



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 27, 2017

Date: April 20, 2017
Case No.: **2016-007474CUA**
Project Address: **814 BRYANT STREET**
Zoning: SALI (Service/Arts/Light Industrial) District
Western SoMa Special Use District
30-X Height and Bulk District
Block/Lots: 3759/009, 012, & 014
Project Sponsor: Tom Christian
425 Market Street, Suite 2300
San Francisco, CA 94105
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project Sponsor proposes to operate a temporary automobile parking lot, utilizing the existing surface parking lot on the site. The existing parking lot would be upgraded with new striping, lighting, landscaping, as well as new parking screening; the existing chain-link would be removed and replaced with trough planters and pre-fabricated a painted steel tube fence. The proposed striping plan would utilize the existing 51 parking spaces, two of which would be reserved for car-share services. Six Class II bicycle parking spaces would also be provided.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the north side of Bryant Street, between Harriet and Sixth Streets, Block 3759, Lots: 009, 012, and 014. The property is located within the SALI (Service/Arts/Light Industrial) District, the Western SoMa Special Use District, and the 30-X Height and Bulk District. The Project Site is developed with a vacant 2,000 SF building and a surface parking lot, which are secured with a chain-link fence.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of institutional and commercial establishments are located adjacent to the project site including: the Hall of Justice, the San Francisco Police Credit Union, and a few restaurants as well as surface parking lots.

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	April 7, 2017	April 7, 2017	20 days
Posted Notice	20 days	April 7, 2017	April 7, 2017	20 days
Mailed Notice	20 days	April 7, 2017	April 7, 2017	20 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the notification for the Conditional Use Authorization.

PUBLIC COMMENT

To date, the Department has received no correspondence from the public regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Commerce and Industry Element: 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 lot offers relief in parking demand, thereby contributing to the economic vitality of the area. 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 development of the lot for other commercial uses.
- Transportation Element: 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.
- Western SoMa Area Plan: The Western SoMa Area Plan encourages minimizing the visual impact of parking. The Project is minimizing the visual impact of parking by removing the existing chain-link fence and replacing it with parking and screening that satisfy the requirements of Planning Code Sections 142 and 156, and further the goals of the Western SoMa Area Plan.
- Hours of Operation: The proposed hours of operation are within the principally permitted amount from 6 AM to 2 AM. Overnight parking will not be permitted.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization, pursuant Planning Code Sections 142, 156, 303, and 846.40, to allow the temporary conversion of an accessory parking lot to a commercial automobile parking lot within the SALI (Service/Arts/Light Industrial) Zoning District, the Western SoMa Special Use District, and a 30-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The project will provide off-street parking in a 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.
- 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:

Draft Motion

Parcel Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photographs

Site Photographs

Project Sponsor Submittal: Architectural Drawings

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 | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

EJ

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 XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 142, 156, 303 AND 846.40 OF THE PLANNING CODE TO ALLOW THE TEMPORARY CONVERSION OF AN ACCESSORY PARKING LOT TO A COMMERCIAL AUTOMOBILE PARKING LOT WITHIN THE SALI (SERVICE/ARTS/LIGHT INDUSTRIAL) DISTRICT, THE WESTERN SOMA SPECIAL USE DISTRICT, AND THE 30-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 7, 2016 Tom Christian (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 142, 156, 303, and 846.40 to allow the temporary conversion of an accessory parking lot to a commercial parking lot within the SALI (Service/Arts/Light Industrial) District, the Western SoMa Special Use District, and a 30-X Height and Bulk District.

On April 27, 2017 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-007474CUA.

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

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2016-007474CUA 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. 2016-007474CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located on the north side of Bryant Street, between Harriet and Sixth Streets, Block 3759, Lots: 009, 012, and 014. The property is located within the SALI (Service/Arts/Light Industrial) District, the Western SoMa Special Use District, and the 30-X Height and Bulk District. The Project Site is developed with a vacant 2,000 SF building and a surface parking lot, which are secured with a chain-link fence.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of institutional and commercial establishments are located adjacent to the project site including: the Hall of Justice, the San Francisco Police Credit Union, and a few restaurants as well as surface parking lots.
4. **Project Description.** The Project Sponsor proposes to operate a temporary automobile parking lot, utilizing the existing surface parking lot on the site. The existing parking lot would be upgraded with new striping, lighting, landscaping, as well as new parking screening; the existing chain-link would be removed and replaced with trough planters and a pre-fabricated painted steel tube fence. The proposed striping plan would utilize the existing 51 parking spaces, two of which would be reserved for car-share services. Six Class II bicycle parking spaces would also be provided.
5. **Public Comment.** To date, the Department has received no correspondence from the public 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.** Pursuant to Planning Code Section 846.40, new automobile parking lots in the SALI District require approval of a Conditional Use Authorization from the Planning Commission.

The Project Sponsor is requesting Conditional Use Authorization to operate the surface parking lot as a primary use for the project site. This authorization would permit 51 parking spaces, inclusive of two car share parking spaces.

- B. **Screening and Greening of Parking and Vehicle Use Areas.** Planning Code Section 142 requires that all vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way.

The frontage along Bryant, Harriet and 6th Streets devoted to vehicular use is approximately 75 feet, 230 feet, and 75 feet, respectively; cumulatively, 380 feet of frontage devoted to a vehicular use is proposed. The proposed parking lot will meet this requirement with a proposed 2-foot prefabricated painted steel tube fence on top of 2-foot galvanized sheet metal trough planter boxes that will screen the parking lot from view. The screening shall add to the visual diversity of the use and will not be an opaque barrier.

- C. **Off-Street Parking.** Planning Code Section 151.1 permits one off-street parking space for every 200 square-feet of occupied floor area for a restaurant within an Eastern Neighborhood Mixed Use District.

The Project Site contains approximately 2,000 square-feet of occupied floor area, previously used as a restaurant and which is currently vacant; thus, 10 off-street parking spaces were previously permitted as accessory. Currently, 51 off-street parking spaces are provided and thus, 41 off-street parking spaces are not permitted. However, all 51 off-street parking spaces are proposed for a temporary conversion to a commercial parking lot. Thus, the change of use brings the Project Site into compliance with the Planning Code.

- D. **Bicycle Parking.** Planning Code Section 155.2 requires that one Class 2 bicycle parking space be installed for every twenty car spaces, except in no case shall less than six Class 2 spaces be provided. Therefore, the Project is required to six Class 2 bicycle parking spaces.

For 51 off-street parking spaces, three Class II spaces would be required for a parking lot; however, in no case less than six Class II spaces are required. The Project provides six Class II bicycle parking spaces in the public right of way; thus, the Project complies with this requirement.

- E. **Car Share Spaces.** For non-accessory parking facilities with fifty or more spaces, Planning Code Section 166 requires that one car share space, plus one additional car share space for every fifty parking spaces over fifty be provided. Therefore, the Project is required to provide one car-share parking space.

