



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 12, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 5, 2015
Case No.: **2012.0951C**
Project Address: **2444 Lombard Street**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
40-X Height and Bulk District
Block/Lot: 0936/014
Project Sponsor: Patricia Rodriguez
SF Parking, LLC
256 Peabody Street
San Francisco, CA 94134
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project will allow an existing accessory parking lot to be used as a Commercial Parking lot open to the general public, in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District for a period of time not to exceed two years. The project uses the existing striping and layout to provide 22 standard parking stalls and one ADA accessible stall with accessible path of travel. New landscaping is proposed to complement the existing nine on-site trees and three street trees.

Fifteen of the 23 parking spaces will remain available for use by customers of the on-site retail use (dba "Wolf & Lion Pet Supplies") during the store's business hours, 10:00 am – 7:00 pm, seven days per week. The Commercial Parking use proposed is primarily for use in the evening hours, from 7:00 pm until 11:00 pm, with minimal monthly and transient parking during store hours. A parking attendant will be on duty during all hours of operation.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Lombard Street, between Divisadero and Scott Streets, Block 0936, Lot 014. The property is located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and the 40-X Height and Bulk District. The parcel measures approximately 22,032 square feet and is developed with an approximately 9,517 square-foot retail building (dba "Wolf & Lion Pet Supplies") and the subject surface parking lot which is currently accessory to the retail use.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character and auto-oriented. The project is located on the portion of Lombard Street designated as US Highway 101 which connects vehicular traffic between the Golden Gate Bridge and the Interstate 80 freeway. Surrounding uses include a gas station, various Formula and Non-Formula retailers, hotels, and low-density residential.

ENVIRONMENTAL REVIEW

The proposal is not considered a project under the California Environmental Quality Act ("CEQA") and requires no further environmental review.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 23, 2015	October 21, 2015	22 days
Posted Notice	20 days	October 23, 2015	October 23, 2015	20 days
Mailed Notice	20 days	October 23, 2015	October 23, 2015	20 days

The proposal does not require a Section 312 neighborhood notification.

PUBLIC COMMENT

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

ISSUES AND OTHER CONSIDERATIONS

- Planning Code Section 151 requires the on-site retail use to provide 15 parking spaces. The draft motion includes a condition requiring that 15 of the 23 spaces remain available to customers of the retail use during business hours.
- An application to allow redevelopment of the site with a new mixed-use building is on file with the Planning Department.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of a temporary 23-space surface Commercial Parking lot in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, pursuant to Planning Code Sections 303 and 712.56.

BASIS FOR RECOMMENDATION

- The project will provide off-street parking in a relatively small facility that is not expected to draw substantial traffic to the area or impact traffic movements on adjacent streets.
- 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 while plans to further improve the site are in process.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Site Photographs
Management Plan
Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" 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

WF
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: NOVEMBER 12, 2015

Date: November 5, 2015
Case No.: **2012.0951C**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 712.56 OF THE PLANNING CODE TO ALLOW THE TEMPORARY CONVERSION OF AN ACCESSORY PARKING LOT TO A COMMERCIAL PARKING LOT IN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 26, 2012, Patricia Rodriguez (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 712.56 to allow the temporary conversion of an accessory parking lot to a commercial parking lot in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District.

On November 12, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0951C.

The proposal is not considered a project under the California Environmental Quality Act ("CEQA") and requires no further environmental review.

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. 2012.0951C, 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.** The project is located on the north side of Lombard Street, between Divisadero and Scott Streets, Block 0936, Lot 014. The property is located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and the 40-X Height and Bulk District. The parcel measures approximately 22,032 square feet and is developed with an approximately 9,517 square-foot retail building (dba "Wolf & Lion Pet Supplies") and the subject surface parking lot which is currently accessory to the retail use.
3. **Surrounding Neighborhood.** The area surrounding the project site is mixed-use in character and auto-oriented. The project is located on the portion of Lombard Street designated as US Highway 101 which connects vehicular traffic between the Golden Gate Bridge and the Interstate 80 freeway. Surrounding uses include a gas station, various Formula and Non-Formula retailers, hotels, and low-density residential.
4. **Project Description.** The project will allow an existing accessory parking lot to be used as a Commercial Parking lot open to the general public, in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District for a period of time not to exceed two years. The project uses the existing striping and layout to provide 22 standard parking stalls and one ADA accessible stall with accessible path of travel. New landscaping is proposed to complement the existing nine on-site trees and three street trees.

