



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 17, 2018

CONSENT CALENDAR

Date: May 1, 2018
Case No.: **2018-003993CUA**
Project Address: **524 Howard Street**
Zoning: C-3-O(SD) (Downtown Office (Special Development) District)
Transbay C-3 Special Use District
Transit Center C-3-O(SD) Commercial Special Use District
450-S Height and Bulk District
Block/Lot: 3721/013
Project Sponsor: Susanne Kelly
Hanson Bridgett LLP
425 Market Street, 26th Floor
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project ("Project") would allow for the continued operation of an existing surface parking lot for an additional two years, which is the maximum length of entitlement for a temporary surface parking lot within the C-3-O(SD) District, as regulated by Planning Code Section 156(f).

REQUIRED COMMISSION ACTION BASIS FOR RECOMMENDATION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization pursuant to Code Sections 156(f) and 303 to allow the continued operation of a temporary surface parking lot within the C-3-O(SD) District, for a period not to exceed two years.

ISSUES AND OTHER CONSIDERATIONS

- Planning Code amendments associated with the adopted of the Transit Center District Plan prohibit the creation of new surface parking lots, and require certain upgrades for the continued operation of existing surface parking lots. Specifically, the Code requires the provision of spaces for bicycles and car-share vehicles, as well as the installation of trees within the interior of the lot to provide canopy shade over hardscape. The surface parking lot includes the required bicycle parking (two Class 2 spaces); the required car-share parking (two spaces); and the required trees (five trees) within the landscape planters within the interior of the lot.

- Conditional Use Authorization for the surface parking lot was first granted on September 1, 2005, and was extended in 2011, 2013, and again in 2016. This last authorization was valid for a period of two years, and expired on April 26, 2018. However, the Project Sponsor applied for an extension of the authorization prior to this expiration date, and the parking lot has been in continuous operation since. Approval of the requested Conditional Use Authorization would allow the parking lot to operate for an additional two years. The Project has been maintained in compliance with the Conditions of Approval of Motion No. 19627 (April 28, 2016) and has not received any complaints or Notices of Violation.
- The Planning Commission approved the construction of a new 48-story structure containing 334 dwelling units on November 3, 2016 (Motion No. 19771). That Downtown Project Authorization is valid for a period of three years, ending November 3, 2019.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Code Sections 156(f) and 303 to allow the continued operation of a temporary surface parking lot within the C-3-O(SD) District, for a period not to exceed two years.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit G - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MAY 17, 2018

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Case No.: **2018-003993CUA**
Project Address: **524 Howard Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 156(f) AND 303 OF THE PLANNING CODE TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY SURFACE PARKING LOT FOR A PERIOD OF TWO YEARS WITHIN THE C-3-O(SD) (DOWNTOWN OFFICE, SPECIAL DEVELOPMENT) DISTRICT, THE TRANSBAY C-3 SPECIAL USE DISTRICT, THE TRANSIT CENTER C-3-O(SD) COMMERCIAL SPECIAL USE DISTRICT, AND THE 450-S HEIGHT AND BULK DISTRICT

PREAMBLE

On March 21, 2018, Susanne Kelly, acting on behalf of American West Parking Services, Inc. ("Project Sponsor") filed an application with the Planning Department ("Department") for Conditional Use Authorization under Planning Code Section ("Section") 156 and 303 to allow the continued operation of an existing temporary surface parking lot within the C-3-O(SD) (Downtown Office, Special Development) District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and the 450-S Height and Bulk District (collectively, "Project", Case Number 2013.0211C).

On May 17, 2018, the San Francisco Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Project.

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

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. 2018-003993CUA, 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 Howard Street, between First and Second Streets, Block 3721, Lot 013. The property is located within the C-3-0(SD) (Downtown Office, Special Development) District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and the 450-S Height and Bulk District. The property is developed with a surface parking lot which was originally approved in 2005. The Conditional Use authorization was last extended in 2016. The surface parking facility includes an attendant's shed, a payment kiosk, and ancillary landscaping.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown Core, and more specifically, within the Transit Center District Plan area. This area consists of a wide variety of office, retail, hotel, and residential uses. The Foundry Square project is located to the east of the property, and is comprised of three buildings at the intersection of Howard and First Streets that are ten stories in height, with the fourth and final building nearing completion. The Transit Center is under construction to the north of the project site, and the future Transbay Tower would be constructed beyond the Terminal further to the north. A number of bar, restaurant, and other entertainment uses are located on the subject block and in the vicinity. High density residential uses are located further to the south along First Street, within the Rincon Hill area.
4. **Project Description.** The Project Sponsor proposes to continue the operation of the existing surface parking lot for an additional two years, which is the maximum length of entitlement for a temporary surface parking lot within the C-3-O(SD) District, as regulated by Section 156(f). An attendant staffs the lot Monday through Friday from 7:00AM-6:00PM, and on Saturday from 7:00PM to 2:00AM. No attendant is present on Sundays. Customers who park outside of the attended hours utilize a payment kiosk on-site. The lot is presently striped to accommodate 33 vehicles in a non-tandem configuration, but can accommodate up to 60 vehicles in a valet or tandem parking configuration.
5. **Public Comment.** To date, the Department has not received any 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 Section 156(f), no new surface parking lots may be approved within the C-3-O(SD) District. However, existing temporary parking lots within the C-3-O(SD) District may be extended for a two-year term through Conditional Use Authorization.