The Project site proposes 51 off-street parking spaces for non-residential uses in a non-accessory parking facility. Two off-street parking spaces are proposed and reserved for car-share. A condition of approval has been added to require the provision of two parking spaces for car share vehicles.

- F. **Hours of Operation.** Planning Code Section 846.15 states that principally permitted hours of operation in the SALI (Service/Arts/Light Industrial) Zoning District are from 6 AM to 2 AM.

The proposed hours of operation for the commercial parking lot are from Monday through Sunday, 6 AM to 2 AM. Thus, the proposed hours of operation are code-complying; no overnight parking is proposed nor allowed.

7. **Parking Lots.** The provisions of Planning Code Section 156 shall apply to all parking lots whether classified as accessory, principal, or conditional uses. It establishes additional criteria for the Planning Commission to consider when reviewing applications for parking lots. On balance, the project does comply with said criteria in that:

- A. Screening: Planning Code Section 156(c)(2) requires that any vehicle use area that has more than 25 linear feet adjacent to a public right-of-way or is a parking lot for the parking of 10 or more automobiles shall be screened from in accordance with the standards described in Section 142.

The frontage along Bryant, Harriet and 6th Streets devoted to vehicular use is approximately 75 feet, 230 feet, and 75 feet, respectively; cumulatively, 380 feet of frontage devoted to a vehicular use is proposed. The proposed parking lot will meet this requirement with a proposed 2-foot prefabricated painted steel tube fence on top of 2-foot galvanized sheet metal trough planter boxes that will screen the parking lot from view. The screening shall add to the visual diversity of the use and will not be an opaque barrier.

- B. Artificial 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.

Artificial lighting is provided throughout the site with the provision of eight existing light poles, which will provide artificial lighting throughout the site.

- C. Interior Landscaping and Street Trees: Planning Code Section 156(h) requires that all permanent parking lots are required to provide one tree per five parking spaces in a manner that is compliant with the applicable water use requirements of Administrative Code Chapter 63 and a minimum of 20 percent permeable surface.

Interior landscaping is required for all permanent parking lots. As this automobile parking lot is proposed as an interim use and temporary in nature, it is not subject to this provision. However, the new proposed trough planter boxes will be planted with rosemary along the perimeter of the Project site.

8. **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 to alleviate short-term demand for on-street parking. The commercial parking lot will provide supplemental parking for: patrons of the restaurants, commercial and institutional uses including the neighboring Hall of Justice. The underutilized spaces will provide a temporary use that is necessary and desirable for the neighborhood, and the existing parking lot will not be enlarged or altered to accommodate this temporary use. The Project will assist in bringing new activity to a vacant lot.

- 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 lot is large enough to provide on-site circulation, thus reducing the likelihood of queuing in the street. On-site circulation improves safety for pedestrians, cyclists, and other motorists. The project does not include any physical improvements other than parking and screening which are proposed along the property line. No physical changes are proposed on the project site, since the project site is already an existing surface parking lot. The project will not add any new curb cuts that would interfere with pedestrian, vehicular or MUNI traffic. The project will benefit the surrounding neighborhood by providing needed parking for the neighborhood uses within the vicinity.

The Project Site can be accessed by vehicles via existing curb cuts on Bryant, Harriet and 6th Street. The existing striped 51 off-street parking vehicular spaces would be kept to allow the same number of spaces. The lot is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.

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

The proposed lot is large enough to provide on-site circulation, thus reducing the likelihood of queuing in the street.

- 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. There are no structures on the site that would cause excessive glare. The parking lot is paved, and therefore does not generate dust from vehicular

movements. Some noise and odor may be generated by the operation of vehicles on the site; however, these impacts will be relatively minor given the small size and intensity of the lot.

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

Lighting is provided from a total of eight existing light poles on the site. The site is currently secured by an existing chain-link fence, which will be removed and replaced with a code-complying ornamental fence further improving the screening of the parking lot. Also, rosemary will be planted in the trough planters that will be installed around the perimeter of the site.

- 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 Use District.

The proposed project is consistent with the stated purpose of the SALI Zoning District, which is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, and light industrial activities. The conversion of the vacant accessory parking lot to a commercial parking lot provides an opportunity for additional parking spaces for the aforementioned uses that would support the continued viability of these uses.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

Seek to retain existing commercial and industrial activity and 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 4:

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

Policy 4.7:

Improve public and private transportation to and from industrial areas.

The project will provide parking spaces in the South of Market area, which is identified in Policy 4.7 as a key constraint for existing industries in the area: "Consequently, the availability of parking spaces is a problem within many of the city's industrial areas, particularly in the South of Market area." The project will support existing businesses and uses in the area by providing additional transportation options for workers.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 30:

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

Policy 30.6:

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

The project will 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.

WESTERN SOMA AREA PLAN

Objectives and Policies

OBJECTIVE 2.2:

PROMOTE APPROPRIATE NEW NEIGHBORHOOD BUSINESS OPPORTUNITIES THAT CREATIVELY RESPOND TO NEIGHBORHOOD, CITYWIDE AND REGIONAL ECONOMIC NEEDS AND TRENDS.

Policy 2.2.14:

Provide adequate customer parking and goods loading areas in a manner that minimizes negative impacts on transit, bike and pedestrian movements on neighborhood commercial streets.

The project will provide commercial parking on an existing surface parking lot. Since a surface parking lot already exists on the project site, the locations of curb cuts are not proposed to be changed and there will be

minimal impact to transit, bicycle, and pedestrian circulation in the area. Thus, the project promotes new business opportunities in the Western SoMa Area, while minimizing potential negative impacts.

OBJECTIVE 4.27:

ESTABLISH PARKING POLICIES THAT IMPROVE NEIGHBORHOOD LIVABILITY, VITALITY, AND ENVIRONMENTAL QUALITY BY REDUCING PRIVATE VEHICLE TRIPS AND SUPPORTING WALKING, CYCLING AND PUBLIC TRANSIT USE.

Policy 4.27.2:

Discourage commuter parking in the Western SoMa.

The Project Sponsor is not seeking Conditional Use approval for pooled residential parking or parking of fleet vehicles (subsections d and e of Section 157.1). Thus, spaces cannot be deeded to individual persons or businesses and rates must be set to encourage short-term over long-term parking. Therefore, the Project is consistent with this policy. Parking pricing will discourage commuter parking and encourage short-term parking, supporting business operations in the area. Further, the parking lot will not operate overnight.

OBJECTIVE 5.3:

PROMOTE WALKING, BIKING, AND AN ACTIVE PUBLIC REALM.

Policy 5.3.3:

Minimize the Visual Impact of Parking.

The Project is minimizing the visual impact of parking by removing the existing chain-link fence and replacing it with parking and screening that satisfy the requirements of Planning Code Sections 142 and 156 thus further the goals of the Western SoMa Area Plan.

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

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

The Project will not displace any existing retail uses. The previous restaurant is vacant and the empty parking lot has been fenced and underutilized. The availability of parking for patrons of retail and restaurant uses in the vicinity may help to bolster the viability of these establishments.

