



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: SEPTEMBER 3, 2020

CONSENT AGENDA

Record No.: 2019-020048CUA
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: American West Parking Services, Inc.
c/o: Brett Gladstone
1388 Sutter Street, Suite 1000
San Francisco, CA 94109
Property Owner: c/o: American West Parking Services, Inc.
575 Sutter Street, Suite 300
San Francisco, CA 94102
Staff Contact: Nicholas Foster, AICP, LEED GA – (628) 652-7330
nicholas.foster@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposed project (“Project”) would permit a two-year extension of an existing, temporary Public Parking Lot use within the C-3-O (SD) Zoning District.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 156(f) and 303 to permit a two-year extension of an existing, temporary Public Parking Lot use at the Site.

Issues and Other Considerations

- Public Comment & Outreach.

- **Support/Opposition:** The Department has not received any letters of support or opposition to the proposed Project.
- **Parking Lots in the C-3-O(SD) Zoning District.**
 - While policies within the General Plan generally discourage the provision of additional parking within Downtown Zoning Districts, 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.
 - Due to the ongoing global pandemic of caused by coronavirus disease 2019 (COVID-19), the need for single occupancy vehicle trips has increased. As such, temporary Public Parking Lots provide off-street parking for essential workers, commuters, and other users of the immediate vicinity. A two-year extension of the temporary use of the parking lot would increase the utility of the Site during COVID-19 and the anticipated economic recovery period over the next two years.
- **Site Maintenance.** To ensure compliance with the Planning Code related to maintenance of the parking lot, Department Staff have added the following conditions of approval to Motion No. XXXXX for Case No. 2019-020048CUA:
 - **Maintenance of landscaping.** Condition of Approval No. 6 requires the Project Sponsor maintain the Site to include the required number of street trees, landscaping, and screening of the Vehicle Use Area. The Condition requires the Project Sponsor maintain the street trees and landscaping in an attractive manner, promptly replacing any dead plant material in a timely manner.
 - **Screening.** Condition of Approval No. 7 requires the Project Sponsor install Code-compliant perimeter screening. The Condition requires the Project sponsor maintain the screening for the duration of this approval in a manner that adequately screens the parking from surrounding public rights-of-way. The Project Sponsor has agreed to install the required perimeter screening (either ornamental fencing or a solid wall at 4-feet in height) that meets the strict requirements of Section 142(c).
 - **Parking Rates.** Condition of Approval No. 11 requires the Project Sponsor maintain the pricing structure as regulated by Planning Code Section 155(g).
 - **One-year report back.** Condition of Approval No. 14 requires a one-year report back to the Planning Commission to enable the Project Sponsor to demonstrate full compliance with applicable sections 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 Transit Center District Plan and the Objectives and Policies of the General Plan. The Project would permit the continued, temporary operation of

a relatively small-scale Public Parking Lot, which will provide parking for the retail, office, and entertainment uses in the vicinity. The Department 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 C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief

DRAFT MOTION:
Conditional Use Authorization and
Exhibit A: Conditions of Approval



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS TO APPROVE CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 156(f) AND 303 TO PERMIT A TWO-YEAR EXTENSION OF AN EXISTING, TEMPORARY PUBLIC PARKING LOT USE 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 450-S HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 25, 2019, Susanne Kelly, acting on behalf of American West Parking Services, Inc. (“Project Sponsor”), filed a Project Application for the proposed project (hereinafter “Project”) with the Planning Department (hereinafter “Department”). The application packet was deemed accepted on October 30, 2019 and assigned Case Number 2019-020048PRJ.

On October 25, 2019, the Project Sponsor submitted a Conditional Use Authorization application with the Department associated with the Project. The application packet was accepted on or after October 30, 2019 and assigned to Case Numbers 2019-020048CUA.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On September 3, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting regarding Conditional Use Authorization application No. 2019-020048CUA.

The Department Commission Secretary is the custodian of records for the Department materials, located in the File for Case No. 2019-020048CUA, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California, 94103.