The Project Sponsor is requesting Conditional Use Authorization to continue operation of the existing surface parking lot.

- B. **Screening.** Section 156(c) requires parking lots with parking for 10 or more automobiles to be screened in accordance with Section 142 ("Screening and Greening of Parking and Vehicle Use Areas").

The screening requirements of Section 142 are only triggered instances where an existing parking lot is resurfaced or increased in intensity. However, prior to the request for extension of the Conditional Use authorization in 2016, the Project Sponsor upgraded the landscaping at the site within islands along the Howard and Natoma Street frontages and planted trees (5 trees) within the landscape planters within the interior of the lot.

- C. **Car Share Spaces.** Section 156(i)(1) requires that one parking space for car sharing vehicle be provided for every 20 spaces in a surface parking lot within the C-3-O(SD) District.

The existing surface parking lot includes the required amount of car-share parking spaces (two (2) spaces).

- D. **Bicycle Parking.** Section 156(i)(2) requires that one Class 2 bicycle parking space be installed for every 50 linear feet of frontage of the parking lot, either adjacent to the public sidewalk, or within the public sidewalk upon approval by appropriate City agencies.

The existing surface parking lot includes the required amount of bicycle parking (two (2) Class 2 spaces).

- E. **Interior Landscaping.** Section 156(h)(1) requires the planting of one tree for each five parking spaces within the interior of the parking lot, in order to provide canopy coverage of the hardscape in the lot.

The existing surface parking lot includes the required trees (5 trees) within the landscape planters within the interior of the lot.

- F. **Rate Structure.** Section 155(g) requires that off-street parking spaces within C-3 Districts be priced in a manner that discourages long term commuter parking.

Rates for the parking lot are presently structured such that the rate for four hours of parking is no greater than four times the rate for the first hour, and the rate for eight or more hours of parking is no less than ten times the amount of the rate for the first hour. This pricing structure complies with

Section 155(g), and the maintenance of this pricing structure has been added as a condition of approval.

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

- A. The proposed 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 Project would allow the continued, temporary operation of a relatively small-scale surface parking lot, which will provide parking for the retail, office, and entertainment uses in the vicinity. The parking lot will serve as a suitable interim use, pending the future development of the property.

- 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 Project Site can be accessed by vehicles via an existing curb cut on Howard Street, with the existing curb cut on Natoma Street presently blocked by construction of the Transit Center. The lot is presently striped to accommodate 33 vehicles in a non-tandem configuration, but can accommodate up to 60 vehicles in a valet- or tandem parking configuration. However, 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 Project Site is accessible from Howard Street, which is a one-way street. Therefore, the movement of vehicles to and from the lot should not cause substantial disruption of traffic flow.

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

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;

The parking lot is currently landscaped with plantings in islands along both the Howard and Natoma Street frontages, and street trees in planters along the Howard Street frontage of the property. Conditions of approval have been added to also require the planting of five trees within these planters to provide canopy screening as the trees mature. The Conditions require that these plantings shall be maintained for the duration of this approval in a manner that is attractive and screens the parking from surrounding public rights-of-way. Lighting is provided from a total of four ornamental light standards within the planter islands.

- 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.

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

TRANSPORTATION Objectives and Policies

OBJECTIVE 31:

ESTABLISH PARKING RATES AND OFF-STREET PARKING FARE STRUCTURES TO REFLECT THE FULL COSTS, MONETARY AND ENVIRONMENTAL, OF PARKING IN THE CITY.

Policy 31.1:

Set rates to encourage short-term over long term automobile parking.

TRANSIT CENTER DISTRICT PLAN Objectives and Policies

OBJECTIVE 4.43:

LIMIT THE CONTINUANCE OF SURFACE PARKING LOTS AND ENSURE THAT LOTS CONTRIBUTE TO THE PUBLIC REALM.

Policy 4.54:

Do not permit any new surface parking lots in the district, including as temporary uses.

Policy 4.56:

Require that temporary surface parking lots, as a condition of any re-authorization, include facilities for other non-private auto modes, including parking for car sharing vehicles and bicycles.

The Project involves the continuation of an existing surface parking lot, and would not create any new surface parking area. The lot includes parking for bicycles and car-share vehicles, and additional trees will

be required as a condition of approval to upgrade the appearance of the lot and provide canopy coverage of hardscape.

While policies within the General Plan generally discourage the provision of additional parking within Downtown, the proposed parking lot would be operated as a temporary, interim use pending future development of the Project Site. The pricing for parking at the lot has been structured in a manner that discourages long-term commuter parking, in favor of short-term use by shoppers or visitors to the area.

9. **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 pricing for the parking lot has been structured in a manner that favors short-term parking over long-term commuter parking. Therefore, 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 continued operation of an existing temporary surface 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 surface parking lot is not detrimental to the character of the neighborhood.

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

The Project would not remove any housing.

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

The parking lot is a relatively small, low-intensity operation that is not expected to draw substantial volumes of traffic to the area. The presence of the off-street parking spaces should alleviate pressure on the use of on-street parking spaces in the neighborhood.

- 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.

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

The Project Site is not occupied by structures, with the exception of a small attendant's shed. 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.

10. 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.

