



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 3, 2012
CONSENT CALENDAR

Date: April 26, 2012
Case No.: **2012.0273C**
Project Address: **2655 BUSH STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale)
40-x/65-A Height and Bulk District
Block/Lot: 1052/024
Project Sponsor: Matthew A. Brennan
425 Divisadero Street
San Francisco, CA 94117
Staff Contact: Christine Lamorena – (415) 575-9085
christine.lamorena@sfgov.org
Recommendation: **Approval with Conditions**

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

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to convert vacant garage space previously providing parking for a now vacant convalescent care facility (d.b.a. San Francisco Community Convalescent Hospital) into a commercial parking garage (automobile parking use d.b.a. ABC Parking) in the basement of an existing two-story building. The proposed parking garage of approximately 15,874 square feet would provide up to 24 standard parking spaces. The proposed hours of operation are from 6 a.m. to 6 p.m. daily. Two employees would operate the proposed parking garage. Vehicular access to the parking garage is on Bush Street from an existing curb cut approximately 15 feet in width. No exterior modifications or expansion to the building envelope are proposed.

SITE DESCRIPTION AND PRESENT USE

The L-shaped subject property is located on the southwest corner of Bush and Divisadero Streets in the Western Addition neighborhood. The site is currently occupied by a vacant two-story convalescent care facility closed since 2005. The subject site has a 309.5' frontage on Bush Street and a 50' frontage on Divisadero Street. All of the Divisadero Street façade and approximately 104' of the Bush Street façade is located within a 65-A Height and Bulk District. The rest of the Bush Street façade is located within a 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject site is located at the northern end of an NC-3 Zoning District that spans from Geary Boulevard to Bush Street. This area is predominantly made up of larger medical institution buildings, such as the Mount Zion Campus of UCSF. To the north of the subject property is an NC-2 District. This section of Divisadero Street is characterized by two and three story buildings with commercial uses on

the ground floor and residential units or offices above. Bush Street, which is zoned RH-2 and RH-3, is more residential in character and is predominantly made up of single and multi-family Victorian and Edwardian era buildings.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 13, 2012	April 13, 2012	20 days
Posted Notice	20 days	April 13, 2012	April 13, 2012	20 days
Mailed Notice	20 days	April 13, 2012	April 13, 2012	20 days

PUBLIC COMMENT

- To date, the Department has received one email from an adjacent neighbor (2677 Bush Street) in support of the project. The Department has not received any letters or phone calls in opposition to the project.

ISSUES AND CONSIDERATIONS

- On July 16, 2009, the Planning Commission approved a Conditional Use Application (Case No. 2005.1106!CEK) to demolish the existing building and construct a Planned Unit Development with 81 residential units, 86 parking spaces, and approximately 4,180 square feet of commercial space. However, that project has not moved forward. It should be noted that on March 14, 2012, the Zoning Administrator issued a Letter of Determination which extended the expiration date of Conditional Use Motion No. 17922 to August 17, 2014 due to the fact that the project's approval was under litigation until August 17, 2011.
- According to the Project Sponsor, the subject property is in foreclosure. The proposed parking garage would serve as a suitable interim use pending the sale of the property and the return of favorable economic conditions, which could enable development of the property as approved in 2009.
- On April 4, 2011, the Project Sponsor was granted a one-year Commercial Parking Permit by the Police Department without Planning Department review. As a result, the Zoning Administrator directed the Project Sponsor to seek Conditional Use Authorization upon expiration of the issued Commercial Parking Permit. As such, the Project Sponsor applied for the subject Conditional Use Authorization to address the matter.

- The proposed parking garage would alleviate parking demand for the neighborhood and for retail, office, and institutional uses in the vicinity. The parking garage will convert vacant garage space and will not result in the demolition of sound residential, commercial, or industrial buildings. In addition, the parking garage is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the automobile parking use within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, pursuant to Planning Code Sections 303 and 712.56.