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 Authorization as requested in Application No. 2019-020048CUA, 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 proposed project (“Project”) would permit a two-year extension of an existing, temporary Public Parking Lot use within the C-3-O (SD) Zoning District.
3. **Site Description and Present Use.** The Project Site (“Site”) is Lot 013 of Assessor’s Block 3721, a 12,266 square foot through lot, located on the north side of Howard Street, between First and Second Streets. 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 Site is developed with a surface parking lot which was originally approved in 2005. The Conditional Use authorization was last extended in 2018. The surface parking facility includes an attendant's shed, a payment kiosk, Class 2 bicycle parking, and ancillary landscaping.
4. **Surrounding Properties and Neighborhood.** The Site is located within the Downtown Plan Area, and more specifically, within the Transit Center District Plan Area. This area consists of a wide variety of office, retail, hotel, and residential uses. Development in the vicinity consists primarily of high-rise office buildings, interspersed with low-rise mixed-use buildings. The block on which the Site is located contains several low to mid-rise office buildings and construction staging for larger, planned developments. The 5-story Salesforce Transit Center (STC) and the Salesforce Park are located to the north of the Site, 2- to 3- story buildings (547, 555, and 557 Howard Street) are located to the south of the Site, a 3-story building (540 Howard Street) and a 4-story building (530 Howard Street) are located to the west of the Site, and the 10-story Foundry Square IV building (500 Howard Street) is located to the east of the Site. The 2- to 3-story buildings located at 547, 555, and 557 Howard streets are planned to be replaced with an approximately 385 foot-tall, 36-story hotel development project. Several other high-rise buildings are planned, under construction, or have recently completed construction in the surrounding area, including a newly completed office-residential tower at 181 Fremont Street.
5. **Public Outreach and Comments.** To date, the Department has not received any correspondence related to 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 (Section 210.2).** The Planning Code lists the use controls for both residential and non-residential uses within the C-3-O(SD) Zoning District.

The Project would permit a two-year extension of an existing, temporary Public Parking Lot use located at the Site. Pursuant to Section 210.2, the establishment of new Public Parking Lots is prohibited within the C-3-O(SD) Zoning District. However, existing Public Parking Lots may be approved as temporary uses for up to a two-year term with benefit of Conditional Use Authorization,

pursuant to Section 156(f). As the Project Sponsor is requesting Conditional Use Authorization to continue operation of the existing, Public Parking Lot use, the Project therefore requires Conditional Use Authorization pursuant to Sections 156(f) and 303. The Project Sponsor has filed Conditional Use Authorization application (Case No. 2019-020048CUA). Please see the required findings under Section 7 for the Conditional Use Authorization under Motion No. XXXXX for Case No. 2019-020048CUA.

- B. Screening and Greening of Parking and Vehicular Use Areas (Sections 142 and 156).** The Planning Code requires parking lots to be screened in accordance with Section 142.

Public Parking Lots are considered Vehicle Use Areas per Planning Code Section 102. Therefore, with two street frontages greater than 25 linear feet (each), the Project is subject to the screening and greening of parking and vehicle use areas, pursuant to Sections 142(c) and 156(c). While the existing Public Parking Lot contains the required street trees and permeable landscaping along both street frontages and within the interior of the lot, the Public Parking Lot is lacking the required perimeter screening, pursuant to Section 142(c). The Project Sponsor has agreed to install the required perimeter screening (either ornamental fencing or a solid wall at 4-feet in height) that meets the strict requirements of Section 142(c). Therefore, a condition of approval (Condition No. 7) has been added to Motion No. XXXXX for Case No. 2019-020048CUA, requiring the installation of the perimeter screening. The Condition requires that the screening shall be maintained for the duration of this approval in a manner that adequately screens the parking from surrounding public rights-of-way. A related condition of approval (Condition No. 13) has also been added Motion No. XXXXX for Case No. 2019-020048CUA, requiring a one-year report back to the Planning Commission to enable the Project Sponsor to demonstrate full compliance with applicable sections of the Planning Code.

- C. Car Share Spaces (Sections 156 and 166).** The Planning Code requires a minimum of one parking space for car sharing vehicles be provided for every 20 spaces in parking lots within the C-3-O(SD) District.

The existing Public Parking Lot is striped for 33 independent parking spaces and includes two (2) parking spaces reserved for car sharing vehicles. Therefore, the Project complies with Sections 156(h)(1) and 166.

- D. Bicycle Parking (Sections 155.1 and 156).** The Planning Code requires 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 Site is a through lot with each street frontage measuring approximately 75 linear feet in length. The existing Public Parking Lot includes four (4) Class 2 bicycle parking spaces. Therefore, the Project complies with Sections 155.1 and 156(h)(2).