Fifteen of the 23 parking spaces will remain available for use by customers of the on-site retail use (dba "Wolf & Lion Pet Supplies") during the store's business hours, 10:00 am – 7:00 pm, seven days per week. The Commercial Parking use proposed is primarily for use in the evening hours, from 7:00 pm until 11:00 pm, with minimal monthly and transient parking during store hours. A parking attendant will be on duty during all hours of operation.

5. **Public Comment.** The Planning Department has not received any 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. Parking Requirements. Planning Code Section 151 requires retail uses exceeding 5,000 square feet to provide one parking space for every 500 square feet of occupied floor area.

The subject lot includes a retail use with approximately 7,614 square feet of occupied floor area and is therefore required to provide 15 parking spaces. A condition has been included to require that 15 of the 23 parking spaces remain available to customers of the retail use at no cost during business hours.

B. Screening of Parking. Planning Code Section 156(c) requires any parking lot for two or more automobiles which adjoins a lot in any other Residential (R) District, or which faces a lot in any R District across a street or alley, to be screened from view except at driveways necessary for ingress and egress, by solid fence, a solid wall, or a compact evergreen hedge not less than four feet in height.

Screening is not required as the subject lot does not adjoin any Residential (R) District or face a lot in any R District across a street or alley.

C. Lighting. Planning Code Section 156(d) requires that all lighting used to illuminate a parking lot for any number of automobiles shall be so arranged that all direct rays from such lighting fall entirely within the parking lot.

The proposal does not propose any changes to the existing lighting. Existing lighting is attached to the building façade and is designed such that all direct rays fall entirely within the parking lot.

D. Automobile Parking. Planning Code Section 712.56 states that a Conditional Use authorization is required for automobile parking in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, as defined by Planning Code Section 790.8.

The proposal is for a commercial automobile parking lot in a NC-3 Zoning District and therefore requires Conditional Use authorization to operate. Conditional Use findings have been included below for the Planning Commission to consider.

E. Conditional Use Authorization. Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project does comply with said criteria in that:

- i. 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 it will provide relief in parking demand, allowing for more visitors to the area.

- ii. 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:

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

The proposed lot is large enough to provide on-site circulation, reducing the likelihood of queueing in the street. On-site circulation improves safety for pedestrians, cyclists, and other motorists.

- iii. 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 lot is large enough to provide on-site circulation, reducing the likelihood of queueing in the street. As the proposed use is for a commercial parking lot not attached to any other use, the adequacy of off-street parking cannot be evaluated.

- iv. 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.

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

The project maintains the existing landscaping, including 12 trees, and adds new landscaping along the public right of way.

- vi. 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.

- vii. 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 NC-3 (Neighborhood Commercial, Moderate Scale) 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. The conversion of the subject accessory parking lot to a commercial parking lot provides an opportunity for city residents living in neighborhoods with limited public transportation options to visit the district.

7. **General Plan Compliance.** The project is consistent with the 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 lot 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 existing, underutilized facilities and would not displace any existing commercial activity. By limiting the approval to two years, the proposed temporary use would not preclude development of the lot for other commercial 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 30.6:

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 and cost-effective 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.

8. **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 lot and proposes only minor additions to the existing landscaping; 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 not involve a landmark or historic building.

- 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.

9. 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.
10. 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. 2012.0951C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 26, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. **xxxxx**. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 12, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 12, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the temporary conversion of an existing 23-space accessory parking lot to a 23-space commercial parking lot, located at 2444 Lombard Street, Block 0936, Lot 014 pursuant to Planning Code Sections 303 and 712.56 within the **NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District** and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 26, 2012** and stamped "EXHIBIT B" included in the docket for Case No. **2012.0951C** and subject to conditions of approval reviewed and approved by the Commission on **November 12, 2015** under Motion No. **xxxxx**. 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 **November 12, 2015** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **xxxxx** 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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

3. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, 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

OPERATION

5. **Parking Requirements.** Pursuant to the accessory parking requirements of Planning Code Section 151, the project sponsor shall maintain 15 of the 23 parking spaces as available to

customers of the on-site retail use between 10:00 am and 7:00pm every day. These 15 parking spaces must be provided at no cost to customers during these hours.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Temporary Parking Lot.** The authorization to operate this temporary automobile parking lot is valid for a period not to exceed two years from the date of approval of this Conditional Use.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/>

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

8. **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.

