



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 16, 2017

Date: March 3, 2017
Case No.: **2016-008074CUA**
Project Address: **615 Bayshore Boulevard**
Zoning: PDR-2 (Core Production, Distribution, and Repair-Bayview) District
Bayshore Boulevard Home Improvement Special Use District
65-J Height and Bulk District
Block/Lot: 5372/008
Project Sponsor: John Kevlin, Reuben, Junius & Rose
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Daniel Sirois – (415) 575-8714
daniel.sirois@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal includes a change in use from wholesale/retail to automotive repair. The automotive repair facility would be operated by Honda and would have 13 service bays, a parts department and a small office. The site would be improved with new landscaping and street trees.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of Bayshore Boulevard, between Industrial and Helena Streets, on Block 5372, Lot 008. The subject lot is an irregularly-shaped through-lot with frontage on Bayshore Boulevard and Boutwell Street, and measures 103-ft by 225-ft for a total of 22,595 square feet (sq ft). The subject lot features a one-story building and a surface parking for 16 cars. The existing building is vacant and was last occupied by Otto Marble, a supplier of stone, tile and flooring products.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located directly across the Bayshore Freeway (101)/Alemany Boulevard intersection along Bayshore Boulevard. The area surrounding the project site is industrial in character. A variety of light industrial and commercial establishments are located in the surrounding area, including automotive-related uses and home improvement businesses. The surrounding neighborhood is located primarily within the PDR-2 Zoning District.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 24, 2017	February 10, 2017	34 days
Posted Notice	20 days	February 24, 2017	February 13, 2017	31 days
Mailed Notice	10 days	February 24, 2017	February 10, 2017	34 days

PUBLIC COMMENT

As of February 16, 2017, the Department has received one phone call inquiring about the project. This inquiry did not express support or opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The last occupant of the building, Otto Marble, has closed its operations and consolidated the business at other locations in the Bay Area. The building is currently unoccupied. Under this proposal, Honda would relocate their auto-repair service shop to the subject property from their existing location at Market Street and Van Ness Avenue, which is slated for redevelopment.
- The proposed project is a change of use to an automotive repair shop that proposes no new floor area. As such, the proposal is exempt from the "Bayshore Boulevard Home Improvement District Design Guidelines" per Planning Code Section 249.65(c)(4)(A) & (B).
- Within the PDR-2 Zoning District, an auto repair use is a principally permitted use, per Planning Code Section 210.3.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization for a change in use from wholesale/retail to an auto repair shop within the Bayshore Boulevard Home Improvement Special Use District, under Planning Code Sections 249.65(c)(2)(E) and 303.

BASIS FOR RECOMMENDATION

- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood. The existing building is vacant.
- The project would be consistent with the light industrial and commercial character of the immediate neighborhood, would be in harmony with the uses and development patterns found within the immediate vicinity, and would assist in maintaining the area's diverse economic base.

- The project proposes landscape improvements and enhancements to the exterior of the building.
- The project meets all applicable requirements of the Planning Code and is generally consistent with the General Plan and Bayshore Boulevard Home Improvement Special District.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Near-by Businesses
Site Photos
Environmental Determination
Project Sponsor Brief
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 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 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 checked="" 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

DS

Planner's Initials

DS: G:\Documents\Conditional Use Authorization\2011.0300C 367 Bayshore Blvd\ExecutiveSummary_367 Bayshore Blvd.doc



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: MARCH 16, 2017

Date: March 2, 2017
Case No.: **2016-008074CUA**
Project Address: **615 Bayshore Boulevard**
Zoning: PDR-2 (Core Production, Distribution, and Repair-Bayview) District
Bayshore Boulevard Home Improvement Special Use District
65-J Height and Bulk District
Block/Lot: 5372/008
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 249.65(c)(2)(E) AND 303 OF THE PLANNING CODE TO ALLOW AN AUTOMOTIVE REPAIR FACILITY WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION AND REPAIR-BAYVIEW) DISTRICT, BAYSHORE BOULEVARD HOME IMPROVEMENT SPECIAL USE DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 21, 2016, John Kevlin (hereinafter “Project Sponsor”) of Reuben & Junius, on behalf of Vassalla Properties (Property Owner), filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 249.65(c)(2)(E) to allow an automotive repair facility within the PDR-2 (Core Production, Distribution and Repair-Bayview) Zoning District, Bayshore Boulevard Home Improvement Special Use District and a 65-J Height and Bulk District.

On March 16, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-008074CUA.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 15301 and 15303 Categorical Exemption.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2016-008074CUA 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. 2016-008074CUA, 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 east side of Bayshore Boulevard, between Industrial and Helena Streets, on Block 5372, Lot 008. The subject lot is a through-lot with frontage on Bayshore Boulevard and Boutwell Street, and measures 103-ft by 225-ft for a total of 22,595 sq ft. Currently, the property is occupied by a single-story building with surface parking for 16 cars. Otto Marble, a supplier of stone, tile and flooring products, was the last occupant of the building.
3. **Surrounding Properties and Neighborhood.** The subject property is located directly across the Bayshore Freeway (101)/Alemany intersection along Bayshore Boulevard. The area surrounding the project site is industrial in character. A variety of light industrial and commercial establishments are located in the surrounding area including automotive-related uses and home improvement businesses.
4. **Project Description.** The proposal is to change the existing building's use from a wholesale/retail to automotive repair. The automotive repair facility would be operated by Honda and would have 13 service bays, a parts department and a small office. The site would be improved with new landscaping and street trees including cosmetic enhancements to the building's exterior.
5. **Public Comment.** The Department has one letter from the former tenant confirming that their business at the subject property will be consolidated within other, better performing locations within the Bay Area.
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. **Automotive Use/Automotive Repair.** Planning Code Section 249.65 states that a Conditional Use Authorization is required for automotive uses, as defined by Planning Code Section 102.
- B. **Parking.** Per Planning Code Section 249.65, the Bayshore Boulevard Home Improvement Special Use District does not have required parking, and instead has parking maximum, as identified in Planning Code Sections 151 and 151.1. No more than 15 parking spaces are permitted, excluding handicap spaces. A total of 15 spaces plus 2 handicap spaces are proposed.
7. **Planning Code Section 249.65 (Bayshore Boulevard Home Improvement Special Use District)** establishes additional criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project does comply with said criteria in that:
- (1) The proposal is in conformity with the purpose and intent of the Bayshore Boulevard Home Improvement Special Use District;
- The Project is in conformity with the purpose and intent of the SUD to create a mixed commercial district that emphasizes home improvement uses but permits other uses with Conditional Use Authorization from the Planning Commission. The project will maintain employment opportunities for local residents.*
- (2) The proposal contributes to the sustainable character and function of the Bayshore Boulevard Home Improvement SUD;
- The Project contributes to the sustainable character and function of the SUD by repurposing the existing building. No expansion or exterior alterations to the building are proposed.*
- (3) The proposal is consistent with the policies and guidelines of the Bayshore Boulevard Home Improvement District Design Guidelines.
- The Bayshore Boulevard Home Improvement District Design Guidelines do not apply in this case because no construction of expansion to the exiting floor area is proposed.*
8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project does comply with said criteria in that:
- A. The proposed use, 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 new use in the existing building would not detract for the industrial/commercial nature of the neighborhood. An auto repair shop located near a freeway interchange is desirable in that it serves a need that exists within a broad geographic region. This is in keeping with the regional draw of

many of the businesses in the neighborhood. Therefore, the project is necessary and desirable for the neighborhood and surrounding community.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The Project will repurpose the exiting building without any expansion. The size of the facility is modest in comparison to other nearby businesses.

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

The Project is easily accessible from Interstate 208 and Route 101 freeways. The proposed off-street loading and parking are sufficient for the proposed use. Given the nature of the use, nearly all traffic to the site will be limited to persons dropping off or picking up an automobile that will be serviced. It is not anticipated that the proposed use will generate more traffic than the current wholesale/retail use.

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

The proposed project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of approval are included to address potential issues.

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

Improvements to the building and landscape are proposed as part of this change of use to enhance the customer experience.

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

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

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District

As stated above, the Project is consistent and compatibility with the Bayshore Boulevard Home Improvement Special Use District.

9. **General Plan Compliance.** The Project is, on balance, consistent with Commerce and Industry Element of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will provide a new automotive repair facility without the demolition of the existing structure or new construction. This business creates employment opportunities for the community.

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 Project will retain an existing light industrial activity and will support the diverse economic base of the City.

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 following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Auto Repair:

- Adequate building space should be provided for carrying out all repair services inside the building.
- Auto repair facilities should be large enough to accommodate all cars on site and avoid on-street parking of cars before or after repair work is done. If temporary on-site storage of cars must be outside the building, suitable landscaping or screening should be provided.

The proposed project provides adequate building space for carrying out all repair service activities within the building. The parking area is improved with new landscaping. The proposal meets the parking requirements and should not have impacts on street parking.

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 would enhance the district by providing an automotive repair facility in an area that historically has been auto-oriented. This business creates several employment opportunities for the community.

- 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 will not impact any of the existing housing or neighborhood character. No housing exists on the project site. The surrounding neighborhood has a mixed character primarily composed of commercial and light industrial uses. Residential uses are generally not present.

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

The Project would not impact the City's supply of affordable housing. No housing exists on the project site.

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

The Project is located along Bayshore Boulevard, which is primarily a transit corridor. Presumably, patrons will arrive by automobile, since the Project would establish an automotive use. The Project provides off-street parking stalls/spaces for the automotive repair services, and would not impact public transit options within the immediate vicinity.

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

The project does not propose commercial office use. A diverse economic base will be maintained by the creation of new blue-collar jobs. The project would relocate an existing industrial use/business to the project site

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

The Project is designed and will conform to the structural and seismic safety requirements of the City Building Code.