- E. Interior Landscaping (Section 156).** The Planning Code 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 Public Parking Lot is striped for 33 independent parking spaces and includes no fewer

than seven (7) street trees. Therefore, the Project complies with Section 156(g)(2). A condition of approval (Condition No. 6) has been added to Motion No. XXXXX for Case No. 2019-020048CUA, requiring the Project Sponsor to maintain landscaping on the subject property, as well as the street trees along the Howard Street and Natoma Street frontages in an attractive manner, promptly replacing any dead plant material in a timely manner.

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

Rates for the existing Public Parking Lots 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. Therefore, the Project complies with Section 155(g). The Project Sponsor is responsible for maintaining the pricing structure as regulated by Planning Code Section 155(g). Therefore, a condition of approval (Condition No. 10) has been added to Motion No. XXXXX for Case No. 2019-020048CUA, requiring the Project Sponsor maintain the pricing structure in conformity with Planning Code Section 155(g).

- 7. Planning Code Section 303(c).** The Planning Code establishes criteria for the 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 or feature, 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 permit the continued, temporary operation of a relatively small-scale Public 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:

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

The Site is accessible to vehicles via existing curb cuts along Howard Street to the south and Natoma Street to the north. The existing Public Parking 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.

2. 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 Site is accessible from two access points: Howard Street to the south and Natoma Street to

the North. Therefore, the movement of vehicles to and from the lot should not cause substantial disruption of traffic flow.

3. 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 existing Public 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.

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

The existing Public Parking Lot is currently landscaped along both street frontages, as well as within the interior of the Site. Conditions of approval (Condition Nos. 6 and 7) have been added to Motion No. XXXXX for Case No. 2019-020048CUA, requiring the Project Sponsor maintain the Site to include the required number of street trees, landscaping, and screening of the Vehicle Use Area. The Conditions require that the plantings and landscaping 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. Such use or feature 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 in Section 8.

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

The Project conforms to all relevant goals and policies of the Transit Center District Plan as detailed in Section 8.

8. General Plan Compliance. The Project is, on balance, consistent with the following Objectives and Policies of the General Plan, the Transit Center District Plan (“TCDP”) (a sub-area of the Downtown Area Plan), and the Downtown Area Plan as follows:

TRANSPORTATION ELEMENT

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 4.56:

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 would permit a two-year us extension of an existing, temporary Public Parking Lot use within the C-3-O (SD) District. No expansion of the existing Site is proposed, nor would the Project create any new Public Parking Lot. The Site includes the required amount of Class 2 bicycles and car share vehicles parking spaces, street trees, and landscaping. Conditions of approval (Condition Nos. 6 and 7) have been added to Motion No. XXXXX for Case No. 2019-020048CUA, requiring the Project Sponsor maintain the Site to include the required number of street trees, landscaping, and screening of the Vehicle Use Area

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 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 existing retail uses. The pricing for the Public 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 Public Parking Lot on a temporary basis. Such parking lots can be found in the vicinity, on properties that could be developed with future permanent uses. The temporary presence of this 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 displace any housing given the Site contains only non-residential uses.

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

The existing Public 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 does not involve any interior tenant improvements. This Project will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- 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. The proposed Project does not have an impact on 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 Authorization Application No. 2019-020048CUA subject to the following conditions attached hereto as “EXHIBIT A” for Case No. 2019-020048CUA, 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 3, 2020

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 3, 2020

EXHIBIT A

Authorization

This authorization is for a **Conditional Use Authorization** to permit a two-year extension of an existing temporary Public Parking Lot use within the C-3-O(SD) Zoning District, pursuant to Planning Code Sections 156(f) and 303, at the subject property located at 524 Howard Street, Lot 013 of Assessor's Block 3721, within the C-3-O(SD) Zoning District, the Transbay C-3 Special Use District, the Transit Center C-3-O(SD) Commercial Special Use District, and 450-S Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on **September 3, 2020** 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 3, 2020** 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. 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.** 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 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. **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.sf-planning.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.sf-planning.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.sf-planning.org

- 6. Interior Landscaping and Street Trees.** Pursuant to Planning Code Section 156(g), the Project Sponsor shall maintain a minimum of **seven (7)** street trees on Site. The landscaping on the subject property, as well as the seven street trees along the Howard Street and Natoma Street frontages, shall be maintained in an attractive manner, and any dead plant material shall be promptly replaced and maintained by the Project Sponsor.