BASIS FOR RECOMMENDATION

- The proposed project would occupy an otherwise vacant building and non-active parcel.
- The proposed project would not adversely affect public transit and would enhance the existing supply of parking in the neighborhood.
- The proposed project would meet all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photographs
Reduced Plans

Attachment Checklist

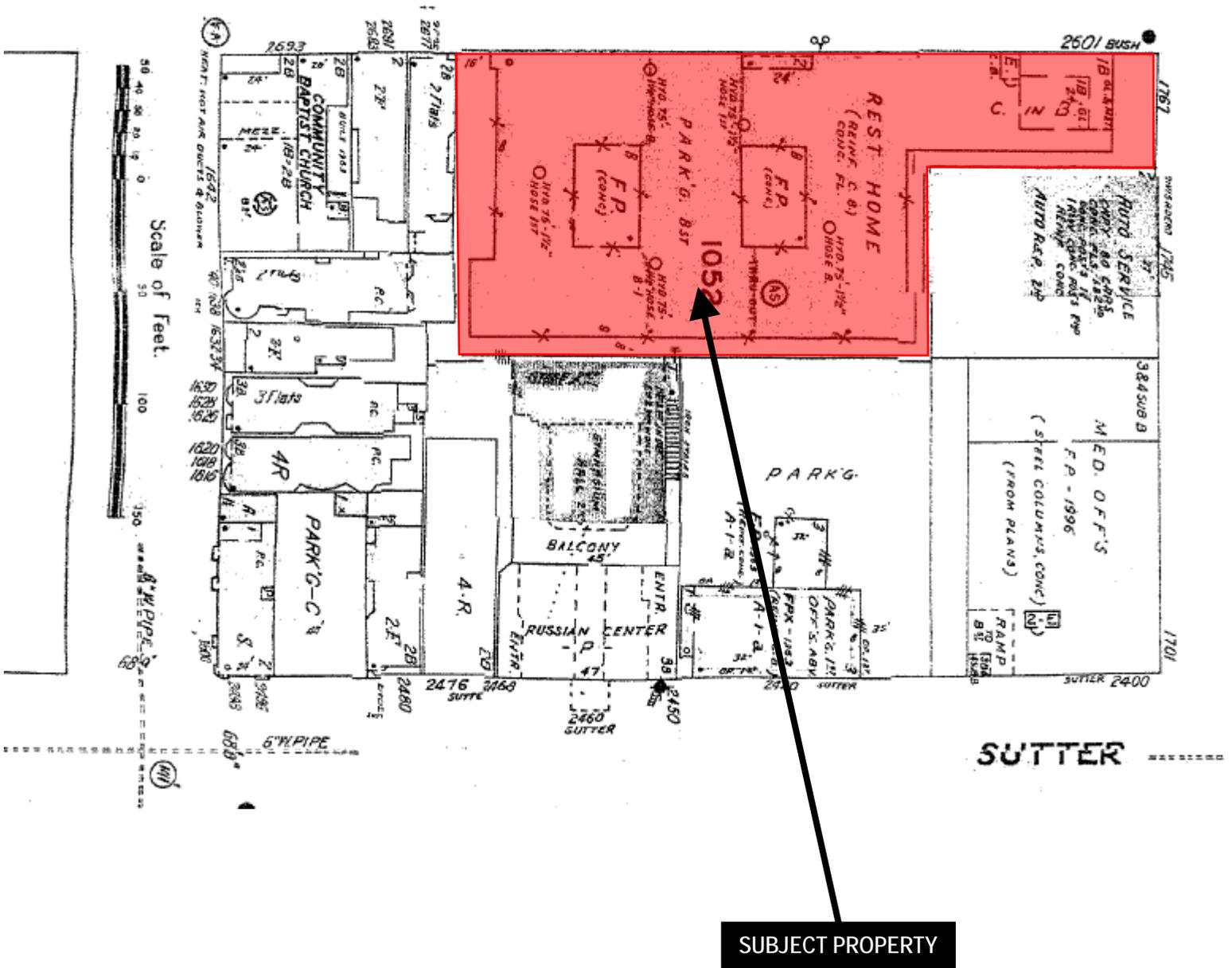
- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

