Project will not impede MUNI services or overburden streets or neighborhood parking. Rather, the Project will reduce the neighborhood's parking scarcity by using existing, underutilized parking spaces.*

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

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

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

*This proposal will not affect the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project does propose any alterations nor is the subject property historic.*

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

*The Project will have no negative effect on existing parks and open spaces.*

- I. 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 proposal will contribute to the overall economic vitality of the district, thereby preserving and enhancing future opportunities for resident employment and business ownership.*

13. 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.

14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-005067CUA** pursuant to Planning Code Sections: 121.2, 303 and 752 for the temporary conversion of an accessory parking garage to a commercial parking garage and the establishment of a non-residential use larger than 4,000 square feet within the NCT-3 Zoning District and a 50-X Height and Bulk District.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 11, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 11, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the temporary conversion of an accessory parking garage to a commercial parking garage and the establishment of a non-residential use larger than 4,000 square feet (DBA Comb Parking) located at 245 Valencia Street, Block 3532, Lot 091, pursuant to Planning Code Section(s): 121.2, 303, and 752 within the Moderate-Scale Neighborhood Commercial Transit (NCT-3) Zoning District and a 50-X Height and Bulk District; in general conformance with plans, stamped "EXHIBIT B" included in the docket for Case No. 2017-005067CUA and subject to conditions of approval reviewed and approved by the Commission on January 11, 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 January 11, 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

### DESIGN

2. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*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

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

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

### MONITORING

4. **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).*

5. **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

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
7. **Temporary Parking Garage.** The authorization to operate this temporary automobile parking garage is limited to the 58 existing spaces located on Assessor's Lot 091 in Block 3532 and is valid for a period not to exceed three years from the date of approval of this Conditional Use.
8. **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 community liaison officer will be Erkan Cakir (DBA Comb Parking), who can be contacted at (415) 374-0526 or at [erkan.c@comb-parking.com](mailto:erkan.c@comb-parking.com). Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
245 Valencia Street		3532/091	
Case No.	Permit No.	Plans Dated	
2017-005067CUA		October 31, 2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The change of use from an accessory parking garage to a non-accessory commercial parking garage.			

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

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

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

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" 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 checked="" type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>



	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application 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>  Though within an Air Pollutant Zone, Hazardous Materials Zone and a Seismic Liquefaction Zone, the project is not providing new sensitive receptors, the project is not proposing any excavation, soil disturbance nor a change of use from industrial to residential; lastly, the project does not involve a square footage expansion greater than 1,000 square feet, excavation of 50 cubic yards or more of soil nor any new construction, respectively.	

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

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Esmeralda Jardines</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="text-align: center;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <p style="font-size: 2em; font-weight: bold;">Esmeralda Jardines</p> <p style="font-size: small;">Digitally signed by Esmeralda Jardines          DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Esmeralda Jardines,          email=Esmeralda.Jardines@sfgov.org          Date: 2017.12.06 16:45:49 -08'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

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

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

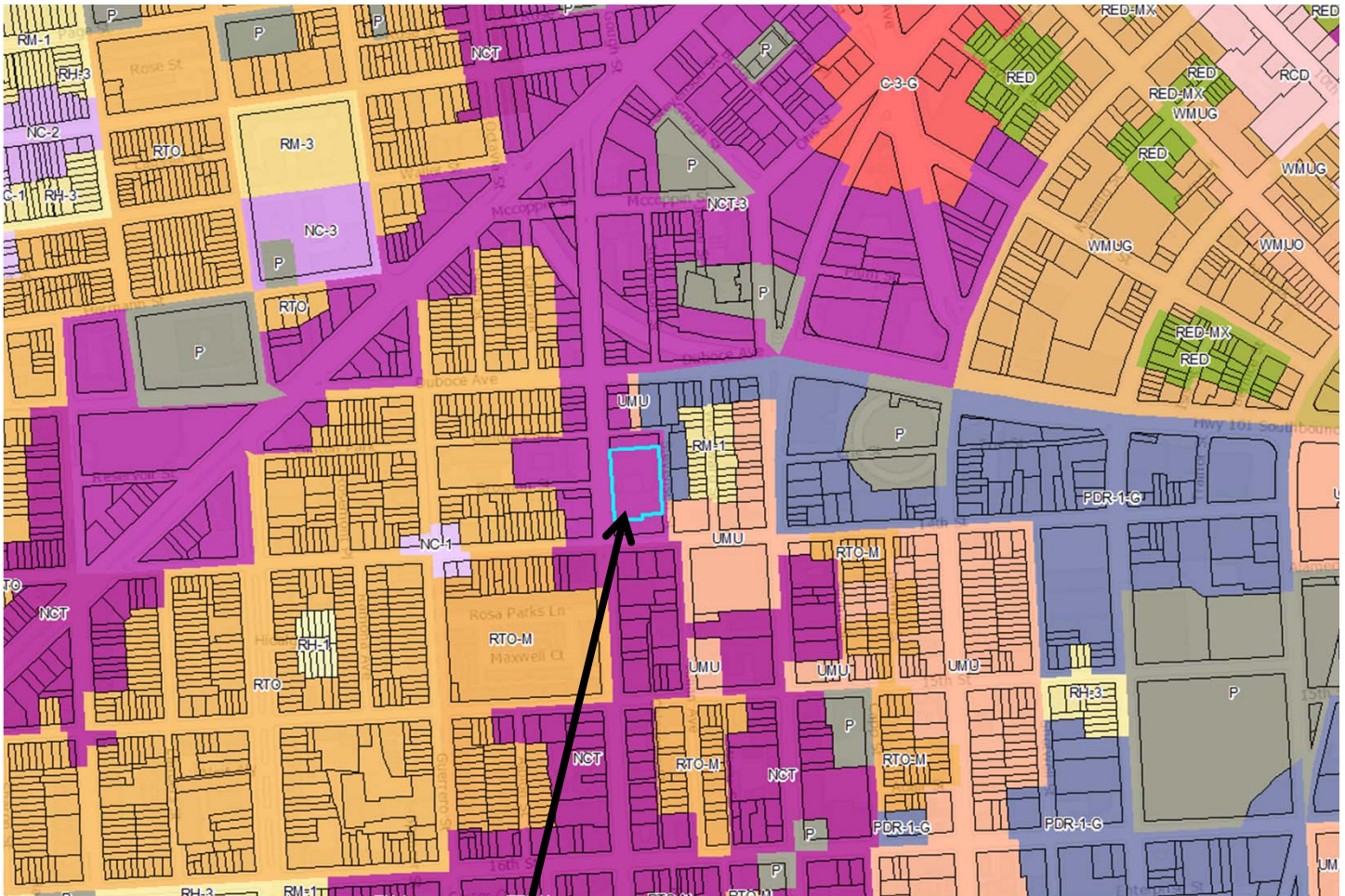
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# Zoning Map