- 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. 2016-008074CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 3, 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 March 16, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ADOPTED: March 16, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an automotive repair facility located at 615 Bayshore Boulevard, Block 5572 Lot 008, pursuant to Planning Code Sections 249.65(c)(2)(e) and 303 within the PDR-2 Zoning District, Bayshore Boulevard Home Improvement Special Use District, and a 65-J Height and Bulk District; in general conformance with plans, dated March 3, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-008074CUA and subject to conditions of approval reviewed and approved by the Commission on March 2, 2017 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 March 2, 2017 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.** 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

OPERATION

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 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
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Parcel Map

5372

GIFT MAP 4 LOTS 498 548

REVISED '58

" '61

" '65

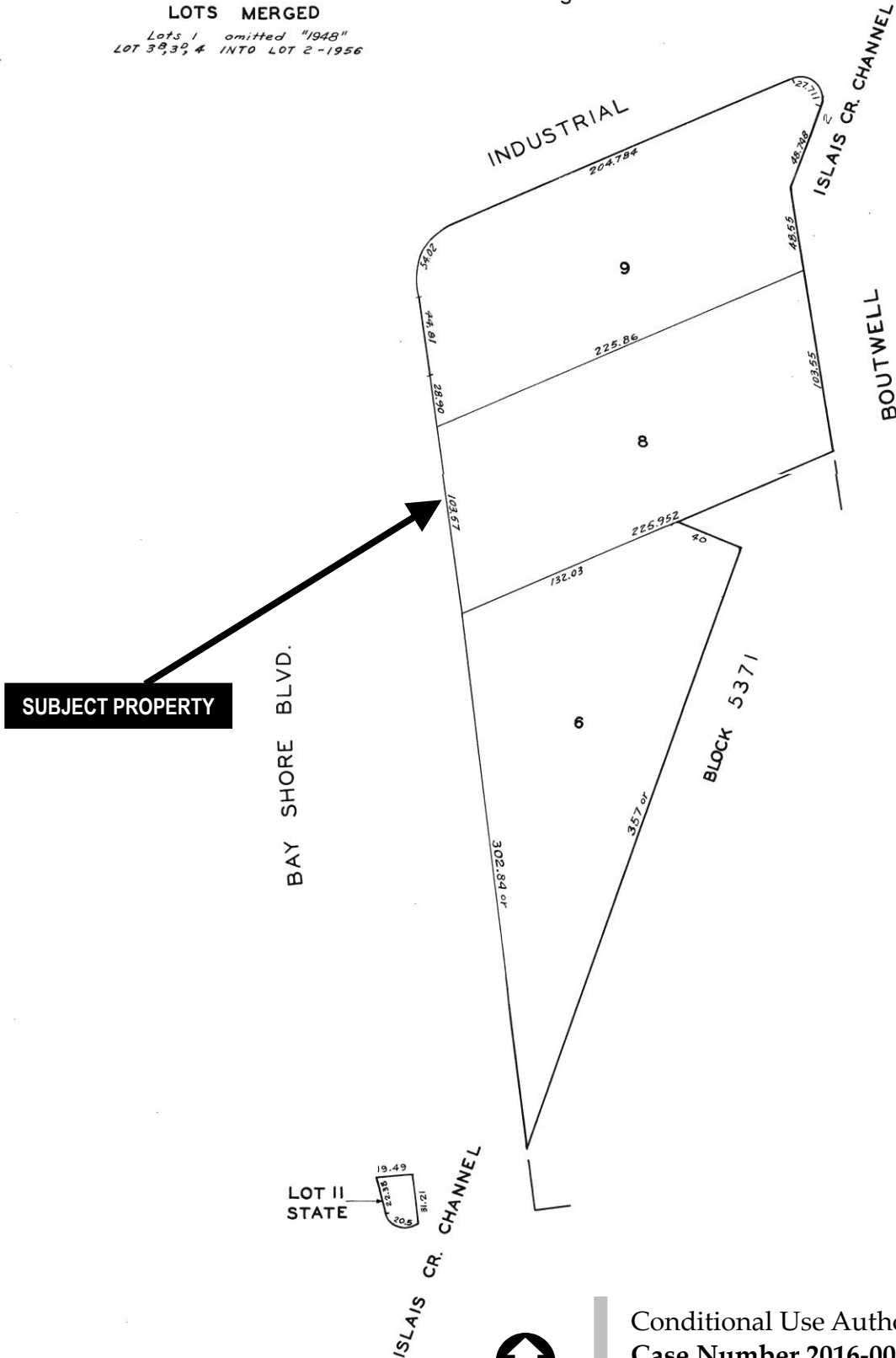
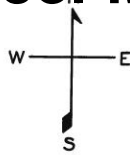
" '68

