



MEMO TO THE PLANNING COMMISSION

SEPTEMBER 14, 2021

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: None – Information

Background

On September 3, 2020, the Planning Commission, through Motion No. 20781, approved 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. As part of the approval, Condition of Approval No. 14 required 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. This memo serves to satisfy Condition No. 14 related to performance updates. The Department finds the Project operating in compliance with the Conditions of Approval.

Project Conditions of Approval and Evaluation

The Project has complied with the Conditions of Approval of Motion No. 20781 as follows:

- **Maintenance of landscaping.** Condition of Approval No. 6 required the Project Sponsor maintain the Site to include the required number of street trees, landscaping, and screening of the Vehicle Use Area. The Project Sponsor has maintained 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 required the Project Sponsor install Code-compliant perimeter screening and 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 installed the required perimeter screening that meets the strict requirements of Section 142(c).
- **Parking Rates.** Condition of Approval No. 11 required the Project Sponsor maintain the pricing structure as regulated by Planning Code Section 155(g). The Project Sponsor has maintained a pricing structure for the conforms to the requirements of Planning Code Section 155(g).

Further, as of writing, there are no active Planning Department (Enforcement Cases) or Department of Building Inspection (Complaints) on the subject property.

Required Commission Action

This is an informational report back to the Planning Commission and no further action is required at this time. The Commission could choose to hold a hearing on the compliance with Conditions of Approval for Motion No. 20781, if deemed necessary by the Commission.