



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 12, 2019

CONSENT

Record No.: 2018-011446CUA
Project Address: **399 FREMONT STREET**
Zoning: RH DTR (Rincon Hill Downtown Residential) Zoning District
85/400-R Height and Bulk District
Block/Lot: 3747/320
Project Sponsor: Megan Jennings
Coblentz Patch Duffy & Bass LLP
One Montgomery Street, Suite 3000
San Francisco, CA 94104
Property Owner: 399 Fremont LLC
399 Fremont Street
San Francisco, CA 94105
Staff Contact: Xinyu Liang – (415) 575-9182
xinyu.liang@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The proposal is to convert a portion of the existing accessory parking garage for the residential units to an “Automobile Parking Garage, Community Commercial” use for a total of 30 parking spaces, with one car share parking space and six Class 2 bicycle parking at the site. Currently, the project site contains a 37-story residential building with 448 dwelling units and 251 accessory off-street parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow the establishment of an “Automobile Parking Garage, Community Commercial” use within the RH DTR Zoning District, pursuant to Planning Code Sections 303 and 827.37.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received one public correspondence expressing concerns about the security controls, the increased traffic flow, and safety of pedestrians, particularly to those less-able pedestrians as there is no audible alarms or visual signals at the garage exit.

- **Parking Garage Screening and Greening.** The Project will utilize the existing underutilized subterranean parking garage which wraps the automobile parking spaces with active uses, meeting the requirements of the Planning Code.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the requirements of the Planning Code and the Objectives and Policies of the General Plan. The Project converts existing underutilized accessory parking spaces into paid public parking spaces, thus providing supplemental parking for patrons of the nearby establishments without adding any additional development to the City. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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85/400-R Height and Bulk District
Area Plan: Rincon Hill
Block/Lot: 3747/320
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 827.37 TO ALLOW THE CONVERSION OF A PORTION OF THE EXISTING ACCESSORY PARKING GARAGE TO AN “AUTOMOBILE PARKING GARAGE, COMMUNITY COMMERCIAL” USE FOR A TOTAL OF 30 PARKING SPACES WITHIN THE RINCON HILL DOWNTOWN RESIDENTIAL (RH DTR) ZONING DISTRICT AND A 85/400-R HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 23, 2019, 399 Fremont LLC (hereinafter “Project Sponsor”) filed an Application No. 2018-011446CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization under Planning Code Sections 303 and 827.37 to allow the conversion of a portion of the existing accessory parking garage to an “Automobile Parking Garage, Community Commercial” use (hereinafter “Project”) at 399 Fremont Street, Block 3747 Lot 320 ((hereinafter “Project Site”).

On July 8, 2019, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On September 12, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-011446CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011446CUA is located at 1650 Mission Street, Suite 400, 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 as requested in Application No. 2018-011446CUA, 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. **Project Description.** The Project includes the establishment of a paid public parking garage, in an existing subterranean parking garage currently used as accessory parking spaces for the residential units at the site. The paid public parking spaces would total 30 of the existing spaces in the garage, with one car share parking space and six Class 2 bicycle parking at the site.
3. **Site Description and Present Use.** The Project is located on an approximately 37,807 square feet site which is currently developed with an existing 448-unit residential tower, approved by the Planning Commission Motion No. 17268 on June 15, 2006 (Case No. 2006.0358X), as subsequently extended and modified. While the Project was approved for a total of 432 off-street parking spaces, currently the Property has 251 accessory off-street parking spaces, including five car-share spaces, which are in excess of the one space required by the building's conditions of approval. The Property also includes 342 Class I bicycle storage spaces, including 128 bike lockers and 214 spaces on racks, which are in excess of the 150 spaces required by the building's conditions of approval. The entrance gate is currently secured by a scanner, which only opens after scanning a visible Transcore sticker tag. The exit gate is automatically triggered to open by sensors. Pedestrian entry to the parking garage is accessible to residents with a key fob and ZipCar members with a PIN that is provided via email at the time of car reservation, via a shared public walkway off Fremont Street between 399 Fremont and 333 Fremont.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH DTR Zoning District in the Rincon Hill Area Plan. The immediate context is mixed in character with residential, commercial, and retail uses. Other zoning districts in the vicinity of the project site include: RC-4 (Residential Commercial, High Density), and TB DTR (Transbay Downtown Residential).

5. **Public Outreach and Comments.** To date, the Department has received one public correspondence expressing concerns about the security controls, the increased traffic flow, and safety of pedestrians, particularly to those less-able pedestrians as there is no audible alarms or visual signals at the garage exit.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use (Automobile Parking Garage, Community Commercial).** Per Planning Code Section 827.37, Automobile Parking Garage, Community Commercial use is conditionally permitted within the RH DTR District.

An "Automobile Parking Garage, Community Commercial" is defined under Planning Code Section 890.10 as "a use which provides temporary parking accommodations in a garage, or combination garage and lot, for automobiles, vans, trucks, bicycles and/or motorcycles for operators, employees, clients and/or visitors of a permitted, or approved conditional, nonresidential use in the vicinity, without parking of recreational vehicles, mobile homes, boats or other vehicles or storage of vehicles, goods or equipment." The Project is requesting a Conditional Use Authorization, which would establish 30 paid parking spaces within the existing parking garage.

- B. **Parking Garage Screening and Greening.** Per Planning Code Section 142, off-street parking and vehicle use areas must be screened at the perimeter and landscaping must be provided per the Section.

The Project utilizes an existing subterranean parking garage which wraps the automobile parking spaces with active uses, meeting the requirements of this Section.

- C. **Bicycle Parking.** Per Planning Code Section 155.2, the project is required to provide a total of six (6) Class 2 Bicycle Parking Spaces.

The project sponsor consulted with SFMTA staffs regarding the location of new Class 2 bicycle parking spaces to be provided as part of the project. Due to the space constraints along the sidewalk's furnishing zone and the impact of providing additional bicycle parking spaces would have on pedestrian movement, the project sponsor will provide 2 bicycle racks on Fremont Street for four (4) Class 2 Bicycle Parking Spaces and pay an in-lieu fee for the rest of two (2) Class 2 bicycle parking spaces as part of the project.

- D. **Car Share.** Per Planning Code Section 160, the project is required to provide a total of one (1) Car Share Space.

The Project Site currently has five car-share spaces, in excess of the one space required by the conditions of approval. The Project has identified one existing car share space within the garage in order to meet the planning code requirement.

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

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

The proposed use is desirable since this existing accessory parking garage is underutilized by the residents on the site. The public parking garage will provide supplemental parking for patrons of the nearby establishments while not adding any additional development to the City. By adding new parking spaces at an existing facility, the Project will reduce demand for surface parking and thus reduce associated traffic in the Rincon Hill Area.

- 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 proposed garage is large enough to provide on-site circulation, reducing the likelihood of queueing in the street. The Project does not include any physical improvements. No physical changes are proposed within the subject property as the proposed use utilizes an existing accessory parking garage. The Project will not add any new curb cuts that would interfere with pedestrian, vehicular or MUNI traffic. The Project will benefit the surrounding neighborhood by providing needed parking for the commercial uses within the vicinity.

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

Traffic conditions will remain substantially unaltered by this project because the proposed use provides 30 existing spaces for patrons nearby. The Project could potentially alleviate traffic as the existing on-street demand for parking will be reduced by providing unused spaces for the public to park their vehicles.

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

The Project will not entail renovations and will remain as a parking garage. No additional

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

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

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

- C. 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.

The Project is consistent with the stated purpose of the RH DTR Zoning District, which is designed for High-density residential uses and supporting commercial and institutional uses. Specifically, Folsom Street is intended to develop as the neighborhood commercial heart of the Rincon Hill and Transbay neighborhoods. The conversion of the subject accessory parking garage to a public parking garage provides relief to existing residential, commercial, and institution uses in the area. Also, The Project will use only unused parking spaces in an existing parking facility, thus reducing the provision of new parking facilities downtown and allows for the efficient use of existing parking facilities.

- 8. **Planning Code Section 303(t)(2)** establishes criteria, considerations and procedures for non-accessory parking facilities in transit-oriented neighborhoods. On balance, the Project does comply with said criteria in that:

- A. Such facility shall meet all the design requirements for setbacks from facades and wrapping with active uses at all levels per the requirements of Section 145.1; and

The parking garage utilizes existing spaces in an existing subterranean garage which meets all design requirements for setbacks from facades and wrapping with active uses. The frontages of the project site at the pedestrian level are wrapped with retail uses.

- B. Such parking shall not be accessed from any protected Transit or Pedestrian Street described in Section 155(r); and

Fremont Street in this section is not a protected Transit or Pedestrian Street described in Section 155(r), and the Project does not propose any new or modified vehicular curb cuts.