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

The Project would allow the operation of a temporary automobile parking lot. Such lots can be found in the vicinity, on properties that could be developed with future permanent uses. The temporary presence of this automobile parking lot is not detrimental to the character of the neighborhood. The proposal utilizes an existing parking lot and proposes only minor landscaping and parking screening

improvements are proposed; 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.

The Project Site is currently occupied by a vacant building, which would not be utilized for parking. The Project will not have an impact on seismic safety.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-007474CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 14, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 27, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 27, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow temporary operation of a commercial parking lot (DBA United SF Parking) located at 814 Bryant Street, Block 3759, and Lots 009, 012, 014, pursuant to Planning Code Section(s) 142, 156, 303 and 846.40 within the SALI Zoning District, the Western SoMa Special Use District, and a 30-X Height and Bulk District; in general conformance with plans, dated April 14, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-007474CUA and subject to conditions of approval reviewed and approved by the Commission on April 27, 2017 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 27, 2017 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or

Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

8. **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 building permit plans. 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 ground level.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Car Share.** Pursuant to Planning Code Section 166(d)(1), no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

11. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 6 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site

conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

OPERATION

12. **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-

13. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

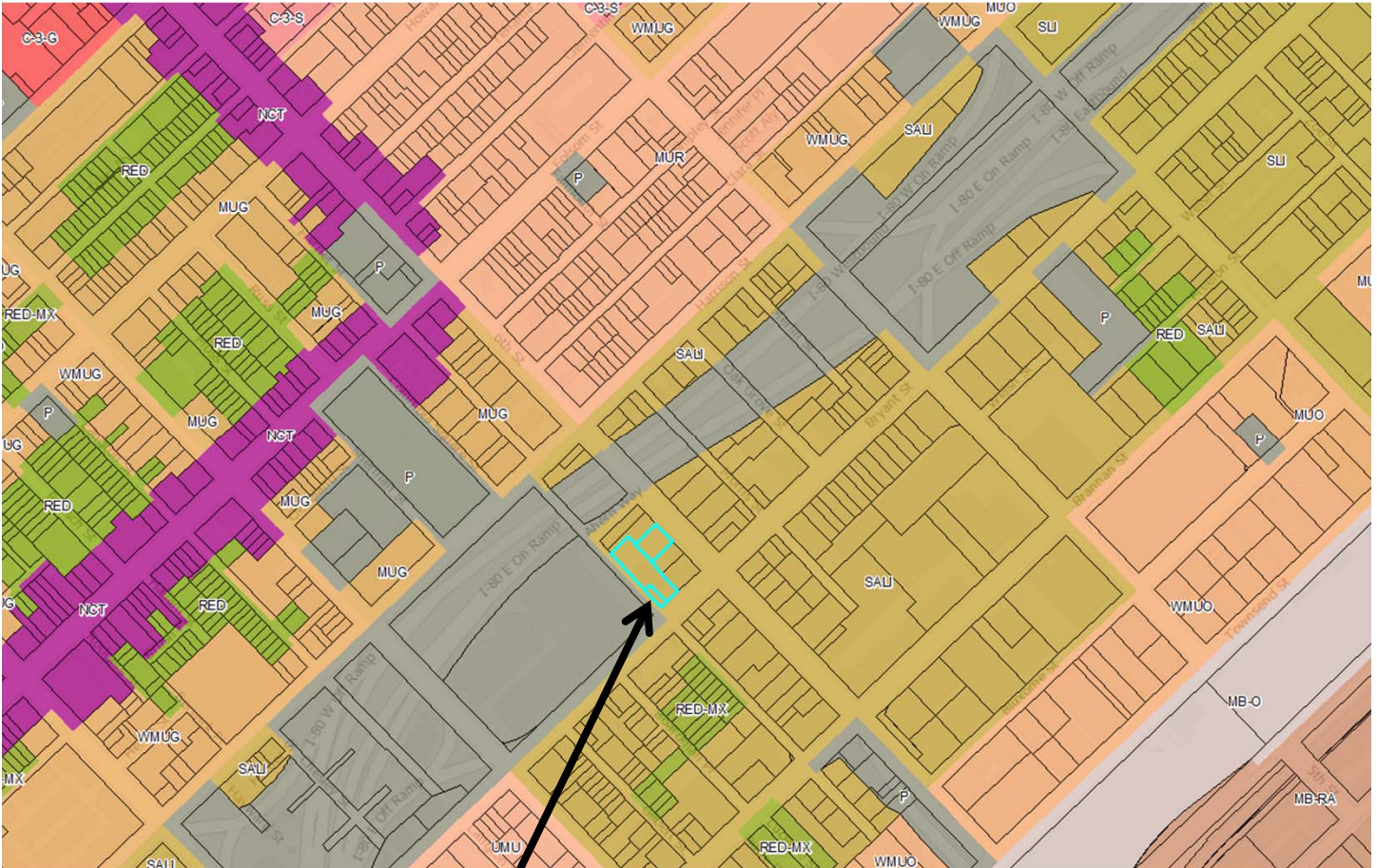
15. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Sunday from 6:00 AM to 2:00 AM.

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

16. **Temporary Authorization.** The authorization to operate this automobile parking lot is limited to the 51 existing off-street parking spaces located on Assessor's Lots 009, 012 and 014 in Block 3759 and is valid for a period not to exceed three years from the date of approval of this Conditional Use Authorization.

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

Zoning Map



SUBJECT PROPERTY

**SAN FRANCISCO
PLANNING DEPARTMENT**



Conditional Use Hearing
Case Number 2016-007474CUA
814 Bryant Street
Block 3759 Lots: 009, 012, and 014