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

- 7. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The screening of the parking and vehicle use areas shall be maintained for the duration of this approval in a manner that adequately screens the parking from surrounding public rights-of-way. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

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

Parking and Traffic

- 8. Car Share.** Pursuant to Planning Code Section 166, 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 155.1 and 155.4, the Project shall provide no fewer than **four (4)** Class 1 or 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

- 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 the Case Planner, Planning Department at 415-558-6378, 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

- 13. One-Year Review.** After the temporary Public Parking Lot has been operating under these conditions for a period of one year from the date of approval of Motion No. XXXXX, Department staff shall prepare a report documenting the conditions and operations for the Commission. The Commission may hold a public hearing to review the establishment's adherence to these conditions.

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

Operation

- 14. 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>

- 15. 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

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

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

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.
2019-020048PRJ		
<input 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. The project involves the continuation of an existing temporary parking lot containing 33 spaces. Conditional Use authorization is required to extend the term for the operation of the parking lot under Planning Code Section 156.</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"/>	<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

<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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</p>
<input 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): Nicholas Foster</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 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 <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)				
b. Other (specify):					
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:					

**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	Signature: Nicholas Foster 08/07/2020
	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.

MODIFIED PROJECT DESCRIPTION

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



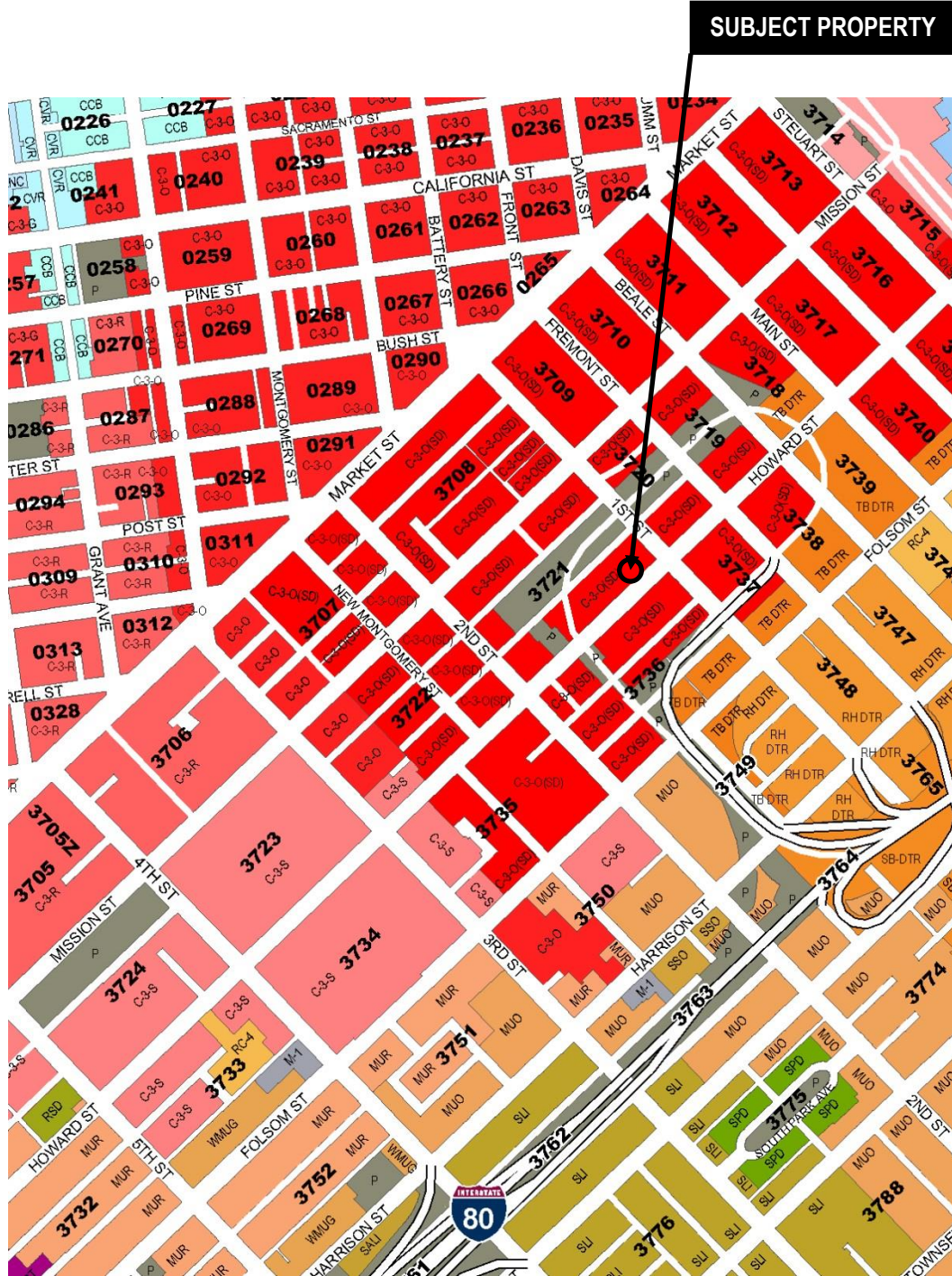
LAND USE INFORMATION

PROJECT ADDRESS: 524 HOWARD STREET
RECORD NO. 2019-020048CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (lot area) GSF	12,266	12,266	0
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	N/A	N/A	N/A
Office GSF	N/A	N/A	N/A
Hotel GSF	N/A	N/A	N/A
Usable Open Space (Residential)	N/A	N/A	N/A
Privately-Owned Public Open Space (POPOS)	N/A	N/A	N/A
Other (MECH, BOH, CIRCULATION, GROUND FLOOR OPEN SPACE)	N/A	N/A	N/A
TOTAL GSF (excluding All Open Space)	12,266	12,266	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	N/A	N/A	N/A
Number of Stories	N/A	N/A	N/A
Parking Spaces	33	0	33
Loading Spaces	N/A	N/A	N/A
Class 2 Bicycle Spaces	4	0	4
Car Share Spaces	2	0	2
Other ()			