CL _____
Planner's Initials

CL: G:\DOCUMENTS\2012\ICUs\2012.0273\2655 Bush St_Exec Summary.doc

Sanborn Map*



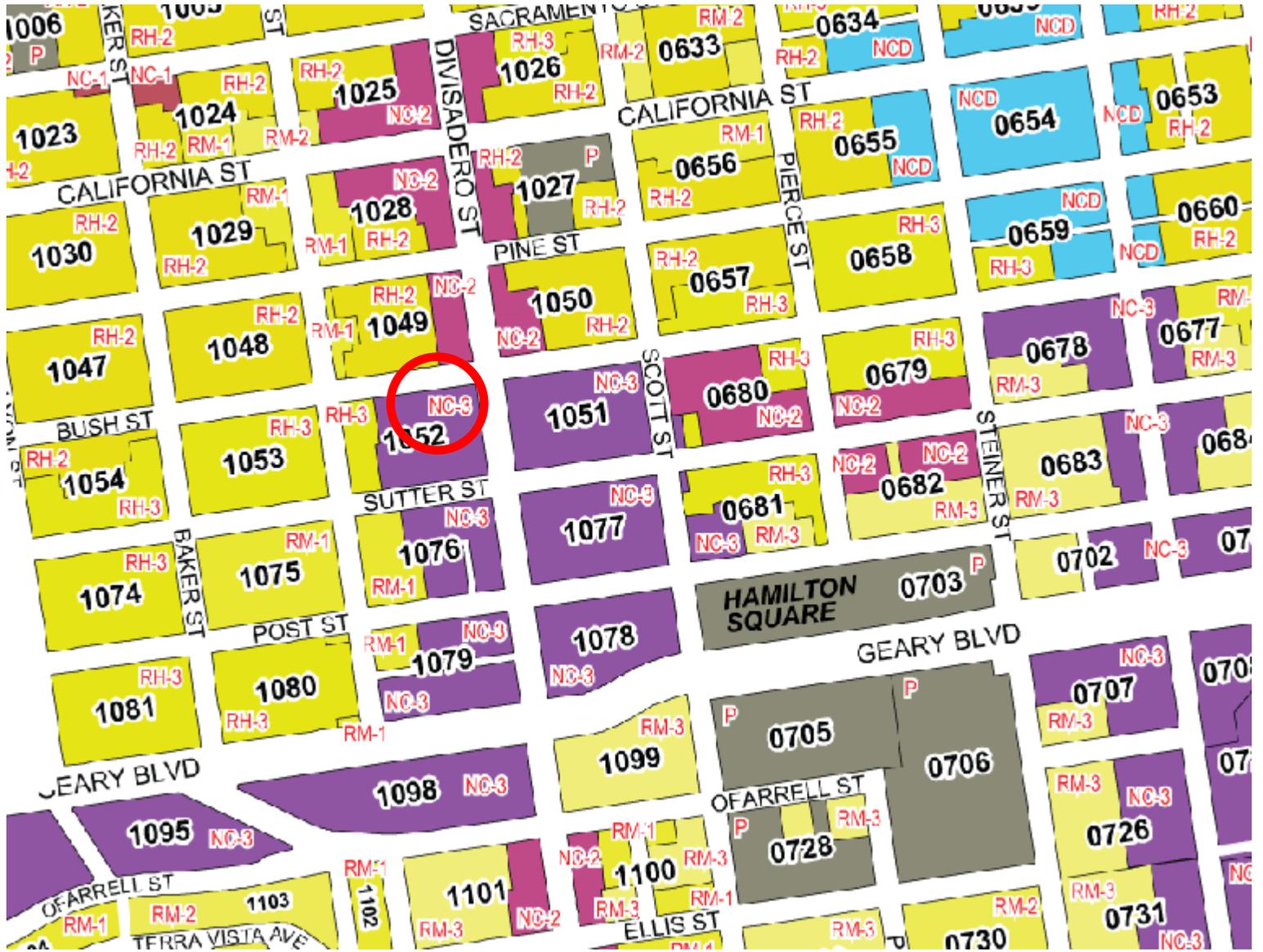
SUBJECT PROPERTY

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

Conditional Use Hearing
 Case Number 2012.0273C
 2655 Bush Street
 Block 1052 / Lot 024