11. 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. 2018-003993CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 21, 2018, 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. 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 May 17, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 17, 2018

EXHIBIT A:
CONDITIONS OF APPROVAL

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the continued operation of a temporary surface parking lot located at 524 Howard Street, Lot 013 of Assessor's 3721, pursuant to Planning Code Sections 156(f) and 303, within the C-3-O(SD) District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and the 450-S Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on May 17, 2018 under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 17, 2018** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for two (2) years from the effective date of the Motion.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org
2. **Expiration and Renewal.** Prior to the expiration of the two-year term of this approval, 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 do so, 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.sfplanning.org
3. **Extension.** All time limits in the preceding two 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.sfplanning.org
4. **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.sfplanning.org

DESIGN – COMPLIANCE AT PLAN STAGE

5. **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 the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org
6. **Interior Trees.** Pursuant to Planning Code Section 156(i)(3), the Project Sponsor shall maintain a minimum of five (5) trees within the landscape planters within the interior of the lot. The trees shall be evenly distributed throughout the planters, with the intent of achieving a minimum canopy coverage of 50% of the parking lots' hardscape within 15 years of the installation of these trees. *For*

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

7. **Landscape Maintenance.** The landscaping on the subject property, as well as the two street trees in planters along the Howard Street frontage, shall be maintained in an attractive manner, and any dead plant material shall be promptly replaced and maintained by the Project Sponsor. The landscaping shall be maintained in such a manner that the parking lot is screened from view from adjacent streets, except at driveways necessary for ingress and egress.

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

PARKING AND TRAFFIC

8. **Car Share.** Pursuant to Planning Code Section 156(i)(1), no fewer than two (2) 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

9. **Bicycle Parking.** Pursuant to Planning Code Sections 156(i)(2), the Project shall provide no fewer than two (2) Class 2 bicycle parking spaces.

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

10. **Rate Structure.** Pursuant to Planning Code Section 155(g), the parking lot shall be for short-term users only. The rate or fee structure for the parking spaces shall be such that the rate charge for four hours of parking duration is no more than four times the rate charge for the first hour, and the rate charge for eight or more hours of parking duration is no less than 10 times the rate charge for the first hour. Additionally, no discounted parking rate shall be permitted for weekly, monthly, or similar time-specific periods.

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

MONITORING - AFTER ENTITLEMENT

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific

conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

13. **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>

14. **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

EXHIBIT C:
ENVIRONMENTAL DETERMINATION



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
524 HOWARD ST		3721013
Case No.		Permit No.
2018-003993PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization for the renewal of temporary parking lot.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Nicholas Foster</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<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 checked="" 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 checked="" 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 PROJECT 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Nicholas Foster	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Nicholas Foster
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/01/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
524 HOWARD ST		3721/013
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003993PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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:

**EXHIBIT D:
LAND USE DATA**



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 524 HOWARD STREET
RECORD NO.: 2018-003993CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	12,266	12,266	0
Residential	N/A	N/A	N/A
Commercial/Retail	12,266	12,266	0
(Accessory) Office	No change as part of this project		
Industrial/PDR <i>Production, Distribution, & Repair</i>	No change as part of this project		
Parking	33	33	0
Usable Open Space	No change as part of this project		
Public Open Space	No change as part of this project		
Other	No change as part of this project		
TOTAL GSF	12,266	12,266	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Affordable	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Parking Spaces	33	0	33
Loading Spaces	0	0	0
Car Share Spaces	2	0	2
Bicycle Spaces	2	0	2
Number of Buildings	0	0	0
Number of Stories	N/A	N/A	N/A
Height of Building(s)	N/A	N/A	N/A
Other ()			