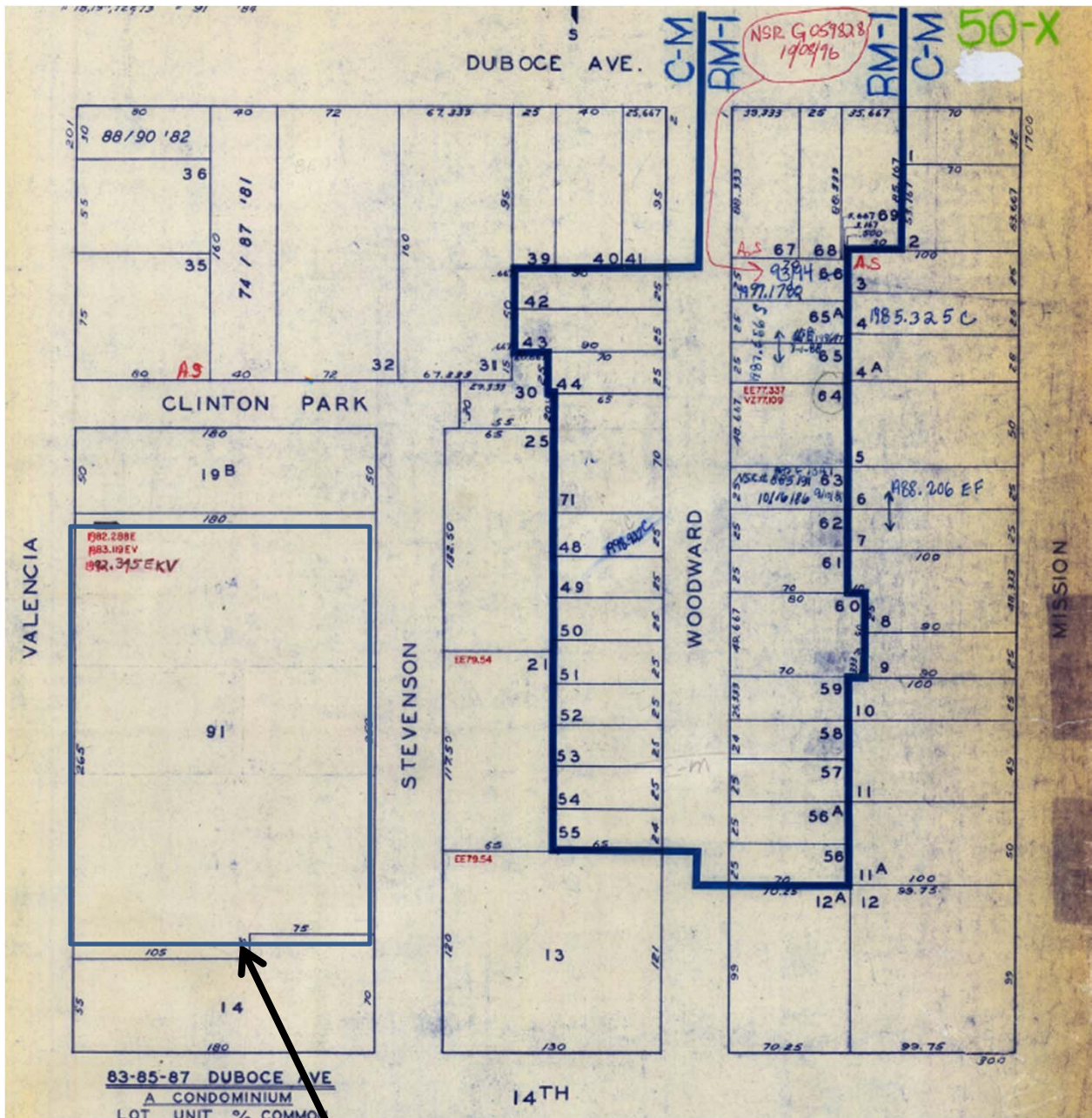
SUBJECT PROPERTY

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2017-005067CUA**  
245 Valencia Street  
Block 3532, Lot 091





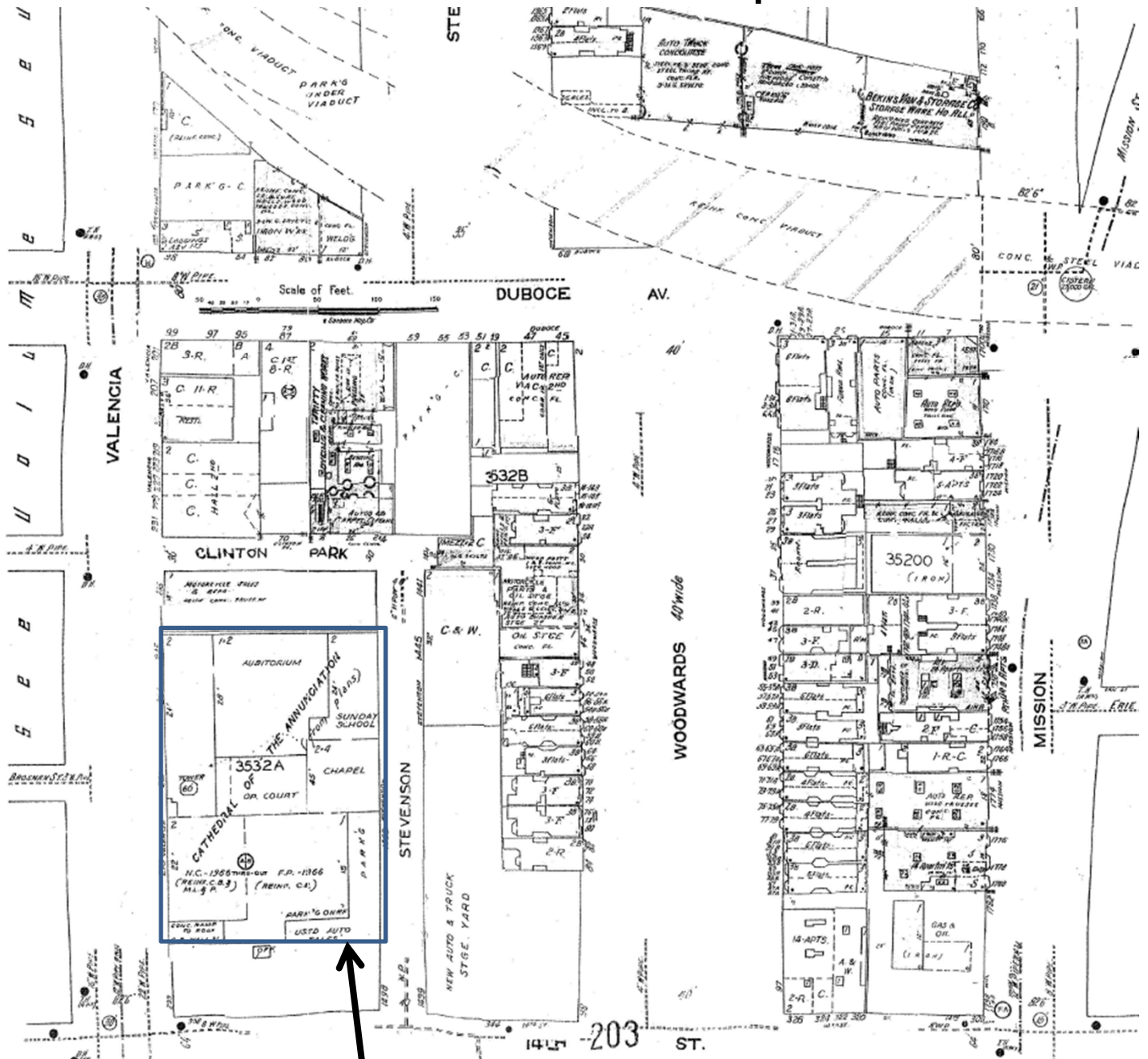
## SUBJECT PROPERTY

**SAN FRANCISCO  
PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2017-005067CUA**  
 245 Valencia Street  
 Block 3532, Lot 091