Block Book Map



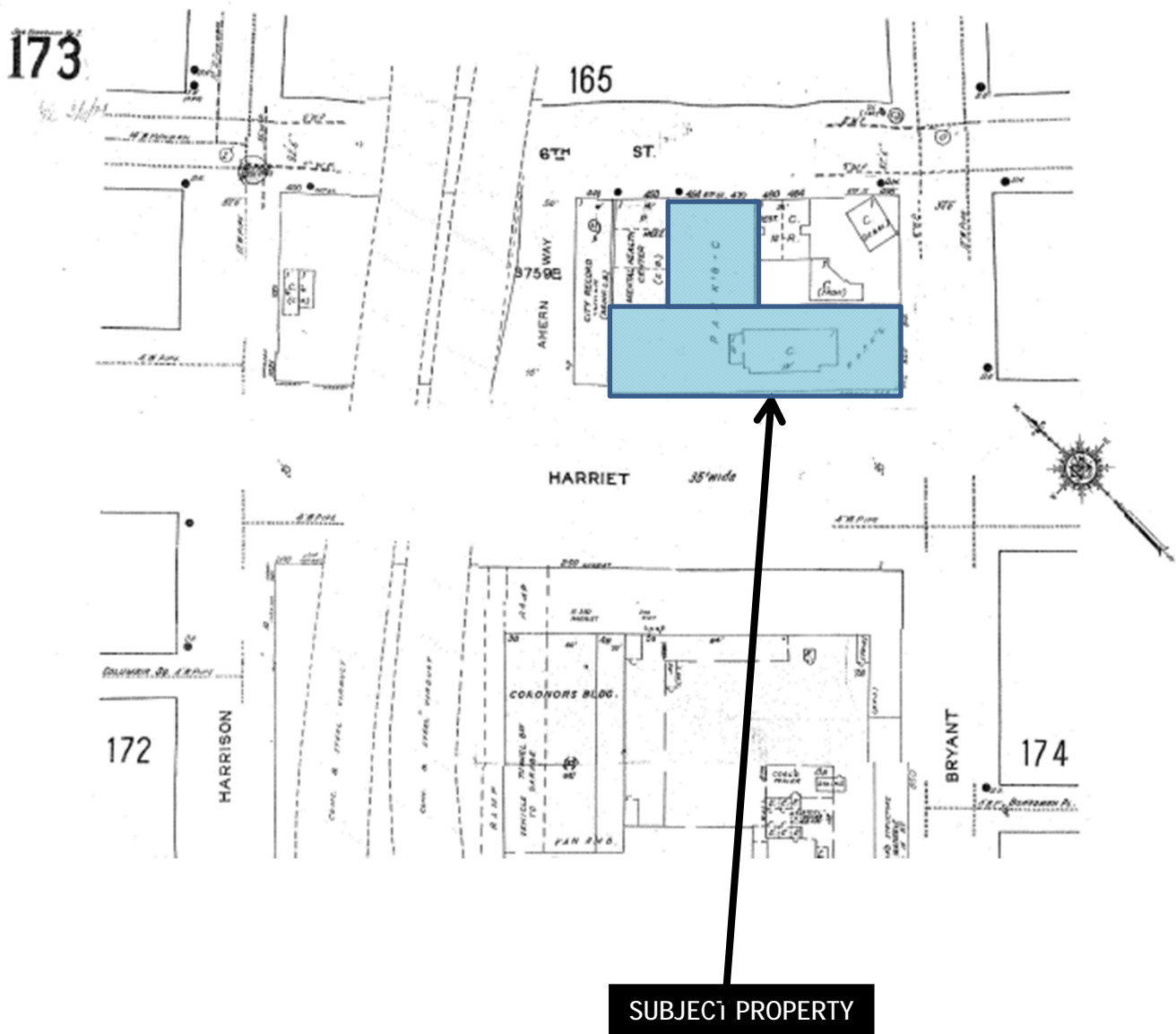
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-007474CUA
814 Bryant Street
Block 3759 Lots: 009, 012, and 014

Sanborn Map*



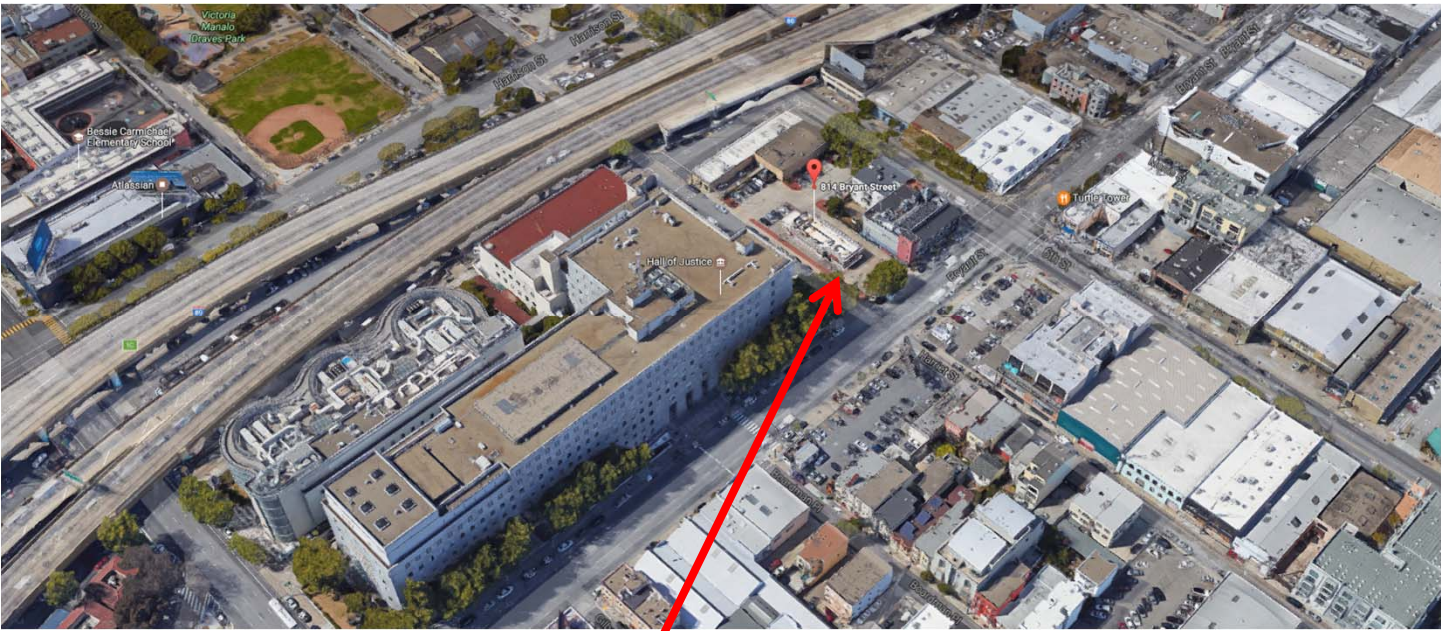
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT

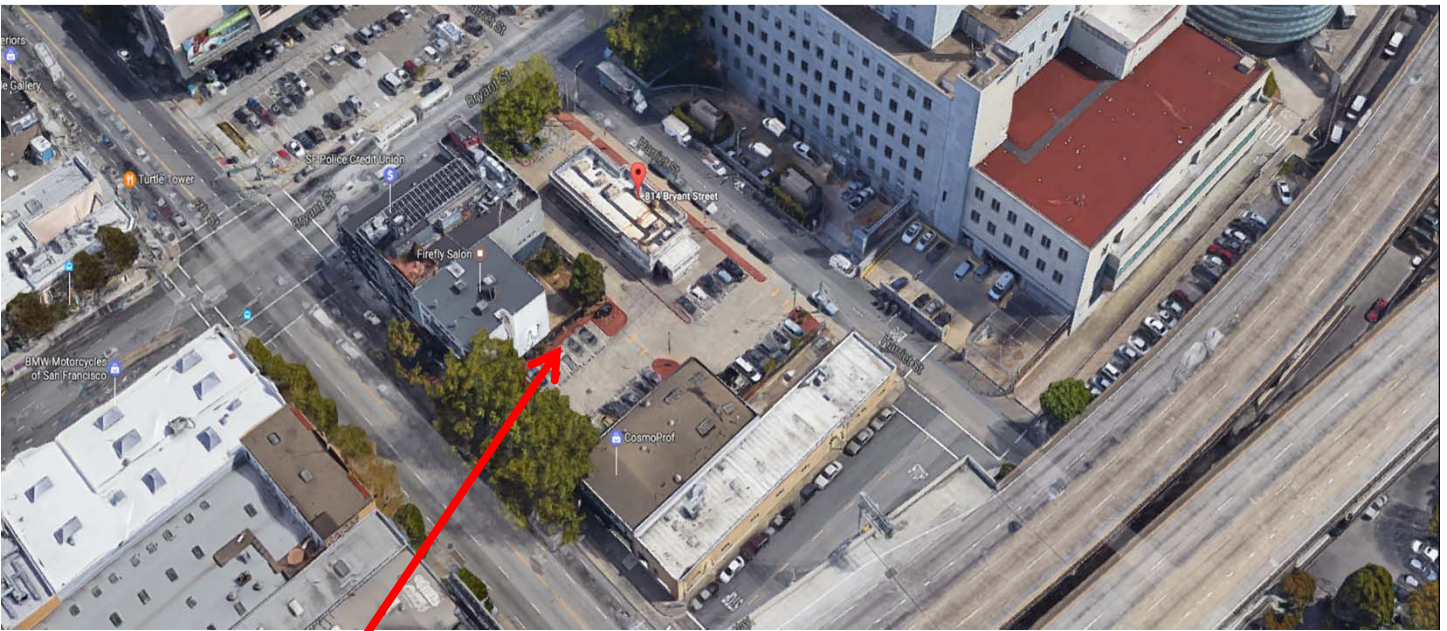


Conditional Use Hearing
Case Number 2016-007474CUA
814 Bryant Street
Block 3759 Lots: 009, 012, and 014

Aerial Photographs



SUBJECT PROPERTY



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-007474CUA
814 Bryant Street
Block 3759 Lots: 009, 012, and 014

Site Photographs



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2016-007474CUA
814 Bryant Street
Block 3759 Lots: 009, 012, and 014