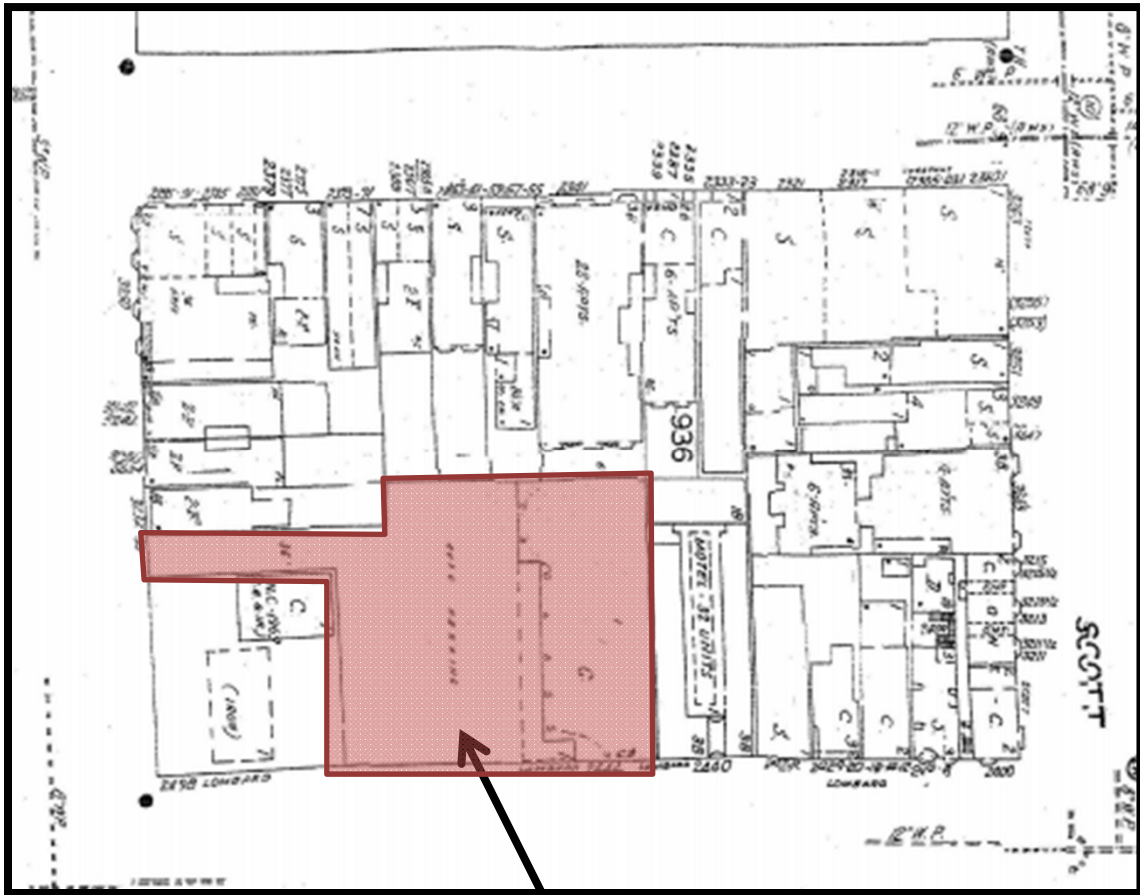
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **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

[illegible]