# 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**

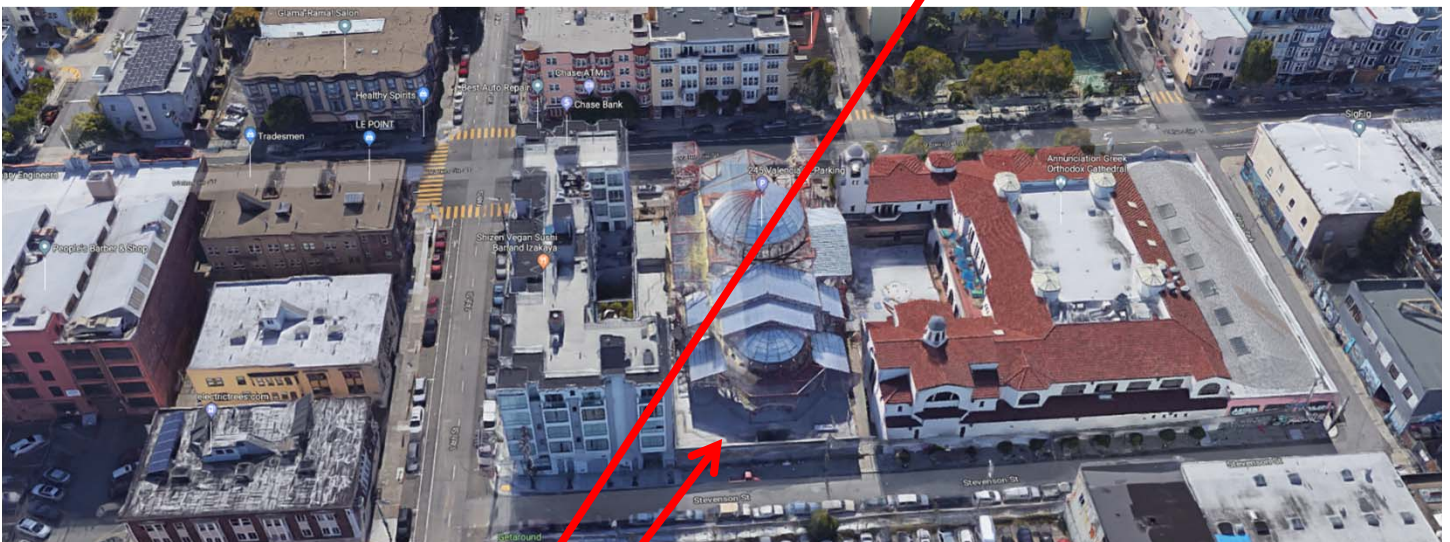
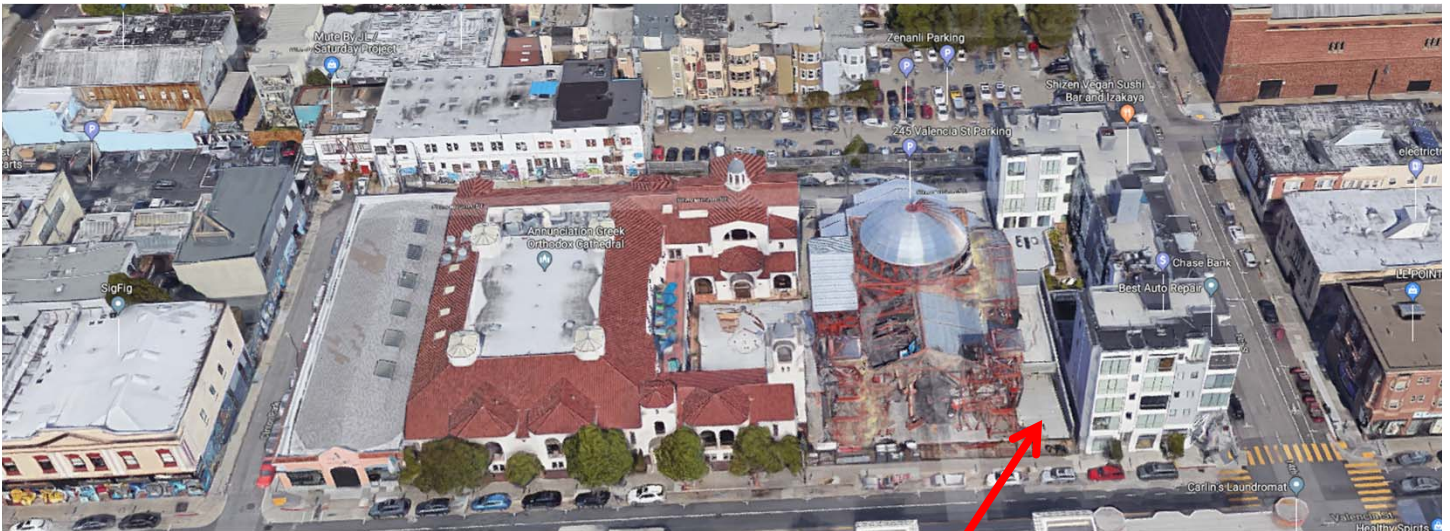
**SAN FRANCISCO  
PLANNING DEPARTMENT**



Conditional Use Hearing  
Case Number 2017-005067CUA  
245 Valencia Street  
Block 3532, Lot 091



# Aerial Photographs



**SUBJECT PROPERTY**

**SAN FRANCISCO  
PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2017-005067CUA**  
245 Valencia Street  
Block 3532, Lot 091



# Site Photographs



SAN FRANCISCO  
**PLANNING DEPARTMENT**

Conditional Use Hearing  
**Case Number 2017-005067CUA**  
245 Valencia Street  
Block 3532, Lot 091

# Garage Floor Plan

SAN FRANCISCO  
**PLANNING DEPARTMENT**

Conditional Use Hearing  
**Case Number 2017-005067CUA**  
245 Valencia Street  
Block 3532, Lot 091



# 245 Valencia Street Parking Supply and Utilization Survey

SAN FRANCISCO  
**PLANNING DEPARTMENT**

Conditional Use Hearing  
**Case Number 2017-005067CUA**  
245 Valencia Street  
Block 3532, Lot 091

**RESPONSES TO SECTION 303(t)(3)**

(3) For Non-Accessory Parking in C-3, RC, NCT, and RTO Districts:

(A) The rate structure of Section 155(g) shall apply.