" '73

" 85

LOTS MERGED

Lots 1 omitted "1948"
LOT 3, 3, 4 INTO LOT 2-1956



Conditional Use Authorization
Case Number 2016-008074CUA
615 Bayshore Boulevard

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, CAL. VOL. 8

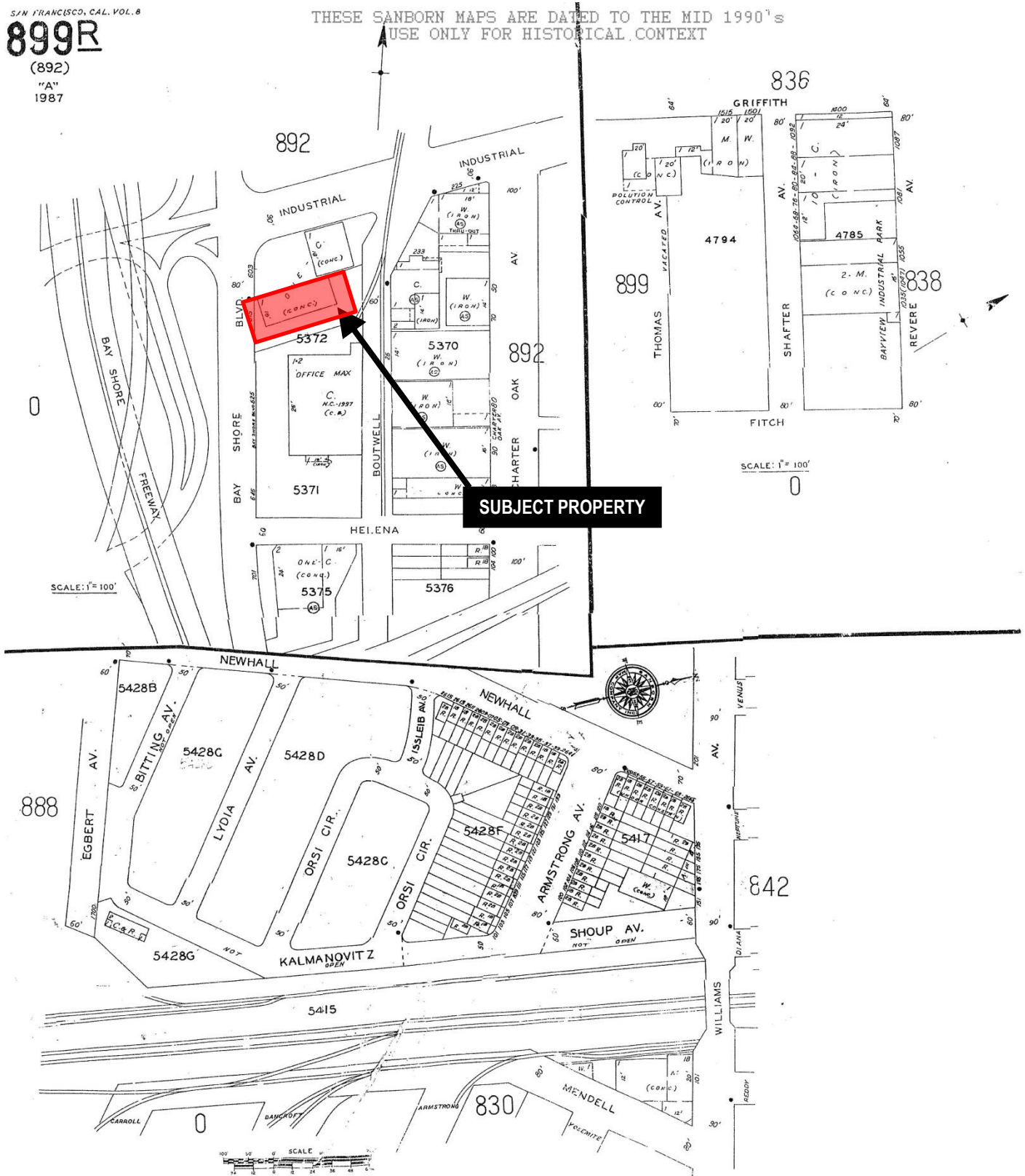
899R

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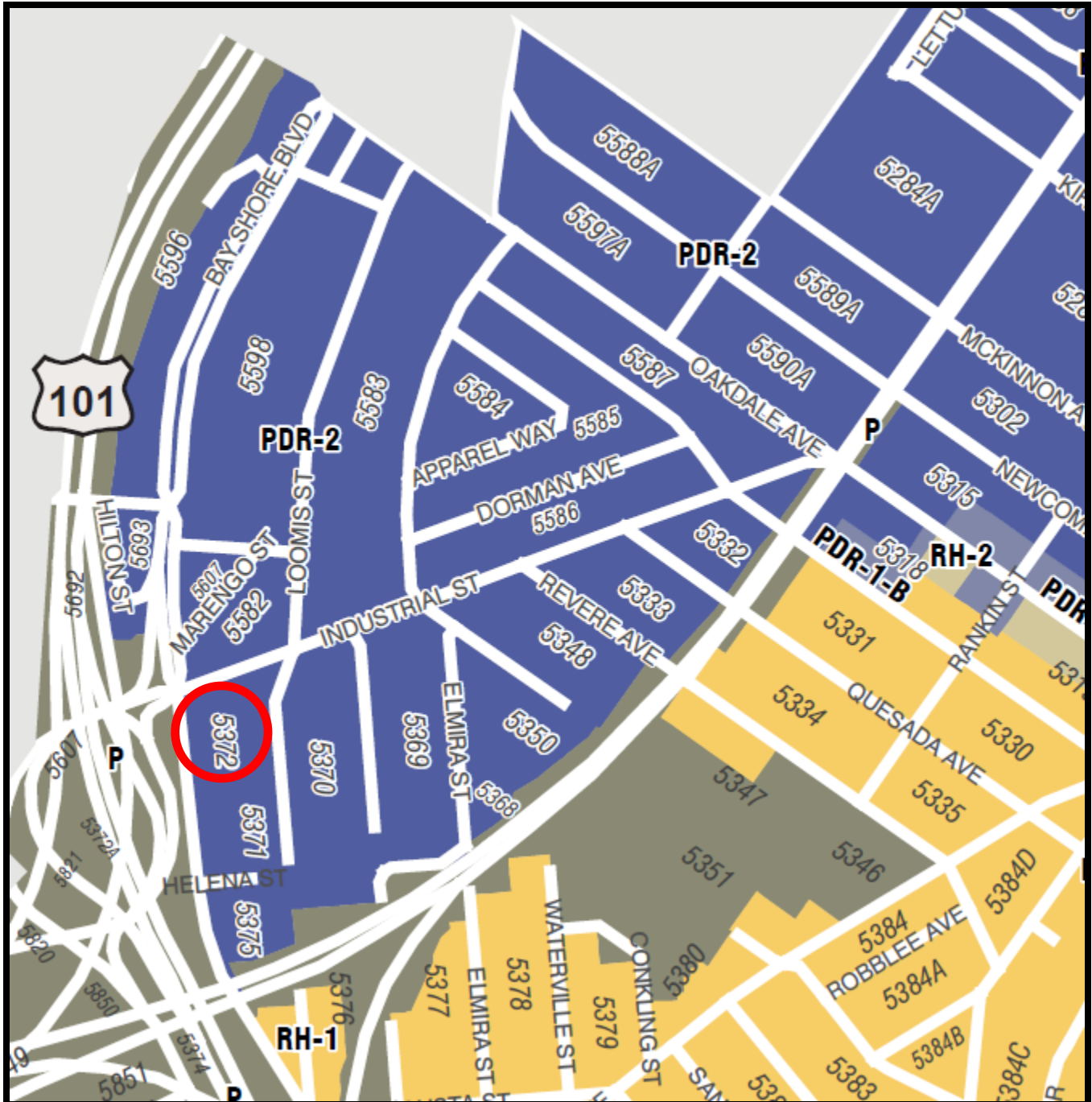
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1987

THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT

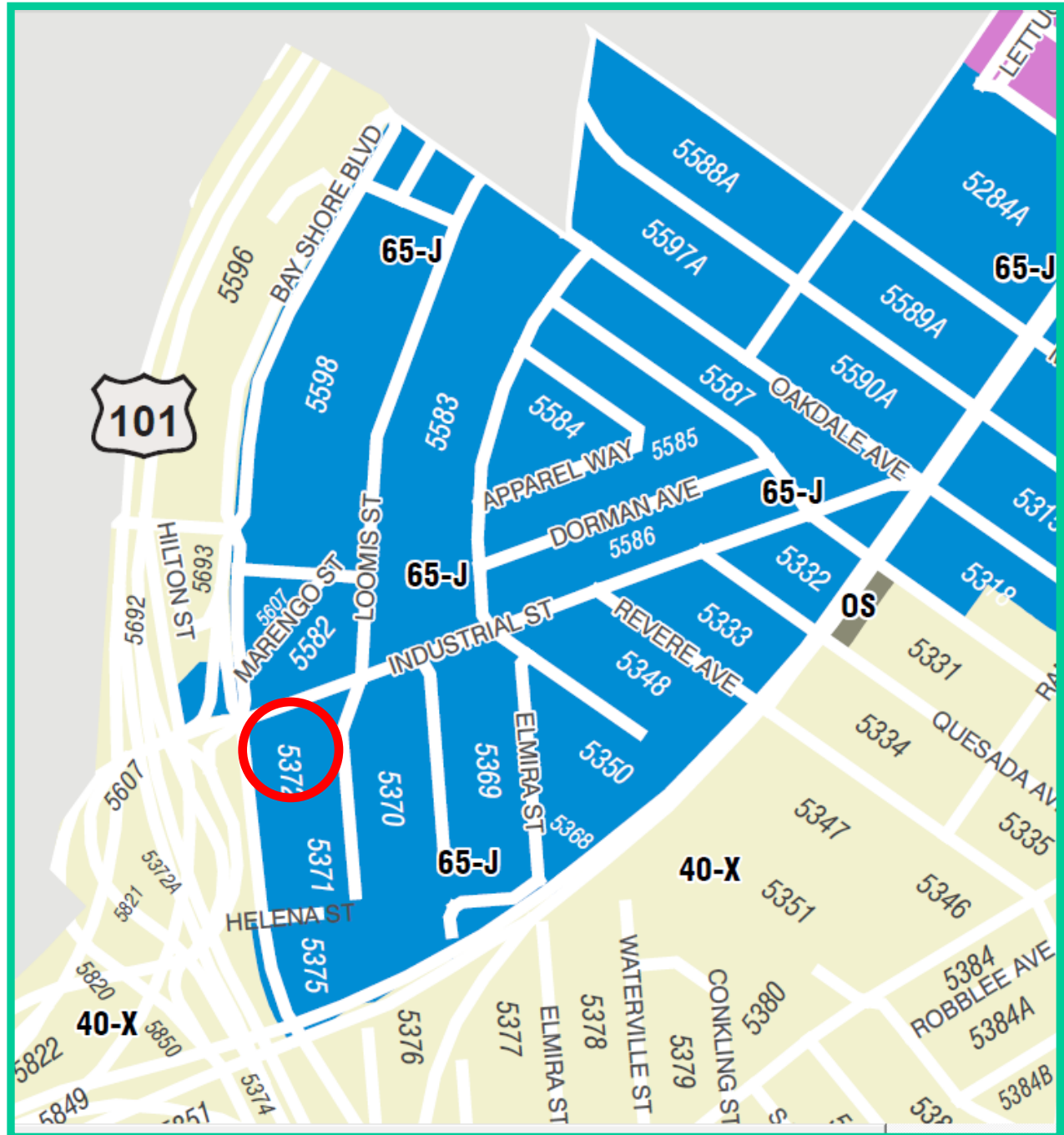


Zoning Map



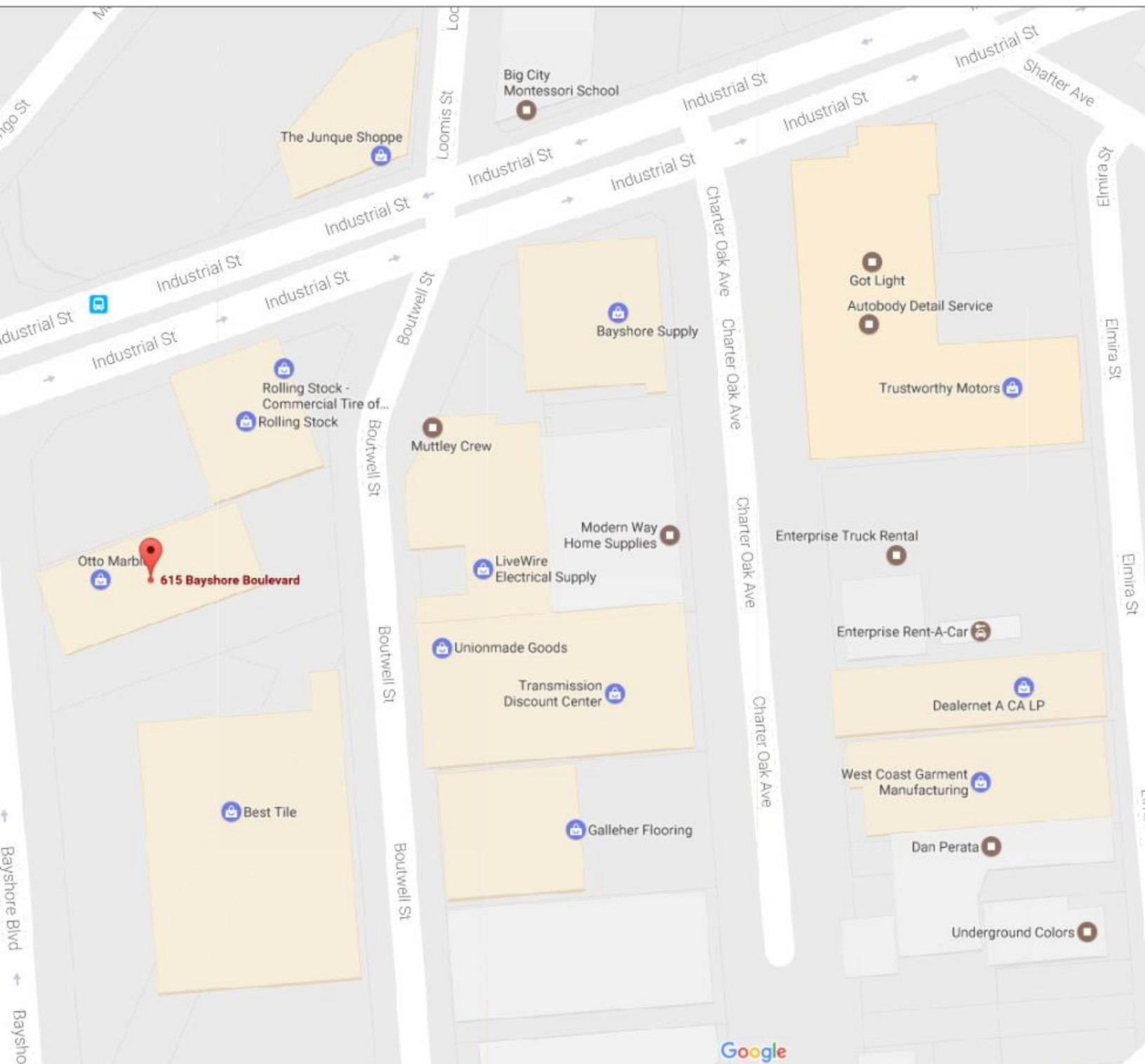
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Height & Bulk Map