Sanborn Map*



SUBJECT PROPERTY

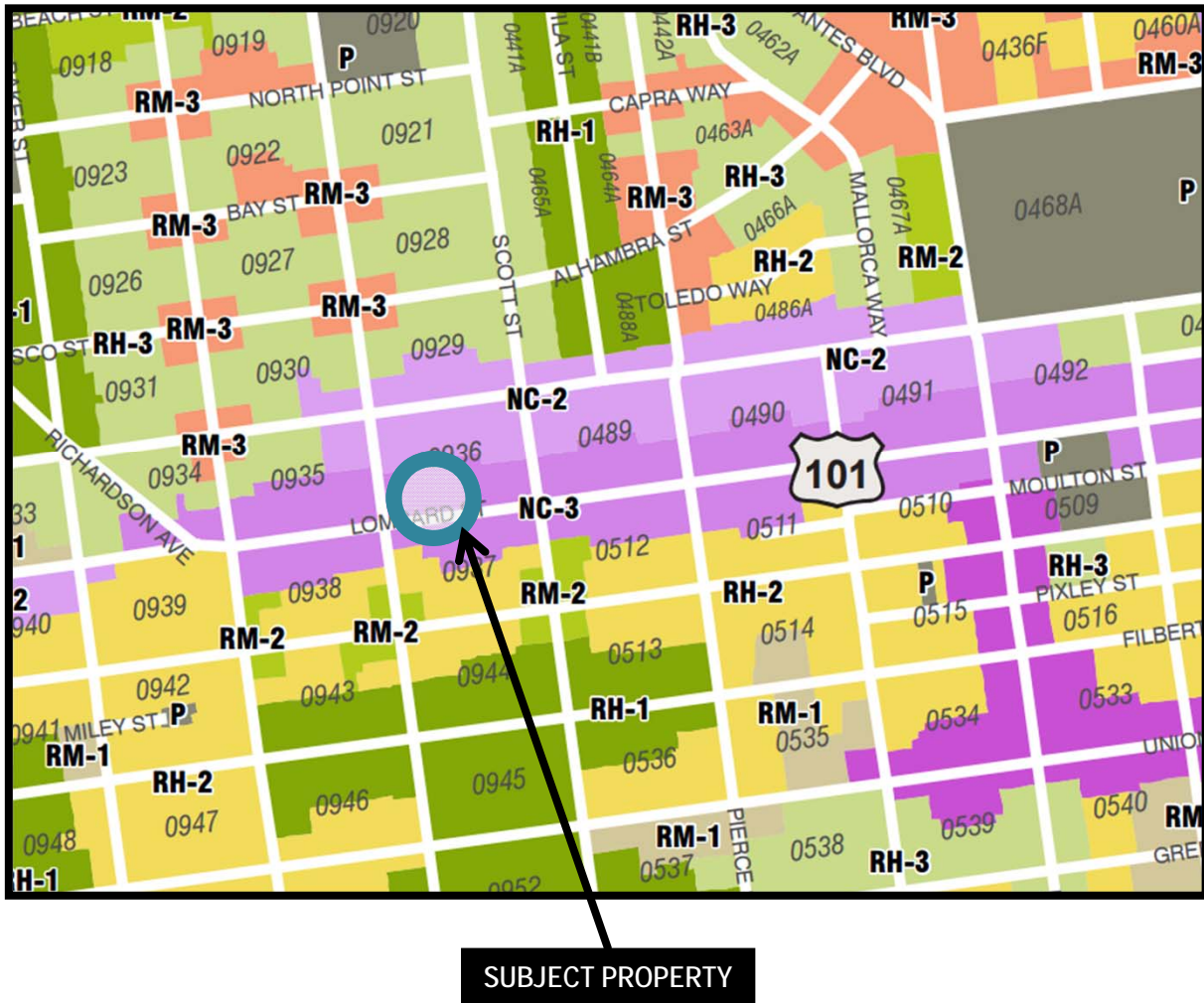
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2012.0951C
2444 Lombard Street
Block 0936 Lot 014