**The parking facility will comply. Specifically, the facility will not encourage long-term commuter parking because it will not host any long-term commuter parking. And, the facility will not have any space available for use for long-term parking by downtown workers because the location is far removed from downtown, being approximately 3 miles away. Further, the facility will maintain an applicable market rate or fee structure for parking use such that the rate charge for four hours of parking duration is no more than four times the rate charge for the first hour, and the rate charge for eight or more hours of parking duration is no less than 10 times the rate charge for the first hour. Additionally, no discounted parking rates will be provided for any weekly, monthly or similar time-specific periods.**

**Also, due to the limited availability of the accessory parking outside of (e.g., before and after) any Church services/events, the facility is not capable of providing any dedicated weekly or monthly parking service. Parking is available only during times the Church is not carrying out services or events, and many events are not planned in advance (such as funerals).**

(B) The project sponsor has produced a survey of the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned, within one-half mile of the subject site, and has demonstrated that such facilities do not contain excess capacity, including via more efficient space management or extended operations;

**Please refer to the attached *245 Valencia Street Parking Utilization and Supply Report*. This survey shows the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned, within one-half mile of the subject site, and has demonstrated that such facilities do not contain excess capacity, including via more efficient space management or extended operations. See also the summary on page 4 below for details.**

(C) In the case of expansion of existing facilities, the facility to be expanded has already maximized capacity through use of all feasible space efficient techniques, including valet operation or mechanical stackers.

**No expansion of facility is proposed. This is a newly constructed facility, and there is no expansion of the existing structure, and there will be no mechanical stackers.**

- (D) The proposed facility meets or exceeds all relevant urban design requirements and policies of this Code and the General Plan regarding wrapping with active uses and architectural screening, and such parking is not accessed from any frontages protected in Section 155(r);

**Urban design requirements and policies were previously addressed as per CPC Motion 181449.**

- (E) Non-accessory parking facilities shall be permitted in new construction only if the ratio between the amount of Occupied Floor Area of principally or conditionally-permitted non- parking uses to the amount of Occupied Floor Area of parking is at least two to one.

**Parking garage was previously authorized per 2010.0681C (CPC Motion 181449).**

- (F) The proposed facility shall dedicate no less than 5% of its spaces for short-term, transient use by car share vehicles as defined in Section 166, vanpool, rideshare, or other co-operative auto programs, and shall locate these vehicles in a convenient and priority location. These spaces shall not be used for long-term storage or to satisfy the requirement of Section 166, but rather are intended for use by short-term visitors and customers. Parking facilities intended for sole and dedicated use as long-term storage for company or government fleet vehicles, and not to be available to the public nor to any employees for commute purposes, are not subject to this requirement.

**The parking is intended for short-term visitors during non-Church service times, and Church events. The proposed facility will install three (3) new car share designated parking spaces.**

- (G) For new or expanding publicly owned non-accessory parking facilities in the C-3, RC, NCT, and RTO Districts, the following shall also apply:

**The facility is not publically owned. Not applicable**

- (i) Expansion or implementation of techniques to increase utilization of existing public parking facilities in the vicinity has been explored in preference to creation of new facilities, and has been demonstrated to be infeasible;

**The facility is not publically owned. Not applicable.**

(ii) The City has demonstrated that all major institutions (cultural, educational, government) and employers in the area intended to be served by the proposed facility have Transportation Demand Management programs in place to encourage and facilitate use of public transit, carpooling, car sharing, bicycling, walking, and taxis;

**The facility is not publically owned. Not applicable.**

(iii) The City has demonstrated that conflicts with pedestrian, cycling, and transit movement resulting from the placement of driveways and ramps, the breaking of continuity of shopping facilities along sidewalks, and the drawing of traffic through areas of heavy pedestrian concentration, have been minimized, and such impacts have been mitigated to the fullest extent possible; and

**The facility is not publically owned. Not applicable.**

(iv) The proposed parking conforms to the objectives and policies of the General Plan and any applicable area plans, and is consistent with the City's transportation management, sustainability, and climate protection goals.

**The proposal promotes the following Master Plan Objectives and Policies:**

**COMMERCE & INDUSTRY ELEMENT**

**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 attract new such activity to the City.**

**Objective 3**

**Provide expanded employment opportunities for City residents, particularly the unemployed and economically disadvantaged.**

**Policy 3.2**

**Promote measures designed to increase the number of SF jobs held by SF residents.**

**Objective 4**

*Re: 245 Valencia Street*

**Improve the viability of existing industry in the City and attractiveness of the City as a location for new industry.**

**Policy 4.1**

**Maintain and enhance a favorable business climate in the City.**

**Policy 4.2**

**Promote and attract those economic activities that benefit the City.**

**SUMMARY: 245 VALENCIA STREET**

Survey results of the supply and utilization of all existing publicly-accessible parking facilities within ½ mile of the subject site (245 Valencia) show that there is no excess capacity at these facilities, including and accounting for more efficient space utilization and management or extended operations.

Notably, four of the surveyed parking sites (344 14<sup>th</sup> Street, 42 Hoff Street, 3100 17<sup>th</sup> and Folsom, and 255 12<sup>th</sup> Street) offer extended operations. The fourth location, 1650-1660 Mission, is a facility that is designated to provide parking for employees and visitors to certain City agencies such as the San Francisco Planning Department (1650 Mission) and the San Francisco Department of Building Inspection (1660 Mission), and this facility is closed after 6pm weekdays and closed on weekends. Additional survey was conducted to assess availability of parking during weekend daytime and evening hours after 8pm. The analysis showed that more parking is needed due to the density of commercial food and beverage establishments (both neighborhood centric and city-wide clientele), which results in additional peak periods.

*Excess Capacity*

The three lots that operate weekend hours were, consistently, on average over 98% full capacity. And, 255 12th Street is maximized with contract/monthly parking for the vast majority of parking stalls, rendering those spaces unavailable for daily parking (per attendant). Parking lots surveyed during peak hours (6m-10pm and 4p-8pm) averaged less than 2% of episodic capacity available. Parking lots open after 8pm on weekdays and on weekends were also more than 98% full capacity during peak periods of 6pm to 10pm. These lots were essentially full each time they were visited for survey, although a few cars enter and exit periodically.