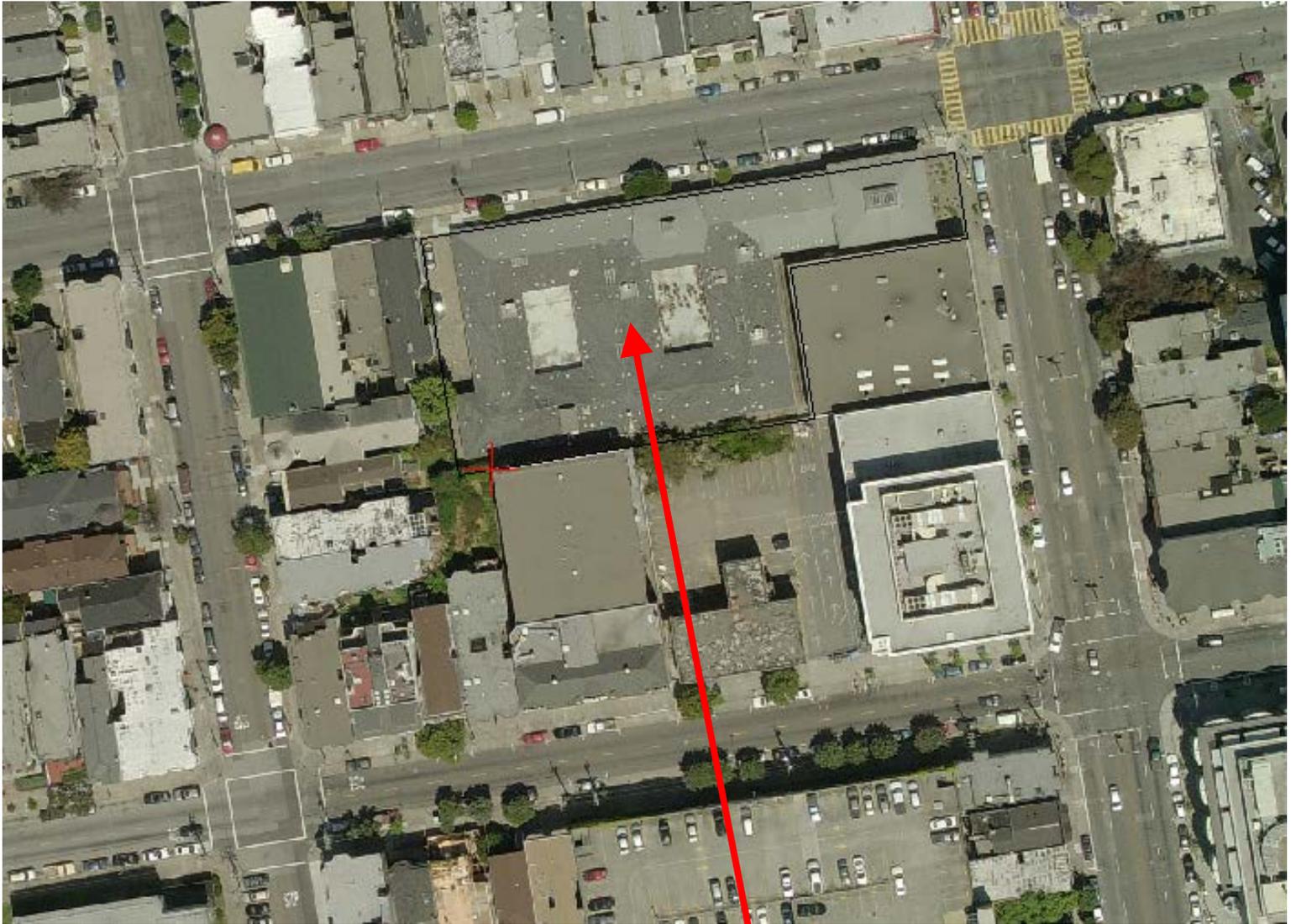


Zoning Map



Conditional Use Hearing
Case Number 2012.0273C
2655 Bush Street
Block 1052 / Lot 024