EXHIBIT E:
Maps and Context Photos

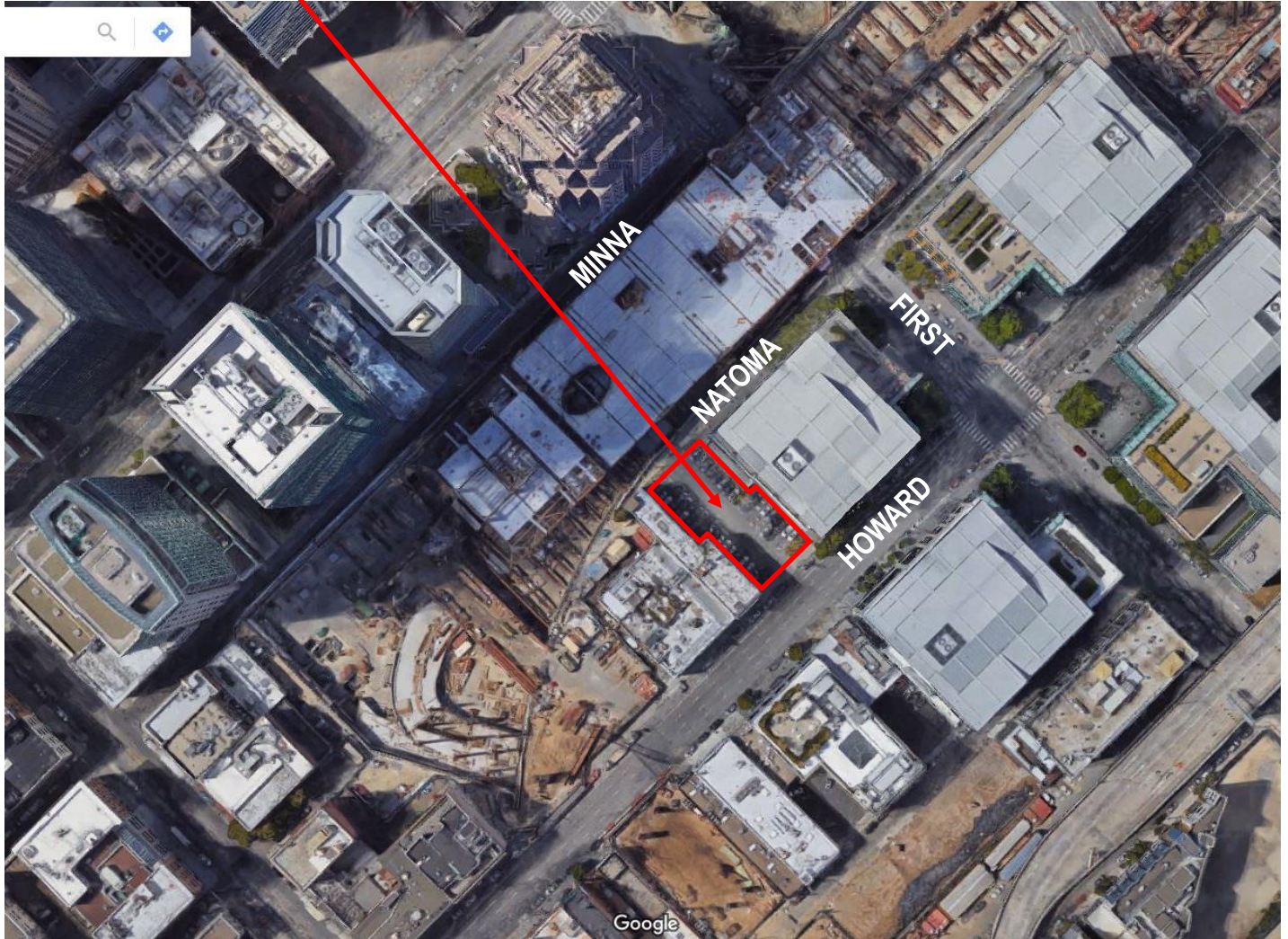
Zoning Map



Conditional Use Authorization
Case Number 2019-020048CUA