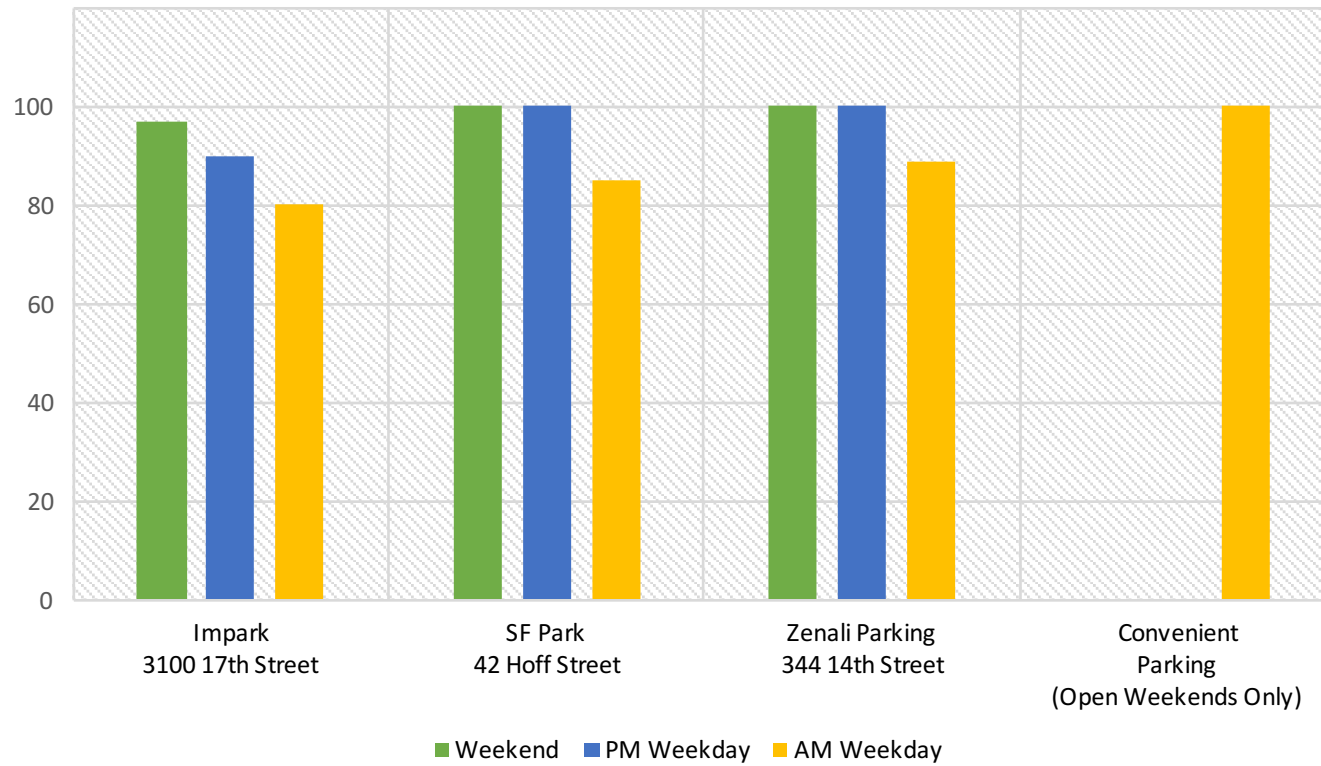


***Re: 245 Valencia Street***

*Efficiency and Extended Operations*

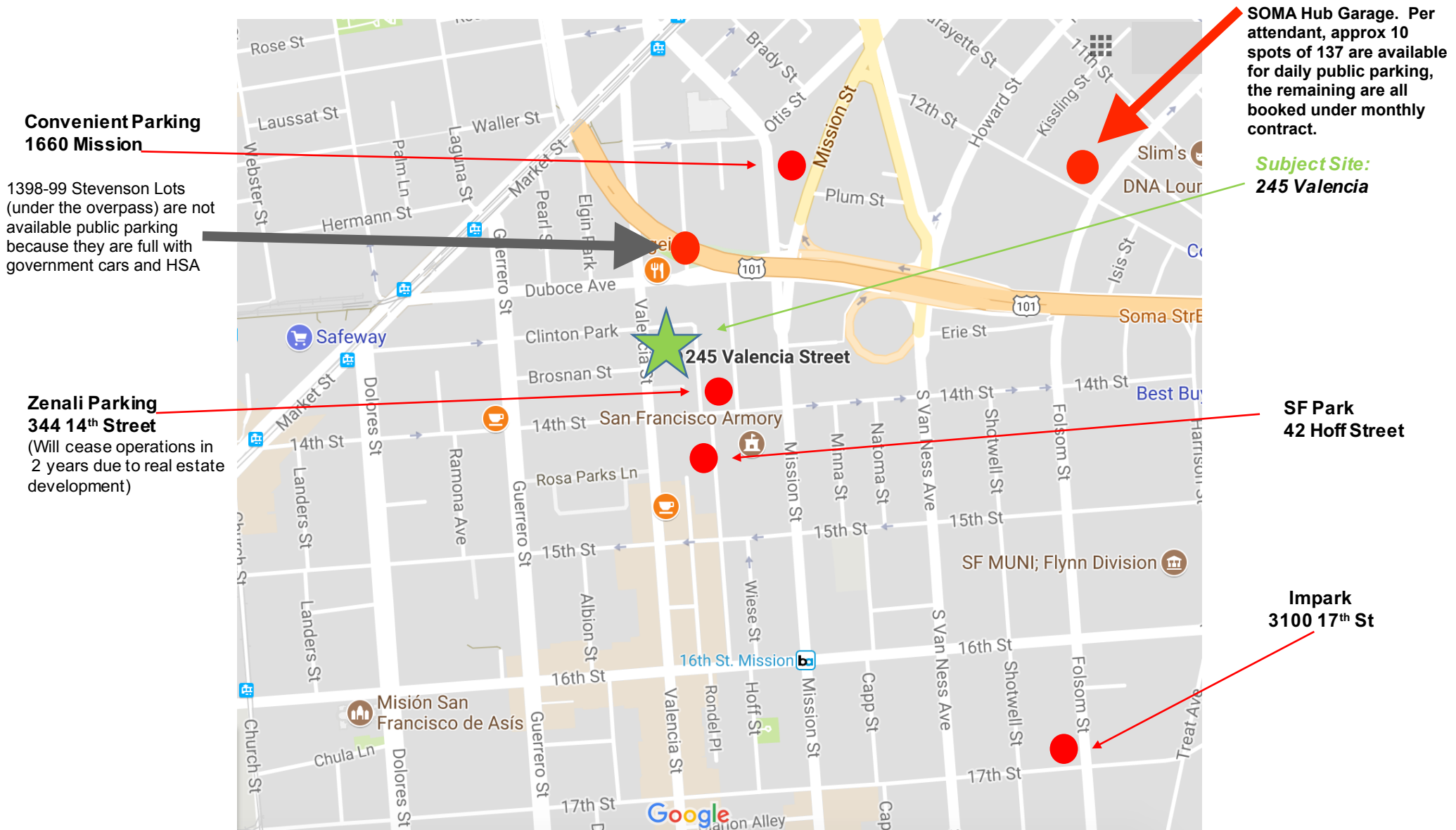
Three of the four lots surveyed utilized efficient space management through attendant parking. The fourth (1650 - 1660 Mission) is simply not designed to accommodate attendant parking, and is a mix of monthly parking permit holders and daily hourly rates.

**Average Use During Peak Periods  
Weekday, Week Nights, Weekends**



## SUPPLY AND UTILIZATION SURVEY

Pursuant to the Planning Code, all public parking facilities within a 1/2 mile radius of the subject site at 245 Valencia Street were surveyed for capacity and occupancy over a range of days and times including peak, weekend, and evening times.