EXHIBIT E:
MAPS AND CONTEXT PHOTOS

Parcel Map

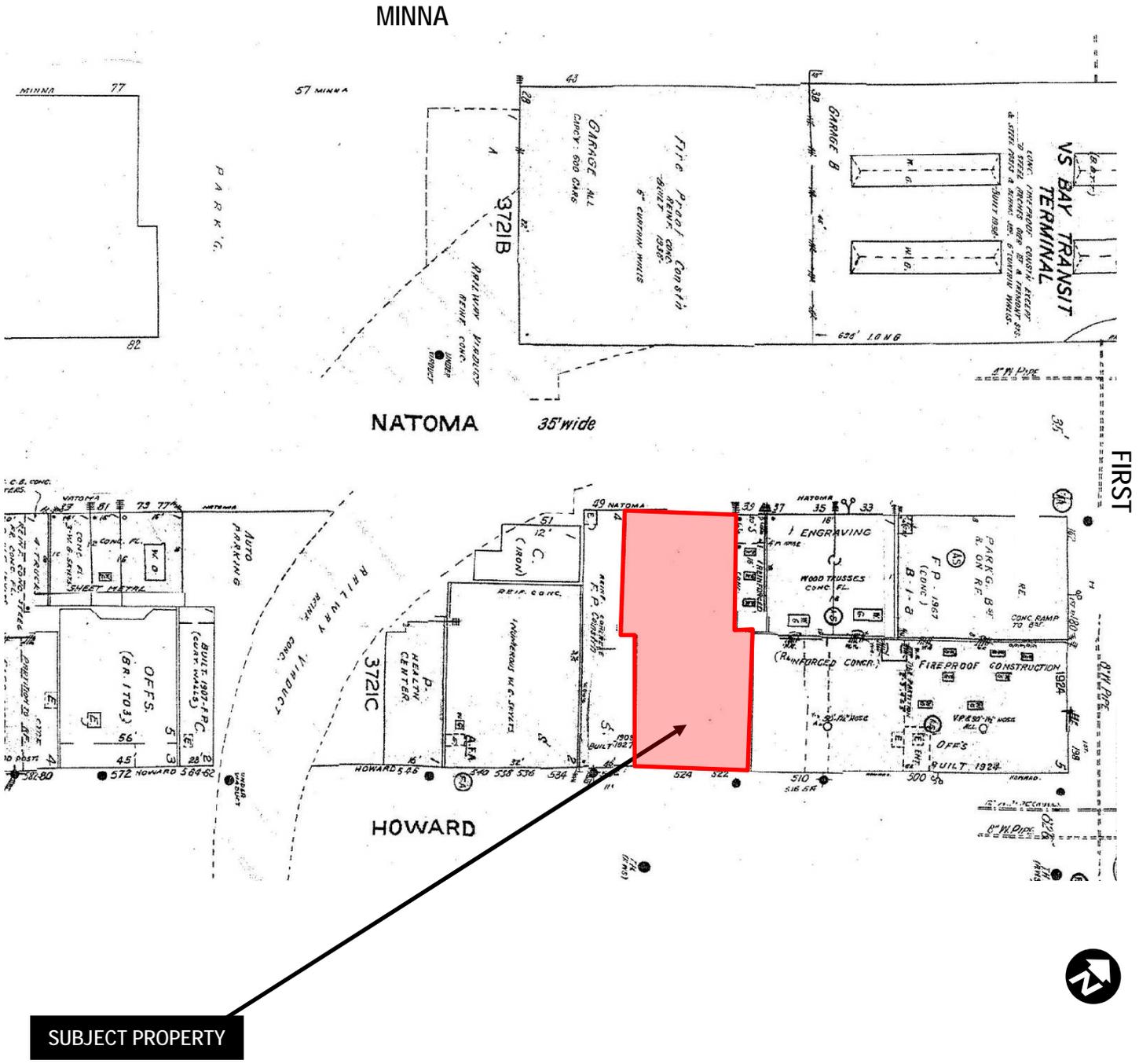


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2018-003993CUA
 524 Howard Street