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0273C
2655 Bush Street
Block 1052 / Lot 024

Aerial Photo (looking south)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.0273C
2655 Bush Street
Block 1052 / Lot 024

Site Photo



Conditional Use Hearing
Case Number 2012.0273C
2655 Bush Street
Block 1052 / Lot 024

Site Photo



Conditional Use Hearing
Case Number 2012.0273C
2655 Bush Street
Block 1052 / Lot 024



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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christine.lamorena@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 712.56 OF THE PLANNING CODE TO CONVERT VACANT GARAGE SPACE PREVIOUSLY PROVIDING PARKING FOR A NOW VACANT CONVALESCENT CARE FACILITY (D.B.A. SAN FRANCISCO COMMUNITY CONVALESCENT HOSPITAL) INTO A COMMERCIAL PARKING GARAGE (AUTOMOBILE PARKING USE D.B.A. ABC PARKING) IN THE BASEMENT OF AN EXISTING TWO-STORY BUILDING WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE) ZONING DISTRICT AND A 65-A/40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 13, 2012, Matthew Brennan (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 712.56 to convert vacant garage space previously providing parking for a now vacant convalescent care facility (d.b.a. San Francisco Community Convalescent Hospital) into a commercial parking garage (automobile parking use d.b.a. ABC Parking) in the basement of an existing two-story building within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 65-A/40-X Height and Bulk District.

On May 3, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0273C.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0273C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The L-shaped subject property is located on the southwest corner of Bush and Divisadero Streets in the Western Addition neighborhood. The site is currently occupied by a vacant two-story convalescent care facility, closed since 2005. The subject site has a 309.5' frontage on Bush Street and a 50' frontage on Divisadero Street. All of the Divisadero Street façade and approximately 104' of the Bush Street façade is located within a 65-A Height and Bulk District. The rest of the Bush Street façade is located within a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The subject site is located at the northern end of an NC-3 Zoning District that spans from Geary Boulevard to Bush Street. This area is predominantly made up of larger medical institution buildings (the Mount Zion Campus of UCSF). To the north of the subject property is an NC-2 District. This section of Divisadero Street is characterized by two and three story buildings with commercial uses on the ground floor and residential units or offices above. Bush Street, which is zoned RH-2 and RH-3, is more residential in character and is predominantly made up of single and multi-family Victorian and Edwardian era buildings.
4. **Project Description.** The proposal is to convert vacant garage space previously providing parking for a now vacant convalescent care facility (d.b.a. San Francisco Community Convalescent Hospital) into a commercial parking garage (automobile parking use d.b.a. ABC Parking) in the basement of an existing two-story building. The proposed parking garage of approximately 15,874 square feet would provide up to 24 standard parking spaces. The proposed hours of operation are from 6 a.m. to 6 p.m. daily. Two employees would operate the proposed parking garage. Vehicular access to the parking garage is on Bush Street from an existing curb

cut that is approximately 15 feet in width. No exterior modifications or expansion to the building envelope are proposed.

5. **Public Comment.** The Department has received one email from an adjacent neighbor (2677 Bush Street) in support of the project. The Department has not received any letters or phone calls in opposition to the project.

6. **Issues and Considerations.** On July 16, 2009, the Planning Commission approved a Conditional Use Application (Case No. 2005.1106!CEK) to demolish the existing building and construct a Planned Unit Development with 81 residential units, 86 parking spaces, and approximately 4,180 square feet of commercial space. However, that project has not moved forward. It should be noted that on March 14, 2012, the Zoning Administrator issued a Letter of Determination which extended the expiration date of Conditional Use Motion No. 17922 to August 17, 2014 due to the fact that the project's approval was under litigation until August 17, 2011.