## Zenali Parking - 344 14<sup>th</sup> Street

Parking Lot	Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	9/28/2017 (Th)	8:10 am	76	69	7	90.7%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	9/29/2017 (Fr)	2:15 pm	76	76	0 (lot full)	100%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	9/30/2017 (Sat)	6:00 pm	76	75	1	98%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	10/1/2017 (Sn)	3:00 pm	76	76	0 (lot full)	100%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	10/2/2017 (M)	8:00 am	76	68	8	89.5%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	10/3/2017 (T)	2:18 pm	76	76	0 (lot full)	100%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	10/4/2017 (W)	11:00 am	76	76	0 (lot full)	100%
Zenali Parking 344 14 <sup>th</sup> Street	8 AM – 9 PM	10/5/2017 (Th)	5:00 pm	76	73	3	96%

### SF Park – 42 Hoff Street

Parking Lot	Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
SF Park 42 Hoff Street	8 AM – 12 AM	9/28/2017 (Th)	5:30 pm	45	45	0 (lot full)	100%
SF Park 42 Hoff Street	8 AM – 12 AM	9/29/2017 (Fr)	7:00 pm	45	45	0 (lot full)	100%
SF Park 42 Hoff Street	8 AM – 12 AM	9/30/2017 (Sat)	4:45 pm	45	45	0 (lot full)	100%
SF Park 42 Hoff Street	8 AM – 12 AM	10/1/2017 (Sn)	9:20 pm	45	45	0 (lot full)	100%
SF Park 42 Hoff Street	8 AM – 12 AM	10/2/2017 (M)	8:21 am	45	39	6	86%
SF Park 42 Hoff Street	8 AM – 12 AM	10/3/2017 (T)	2:35 pm	45	42	3	93%
SF Park 42 Hoff Street	8 AM – 12 AM	10/4/2017 (W)	10:45 am	45	45	0 (lot full)	100%
SF Park 42 Hoff Street	8 AM – 12 AM	10/5/2017 (Th)	9:30 am	45	41	4	91%

Note: Attendant verified that lot fills up most evenings and weekends.

## Impark – 3100 17<sup>th</sup> and Folsom

Parking Lot	Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/3/2017 (T)	4:15 pm	227 (213 non reserved)	Lot full	0 (lot full)	100%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/4/2017 (W)	10:25 am	227 (213 non reserved)	208	5	98%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/5/2017 (Th)	4:45 pm	227 (213 non reserved)	196	17	92%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/6/2017 (F)	9:00 pm	227 (213 non reserved)	67	146	31%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/7/2017 (Sa)	8:30 pm	227 (213 non reserved)	207	6	97%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/8/2017 (Sn)	11:00 am	227 (213 non reserved)	178	35	84%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/9/2017 (M)	8:55 am	227 (213 non reserved)	174	39 (lot actively filling up)	82%
Impark 3100 17 <sup>th</sup> St	6 AM – 6 PM attended; 24hr accessible	10/10/2017 (T)	6:00 pm	227 (213 non reserved)	142	71	91%

## Convenient Parking aka Ampco Parking – 1650-1660 Mission

(Closed on the weekends. Only day and peak times were surveyed.)

Parking Lot	Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
1650-1660 Mission	7am – 6pm M-F	9/29/2017 (F)	11:00 am	5 outside 105 inside	5 outside 105 inside	0 (full)	100%
1650-1660 Mission	7am – 6pm M-F	10/2/2017 (M)	9:30 am	5 outside 105 inside	2 outside 70 inside	3 outside 35 inside	65%
1650-1660 Mission	7am – 6pm M-F	10/3/2017 (T)	3:08 pm	5 outside 105 inside	5 outside 105 inside	0 (full)	100%
1650-1660 Mission	7am – 6pm M-F	10/4/2017 (W)	5:15 pm	5 outside 105 inside	0 outside 43 inside	5 outside 34 inside	39%
1650-1660 Mission	7am – 6pm M-F	10/5/2017 (Th)	4:50 pm	5 outside 105 inside	3 outside 72 inside	2 outside 62 inside	68%
1650-1660 Mission	7am – 6pm M-F	10/6/2017 (F)	10:00 am	5 outside 105 inside	5 outside 105 inside	0 (full)	100%
1650-1660 Mission	7am – 6pm M-F	10/10/2017 (T)	8:15 am	5 outside 105 inside	3 outside 84 inside	2 outside 21 inside	79%
1650-1660 Mission	7am – 6pm M-F	10/11/2017 (W)	2:00 pm	5 outside 105 inside	5 outside 105 inside	0 (full)	100%

### Supplemental: Parking Demand Study for 245 Valencia Street

Parking Lot	Business Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
<b>255 12<sup>TH</sup> St SOMA Hub Garage</b>	M-F 6am-10pm Sat-Sun 8am-10pm (information provided here is per attendant on site).	12/13/17	6:00 pm	<b>Approx 10 for public parking, non- monthly contract.</b> (Total is 137 – attendant indicated the bulk of spaces are under monthly parking contracts and unavailable)	135	2	98%
255 12 <sup>TH</sup> St		12/13/17	7:00pm	137. Approx 10 for public parking, non-monthly contract.	135	2	98%
255 12 <sup>TH</sup> St		12/13/17	8:00pm	137	6	3	97%
255 12 <sup>TH</sup> St							
255 12 <sup>TH</sup> St		12/14/17	8:30am	137	130	7	95%
255 12 <sup>TH</sup> St		12/14/17	9:30am	137	132	5	96%
255 12 <sup>TH</sup> St		12/14/17	10:00am	137	132	5	96%
255 12 <sup>TH</sup> St		12/14/17	12:25 pm	137	129	8	94%
255 12 <sup>TH</sup> St		12/14/17	2:00 pm	137	132	5	86%
255 12 <sup>TH</sup> St		12/14/17	3:00 pm	137	128	9	93%
255 12 <sup>TH</sup> St		12/14/17	6:30 p.m.	137	120	17	87%



### Supplemental: Parking Demand Study for 245 Valencia Street

Parking Lot	Business Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
<b>255 12<sup>TH</sup> St SOMA Hub Garage</b>	M-F 6am-10pm Sat-Sun 8am-10pm (information provided here is per attendant on site).	12/15/17	9:30 am	<b>Approx 10 for public parking, non-monthly contract.</b> (Total is 137 – attendant indicated the bulk of spaces are under monthly parking contracts and unavailable)	128	9	93%
255 12 <sup>TH</sup> St		12/15/17	12:00pm	137.	127	10	92%
255 12 <sup>TH</sup> St		12/15/17	3pm	137	129	8	94%
255 12 <sup>TH</sup> St		12/15/17	5pm	137.	128	9	93%
255 12 <sup>TH</sup> St		12/15/17	6pm	137.	126	11	91%
255 12 <sup>TH</sup> St		12/15/17	8pm	137	124	13	90%
255 12 <sup>TH</sup> St		12/15/17	4:00pm	137	6	3	97%
255 12 <sup>TH</sup> St		12/16/17	8:30am	137	130	7	95%
255 12 <sup>TH</sup> St		12/16/17	9:30am	137	132	5	96%
255 12 <sup>TH</sup> St		12/16/17	10:00am	137	132	5	96%
255 12 <sup>TH</sup> St		12/16/17	12:25 pm	137	129	8	94%
255 12 <sup>TH</sup> St		12/16/17	2:00 pm	137	132	5	86%
255 12 <sup>TH</sup> St		12/16/17	3:00 pm	137	128	9	93%
255 12 <sup>TH</sup> St		12/16/17	6:30 p.m.	137	120	17	87%