Sanborn Map*

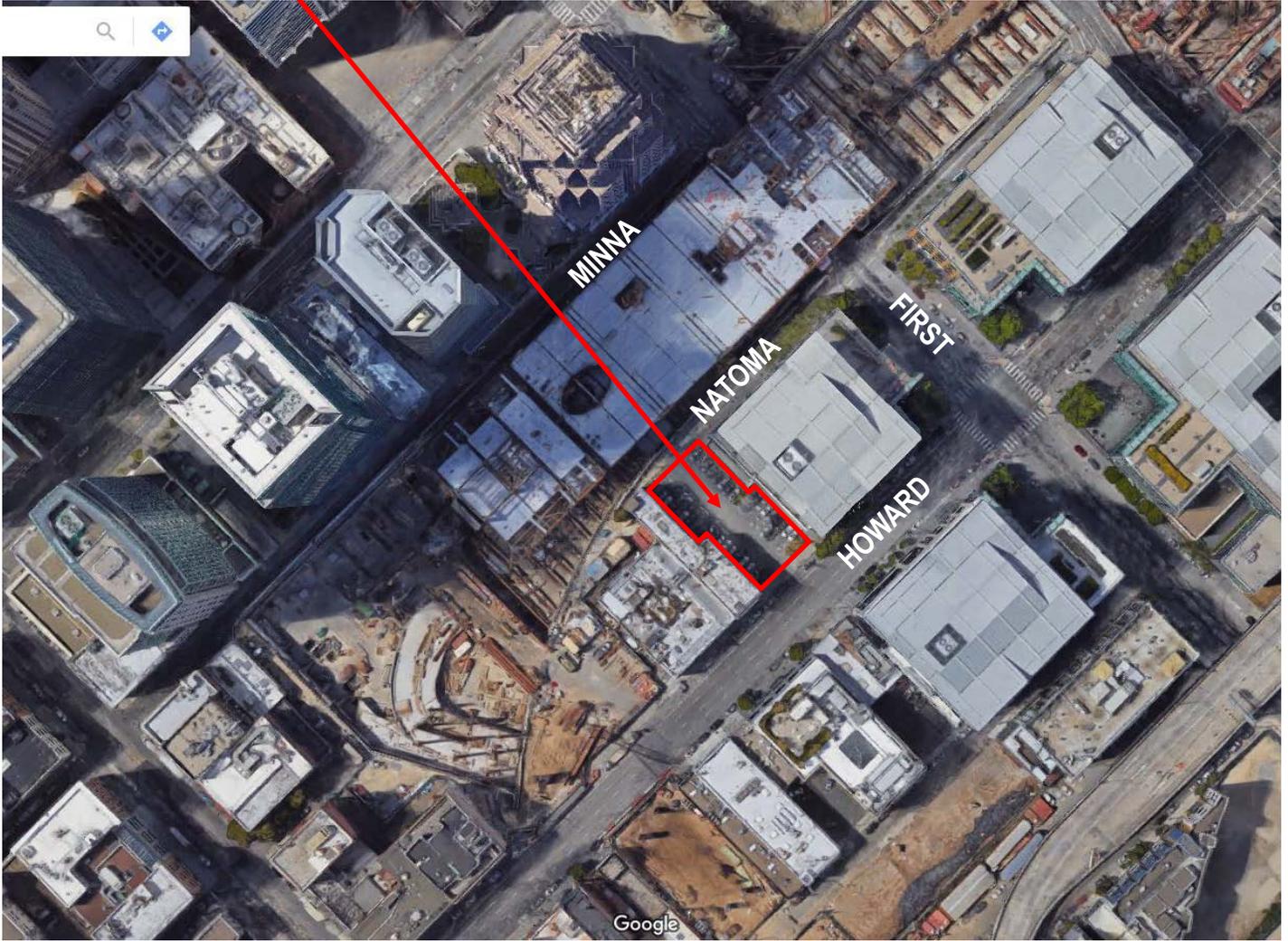


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
 Case Number 2018-003993CUA
 524 Howard Street

Aerial Photo

SUBJECT PROPERTY



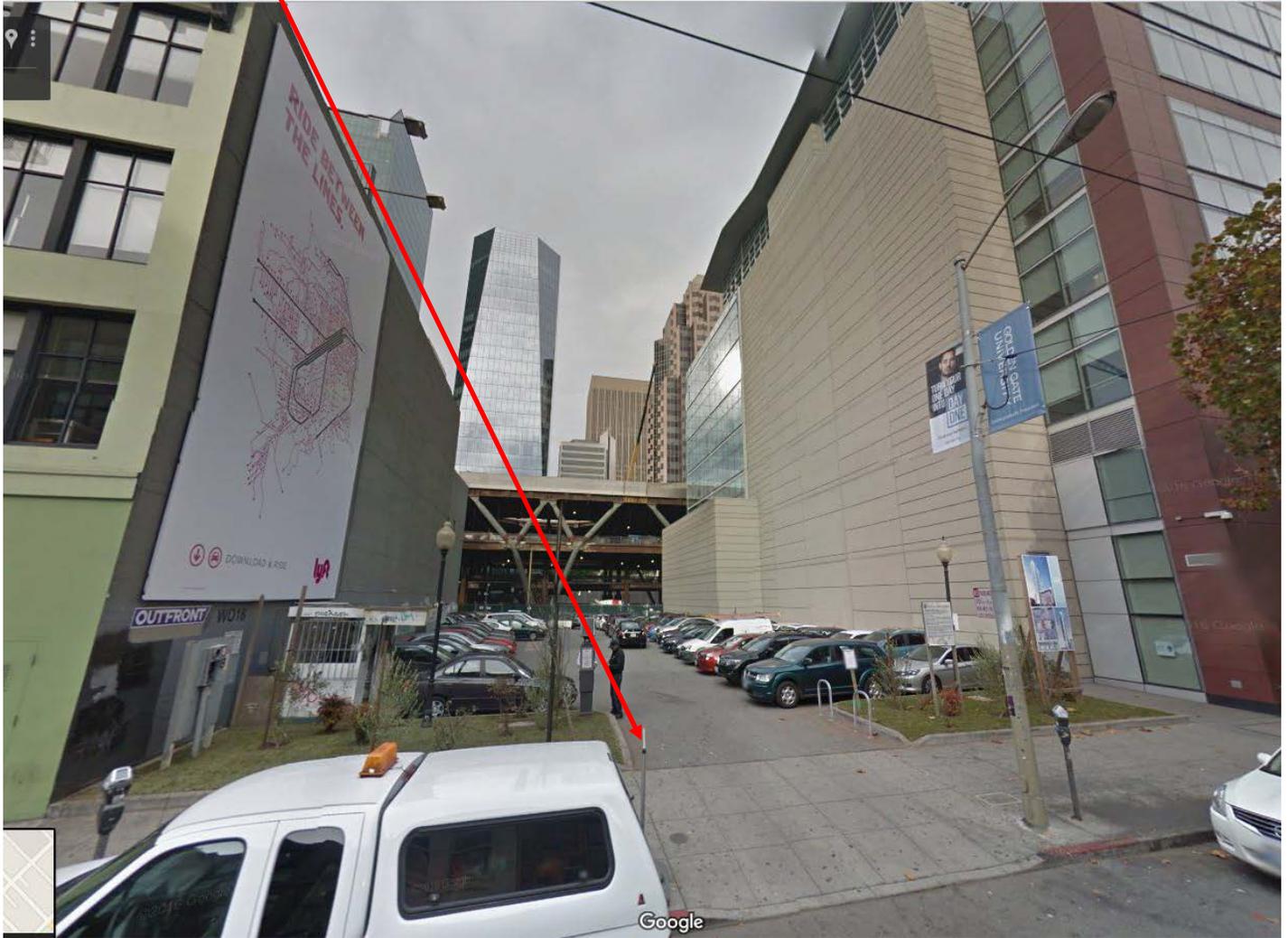
Aerial View of 524 Howard Street.