- C. Such parking garage shall be located in a building where the ratio of gross square footage of parking uses to other uses that are permitted or Conditionally permitted in that district is not more than 1 to 1; and

The ratio of the cumulative total of square footage for parking uses to other uses in the subject Property does not exceed 1 to 1. Additionally, no modification or expansion of the existing parking garage is proposed as part of this project.

- D. Such parking shall be available for use by the general public on equal terms and shall not be deeded or made available exclusively to tenants, residents, owners, or users of any particular use or building except in cases that such parking meets the criteria of subsection (C) or (D) below; and

The proposed parking would be available to the general public on equal terms at all times.

- E. Such facility shall provide spaces for car sharing vehicles per the requirements of Section 166 and bicycle parking per the requirements of Sections 155.1 and 155.2; and

One car share space is provided as part of the Project, as required by Section 166. In lieu of providing Class 2 bicycle parking spaces, the project sponsor will provide four Class 2 bicycle parking and pay in-lieu fee for two Class 2 bicycle parking at the site as required by Section 155.1 and 155.2.

- F. Such facility, to the extent open to the public per subsection (iv) above, shall meet the pricing requirements of Section 155(g) and shall generally limit the proposed parking to short-term occupancy rather than long-term occupancy; and

The Project will maintain a rate or fee structure 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. No discounted parking rate will be permitted for weekly, monthly or similar time-specific periods.

- G. Vehicle movement on or around the facility does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district; and

As no changes are proposed to the existing garage, there is no possibility for impact to pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district.

- H. Such facility and its access does not diminish the quality and viability of existing or planned streetscape enhancements.

The project does not propose any modification to the existing curb access to the existing garage, so no impact to the quality or viability of existing or planned streetscape enhancements is possible.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 4:

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

Policy 4.1:

Maintain and enhance a favorable business climate in 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 availability of existing unused parking at the subject site for use as a public parking garage offers relief in parking demand, thereby contributing to the economic vitality of the area. The Project will support the viability of existing industry and the attractiveness and favorable business climate of the City by providing additional parking spaces to employees in the area and to visitors without additional development. The project makes use of an existing, underutilized and subterranean parking facility and would not displace any existing commercial activity.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 7:

DEVELOP A PARKING STRATEGY THAT ENCOURAGES SHORT-TERM PARKING AT THE PERIPHERY OF DOWNTOWN AND LONG-TERM INTERCEPT PARKING AT THE PERIPHERY OF THE URBANIZED BAY AREA TO MEET THE NEEDS OF LONG-DISTANCE COMMUTERS TRAVELING BY AUTOMOBILE TO SAN FRANCISCO OR NEARBY DESTINATIONS.

Policy 7.1

Reserve a majority of the off-street parking spaces at the periphery of downtown for short term parking.

Policy 7.3

Maintain a supply of parking commensurate with demand at outlying intercept parking facilities that have good connections to transit and ride-sharing opportunities.

OBJECTIVE 17:

DEVELOP AND IMPLEMENT PARKING MANAGEMENT PROGRAMS IN THE DOWNTOWN THAT WILL PROVIDE ALTERNATIVES ENCOURAGING THE EFFICIENT USE OF THE AREA'S LIMITED PARKING SUPPLY AND ABUNDANT TRANSIT SERVICES.

Policy 17.1

Discourage the provision of new long-term parking downtown and near major employment centers.

Policy 17.2

Encourage collaboration and cooperation between property owners, neighboring uses and developers to allow for the most efficient use of existing and new parking facilities.

OBJECTIVE 30:

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

Policy 30.3

Maximize the efficient use of land devoted to parking by consolidating adjacent surface lots and garages into a parking structure, possibly containing residential, commercial or other uses.

Policy 30.6:

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

The Project will promote short term parking by complying with the requirements of Planning Code Section 155(g) to maintain a rate or fee structure that will discourage long-term parking. The Project will use only unused parking spaces in an existing parking facility, thus reducing the provision of new parking facilities downtown and allows for the efficient use of existing parking facilities.

10. **Rincon Hill Area Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Rincon Hill Area Plan.

OBJECTIVE 3.9:

MINIMIZE THE VISUAL IMPACTS OF RESIDENTIAL PARKING, LOADING, UTILITIES AND SERVICES ON THE NEIGHBORHOOD.

OBJECTIVE 5.5

MANAGE PARKING SUPPLY AND PRICING TO ENCOURAGE TRAVEL BY FOOT, PUBLIC TRANSPORTATION, AND BICYCLE.

The Project meets this objective by efficiently using under-utilized parking spaces that already exist in a building that has been constructed to minimize the visual impact of residential parking, loading, utilities and services on the neighborhood. It further complies with this objective by complying with pricing requirements under Planning Code Section 155(g)

11. **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 complies 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 neighborhood-serving retail use. The proposal will alleviate on-street parking demand and therefore support the retail uses within the district.

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

12. 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.
13. 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 Authorization Application No. 2018-011446CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 19, 2019, 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 September 12, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an “Automobile Parking Garage, Community Commercial” use for 30 parking spaces located at 399 Fremont Street, Block 3747 Lot 320, pursuant to Planning Code Sections 303 and 827.37, within the RH-DTR Zoning District and a 85/400-R Height and Bulk District; in general conformance with plans, dated June 19, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2018-011446CUA and subject to conditions of approval reviewed and approved by the Commission on September 12, 2019 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 September 12, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

PARKING AND TRAFFIC

6. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one 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

7. **Bicycle Parking.** Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than six Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

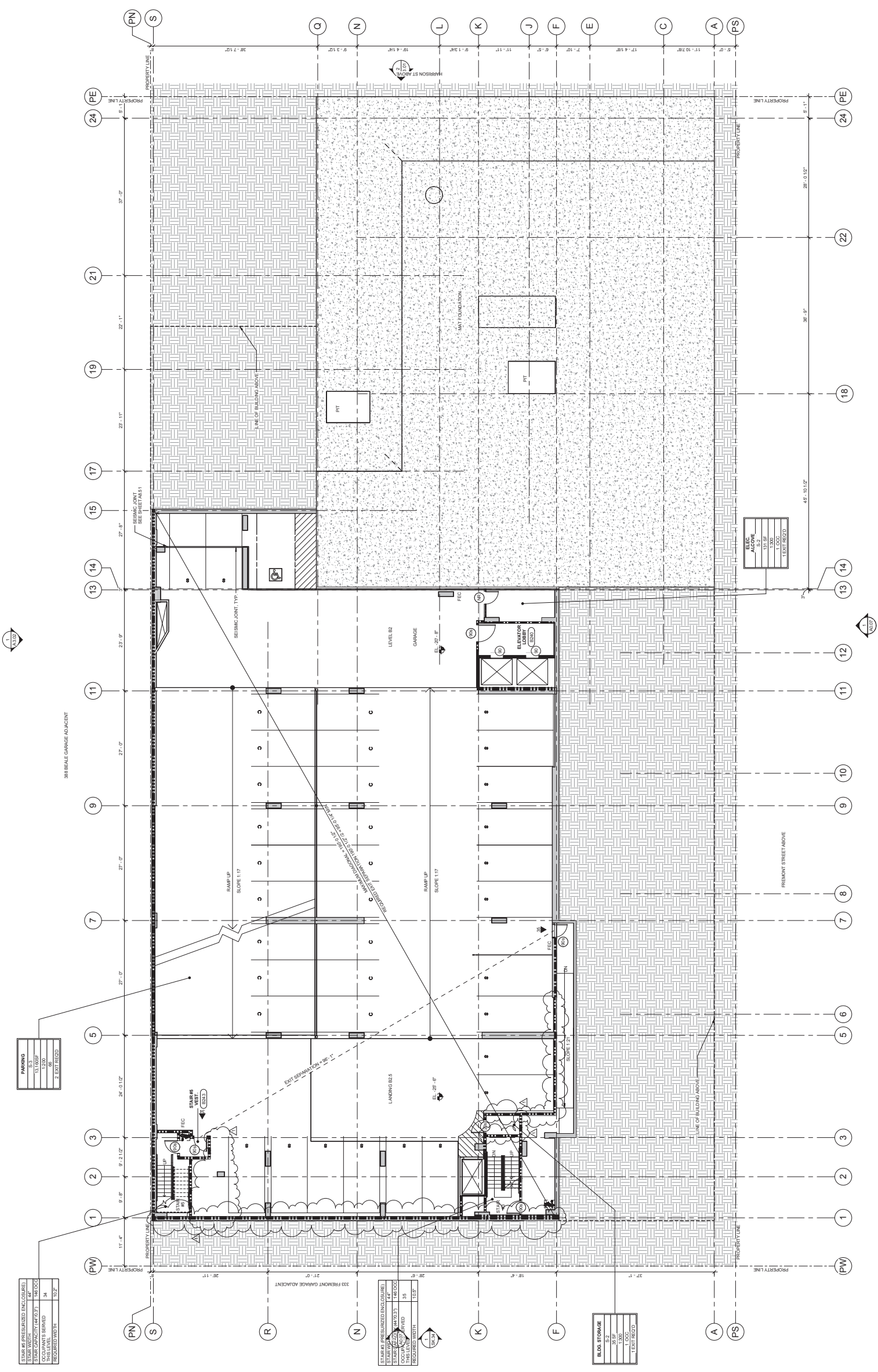
OPERATION

10. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 B:

Plans and Renderings



OCCUPANCY SUMMARY				
OCCUPANCY	OCC	OLF	TOTAL SF	TOTAL OCCUPANTS
PARKING	S-3	1-200	13,160	66
STORAGE	S-2	1-300	284	3
TOTAL OCCUPANTS THIS LEVEL:				69

1 LEVEL B2 FLOOR PLAN

GENERAL NOTES:

1. WALL RATINGS SHOWN ON PLANS ARE DIAGNOSTIC ONLY. REFER TO AREA SEPARATION REQUIREMENTS AS LISTED ON A0.00 AND SPECIFIC PARTITION ASSEMBLIES AS LISTED IN A8. SERIES SHEETS FOR INDIVIDUAL WALL SEGMENT RATINGS.
2. FOR SMOKE ZONE AND SMOKE BARRIER LOCATIONS REFER TO A8 SERIES SHEETS.

3 ALL STAIR VESTIBULES, STAIR SHAFTS, UNIT DEMISING WALLS, ELEVATOR HOISTWAYS, OTHER SHAFTS WALLS, CORRIDOR WALLS, AND RATED CEILINGS TO BE CONSTRUCTED AS SMOKE BARRIER TYPE OF CONSTRUCTION AS DEFINED IN CBC 905.2.3

4. DO NOT SCALE THE DRAWINGS

6. FIRE ALARM SYSTEM AT DWELLING UNITS REQUIRED TO BE ADAPTABLE WILL BE INSTALLED IN CONDUIT WHICH MEETS THE INTENT OF THE CALIFORNIA STATE

6. INTERIOR FINISHES AND DECORATIVE MATERIALS TO COMPLY WITH REQUIREMENTS OF CBC 2001 CHAPTER 8.

7. ALL DOORS LEADING INTO STAIR VESTIBULES TO BE MARKED WITH FLOOR LEVEL EXIT SIGNAGE PER 5/40 N.O.

LEGEND

..... EXIT STAIR SEPARATION
..... TRAVEL DISTANCE
-- -- -- FINAL DISCHARGE ROUTE

EXIT DOOR
FINAL DISCHARGE TO
PUBLIC WAY
FIRE DEPARTMENT ACCESS

ME MEDICAL EMERGENCY ELEVATOR
• AIR FILL STATION
FEC FIRE EXTINGUISHER CABINET
AIR AIR STORAGE SYSTEM

PARKING STALL DESIGNATIONS:
STANDARD
CONTRACT

HC DISABLED ACCESSIBLE
ccs CENTRAL CONTROL STATION

ROOM TYPE	
OCCUPANCY CLASS	S-3
AREA (SQ. FT.)	7800

LOAD FACTOR	1:200
OCCUPANCY LOAD	39
EXITS REQUIRED	2

2 OCCUPANTS SERVED BY EDIT
2 OCCUPANT ACCUMULATION

■ ■ ■ 1 HR CONSTRUCTION
■ ■ ■ ■ ■ 2 HR CONSTRUCTION
■ ■ ■ ■ ■ ■ ■ 3 HR CONSTRUCTION

4 HR CONSTRUCTION
2 HR SHAFT WALL CONSTRUCTION

P PANIC HARDWARE

20 20 MINUTE-RATED

20 20 MINUTE-RATED SMOKE SEALED

60 60 MINUTE-RATED
60S 60 MINUTE-RATED SMOKE SEALED
60 60 MINUTE-RATED

90 MINUTE-TESTED
908 90 MINUTE-RATED SMOKE SEALED
180 180 MINUTE-RATED

180s 180 MINUTE-RATED SMOKE SEALED

A	10/10/2014	For Construction				
1	07/15/2014	Adjenda 7 - Responses				

09/01/2018	Permit Issued - 7' Per City Records
12/13/2013	50% Construction Documents
10/18/2013	Design Development
08/30/2013	50% Design Development
04/05/2013	Site Permit Re-Submission Revision Per