### Supplemental: Parking Demand Study for 245 Valencia Street

Parking Lot	Business Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
255 12 <sup>TH</sup> St		12/17/17	9:11 am	137	112	25	82%
255 12 <sup>TH</sup> St		12/17/17	10:30am	137	112	25	82%
255 12 <sup>TH</sup> St		12/17/17	12:40 pm	137	109	28	80%
255 12 <sup>TH</sup> St	M-F 6am-10pm Sat-Sun 8am-10pm (information provided here is per attendant on site).	12/17/17	2:25 pm	137 <b>Approx 10 for public parking, non- monthly contract.</b> (Total is 137 – attendant indicated the bulk of spaces are under monthly parking contracts and unavailable)	109	28	79%
255 12 <sup>TH</sup> St		12/17/17	4:00 pm	137	108	29	78%
255 12 <sup>TH</sup> St		12/17/17	6:20 pm	137	110	27	80%
255 12 <sup>TH</sup> St		12/17/17	8:30 p.m.	137	114	23	83%
255 12 <sup>TH</sup> St		12/18/17	8:30am	137	121	16	88%
255 12 <sup>TH</sup> St		12/18/17	9:30am	137	135	2	98%
255 12 <sup>TH</sup> St		12/18/17	10:00am	137	135	2	98%
255 12 <sup>TH</sup> St		12/18/17	12:25 pm	137	129	8	94%
255 12 <sup>TH</sup> St		12/18/17	2:00 pm	137	127	10	92%
255 12 <sup>TH</sup> St		12/18/17	3:00 pm	137	120	17	87%
255 12 <sup>TH</sup> St		12/18/17	6:30 p.m.	137	118	19	86%

### Supplemental: Parking Demand Study for 245 Valencia Street

Parking Lot	Business Hours	Date	Time of Survey	Capacity / # of Spaces	Number in Use	Number Vacant	Percent of Capacity in Use
255 12 <sup>TH</sup> St		12/19/17	9:10am	137	119	18	86%
255 12 <sup>TH</sup> St		12/19/17	11:00 am	137	117	20	85%
255 12 <sup>TH</sup> St		12/19/17	1:20 pm	137	114	23	83%
255 12 <sup>TH</sup> St		12/19/17	3:45 pm	137	111	26	81%
255 12 <sup>TH</sup> St		12/19/17	5:00 pm	137	109	28	79%
255 12 <sup>TH</sup> St		12/19/17	7:20 pm	137	104	33	76%
255 12 <sup>TH</sup> St		12/19/17	9:00 p.m.	137	102	35	74%

## 245 VALENCIA STREET – PARKING DEMAND STUDY

### Supplemental Analysis Off-Street Parking Locations Within 1/4 MILE of 245 Valencia

Address	Description	Number of Parking Spaces
1398 – 1399 STEVENSON ST	Parking lots underneath overpass. The parking lots are full of monthly government cars, storage, and HSA parkers. There is no available parking for general public at this Caltrans location.	65, 87. N/A None available to the general public.
299 Valencia St	There is no parking at this parcel. This address contains Chase Bank and a mixed use building.	0
159 Erie St	This is a gated, private parking lot, not open to the public, but for permit holders who are associated with the building on site. Subject to further restrictions of 98.413V NSR G402232 recorded 8/6/1998. Not applicable.	23. N/A. None available to non-building tenants, none available to general public
1939 Market St	This is not a public parking lot, and there are no public parking operations permits on record at the SF Planning Property Information website. This lot is associated with a Union office building.	20 spaces. N/A
48 Julian	This is not a commercial parking lot per permit record (SF Planning Property Information website). Permit holders only. Not applicable.	18 non-public parking spaces. N/A.
1580 15th St	This is not a commercial parking lot per permit record (SF Planning Property Information website). Permit holders only. Not applicable.	14 non-public parking spaces. N/A.
1850 Mission St	This is not a commercial parking lot per permit record (SF Planning Property Information website). Permit parking only. Not applicable.	28 non-public parking spaces. . N/A
47 Duboce Ave	This is a building. We see no public parking here. This is not a commercial parking lot per permit record (SF Planning Property Information website). Not applicable. Parking behind buildings is for owners, employees and patrons only.	0
1929 Market St	This is not a commercial parking lot per permit record (SF Planning Property Information website). Customer parking only.	7. . N/A
435 Valencia St	This is not a commercial parking lot per permit record (SF Planning Property Information website). Customer parking only.	12. N/A

## 245 VALENCIA STREET – PARKING DEMAND STUDY

200 Duboce Ave	This is not a commercial parking lot per permit record (SF Planning Property Information website). It is a fast food restaurant (KFC) - customer parking only.	6. N/A
1707 Market St	This is a private property: Travel Lodge Hotel. Not a public parking lot.	39. N/A
100 Valencia St	This is a private property: U Haul business. Not a public parking lot.	6. N/A
214 14th St	This is a private property: Auto Dealership. Not a public parking lot.	22. N/A

### OFF-STREET PARKING LOCATIONS WITHIN HALF (1/2) MILE of 245 Valencia

Address	Description	Number of Parking Spaces
11 South Van Ness	Permit holders only – Garage. This is the SFMTA building. No parking available to public – permit holders only.	130. N/A permit only.
1 FRANKLIN ST	This is a condo building. No public parking permits on record with Planning.	0. N/A
29 Brady Street	<p>No public parking at this location. Per Planning info:</p> <p>Recommend denial for Commercial Parking Lot use (dba City Park) as PC Section 731.56 requires CU authorization. No record of prior commercial parking lot use to establish nonconforming status, and property is posted "Tenant Parking Only."</p> <p>OPENED      STATUS      ADDRESS      FURTHER INFO</p> <p>9/1/2015</p> <p>Closed - Disapproved</p> <p>9/16/2015</p>	N/A