Conditional Use Authorization
Case Number 2018-003993CUA
524 Howard Street

Site Photo

SUBJECT PROPERTY



Street View of 524 Howard Street (from Howard Street)

Conditional Use Authorization
Case Number 2018-003993CUA
524 Howard Street

Site Photo

SUBJECT PROPERTY



Street View of 524 Howard Street (from Natoma Street)

Conditional Use Authorization
Case Number 2018-003993CUA
524 Howard Street

EXHIBIT G:
PROJECT SPONSOR BRIEF

BRETT GLADSTONE
PARTNER
DIRECT DIAL (415) 995-5065
DIRECT FAX (415) 995-3517
E-MAIL B.Gladstone@hansonbridgett.com

May 7, 2018

VIA ELECTRONIC MAIL AND HAND DELIVERY

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

Re: 524 Howard Street, for Hearing on May 17, 2018
Conditional Use Case No. 2018-003993CUA

Dear President Hillis and Commissioners:

We represent American West Parking, the operator of the parking lot at 524 Howard Street (the "Property"). Photographs of the parking lot are attached at Exhibit A. The cross streets are First and Second Streets and the lot lies on the north side of Howard Street. American West is seeking to extend the previous two-year Conditional Use approval it obtained for a temporary parking lot under Planning Code Section 156(h). The use may cease in less than 2 years if construction of the entitled high rise building starts before then.

The proposed extension meets the criteria of Section 156(h) as demonstrated in Exhibit B. A Site Plan is attached at Exhibit C. It shows 33 independent regular sized spaces, one disabled space, several bicycle spaces and two car share spaces.

American West has been the parking operator since 2010. American West has received periodic Planning Commission conditional authorizations for the temporary parking lot over the years. It installed and maintained additional landscaping and lighting as requested by Planning Staff and the Commission and has operated the parking lot in accordance with all conditions of approval. The added landscaping is shown in the photographs attached as Exhibit A.

The reason for the new extension requested is that the developer of a new high rise on the lot has not received a building permit for the project yet. That project has received its entitlements. Once this project receives a building permit and construction begins, the parking lot will be eliminated. American West desires to maintain the temporary parking lot until construction begins on the proposed building.

As required under today's Planning Code Criteria for a surface parking lot, the lot is well lit and provides landscaping that screens the lot from the public's view. Your staff has verified that the parking rates are in compliance with the Planning Code, which is designed to discourage commuter parking. An attendant staffs the lot Monday through Friday from 7:00 am to 6:00 pm, and on Saturday from 7:00 pm to 2:00 am.

The parking lot helps meet the high parking demand in this downtown area. In the several years since you last authorized this use, the immediate area has seen a flurry of new nearby office,

President Rich Hillis and Commissioners

May 7, 2018

Page 2

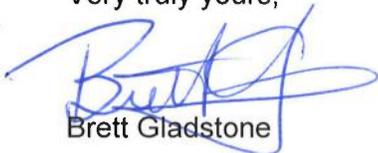
residential and retail buildings. With that new development, a number of surface parking lots nearby have been developed without replacing the surface parking anywhere, making the parking shortage even greater.

While the City's Transit First Policy does not encourage additional downtown parking, this proposal does not add new spaces, and this lot only accommodates a total of 33 spaces (not including additional spaces with valet parking); and this authorization is only for a two (2) year period while the large new residential development goes through permitting.

During the interim, the Property will be maintained in a safe and attractive manner. If the temporary parking lot were not approved, the Property would be vacant and could easily become subject to loitering and vandalism. A tall fencing structure would have to be created to enclose it, and that is not considered aesthetically appropriate for downtown San Francisco.

Because the parking lot allows for the beneficial use of a site until construction begins on the new high rise , we respectfully request that you approve the Conditional Use application for the temporary parking lot.

Very truly yours,



Brett Gladstone

Enclosures

cc: Nicholas Foster, Planning Department
Tahir Zira, American West Parking

EXHIBIT A
Photographs







EXHIBIT B
Criteria

The Project would comply with the criteria of Planning Code Section 303 as follows:

(1) the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Property is surrounded by office, retail, hotel and residential uses, which generate a high demand for parking. The Project would provide a relatively small number of spaces on an interim basis until the Property's owner decides to develop the Property. The parking lot is screened from view by landscaping and provides appropriate lighting. The Project would provide an interim use subject to conditions of approval. This use is a better alternative to a vacant lot that otherwise may not have landscaping, lighting, and other protections provided by the current use.

(2) 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:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.

The Property is well suited for a temporary parking lot given its location within the Downtown and in close proximity to office, retail, hotel and residential uses. The Property's frontage on both Howard and Natoma Streets provides good circulation and reduces the number of cars using Howard Street for ingress and egress to the Property. The Project does not require the installation of new curb cuts because the Howard and Natoma frontages both contain curb cuts. A small kiosk used by an attendant is the only structure on the Property.

(b) 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 Property's frontage on both Howard and Natoma Streets provides good circulation and reduces the number of cars using Howard Street for ingress and egress to the Property. Howard and Natoma Streets are one way and thus, the potential for conflicts with traffic is reduced.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The Project involves the continuation of an existing surface parking lot. The Project does not involve work that would create a noxious or offensive emission. The lot is paved to prevent dust. The Property contains non-glare lighting. The Property also contains landscaping to minimize any noise from the parking and improve air quality.