NO.	DATE	DESCRIPTION
	06/13/2012	Site Permit Re-submission



300 EREMONT STREET

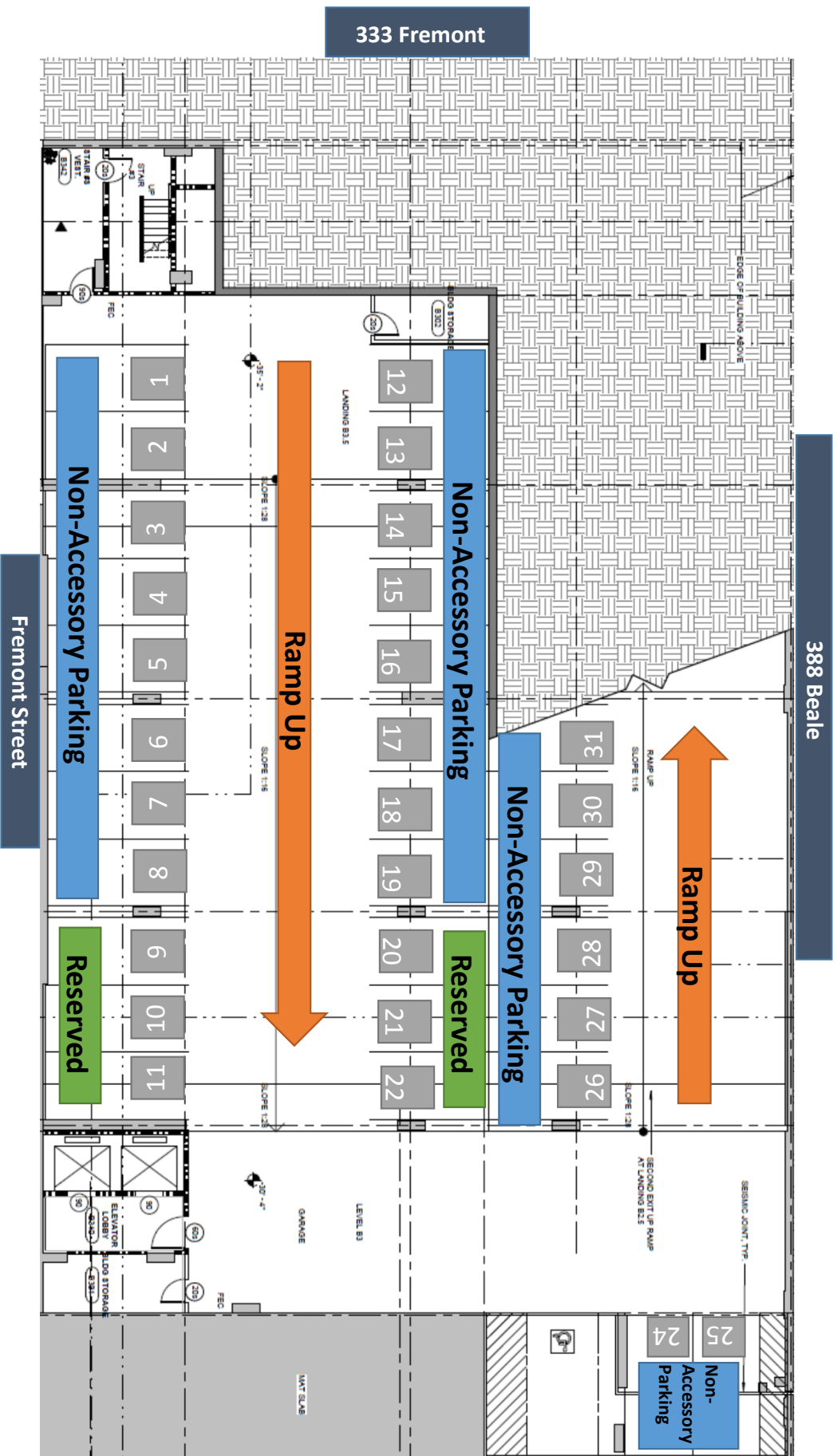
SAN FRANCISCO, CA

© 2014 Solomon Cordwell Buenz

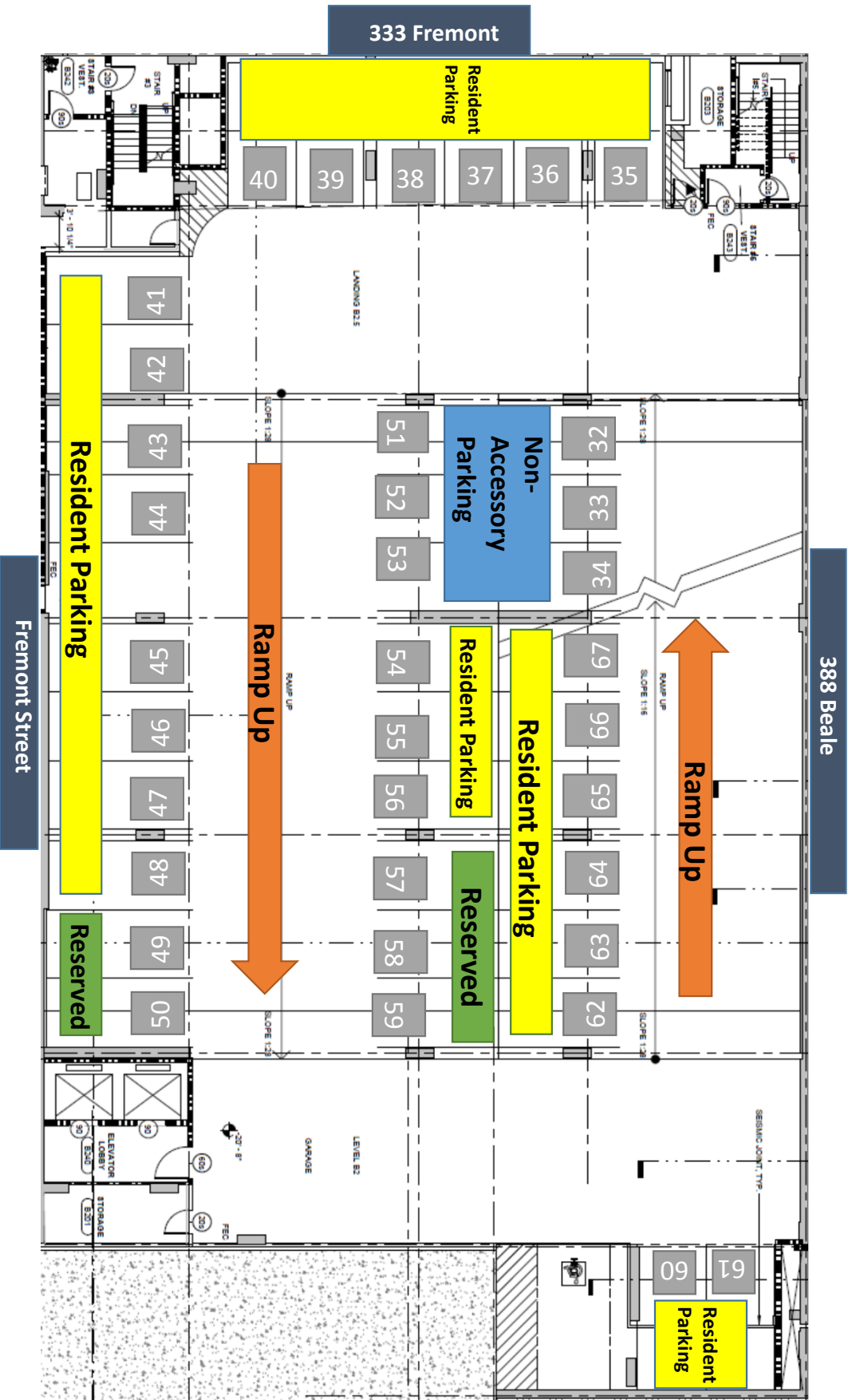
PROJECT DEVELOPMENT LEVEL 4 PLAN

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

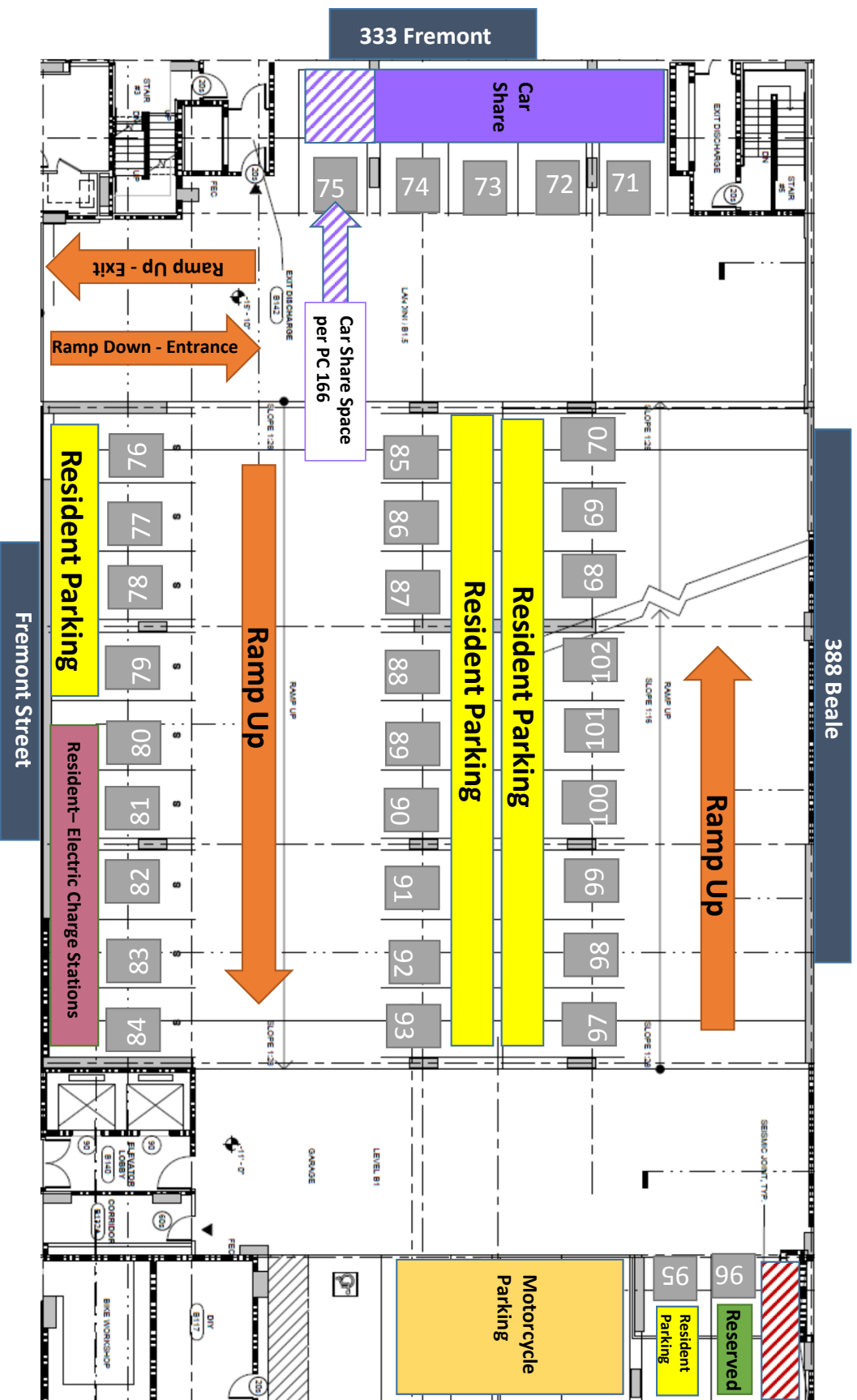
[illegible]