6TH STREET

820 BRYANT STREET
PARKING LOT USE

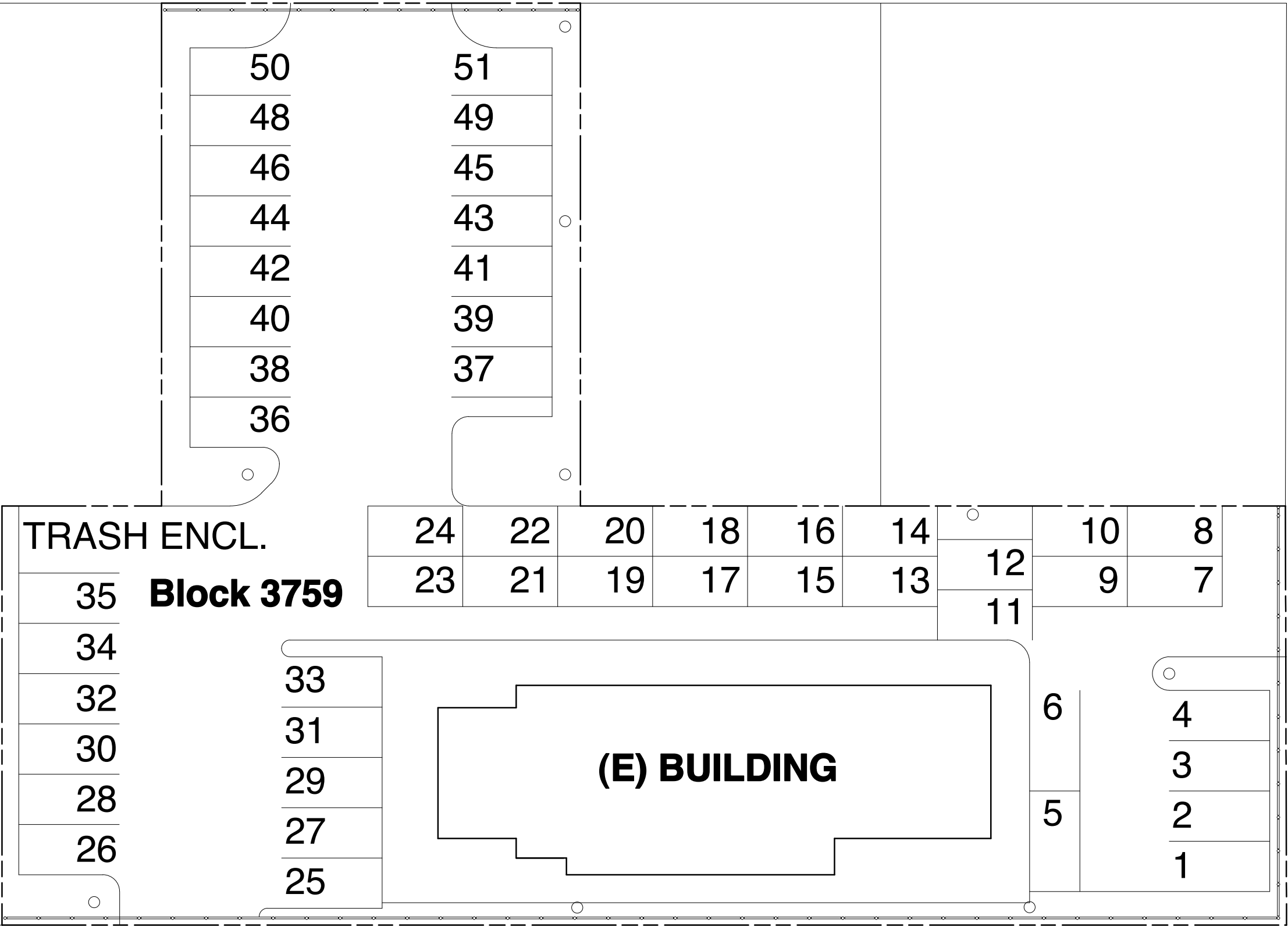


SITE PLAN
EXISTING

PROJ. NO. 2016 - 104
SCALE AS NOTED
DATE 27 FEB 2017
PHASE —
DRAWN AW
CHECKED AW

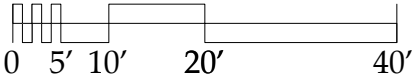
NO.	DATE	REVISION
1	2 MAR 2017	DECORATIVE FENCING

BRYANT STREET



HARRIET STREET

1 SITE PLAN
Scale: 1" = 10 ft



- (E) SITE POLE LIGHT
- (E) TEMPORARY GALVANIZED CHAIN LINK FENCING

6TH STREET



582 MARKET STREET
SUITE 1800
SAN FRANCISCO, CA 94104
T: 415.391.9633
F: 415.391.9647
www.garavaglia.com

820 BRYANT STREET
PARKING LOT USE



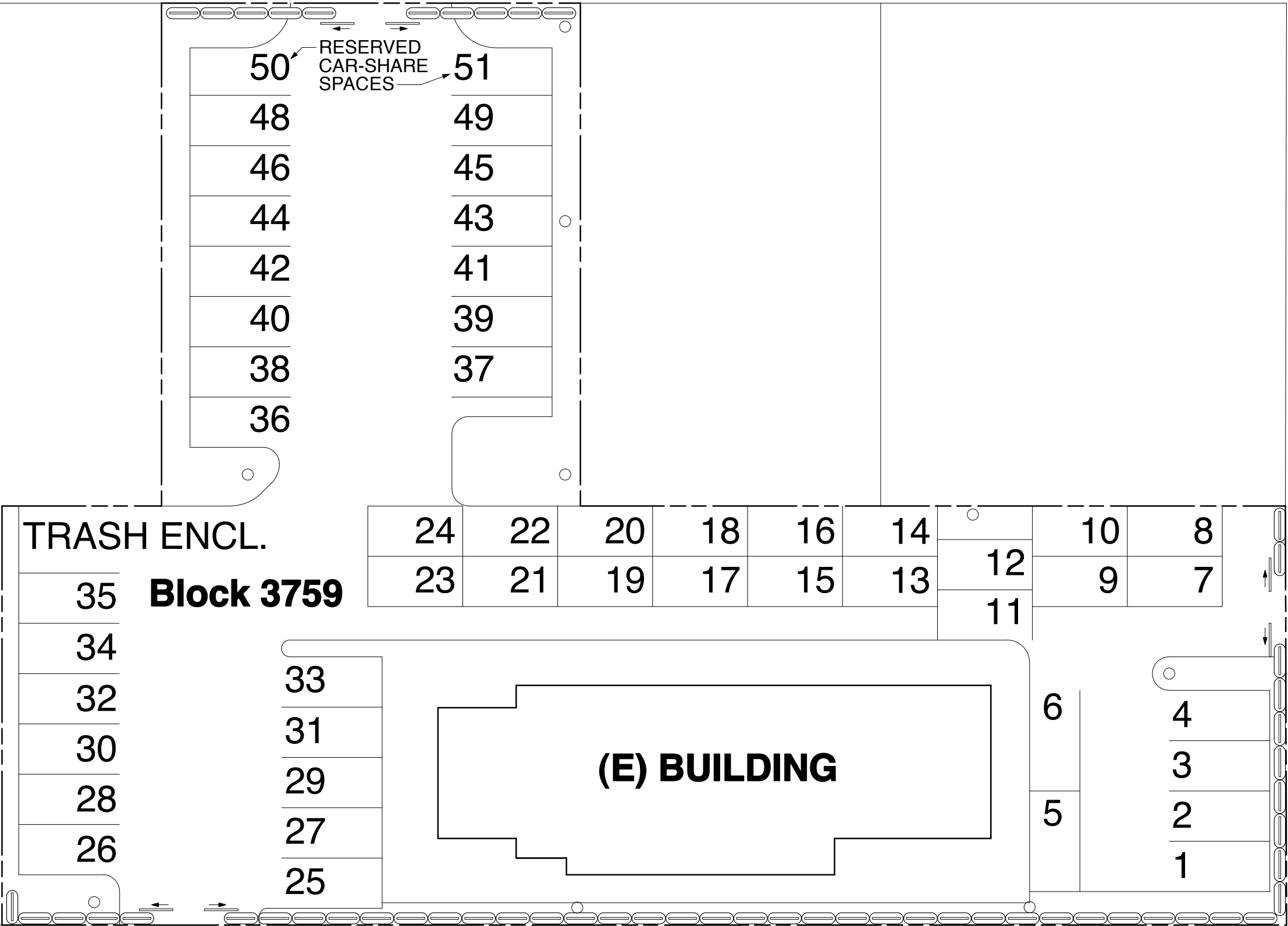
SITE PLAN
PROPOSED

PROJ. NO. 2016 - 104
SCALE AS NOTED
DATE 27 FEB 2017
PHASE —
DRAWN AW
CHECKED AW

NO.	DATE	REVISION
2 MAR 2017		DECORATIVE FENCING

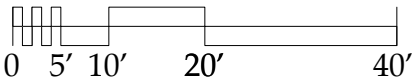
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BRYANT STREET