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

The Property has been landscaped in accordance with the Conditional Use approval. Photographs of this landscaping are enclosed. The landscaping screens the view of the parking

lot. The Property also contains lighting from four decorative light posts. Minimal signage has been installed.

(3) That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The Project will conform to the General Plan of the City and County of San Francisco in that the following General Plan Policies are satisfied.

Objective 31: ESTABLISH PARKING RATES AND OFF-STREET PARKING FARE STRUCTURES TO REFLECT THE FULL COSTS, MONETARY AND ENVIRONMENTAL, OF PARKING IN THE CITY.

Policy 31.1: Set rates to encourage short-term over long term automobile parking.

The parking rates are in compliance with current requirements and would continue to be so under the Project.

(c)(2) 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 in accordance with the standards described in Section 142, Screening and Greening of Parking and Vehicle Use Areas.

The screening requirements of Section 142 are only triggered when an existing parking lot is resurfaced or increased in intensity. However, the Project sponsor installed landscaping that screens the view of the cars and will maintain such landscaping as a condition of approval.

(d) Artificial Lighting. All artificial lighting used to illuminate a parking lot for any number of automobiles in any District shall be arranged so that all direct rays from such lighting fall entirely within such parking lot.

The lighting is arranged so that all direct rays fall entirely within the parking lot.

(e) Dead Storage, Dismantling, or Repair. No parking lot for any number of automobiles shall have conducted upon it any dead storage or dismantling of vehicles, or any repair or servicing of vehicles other than of an emergency nature.

The parking lot is used exclusively for the parking of automobiles.

(g)(2) All parking lots shall meet the street tree requirements specified in Section 138.1(c)(1) of this Code.

The Project meets the street tree requirements under Section 138.1(c)(1).

(h)(1) a minimum of one parking space for car sharing vehicles meeting all of the requirements in Section 166 for every 20 spaces in said lot;

The Project provides one car sharing space in accordance with Planning Code Section 166.

(2) a minimum of two Class 2 bicycle parking spaces for every 50 linear feet of frontage in a highly visible area on the property adjacent to a public sidewalk or approval attained

from the appropriate City agencies to install such bicycle parking on a public sidewalk on the same block;

The Project provides two bicycle parking spaces in a highly visible area on the Property.

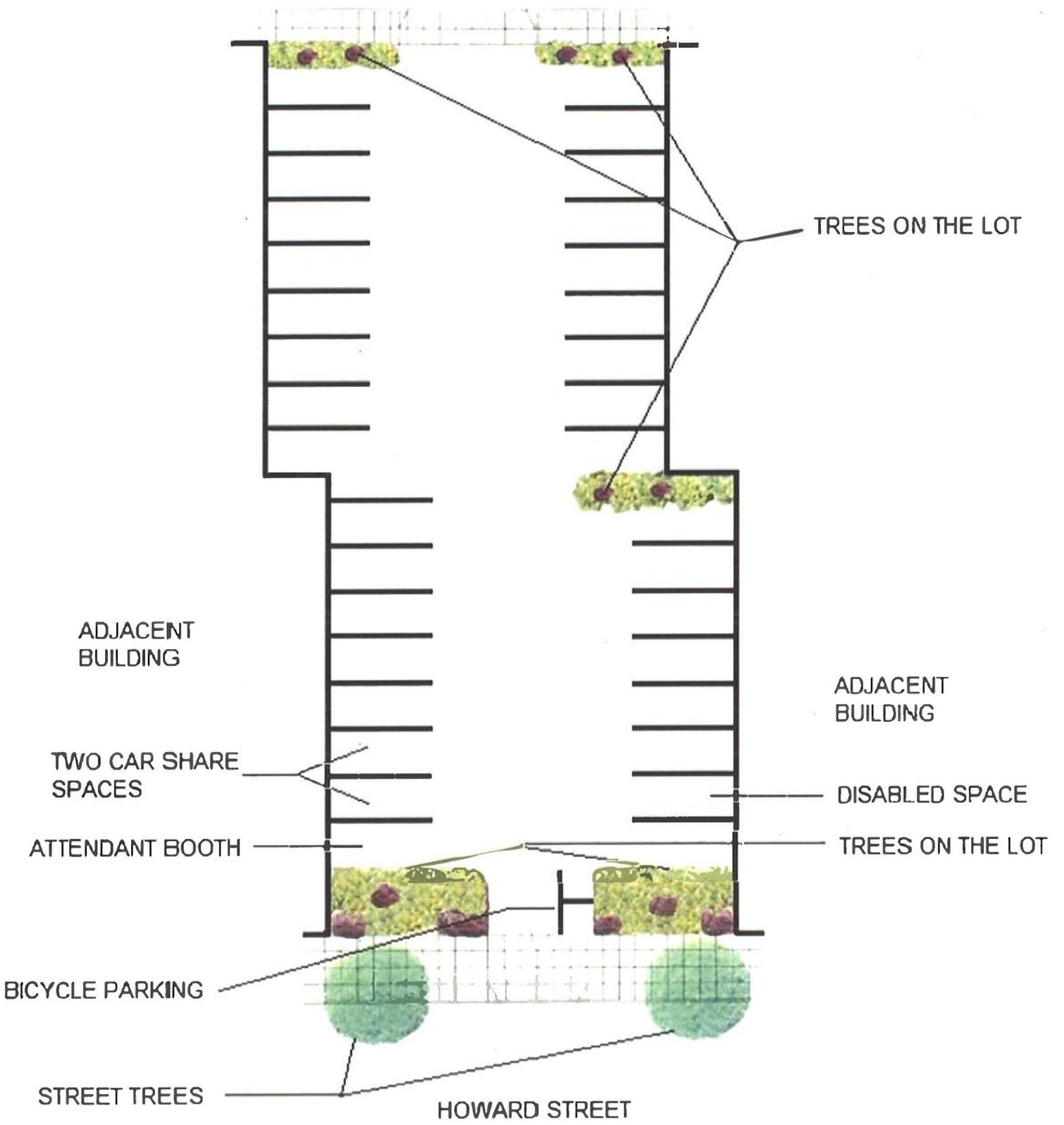
(3) interior landscaping compliant with the requirements in Subsection (g) above, provided that if a site permit has been approved by the Planning Department for construction of building on the subject lot that would replace the parking lot in less than two years, the trees may be planted in movable planters and the lot need not provide Permeable Surfaces described in Subsection (g).