399 Fremont St. – Existing Parking Garage
Level B2



399 Fremont St. – Existing Parking Garage
Level B1



399 Fremont St. — Existing Parking Garage

Level L1

Location of Existing Class 2 Bike Racks

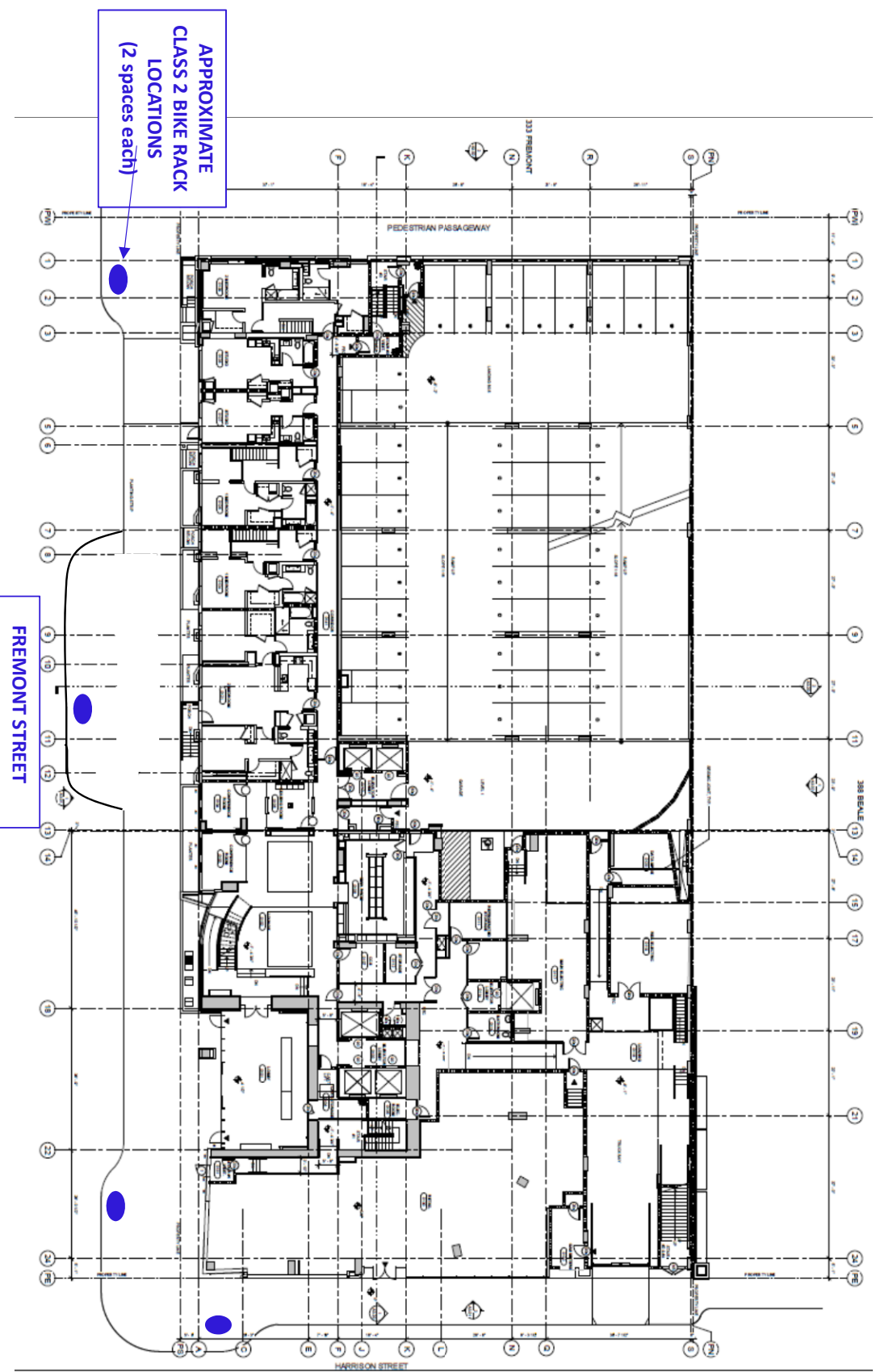


Exhibit C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
399 FREMONT ST		3747320
Case No.		Permit No.
2018-011446ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. <p>The project seeks to convert a portion of an existing garage containing accessory parking at 399 Fremont Street to non-accessory use that would be open to the public. The subject garage is integrated into a 448-unit residential tower (Case No. 2006.0358X). The parking garage consistently has an unused balance of 50 spaces, or a balance of 30 when including a buffer of 20 spaces for fluctuating resident demand. Thus, the project proposes to make 30 spaces available for public use.</p> <p>The subject parking garage consists of three belowground levels and four aboveground levels, with ingress and egress located on Fremont Street. Currently, the garage consists of 251 parking spaces, including five ZipCar car-share spaces, for residents of the building. Building residents would continue to be able to reserve remaining accessory parking spaces on a monthly basis. In addition, the project would retain the existing 342 class I bicycle storage spaces (128 bike lockers and 214 spaces on racks) on-site and provide public bicycle parking spaces consistent with the city's bicycle parking requirements. Construction activities may include minor upgrades to the garage entrance and exit gates.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<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"/>	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" 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 checked="" 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?</p> <p><i>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 checked="" type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Ryan Shum</p> <p>Air Quality & Hazardous Materials: The project site is in an APEZ and Maher area. However, the project is a conversion of accessory parking to non-accessory use that would not require additional study.</p> <p>Transportation: Planning Department staff have prepared a technical supporting memo for the project in March 2019. This document is available for review at the San Francisco Planning Department, or online as part of the case file number 2018-011446ENV.</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<input checked="" 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 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 checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Project proposes alterations to 2016 building, no impacts to historic resources (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<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: Allison Vanderslice	

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

<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: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Ryan Shum 07/09/2019
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 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)
399 FREMONT ST		3747/320
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011446PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Exhibit D:

Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 399 FREMONT ST

RECORD NO.: 2018-011446PRJ

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)			
Parking GSF	90,000	90,000	0
Residential GSF	N/A to subject application	N/A to subject application	0
Retail/Commercial GSF	N/A to subject application	N/A to subject application	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	N/A to subject application	N/A to subject application	0
Public Open Space	0	0	0
Other ()			
TOTAL GSF	528,000	528,000	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A to subject application	0	N/A to subject application
Dwelling Units - Market Rate	N/A to subject application	0	N/A to subject application
Dwelling Units - Total	432	0	432
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	37	0	37
Parking Spaces	251	0	251
Loading Spaces	0	0	0
Bicycle Spaces	342	4	346
Car Share Spaces	5	0	5
Other ()			

Exhibit E:

Maps and Context Photos

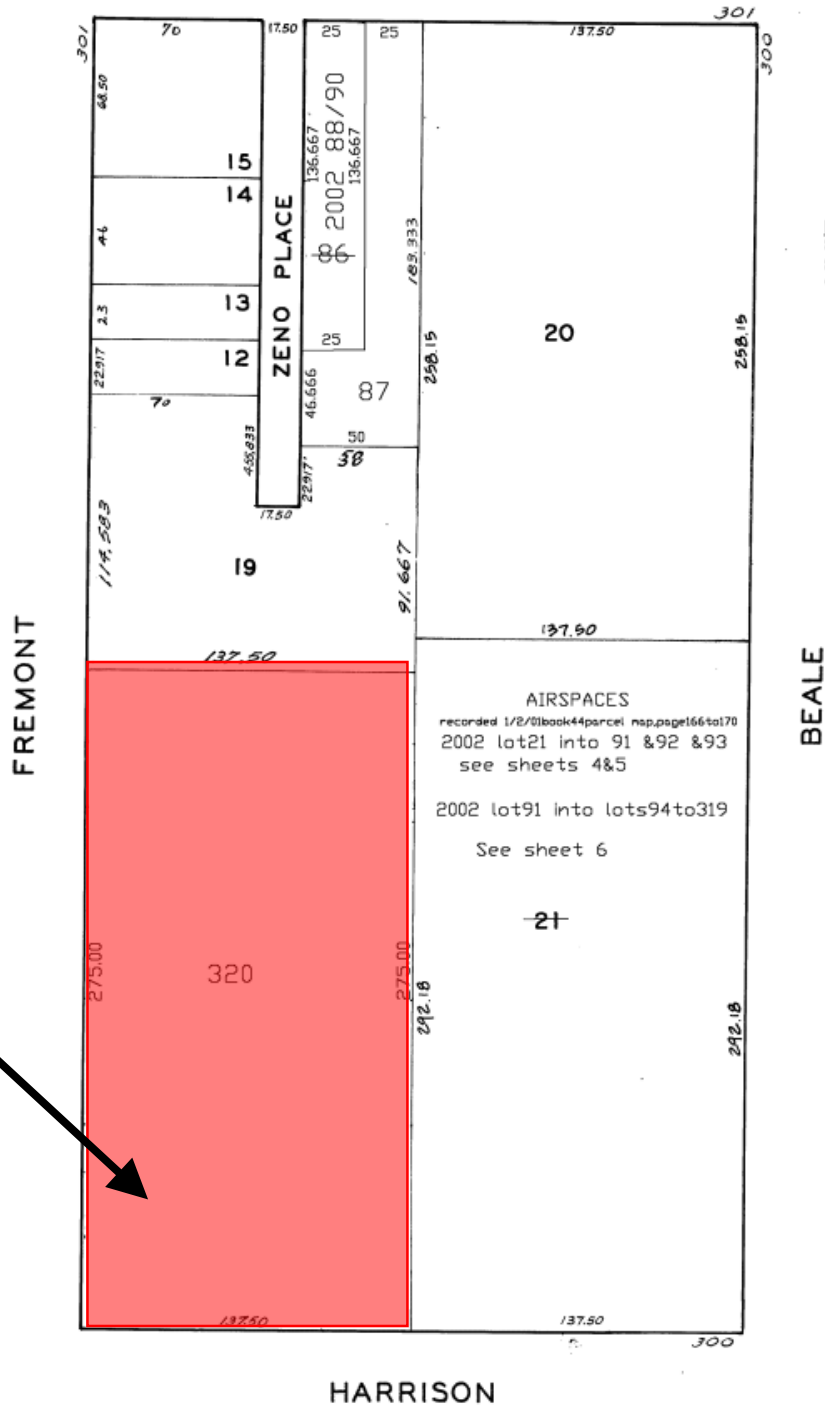
Parcel Map

lot17 into lots86 & 87 for 2001 roll
 lot86 into lots88/90 for 2002 roll
 lot91 into lots94to319 for 2002 roll
 lots1E,2,&6 into lot320 for 2008 roll