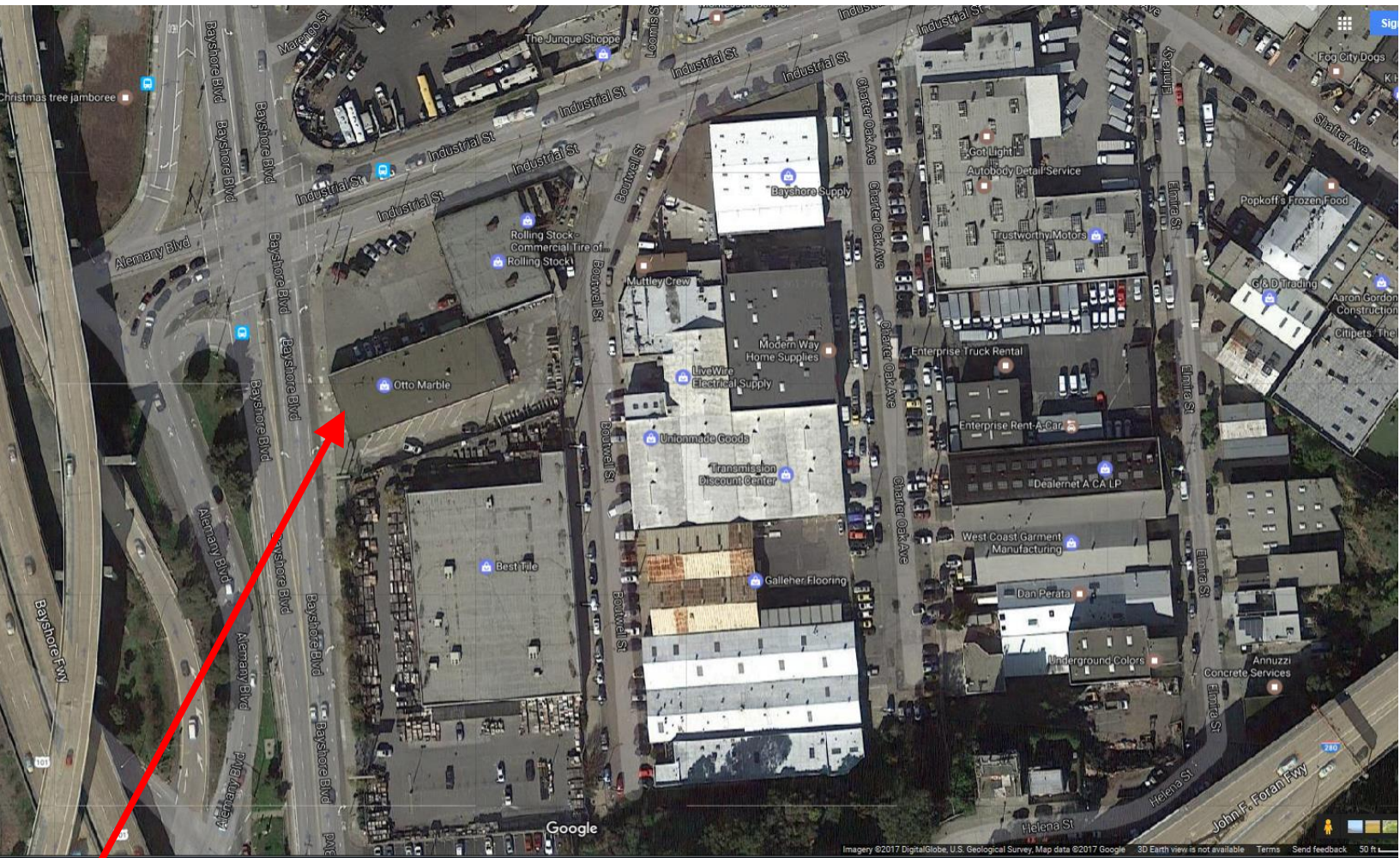


Conditional Use Authorization
Case Number 2016-008074CUA
615 Bayshore Boulevard

Surrounding Businesses



Aerial Photo



PROJECT SITE



Site Photo



615 Bayshore , View from Bayshore Blvd

Conditional Use Authorization
Case Number 2016-008074CUA
615 Bayshore Boulevard

Site Photo



615 Bayshore , View from Bayshore Blvd

Conditional Use Authorization
Case Number 2016-008074CUA
615 Bayshore Boulevard

Site Photo



615 Bayshore, View from Boutwell Street

Conditional Use Authorization
Case Number 2016-008074CUA
615 Bayshore Boulevard



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. 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.
	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: 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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: 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>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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"/>	Archeological Resources: 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 > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: 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 > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: 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 > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work 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. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="padding-left: 40px;">b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>					
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Project Approval Action:</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> </td> <td style="padding: 5px;"></td> </tr> </table> <p style="font-size: small;">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 style="font-size: small;">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>		<p>Planner Name:</p> 	<p>Signature:</p> 	<p>Project Approval Action:</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>Planner Name:</p> 	<p>Signature:</p> 					
<p>Project Approval Action:</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>						

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.	

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:

REUBEN, JUNIUS & ROSE, LLP

March 3, 2017

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 615 Bay Shore Boulevard
Planning Case No. 2016.008074CUA
Hearing Date: March 16, 2017
Our File No.: 10327.02**

Dear President Hillis and Commissioners,

This office represents Victory Automotive Group, the Project Sponsor of a new automotive repair service business at 615 Bay Shore Boulevard (the “Property”). The Property is located on the southeast corner of Bay Shore Boulevard and Industrial Street and is directly adjacent to the Highway 101 interchange with Alemany Boulevard. The site features a one-story industrial building with a gated surface parking lot. The Project Sponsor is the owner of San Francisco Honda (“SF Honda”) and will be relocating a portion of their Service Repair Center from the existing Van Ness and Market Street location to Bay Shore Boulevard (the “Project”). The Project will include the following improvements:

- Façade improvements to the one-story industrial building, including the installation of a new corner entrance featuring a glass storefront system;
- A green ‘living wall’ on the Bay Shore Boulevard façade, featuring a metal screen with landscape vines;
- A new front landscaped area along Bay Shore Boulevard, with sustainable greening; and
- Reconfiguration of the existing surface parking lot to relocate parking spaces to the rear of the site and adding new landscaping, lighting, and signage.

The Project will transform an existing industrial building into a vibrant, active, and green automotive repair center. It will be one of several new SF Honda’s Service Centers and serve the greater Bay Area. The Project is located within the *Bayshore Boulevard Home*

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevin
Tuija I. Catalano | Jay F. Drake | Lindsay M. Petronie | Sheryl Reuben¹ | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Chloe V. Angelis
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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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Improvement Special Use District and requires a Conditional Use Authorization from the Commission. We respectfully request the Planning Commission grant the approval because:

- **The Project will transform an existing construction materials supply warehouse into a vibrant customer-oriented automobile repair center.** The previous tenant, Otto Marble, a stone and tile supplier and installer, closed their location at 615 Bay Shore Boulevard in 2016. The site is ideal for an automotive service center for SF Honda. It is well-suited for a light industrial use, but the existing building, constructed in 1967, is a product of its time – it is a simple rock-and-stucco-clad structure with no window openings. The façade along Bay Shore Boulevard is clad with stone. There is no landscaping or green features, and the parking lot is enclosed with a metal fence. SF Honda’s Service Center will break up the monotony along Bay Shore Boulevard with new design and landscape features. The building will easily accommodate 11 service bays and SF Honda will be able to continue to serve the thousands of customers who rely on the company to service their vehicles. It will be extremely active and bring dozens of jobs to this portion of the City.
- **The Project is consistent with the Bayshore Boulevard Home Improvement District Design Guidelines.** The Property is zoned PDR-2 and is within the *Bayshore Boulevard Home Improvement SUD*. Accompanying *Design Guidelines* (“Guidelines”) were issued by the Planning Department in 2010. These Guidelines aim to give the District “a more coherent and attractive built form while at the same time allowing a wide range of light-industrial and retail uses.” The Guidelines call for the elimination of blank facades, installation of landscaping, and encourages walking, biking and transit use. The Project complies with the Guidelines – it will be removing the blank wall along Bay Shore Boulevard and installing a new storefront system, opening up the southern corner to allow transparency and eyes on the street. A ‘living wall’ will be installed along the façade and continue into the parking area, providing diversity and texture to the building. The parking area will be reconfigured, reducing the number of spaces along the southern side of the property and locating them at the rear. All fencing will be upgraded through repairs or replacement, and there will be new lighting and signage throughout the site. SF Honda recognizes that this site is prominently located along Highway 101 and have made efforts to ensure their use fits into the neighborhood while providing an interesting, pleasant, and safe service for their customers.
- **The Project incorporates a significant amount of landscaping.** The Project’s most significant improvement is the installation of landscaping throughout the site. Along Bay Shore Boulevard SF Honda will be installing landscaping, which will be up to

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eight feet deep in areas. It will continue down into the surface parking area. Combined with the 'living wall' there will be a drastic increase in greenery at this portion of Bay Shore Boulevard. Sustainable trees and plants will be incorporated throughout the site, including along the rear property at Boutwell Street. These features will enhance the area and be conspicuous from the street, as desired in the Guidelines. Overall, these improvements, while seemingly simple, will go toward the SUD's goals of creating an inviting, green, district.