According to the Project Sponsor, the subject property is in foreclosure. The proposed parking garage would serve as a suitable interim use pending the sale of the property and the return of favorable economic conditions, which could enable development of the property as approved in 2009.

On April 4, 2011, the Project Sponsor was granted a one-year Commercial Parking Permit by the Police Department without Planning Department review. As a result, the Zoning Administrator directed the Project Sponsor to seek Conditional Use Authorization upon expiration of the issued Commercial Parking Permit. As such, the Project Sponsor applied for the subject Conditional Use Authorization to address the matter.

The proposed parking garage would alleviate parking demand for the neighborhood and for retail, office, and institutional uses in the vicinity. The parking garage will convert vacant garage space and will not result in the demolition of sound residential, commercial, or industrial buildings. In addition, the parking garage is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.

7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Automobile Parking Use.** Planning Code Section 712.56 states that a Conditional Use Authorization is required for automobile parking, as defined by Planning Code Section 790.8.

The Project Sponsor is requesting Conditional Use Authorization to operate a commercial parking garage in a vacant building (previously d.b.a. San Francisco Community Convalescent Hospital).

- B. **Hours of Operation.** Planning Code Section 712.27 has no limit to the hours of operation.

The proposed business will operate between 6 a.m. to 6 p.m. daily, which is permitted as-of-right.

- C. **Access.** Planning Code Section 155(c) requires that every off-street parking space shall have adequate means of ingress from and egress to a street or alley.

The parking garage includes an existing driveway on Bush Street that provides adequate means of ingress and egress from the garage to the street.

- D. **Layout.** Planning Code Section 155(h) requires that the internal layout of off-street parking spaces, driveways, aisles, and maneuvering areas shall be according to acceptable standards, and all spaces shall be clearly marked.

The parking garage incorporates acceptable parking standards and proposes to reuse the existing layout for parking spaces, driveways, aisles, and maneuvering areas.

- E. **Parking and Loading Arrangement.** Planning Code Section 155(k) requires that off-street parking and loading facilities be arranged, designed and operated so as to prevent encroachments upon sidewalk areas, bicycle lanes, transit-only lanes and adjacent properties, in the maneuvering, standing, queuing and storage of vehicles, by means of the layout and operation of facilities and by use of bumper or wheel guards or such other devices as are necessary.

The existing parking configuration includes an approximately 91-foot deep by 18-foot wide driveway from the street to the garage along with interior parking garage space, which is adequate space for vehicle maneuvering, standing, queuing, and storage. Utilizing the driveway into the existing parking garage should prevent any encroachments upon sidewalk areas, bicycle lanes, transit-only lanes, and adjacent properties.

- F. **Driveway.** Planning Code Section 155(l) requires that driveways crossing sidewalks be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of on-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements.

The Project Sponsor does not intend to add or expand the existing curb cut or modify the driveway. Instead, the Project Sponsor proposes to use the existing 15-foot curb cut on Bush Street.

- G. **Bicycle Parking.** Planning Code Section 155.2(c) requires the installation of six bicycle parking spaces.

This requirement has been incorporated as a condition of approval.

- H. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

8. **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 project will allow for the operation of a relatively small-scale parking garage, which will provide parking for the neighborhood and for retail, office, and institutional uses in the vicinity. The parking garage will serve as a suitable interim use, pending the return of favorable economic conditions which could enable development of the property, as approved in 2009.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The proposed parking garage can be accessed by vehicles via an existing curb cut on Bush Street and can accommodate up to 24 vehicles. The parking garage is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.

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

The proposed parking garage is accessible from Bush Street, which is a three-lane, one-way street. The movement of vehicles to and from the garage should not cause substantial disruption to traffic flow.