## 245 VALENCIA STREET – PARKING DEMAND STUDY

<b>1537 Mission St</b>	Paid publicly available Lot. We spoke with the operators, and they only have 15 spaces, and all are for monthly contract parking only. This site is booked/full and does not offer any daily parking or any further public parking.	15. N/A
200 13th St and 205 13th St	This is a gated parking lot for persons (tenants, owners, employees, visitors) who are associated with the building on site. Subject to further restrictions of 98.413V NSR G402232 recorded 8/6/1998. N/A.	34, 69 stacked. N/A
<b>44 Hoff</b>	<b>(See parking demand study map – this is the same site as 44 Hoff)</b>	
<b>255 12th ST</b>	<b>Paid publicly available. SOMA Hub Garage. It is majority monthly contract parking and they have a waiting list of 3 years. Limited public parking available (around 10% of total capacity).</b>	<b>137</b>
488 South Van Ness Ave	This is a gated vacant parcel being developed. No public parking permits on record.	0. N/A
45 Gough St	This is the San Francisco Community College. Not a public parking lot. Parking, 36 spaces, is for SFCC permit holders only. No public parking permits on record. N/A	N/A
1501 15th St	This site is a mixed use building. Not a public parking lot. No public parking permits on record. N/A	0. N/A
3270 17th St	This address doesn't have any record with the Planning Dept. website. There is a small private gated lot, 9 spaces, accessory to a building at 3280, for permit holders there. Not a public parking lot. No public parking permits on record. N/A	N/A.
3431 17th St	This exact address doesn't appear in planning records. There is parking at 3434 17 <sup>th</sup> Street. Permit holders only.	N/A

## 245 VALENCIA STREET – PARKING DEMAND STUDY

	This is the site of a business: funeral home. The associated 24 space parking lot is for permit holders. This is not a public parking lot, and no public parking permits are on record.	
3205 16th St	There is no public parking at this location. It is a Shell Gas Station.	0. N/A
1930 Market St	This is UCSF Alliance Health Project Center. Not a public parking lot, and no public parking permits on record. Associated 8 space lot with the building is for permit holders only.	N/A
155 Hermann St	This is the U.S. Mint, U.S. Federal (and secured) property. No public parking on site.	N/A
1580 15th St	Not a public parking lot, and no public parking permits on record. Associated private lot (14 spaces) with the building is for permit holders only.	N/A
55 Laguna St	This is Mercy housing. Not a public parking lot, and no public parking permits on record.	N/A
1940 Market St	There is no address on record with Planning for 1940 Market. In that area is a large mixed use condo building. No public parking permits on record found for parcels in this block.	N/A
407 South Van Ness	This is a private parking lot (25 spaces) that was previously associated with automobile sales. This is not a public parking lot, and no public parking permits are on record. N/A	N/A
120 14th St	This is a government building and the site of the City/County Sheriff's department. This is not a public parking lot, and no public parking permits are on record. N/A	N/A

## 245 VALENCIA STREET – PARKING DEMAND STUDY

69 Page St	There is a mixed use building at this location now. This is not a public parking lot, and no public parking permits are on record. N/A	N/A
1850 Mission St	This is the site of ARRIBA JUNTOS, an occupational therapy business. The 28 space parking lot is for employees and patrons of the business. N/A	N/A
47 Duboce Ave	This is the site of the business B&K Electrical Supply. The associated 24 space parking lot is for employees and patrons of the business. This is not a public parking lot, and no public parking permits are on record.	N/A
1675 Howard St	This is the site of the business BMW Auto (sales and service). The associated 9 space parking lot is for employees and patrons of the business. This is not a public parking lot, and no public parking permits are on record.	N/A
1601 Folsom St	This is the site of a business: a former gas station, and now a retail lighting showroom. The associated 7 space parking lot is for employees and patrons of the business. This is not a public parking lot, and no public parking permits are on record.	N/A
121 Haight St	The record address is 137 Haight. Conditional use for Parking for 19 vehicles to serve a church in an RM-2 district. Customer parking only. This is not a public parking lot, and no public parking operations permits are on record.	N/A
1699 Market St	This is the former FLAX Art store (customer parking only) which is now a real estate development site and under construction.	0. N/A
1810 Folsom St	1800 Folsom Street – a grocery store and retail business with associated 132 stall parking for customers. No public parking operations permits are on record	N/A



## 245 VALENCIA STREET – PARKING DEMAND STUDY

435 Valencia St	This is gated parking associated with a hardware business (building), and a restaurant on the other side of this lot. Employee and patron parking only (12 spots). This is not a public parking lot, and no public parking operations permits are on record.	N/A
565 South Van Ness	This is gated parking associated with a business: Kelly Moore Paint. Employee and patron parking only (35 spots). No public parking operations permits are on record.	N/A
200 Duboce Ave	This is parking associated with a business: KFC fast food. Employee and patron parking only (6 spots). No public parking operations permits are on record.	N/A
3068 16th St	Customer parking only for Mission National Bank building associated parking lot, 16 spaces.	N/A
1975 Market St	Customer parking only for Pet Food Express building associated parking lot, 10 spaces.	N/A
1748 Folsom St	This site is a business: Pak Auto Service. Accessory parking for employees and patrons only. No public parking operations permits are on record.	N/A
1965 Market St	This site is a business: Gantner Brothers' Funeral Home building, which is also being redeveloped. 29 parking spaces for employees and patrons. No public parking operations permits are on record.	N/A
2050 Market St	This site is a business: Safeway. No public parking operations permits are on record. 223 spaces for customers and employees.	N/A

## 245 VALENCIA STREET – PARKING DEMAND STUDY

240 Shotwell St	This site is a business: Mission Neighborhood Health Center. No public parking operations permits are on record. 24 spaces for patrons and employees.	N/A
174 South Van Ness Ave	There is no record of 174 Van Ness on the planning website. There is a retail site at 170 S Van Ness with associated employee and patron parking, 34 spaces. No public parking operations permits are on record.	N/A
3281 16th St	This is a gated parking lot associated with a Church. Employee and patron parking only, 25 spaces. No public parking operations permits are on record.	N/A
154 South Van Ness Ave	Site of business: Tap Plastics. Accessory parking, 7 spaces, for employees and customers. . No public parking operations permits are on record.	N/A
70 Capp St	Site of business: Walgreens and a coffee shop. Accessory parking, 61 spaces, for employees and customers. No public parking operations permits are on record.	N/A
3027 16th St	This site is a Wells Fargo Bank. Accessory parking, 10 spaces, for for employees and customers. No public parking operations permits are on record.	N/A
100 Buchanan St	This is a place of business: UCSF Dental Center. Accessory parking, for employees and customers. No public parking operations permits are on record. Also a site of senior housing under development by Mercy Housing.	N/A

## 245 VALENCIA STREET – PARKING DEMAND STUDY

431 South Van Ness	No record of parking at address 431 South Van Ness. 436 South Van Ness is a small lot, 15 spaces, for construction vehicle and boom vehicle storage, and some employee/customer parking. No public parking operations permits are on record.	N/A
392 South Van Ness Ave	This is a gated lot on a business property for SFC Motors. Accessory private parking, 12 spaces, for employees and patrons only. No public parking operations permits are on record.	N/A
50 14th St	This is a gated lot on an industrial business property. Accessory private parking, 13 spaces, for employees and patrons only. No public parking operations permits are on record.	N/A
180 14th St	This is a chained lot for the Audi auto dealer. Accessory private parking, 20 spaces, for auto inventory for sale, and employees and patrons only. No public parking operations permits are on record.	N/A
214 & 215 14th St	This is a chained lot for the Audi and VW auto dealer. Accessory private parking, 24 spaces, for auto inventory for sale, and employees and patrons only. No public parking operations permits are on record.	N/A