The Property contains landscaping that is compliant with Planning Code Section 156(g) and the Project maintains such landscaping.

EXHIBIT C
Site Plan

524 Howard St

NATOMA STREET



TREES ON THE LOT

ADJACENT BUILDING

ADJACENT BUILDING

TWO CAR SHARE SPACES

DISABLED SPACE

ATTENDANT BOOTH

TREES ON THE LOT

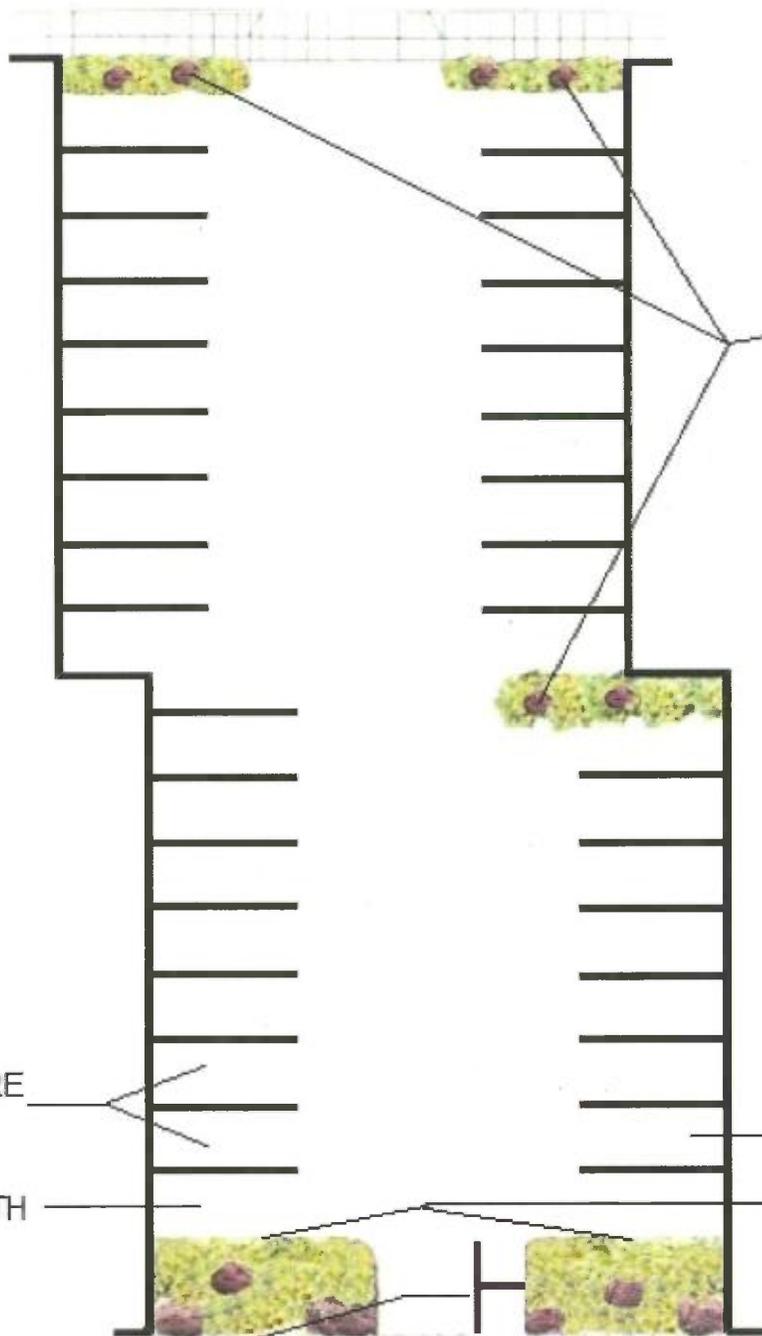
BICYCLE PARKING

STREET TREES

HOWARD STREET

EXHIBIT B:
PLANS

NATOMA STREET



TREES ON THE LOT

ADJACENT BUILDING

ADJACENT BUILDING

TWO CAR SHARE SPACES

DISABLED SPACE

ATTENDANT BOOTH

TREES ON THE LOT

BICYCLE PARKING

STREET TREES

HOWARD STREET