In sum, the Project will transform this closed-off site into one that engages with the street. It meets the goals of the *Bayshore Boulevard Home Improvement SUD* and add to the varying light-industrial uses in the area. Moreover, it will enable SF Honda to relocate from Van Ness Avenue and Market Street while continuing to provide the high-quality and easily accessible service to its customers. SF Honda has put a lot of thought into the Projects' design and hopes to be a good neighbor to Bay Shore Boulevard community. For these reasons, we urge you to support this project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

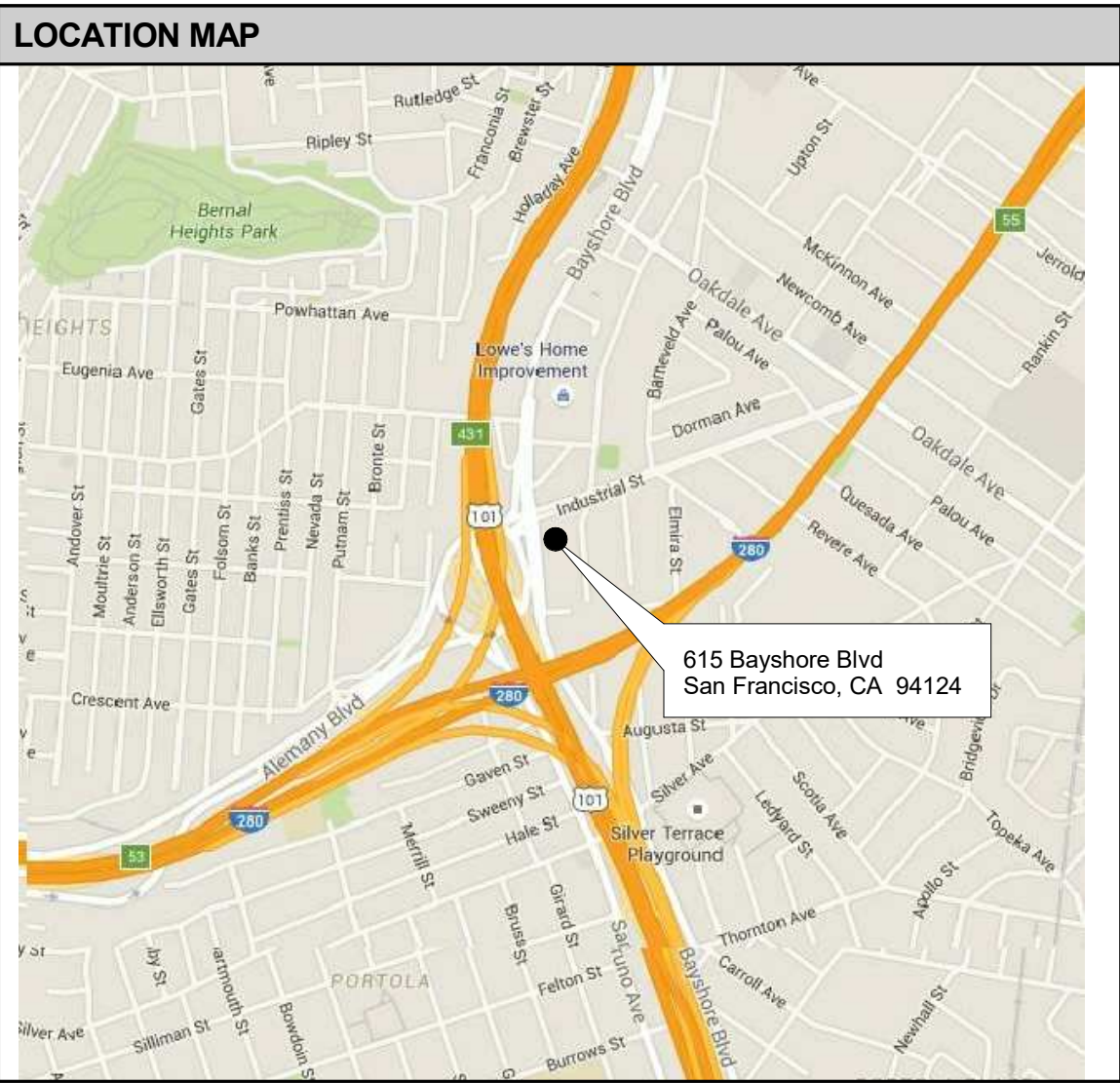
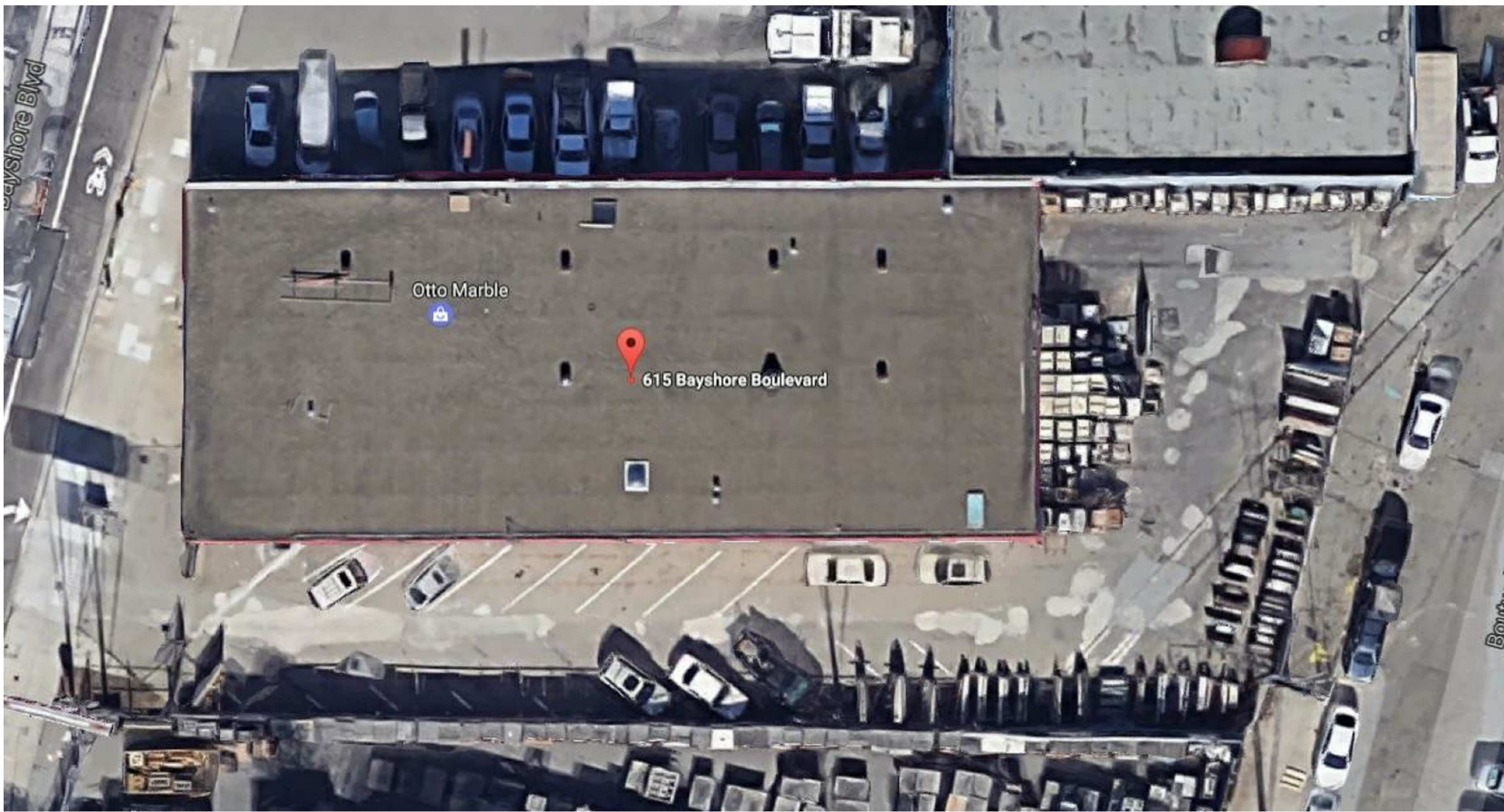
A handwritten signature in blue ink, appearing to read 'John Kevlin', with a stylized, cursive script.