Revised 2001
 Revised 2002
 Revised 2008

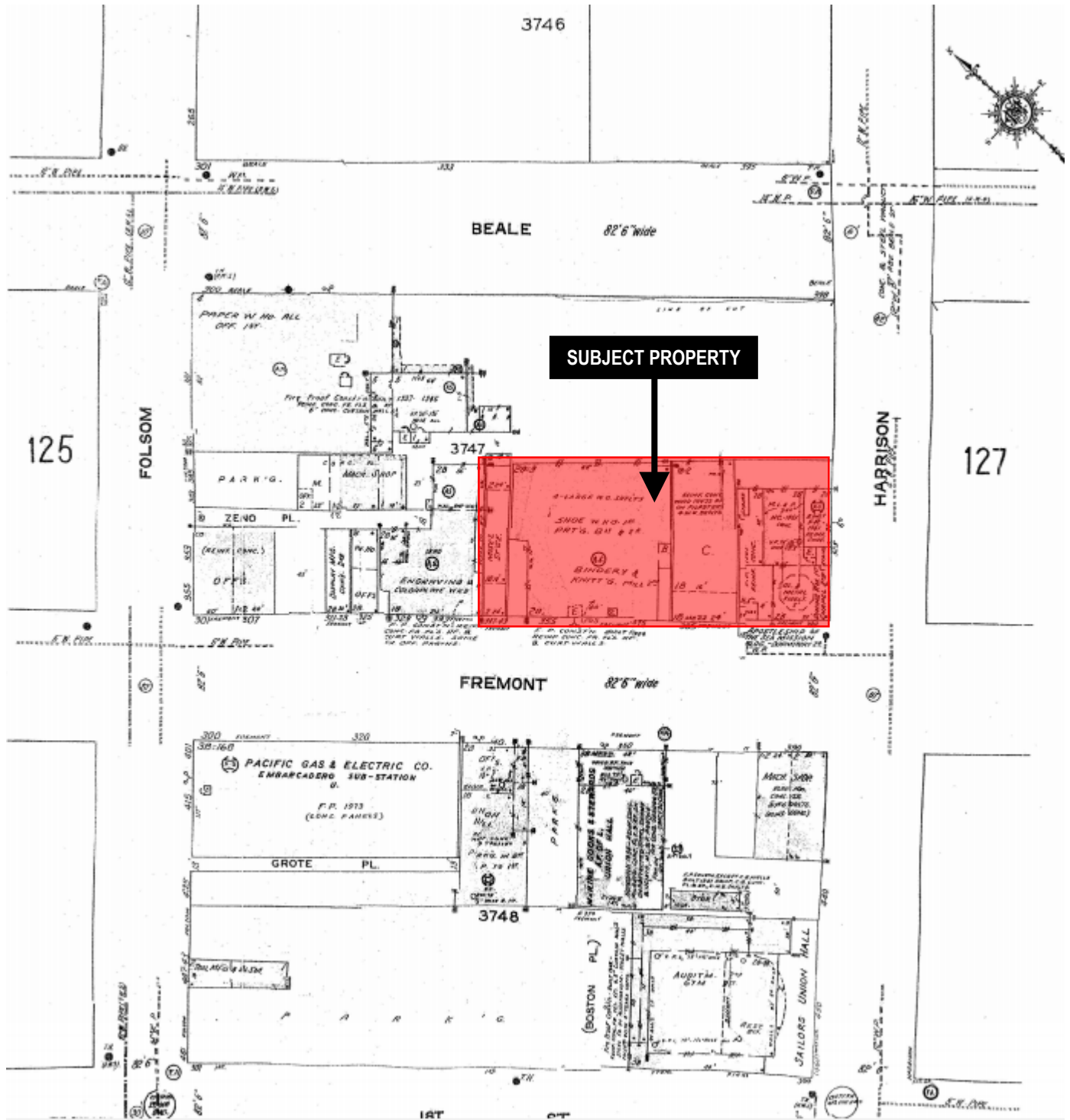


FOLSOM



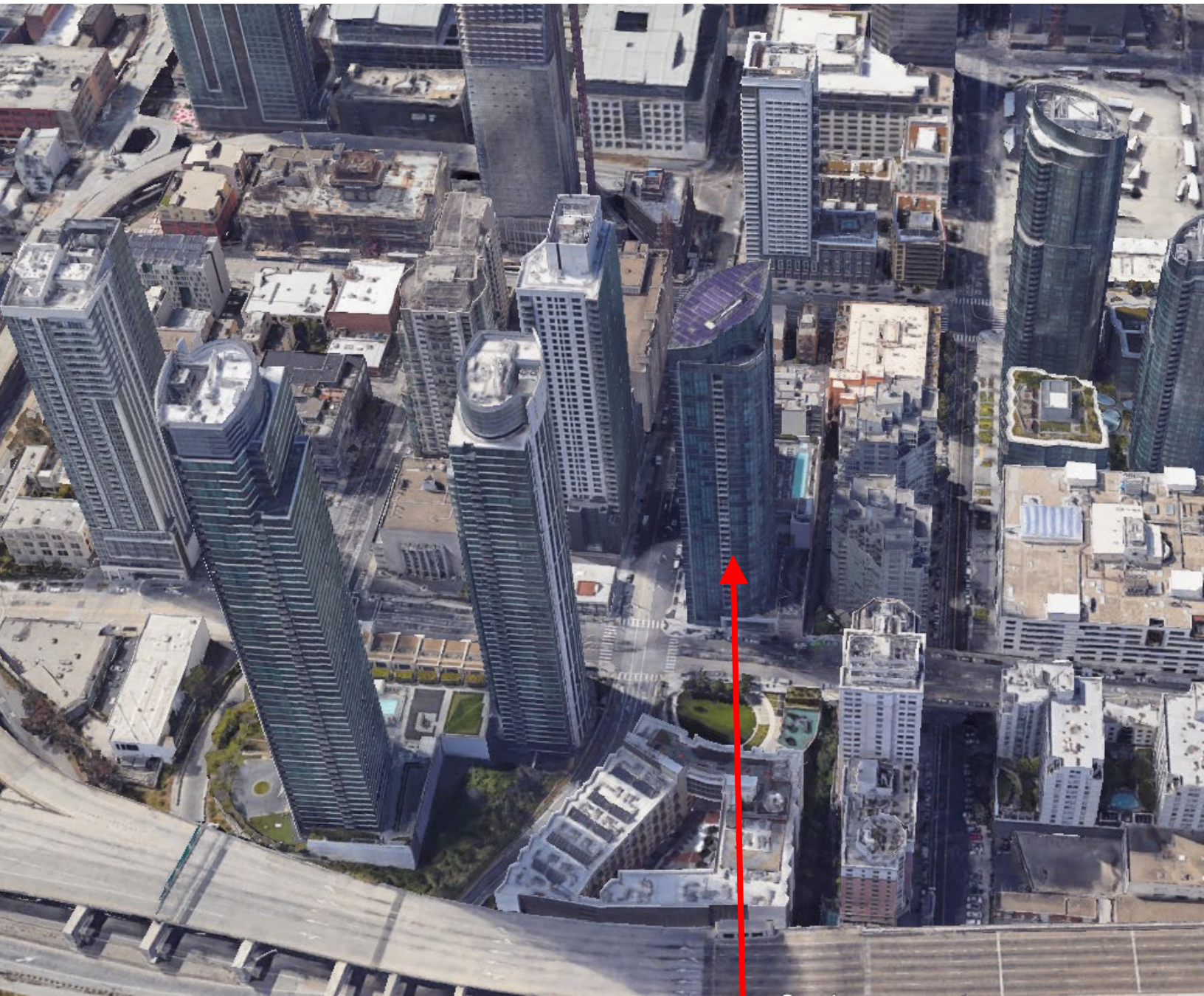
Conditional Use Authorization
 Case Number: 2018-011446CUA
 399 Fremont Street