Zoning Map

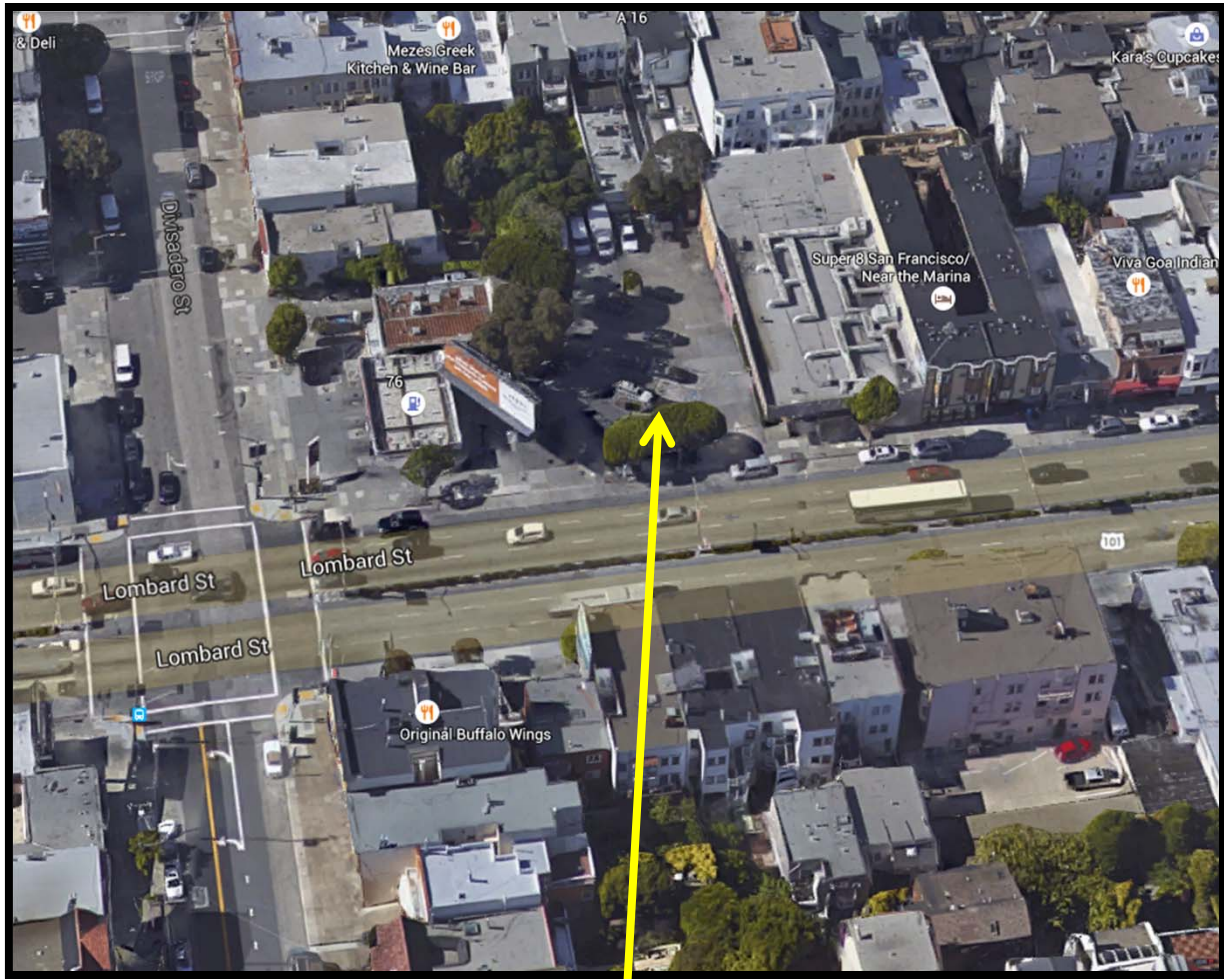


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2012.0951C
2444 Lombard Street
Block 0936 Lot 014

Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2012.0951C
2444 Lombard Street
Block 0936 Lot 014

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2012.0951C
2444 Lombard Street
Block 0936 Lot 014



SF Parking, LLC

2444 Lombard Operating Plan

The proposed plan of operation for parking at 2444 Lombard is similar to the one located at 2055 Chestnut, The Wells Fargo location. The Wells Fargo location is between Steiner and Fillmore with the parking entrance via both Lombard and Chestnut and operated by Impark. The Wells Fargo location is exactly three blocks away from 2444 Lombard.