524 Howard Street

Aerial Photo

SUBJECT PROPERTY



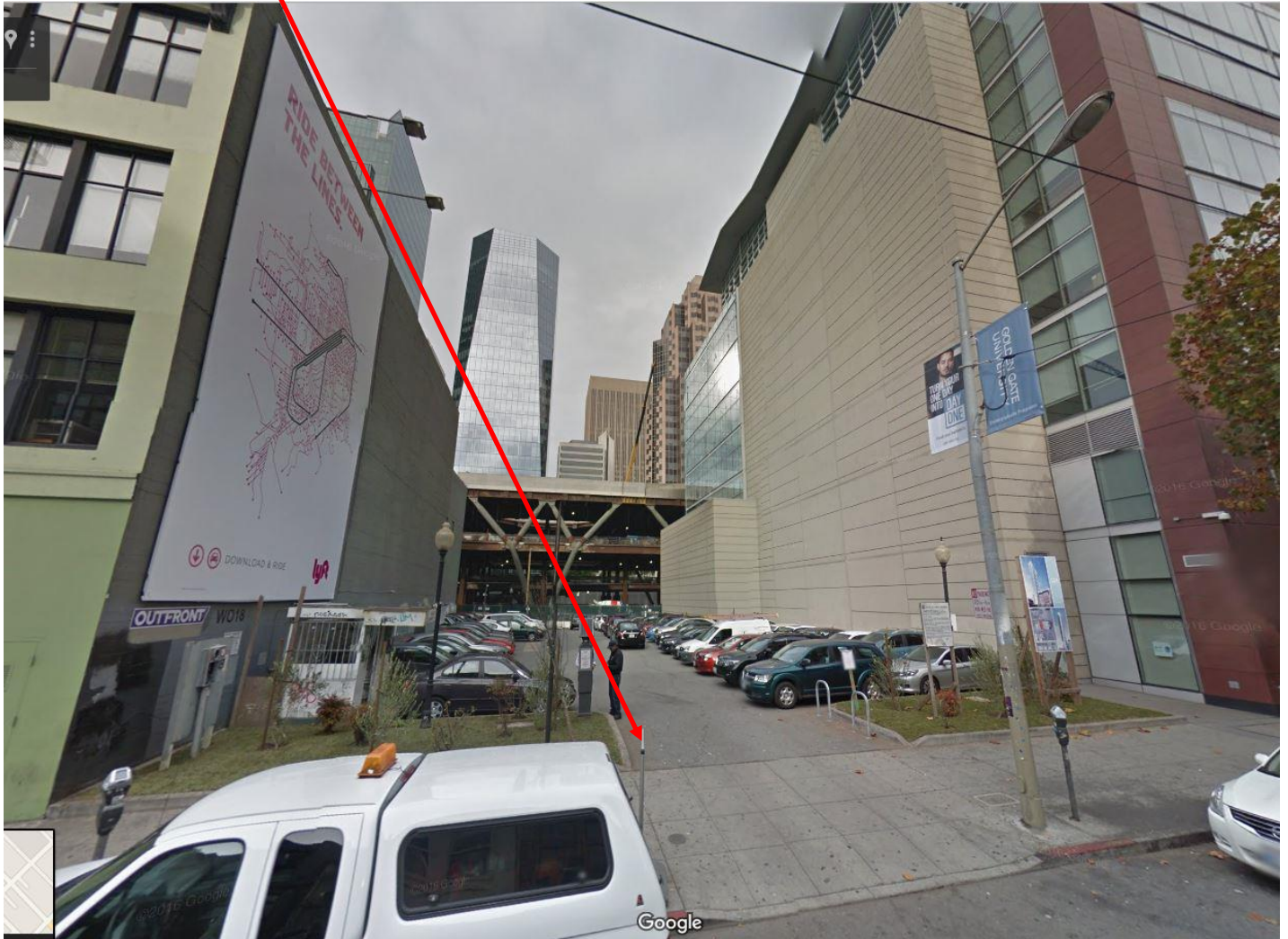
Aerial View of 524 Howard Street.