Sanborn Map



Conditional Use Authorization
Case Number: 2018-011446CUA
399 Fremont Street

Aerial Photo – View 1

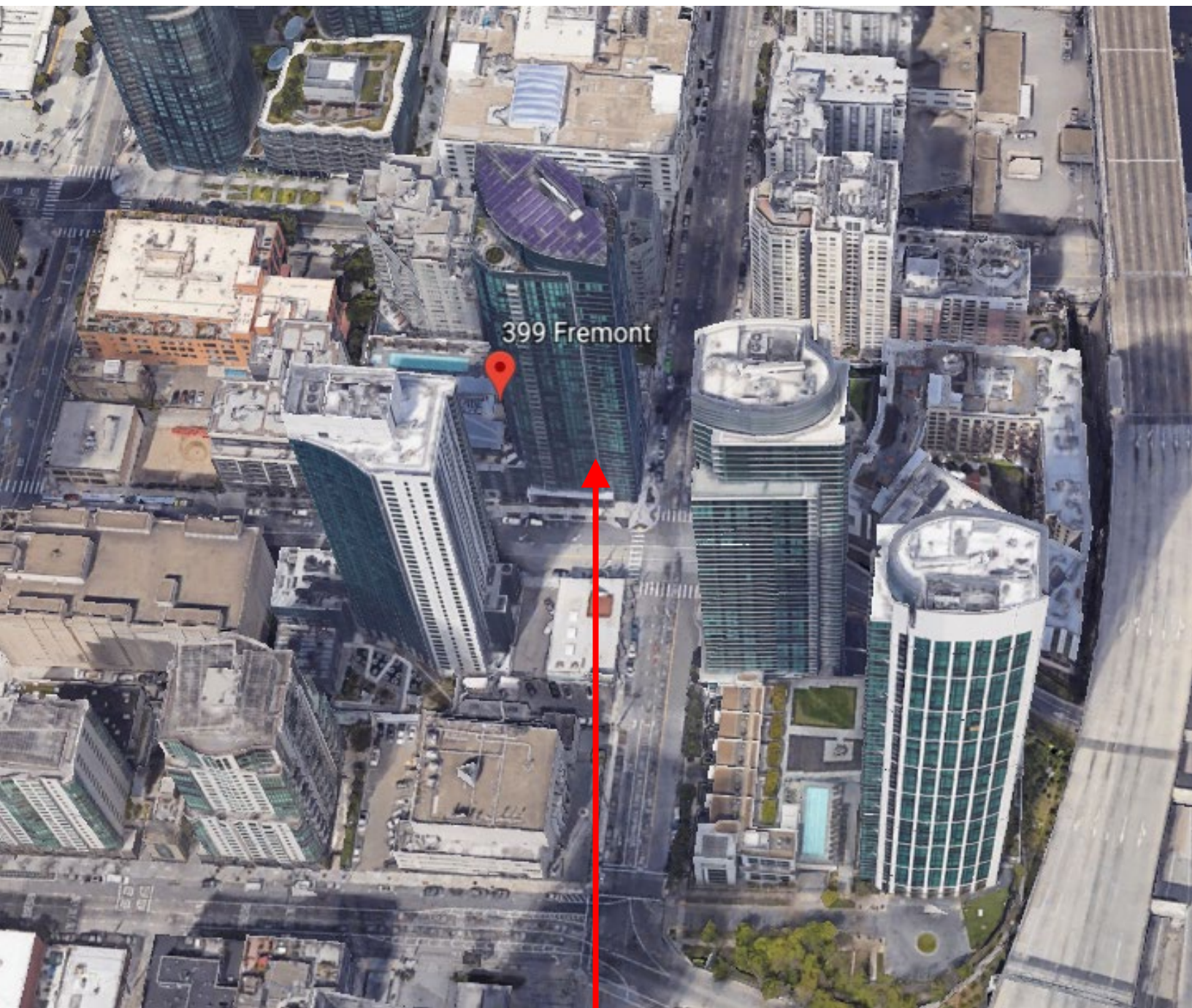


SUBJECT PROPERTY



Conditional Use Authorization
Case Number: 2018-011446CUA
399 Fremont Street

Aerial Photo – View 2

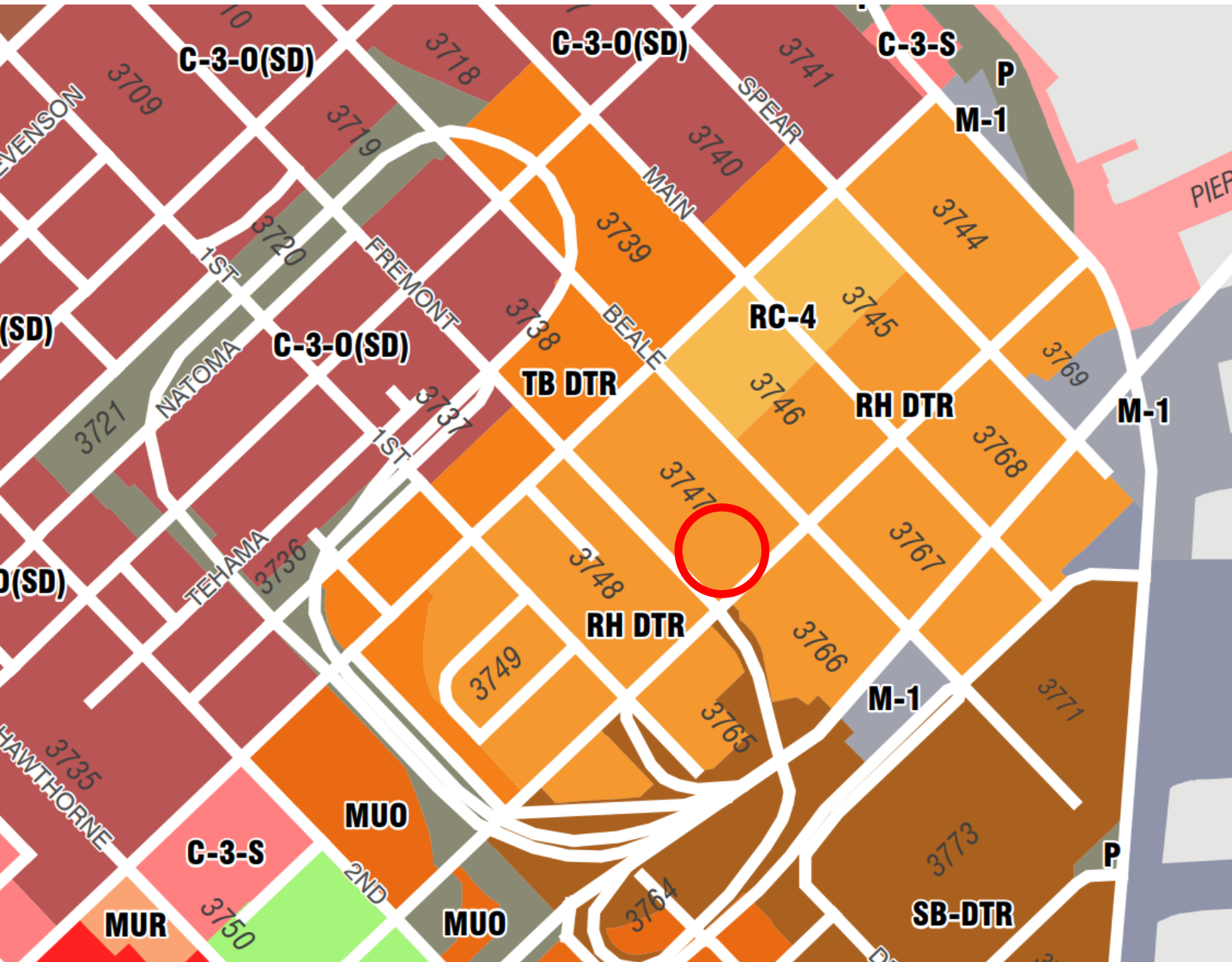


SUBJECT PROPERTY



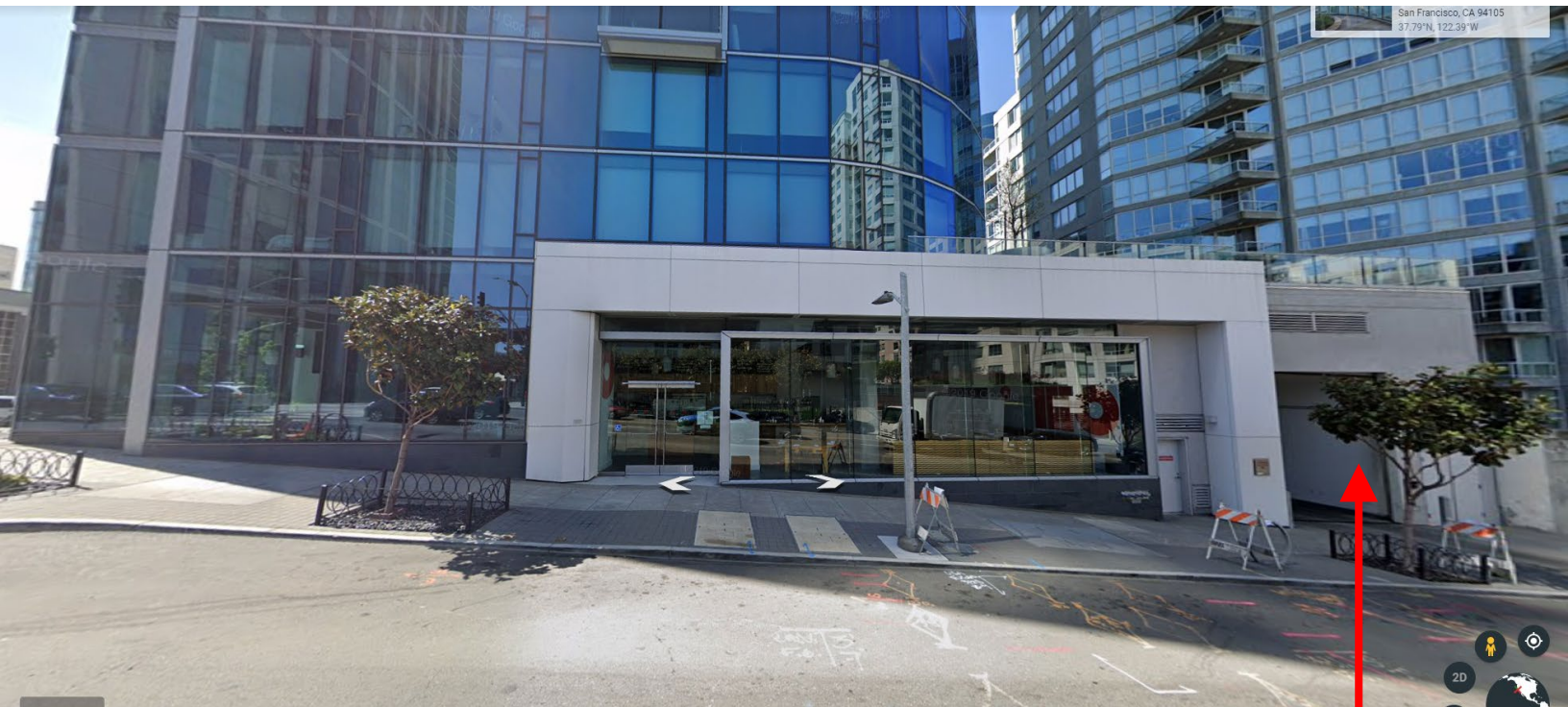
Conditional Use Authorization
Case Number: 2018-011446CUA