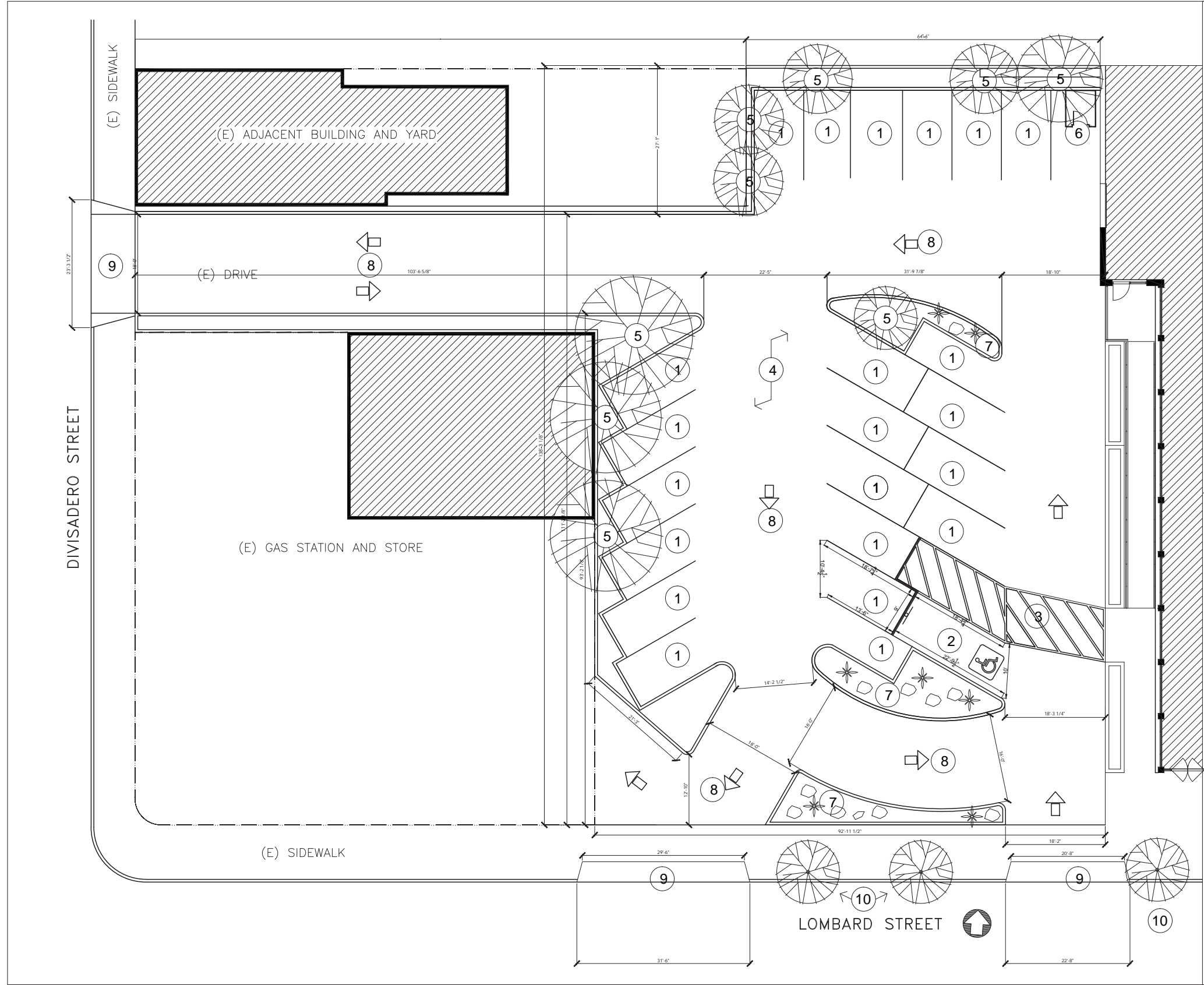
SF Parking's management and operation at 2444 Lombard is two fold

First is an enforcement component during Wolf & Lion store hours, the Store located at proposed location. Similar to how Impark ensures that only Wells Fargo customers are parking during Bank hours, including minimal transient and monthly parking, SF parking will do the same. This ensures that all customers that are intended to park for Wolf and Lion are not displaced by other parkers that park illegally. This prevents any unintended traffic or off-street parking being displaced.

Second is an easement of parking for surrounding business after Wolf and Lion closes, mostly restaurants in the area. This promotes the local business in areas while at the same time alleviating residential parking in the area that sometimes is in direct conflict with the restaurant patrons in the area.

- Enforcement from 10am-7pm, Monday-Sunday
 - Minimal Transient Parking
 - Minimal Monthly Parking
 - Zipcar
 - Ride share program that alleviates the need for residents in the area to have a car free up more off street in the area
- Transient parking 7pm-11pm, Monday-Friday

SF Parking will enable the surrounding business and residents to alleviate the parking compression in the area, which will promote more small business in the area and relieve congestion that is caused by both residents and restaurant patrons looking for parking.



- KEYNOTES
- 1. (E) STANDARD PARKING STALLS WITH 4" WIDE WHITE PAINTED TRAFFIC STRIPING
 - 2. (E) HANDICAP ACCESSIBLE PARKING SPOT
 - 3. (E) ACESSIBLE PATH OF TRAVEL
 - 4. (E) AREA OF ASPHALTIC CONCRETE
 - 5. (E) TREES
 - 6. (E) KIOSK
 - 7. (N) LANDSCAPE STRIP WITH PEA GRAVEL AND AGAVE ATTENUATA NOVA
 - 8. (N) WHITE PAINTED TRAFFIC ARROWS
 - 9. (E) DRIVEWAY TO REMAIN
 - 10. (E) STREET TREES WITH TREE WELLS

LEGEND

(E) BUILDING TO REMAIN

(N) LANDSCAPE STRIP

LOT AREA	11,132 SF
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PARKING SPACES	
STANDARD PARKING SPACES	22
ACCESSIBLE PARKING SPACES	1
TOTAL	23

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PLOT PLAN

Scale:
1/8" = 1'-0"

Size:
F

Drawn By:
CP