Conditional Use Authorization
Case Number 2019-020048CUA
524 Howard Street

Site Photo

SUBJECT PROPERTY



Street View of 524 Howard Street (from Howard Street)

Conditional Use Authorization
Case Number 2019-020048CUA
524 Howard Street

Site Photo

SUBJECT PROPERTY



Street View of 524 Howard Street (from Natoma Street)

Conditional Use Authorization
Case Number 2019-020048CUA
524 Howard Street

EXHIBIT F:
Project Sponsor Brief



GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

ATTORNEYS AT LAW

1388 SUTTER STREET
SUITE 1000
SAN FRANCISCO
CALIFORNIA 94109
(415) 673-5600 TEL
(415) 673-5606 FAX

www.g3mh.com

August 25, 2020

VIA ELECTRONIC MAIL

President Joel Koppel
Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: *CONSENT CALENDAR 524 Howard Street, for Hearing of September 3, 2020.*

Dear President Koppel & Commissioners:

I represent American West Parking, the operator of the parking lot at the above-referenced address. 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). It meets all the criteria of Section 156(h). A Site Plan provided to your staff shows 33 independent regular sized spaces, one disabled space, several bicycle spaces and two car share spaces.

The reason for the new extension requested is that the developer of a new high rise on the lot has changed over the years and the current development entitlements have expired. With the economic problems of the last recession, the development has been delayed many years, causing our client the parking operator to seek several extensions of its two-year conditional use permit to operate.

American West replaced the previous parking lot operator in March of 2010. American West thereafter renewed the previous Planning Commission authorization for the temporary parking lot and installed a good deal of landscaping and lighting as requested by Planning Staff and the Commission. The Property is landscaped in accordance with the Conditions of Approval under your Motion No. 18948, which approved the continuation of the existing temporary parking lot.

For some reason, the City did not require in the past that a fence be installed to screen the parking from the public view. That is being corrected now. My client has submitted a letter from its general contractor indicating that the fence construction is about to begin. As required under

the today's Planning Code Criteria for a surface parking lot, the lot is well lit and provides some landscaping that screens the lot from the public's view. 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, residential and retail buildings. With that new development, a number of surface parking lots nearby have been developed without replacing the surface parking, making the parking shortage even greater. The pandemic has led to even more people driving downtown.

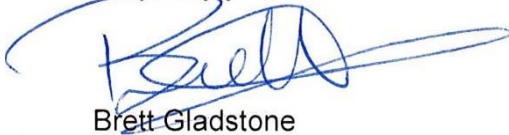
Your staff has verified that the parking rates are in compliance with the Planning Code, which is designed to discourage commuter parking.

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.

If the temporary parking lot were not approved, the site would be vacant and could easily become subject to loitering and vandalism.

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, America West Parking
Rich Hillis, Planning Director

Section 156

The Project meets the applicable requirements of Planning Code Section 156 as follows:

(c) 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. Nevertheless, the Project sponsor installed landscaping that screens the view of the cars and will maintain such landscaping as a condition of approval.

The project sponsor is in the process of creating a fence of four feet in height with woven metal placed between thick horizontal and vertical wood elements, with columns spaced as per the Planning Code requirements.

(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. (i)(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 two car sharing spaces 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 (h) above

The Property contains landscaping that is compliant with Planning Code Section 156 and the operator maintains such landscaping.