1 SITE PLAN
Scale: 1" = 10 ft

HARRIET STREET



- (N) ROLLING GATE
- (N) BIKE RACK
- (E) SITE POLE LIGHT
- (N) GALVANIZED TUB PLANTER w/ INTEGRAL DECORATIVE FENCING

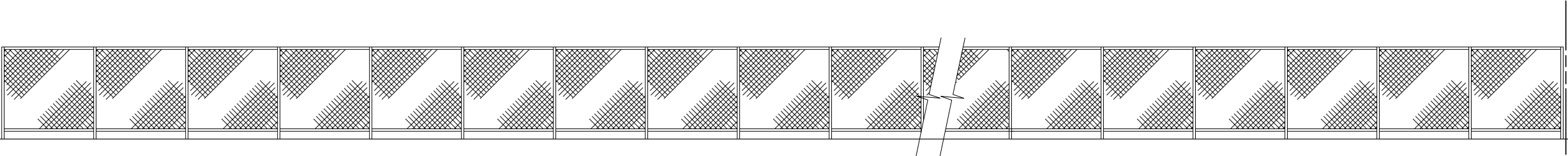
820 BRYANT STREET
PARKING LOT USE



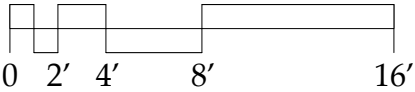
ELEVATIONS
EXISTING FENCING

PROJ. NO. 2016 - 104
SCALE: AS NOTED
DATE: 27 FEB 2017
PHASE: —
DRAWN: AW
CHECKED: AW

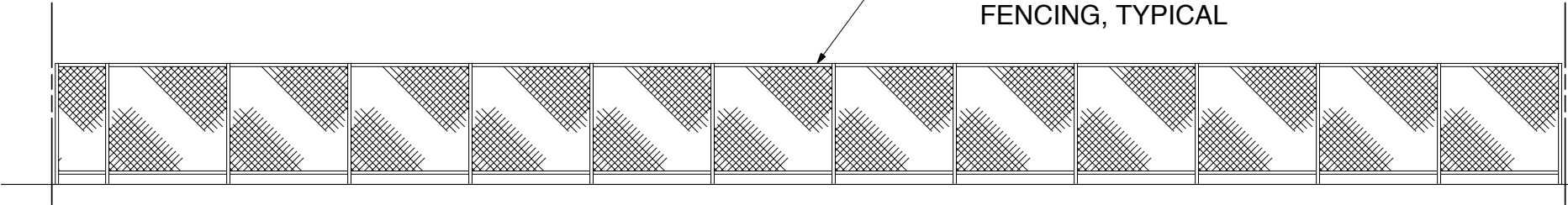
NO.	DATE	REVISION
1	2 MAR 2017	DECORATIVE FENCING



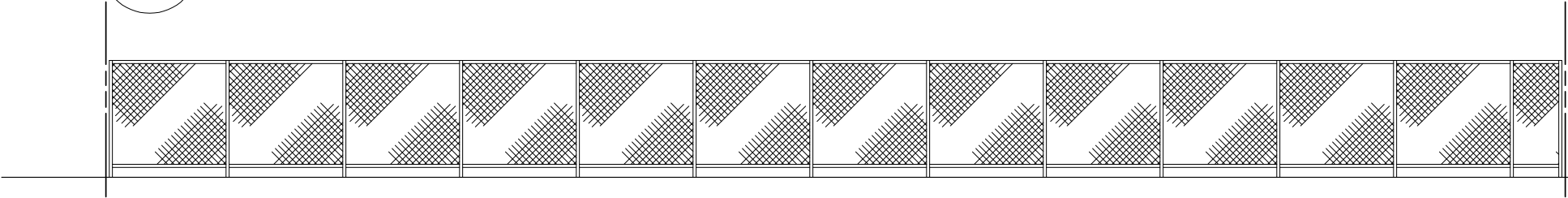
1 HARRIET STREET ELEVATION



(E) 6 FOOT HIGH TEMPORARY
GALVANIZED CHAIN LINK
FENCING, TYPICAL



2 SIXTH STREET ELEVATION



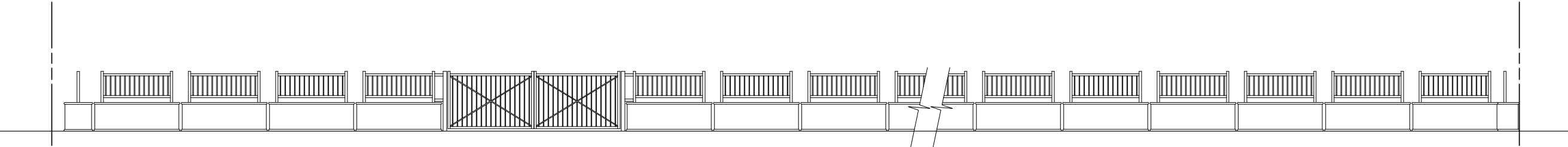
3 BRYANT STREET ELEVATION

820 BRYANT STREET
PARKING LOT USE

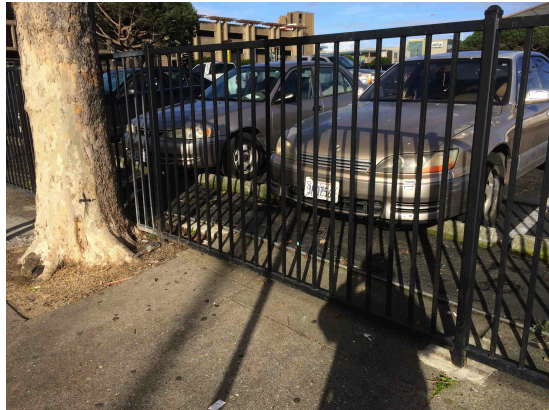
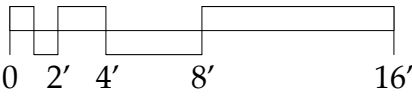


ELEVATIONS
PROPOSED EXTERIOR
& DETAIL

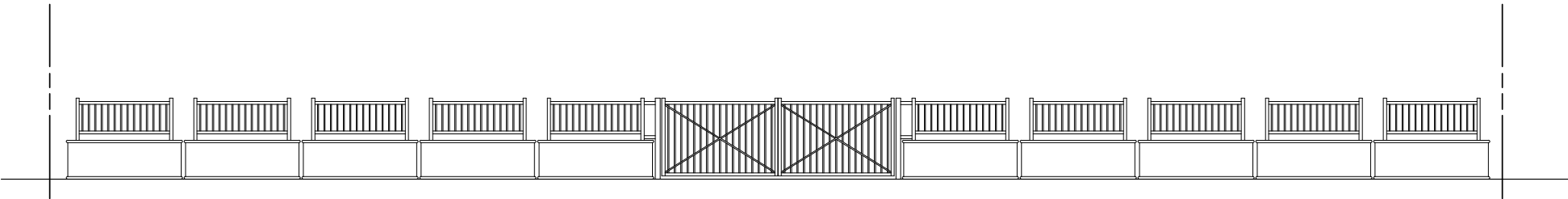
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SCALE	<u>AS NOTED</u>
DATE	<u>27 FEB 2017</u>
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NO. DATE	REVISION
<u>2 MAR 2017</u>	<u>DECORATIVE FENCING</u>