399 Fremont Street

Zoning Map



Conditional Use Authorization
Case Number: 2018-011446CUA
399 Fremont Street

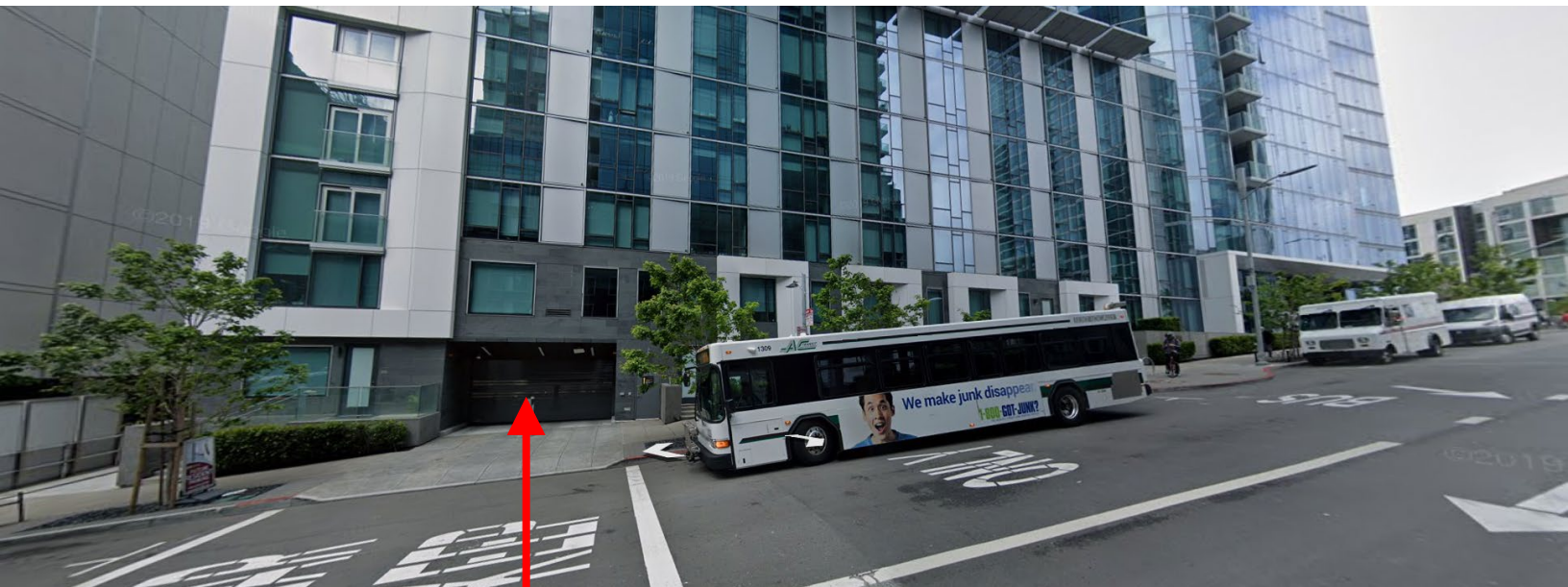
Site Photo – Harrison Street Frontage



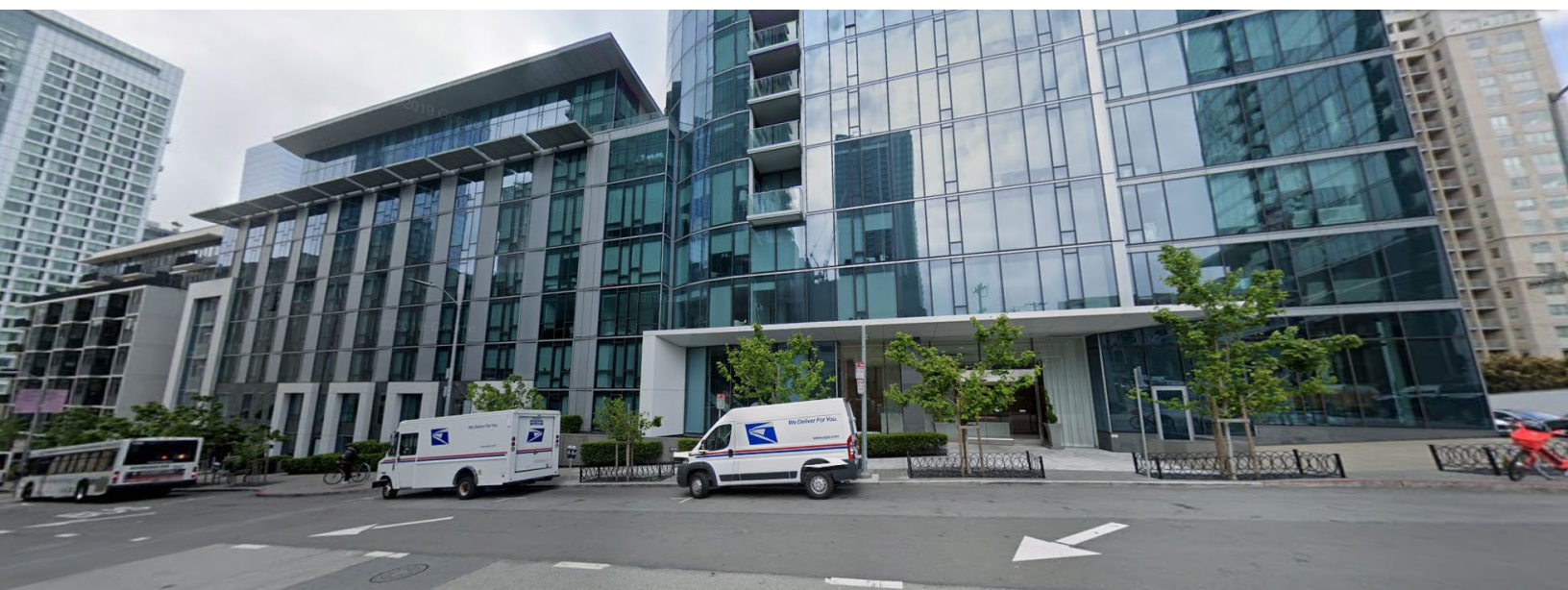
Garage Gate

Conditional Use Authorization
Case Number: 2018-011446CUA
399 Fremont Street

Site Photo – Fremont Street Frontage



Garage Gate



Conditional Use Authorization
Case Number: 2018-011446CUA
399 Fremont Street