John Kevlin

cc: Vice-President Dennis Richards
Commissioner Rodney Fong
Commissioner Christine Johnson
Commissioner Kathrin Moore
Commissioner Myrna Melgar
Commissioner Joel Koppel
Jonas P. Ionin – Commission Secretary
John Rahaim – Planning Director
Daniel Sirois – Project Planner

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DRAWING LIST				
No.	Sheet Name	Planning Review		
01 COVER				
A001	COVER	03/03/17		
03 ARCHITECTURAL				
A100	DEMO SITE PLAN	03/03/17		
A101	PROPOSED SITE PLAN	03/03/17		
A111	EXISTING FLOOR PLAN	03/03/17		
A112	EXISTING ELEVATIONS	03/03/17		
A121	PROPOSED FLOOR PLAN	03/03/17		
A201	PROPOSED ELEVATIONS	03/03/17		

ysm

DESIGN

RETAILAUTOMOTIVEARCHITECTURE

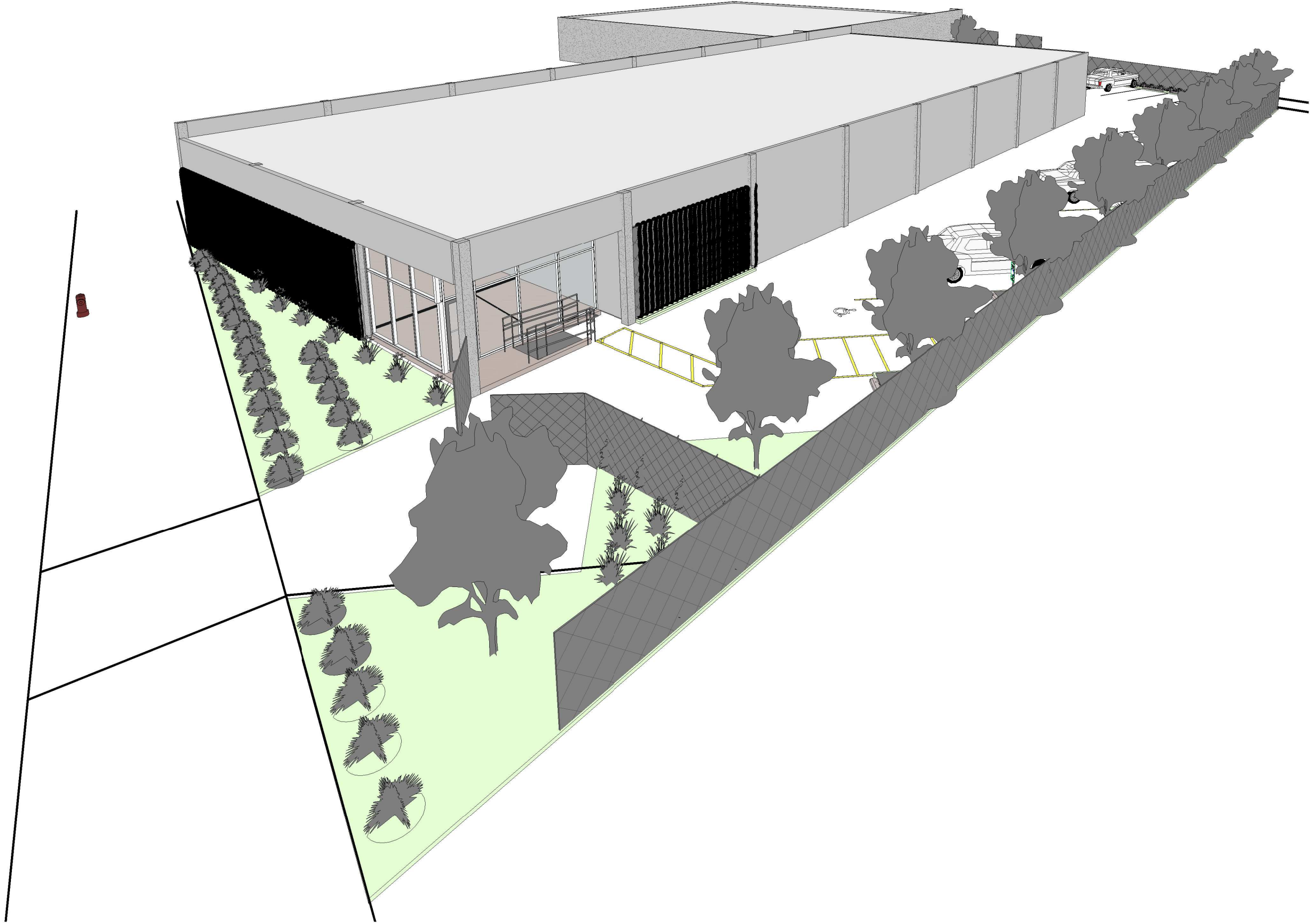
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Rev	Date	Comments
1	03/03/17	Planning Review



Bayshore Service Center

San Francisco, CA

Client:

Victory Auto Group

615 Bayshore Blvd San Francisco, CA 94124

Project:

SAN FRANCISCO HONDA SERVICE CENTER

Project Number: 17003
Drawn By: K.Poland
Checked By: B.Stumph
Approved By: L.Hutson

Sheet Title:

COVER

Sheet Number:

A001

ARCH SITE PLAN NOTES

1. SEE FINISH PLAN FOR SIDEWALK JOINTS AND FINISH PATTERNS
2. SEE CIVIL SHEETS



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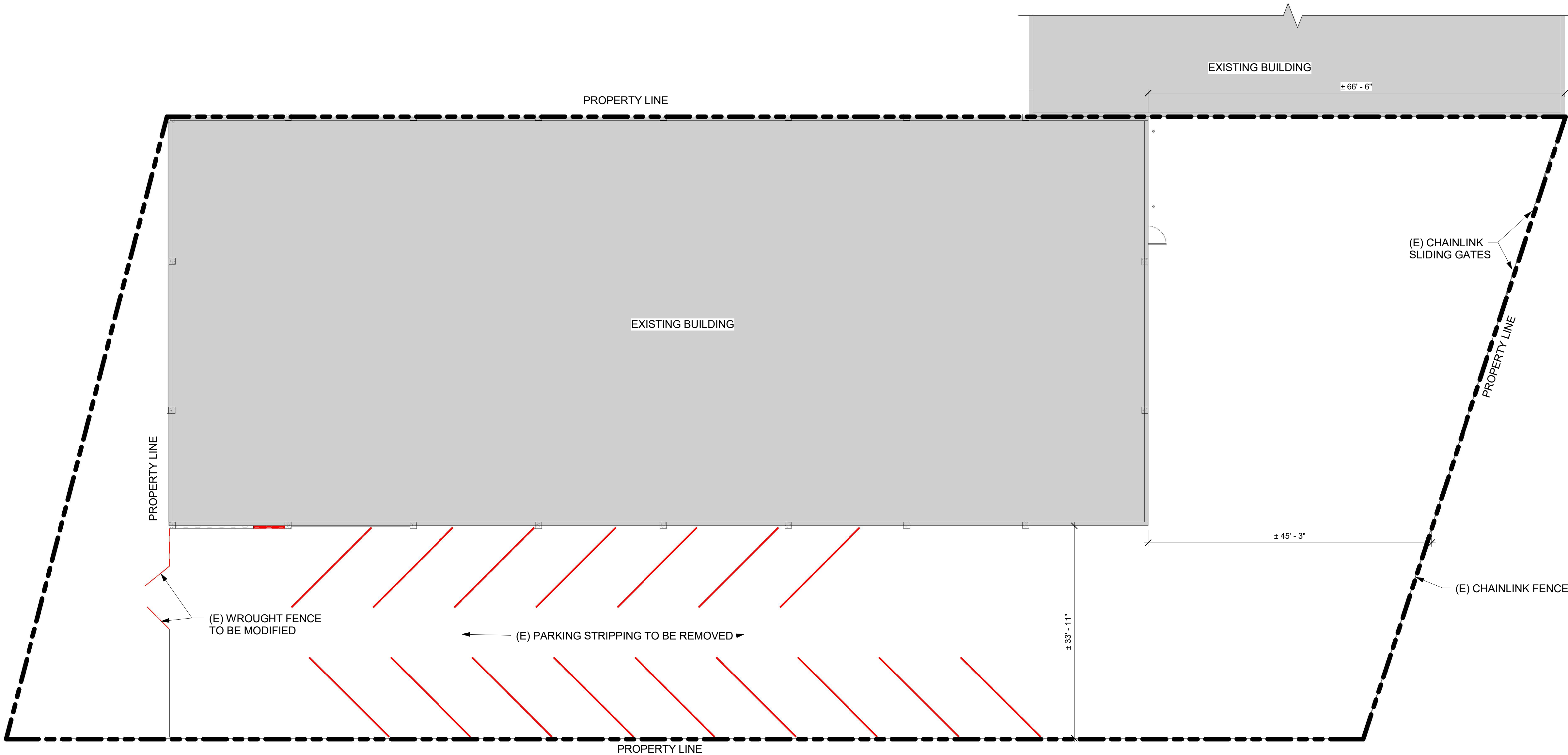
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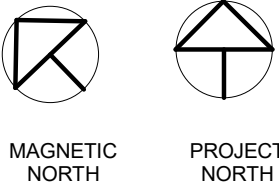
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7 Existing Site Plan
A100
1" = 10'-0"



Client:
Victory Auto Group

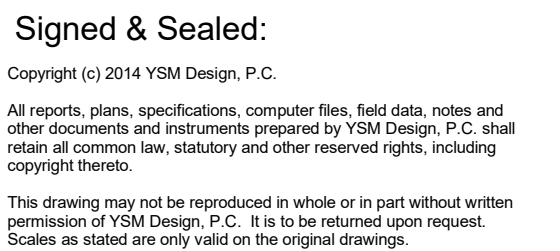
615 Bayshore Blvd San Francisco, CA 94124

Project:
SAN FRANCISCO HONDA SERVICE CENTER

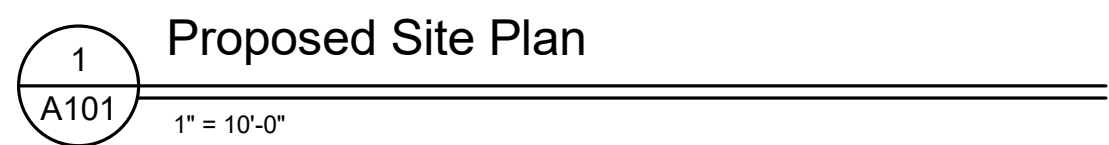
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Drawn By: K.Poland
Checked By: B.Stumph
Approved By: L.Hutson

Sheet Title:
DEMO SITE PLAN

Sheet Number:
A100



<i>Rev</i>	<i>Date</i>	<i>Comments</i>
1	03/03/17	Planning Review



Project:

**SAN
FRANCISCO
HONDA
SERVICE
CENTER**

Project Number: 17003
 Drawn By: K.Poland
 Checked By: B.Stumph
 Approved By: L.Hutson

Sheet Title:

**PROPOSED SITE
PLAN**

Sheet Number:

A101



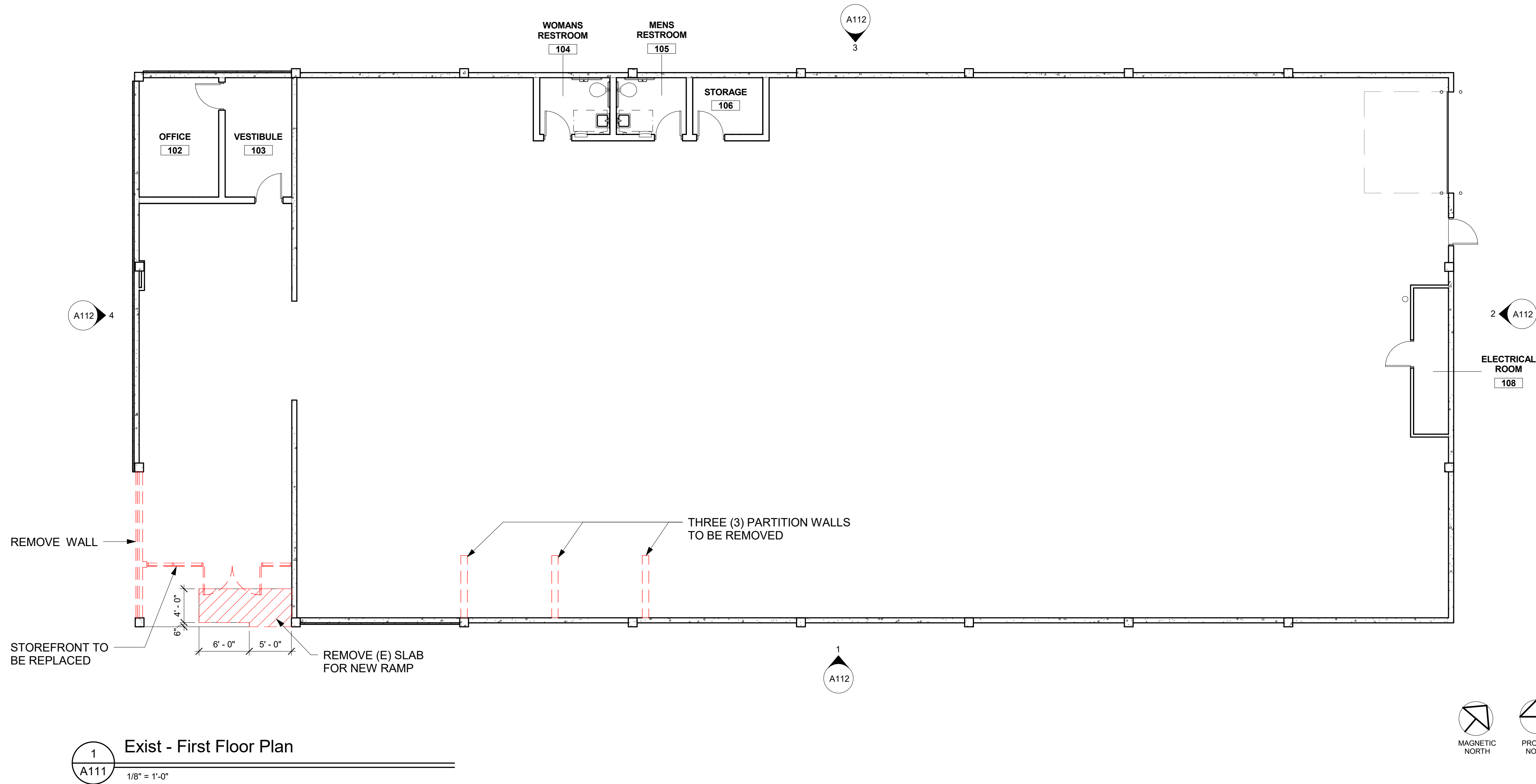
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Client:

Victory Auto Group

615 Bayshore Blvd San
Francisco, CA 94124

Project:

**SAN
FRANCISCO
HONDA
SERVICE
CENTER**

Project Number: 17003
Drawn By: K.Poland
Checked By: B.Stumph
Approved By: L.Hutson

Sheet Title:

**EXISTING FLOOR
PLAN**

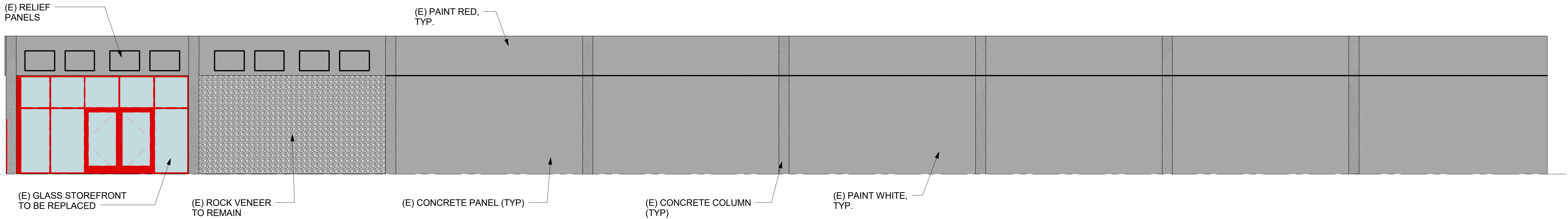
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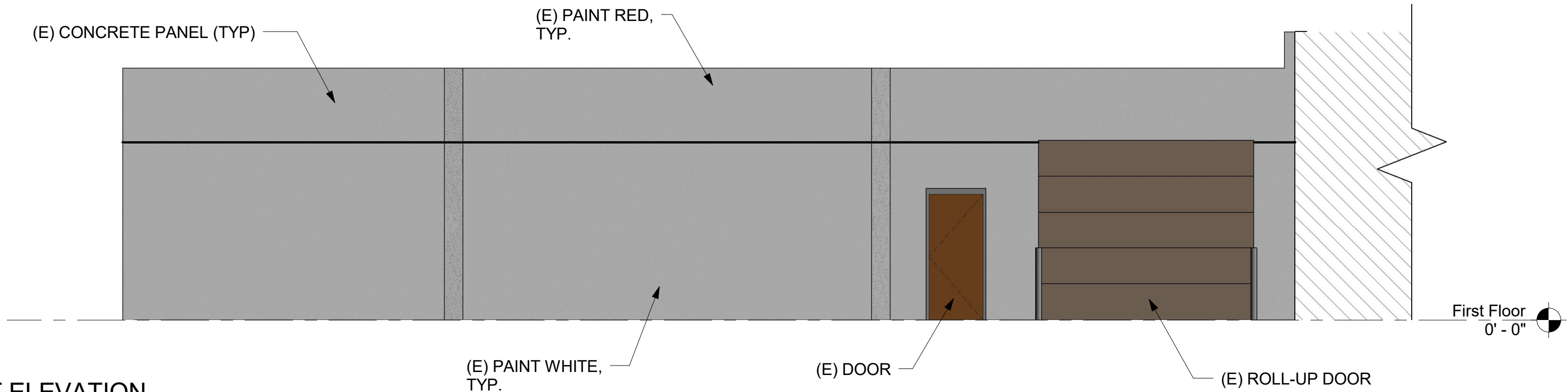


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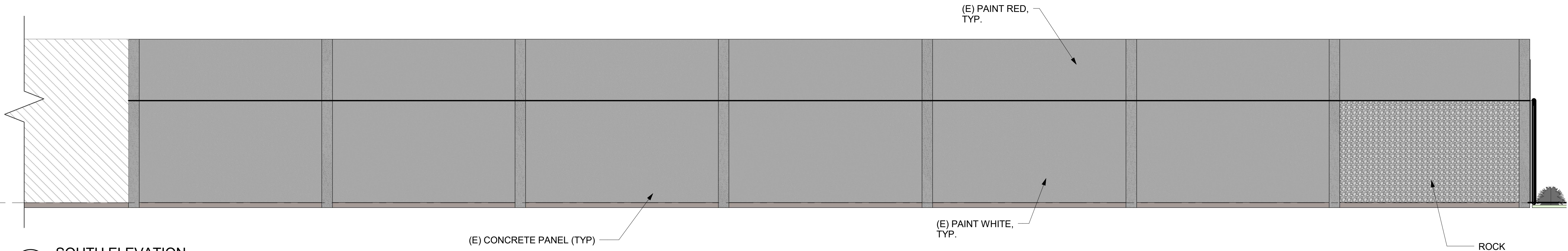
Rev	Date	Comments
1	03/03/17	Planning Review



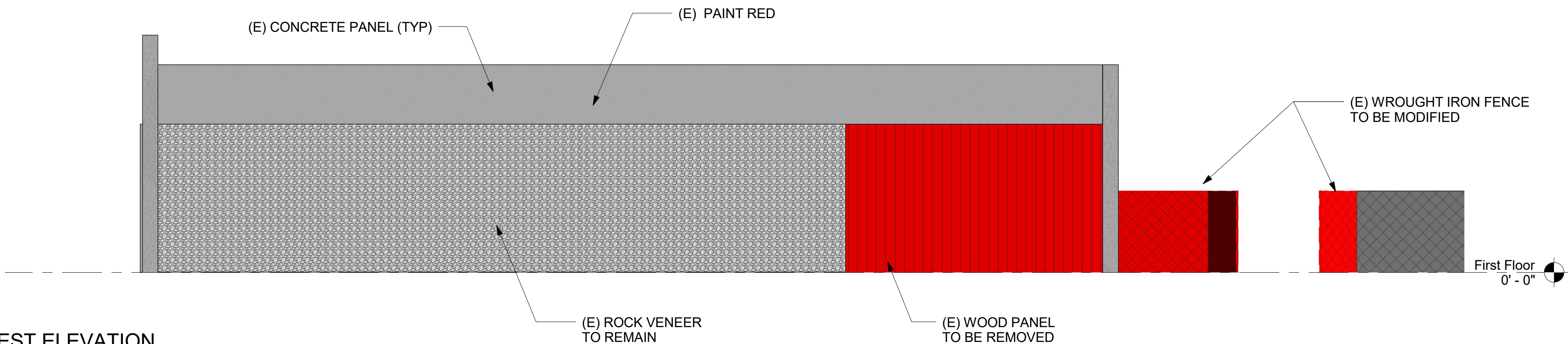
1 NORTH ELEVATION
A112 3/16" = 1'-0"