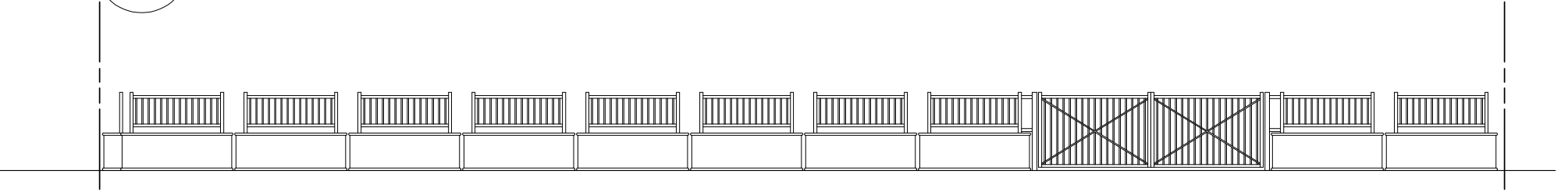
1 HARRIET STREET ELEVATION



2 SIXTH STREET ELEVATION



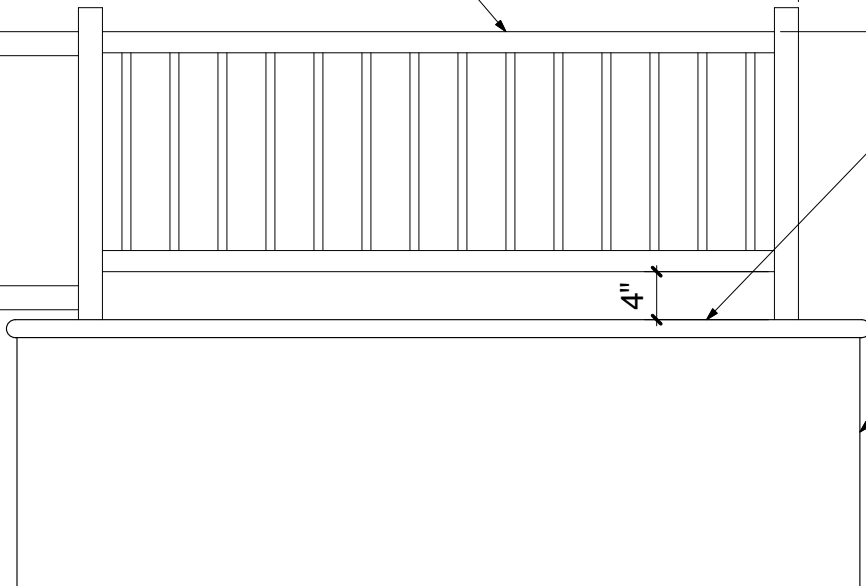
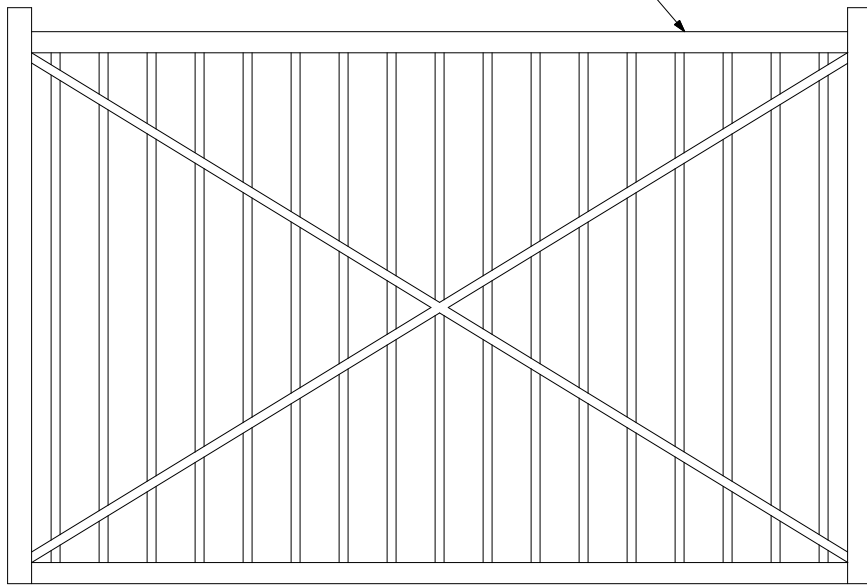
3 BRYANT STREET ELEVATION



5 SIM. DECORATIVE
FENCING

PREFABRICATED GALVANIZED
STEEL TUBE ROLLING GATE SECTION

PREFABRICATED PAINTED STEEL TUBE
FENCE SECTION



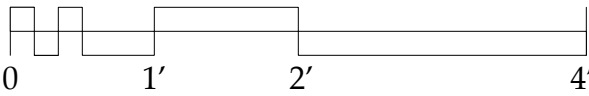
TOP OF FENCE

ROSEMARY PLANTED
IN TROUGH PLANTER

TOP LIP OF PLANTER

GALVANIZED
SHEET METAL
TROUGH PLANTER

4 TYPICAL GATE & FENCE SECTION ELEVATION



820 BRYANT STREET
PARKING LOT USE

ELEVATIONS

PROPOSED EXTERIOR
& DETAIL

PROJ NO. 2016-104
SCALE AS NOTED
DATE 27 FEB 2017
PHASE
DRAWN AW
CHECKED AW

NO. DATE REVISION
2 MAR 2017 DECORATIVE FENCING

SHEET NO.

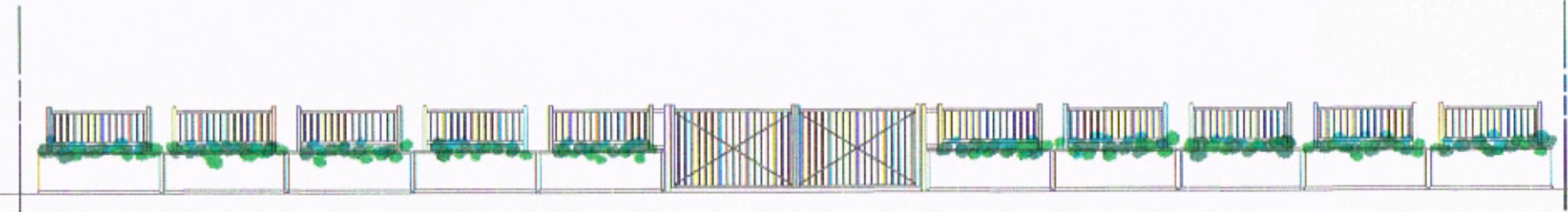
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1 HARRIET STREET ELEVATION



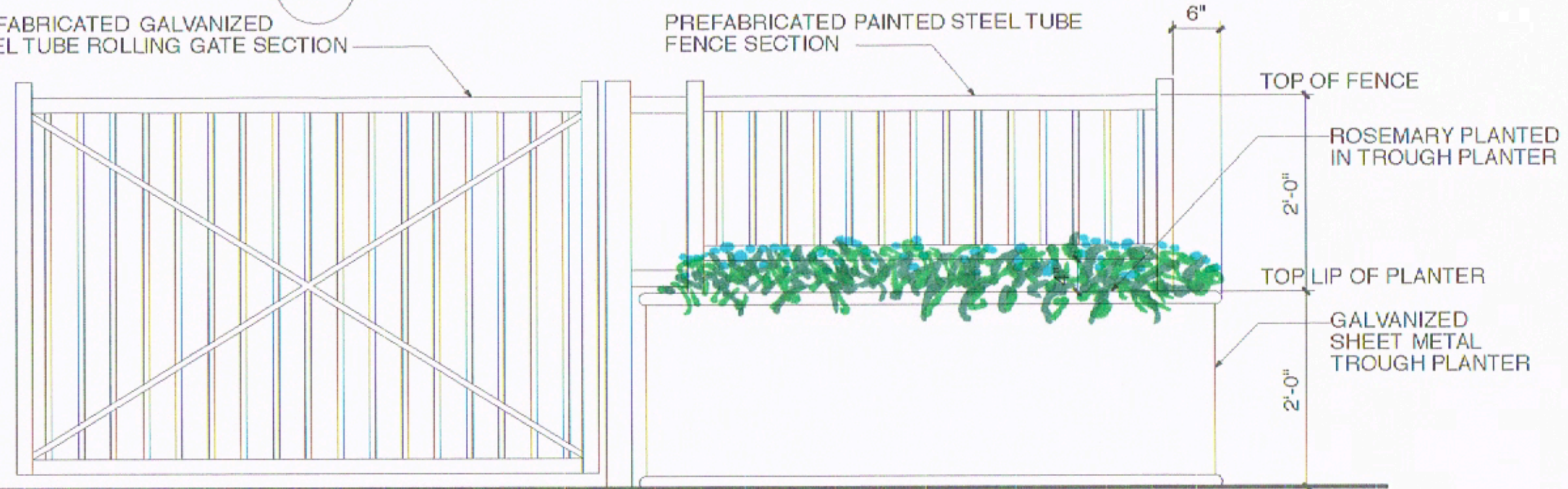
2 SIXTH STREET ELEVATION



3 BRYANT STREET ELEVATION

PREFABRICATED GALVANIZED
STEEL TUBE ROLLING GATE SECTION

PREFABRICATED PAINTED STEEL TUBE
FENCE SECTION



4 TYPICAL GATE & FENCE SECTION ELEVATION