2 EAST ELEVATION
A112 3/16" = 1'-0"



3 SOUTH ELEVATION
A112 3/16" = 1'-0"



4 WEST ELEVATION
A112 3/16" = 1'-0"

Client:
Victory Auto Group

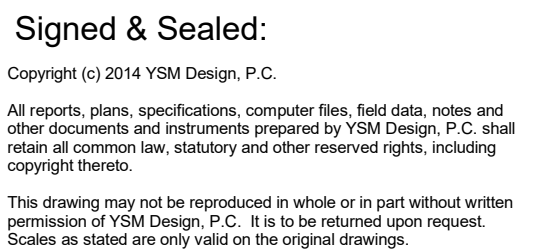
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Project:
SAN FRANCISCO HONDA SERVICE CENTER

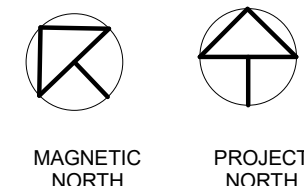
Project Number: 17003
Drawn By: K. Poland
Checked By: B. Stumph
Approved By: L. Hutson

Sheet Title:
EXISTING ELEVATIONS

Sheet Number:
A112



<i>Rev</i>	<i>Date</i>	<i>Comments</i>
1	03/03/17	Planning Review



1
A121

Proposed - First Floor Plan

1/8" = 1'-0"

Project:

**SAN
FRANCISCO
HONDA
SERVICE
CENTER**

Project Number: 17003
 Drawn By: K.Poland
 Checked By: B.Stumph
 Approved By: L.Hutson
 Sheet Title:

PROPOSED FLOOR PLAN

Sheet Number:

A121



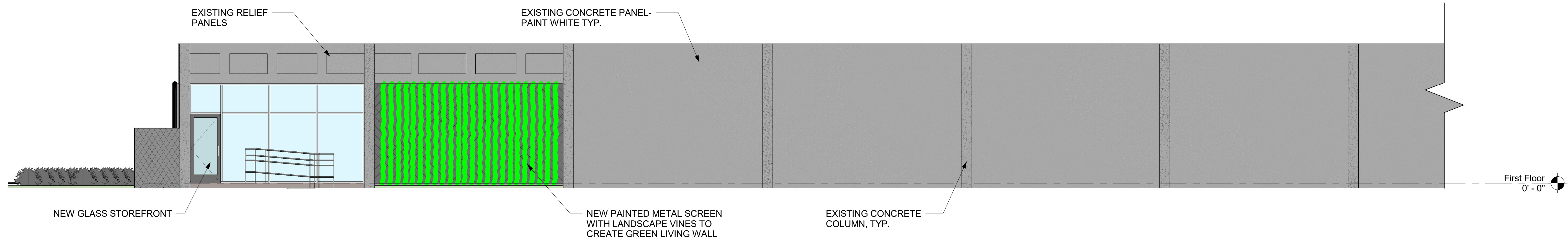
Signed & Sealed:

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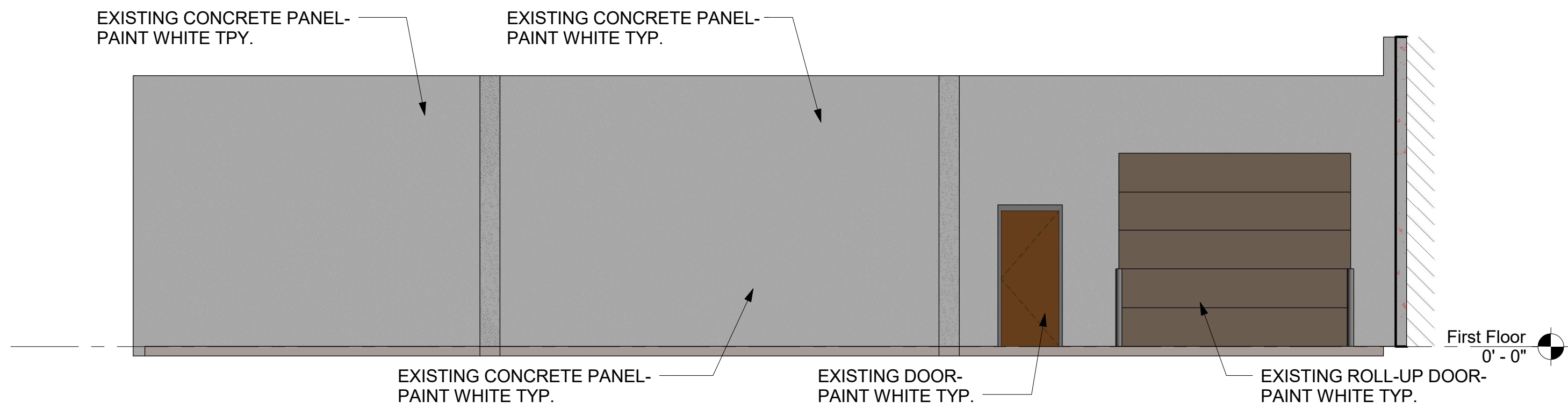
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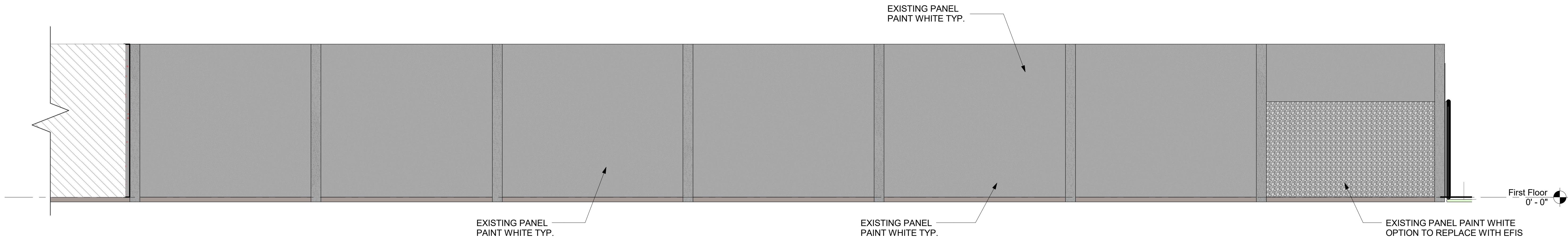
Rev	Date	Comments
1	03/03/17	Planning Review



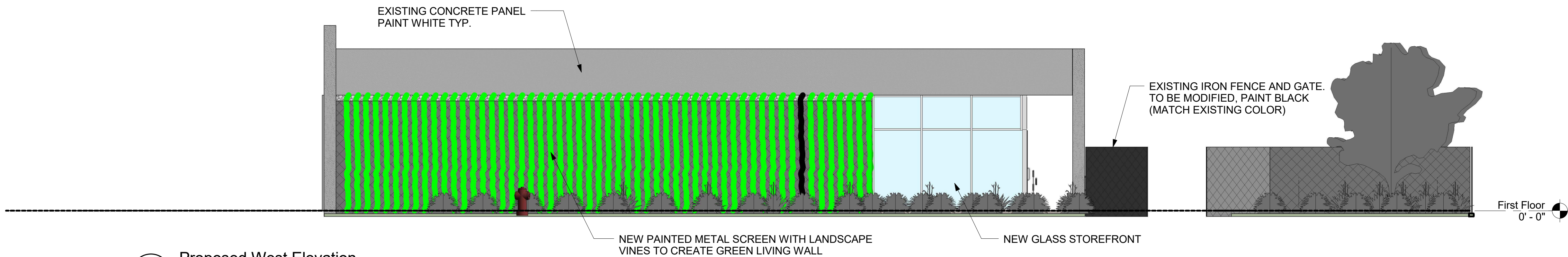
3
A201
Proposed North Elevation
3/16" = 1'-0"



2
A201
Proposed East Elevation
3/16" = 1'-0"



1
A201
Proposed South Elevation
3/16" = 1'-0"



4
A201
Proposed West Elevation
3/16" = 1'-0"

ELEVATION NOTES

1. PATCH AND REPAIR ALL DAMAGED CONCRETE AND WOOD AREAS
2. REPAIR ALL DOORS AND OPENINGS.
3. REMOVE ALL EXISTING SIGNS/BANNERS ATTACHED TO THE BUILDING. PATCH AND REPAIR ANY DAMAGED AREAS.
4. PAINT ALL EXTERIOR WALLS, PANELS, DOORS AND FRAMES.
5. EXTERIOR PAINT COLOR TO BE GLIDDEN #50YY "NATURAL WHITE" PER HONDA CORPORATE STANDARDS
6. OPTION TO REMOVE/REPLACE EXISTING WOOD AND ROCK PANELS WITH EFIS PANELS-COLOR TO BE "CHINA WHITE" AND FINISH TO BE SANDBLAST PER HONDA CORPORATE STANDARDS.

Client:

Victory Auto Group

615 Bayshore Blvd San
Francisco, CA 94124

Project:

**SAN
FRANCISCO
HONDA
SERVICE
CENTER**

Project Number: 17003
Drawn By: K.Poland
Checked By: B.Stumph
Approved By: L.Hutson

Sheet Title:

**PROPOSED
ELEVATIONS**

Sheet Number:

A201