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

The parking garage and driveway are paved and therefore, would not generate dust from vehicular movements. Some noise and odor may be generated by the operation of vehicles at the site; however, these effects will be relatively minor given the small size and intensity of the garage.

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

There is existing landscaping along the Divisadero frontage and several street trees along the Bush frontage of the lot. No other treatments are proposed.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

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

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

TRANSPORTATION

Objectives and Policies

OBJECTIVE 30:

ENSURE THAT THE PROVISION OF NEW OR ENLARGED PARKING FACILITIES DOES NOT ADVERSELY AFFECT THE LIVABILITY AND DESIREABILITY OF THE CITY AND ITS NEIGHBORS.

Policy 30.1:

Assure that new or enlarged parking facilities meet need, locational and design criteria.

The proposed parking garage would alleviate parking demand for the neighborhood and for retail, office, and institutional uses in the vicinity. The parking garage would utilize existing vacant garage space and would not result in the demolition of sound residential, commercial, or industrial buildings. In addition, the parking garage is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project would not displace any existing retail uses. The project site is currently a vacant convalescent hospital garage.

- 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 for the operation of a relatively small-scale parking garage similar to parking garages found in the vicinity. The minimal presence of the parking garage is not detrimental to the character of the neighborhood and will not adversely affect existing housing.

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

The project would not displace any affordable housing.

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

The project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood. The proposed parking garage would utilize an existing curb cut on Bush Street and would help alleviate parking demand in the vicinity.

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

The Project would not displace any service or industry establishment. The project would 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 would not affect the structural and seismic safety requirements of the Building Code. This proposal would not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

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

The project would not affect any city-owned parks or open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0273C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 13, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 3, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 3, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert vacant garage space previously providing parking for a now vacant convalescent care facility (d.b.a. San Francisco Community Convalescent Hospital) into a commercial parking garage (automobile parking use d.b.a. ABC Parking) in the garage of an existing two-story building located at 2655 Bush Street, Assessor's Block 1052, Lot 024, pursuant to Planning Code Section(s) 303 and 712.56 within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 65-A/40-X Height and Bulk District; in general conformance with plans, dated April 13, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0273C and subject to conditions of approval reviewed and approved by the Commission on May 3, 2012 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 3, 2012 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN

3. **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.

PARKING AND TRAFFIC

4. **Bicycle Parking.** Pursuant to Planning Code Sections 155.2 the Project shall provide no fewer than six Class 1 or Class 2 bicycle parking spaces.

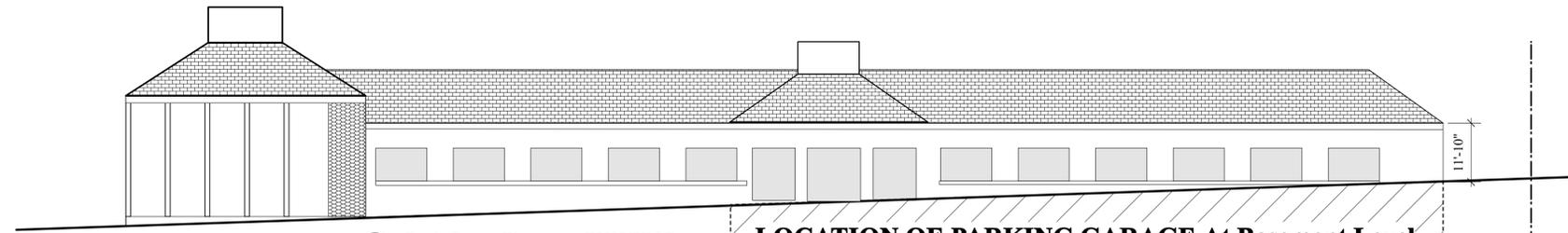
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING

5. **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
6. **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

7. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
8. **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>
9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



B Bush Street Elevation-EXISTING
A-1 Scale: 1/16" = 1'-0"

LOCATION OF PARKING GARAGE At Basement Level



REVISIONS	BY

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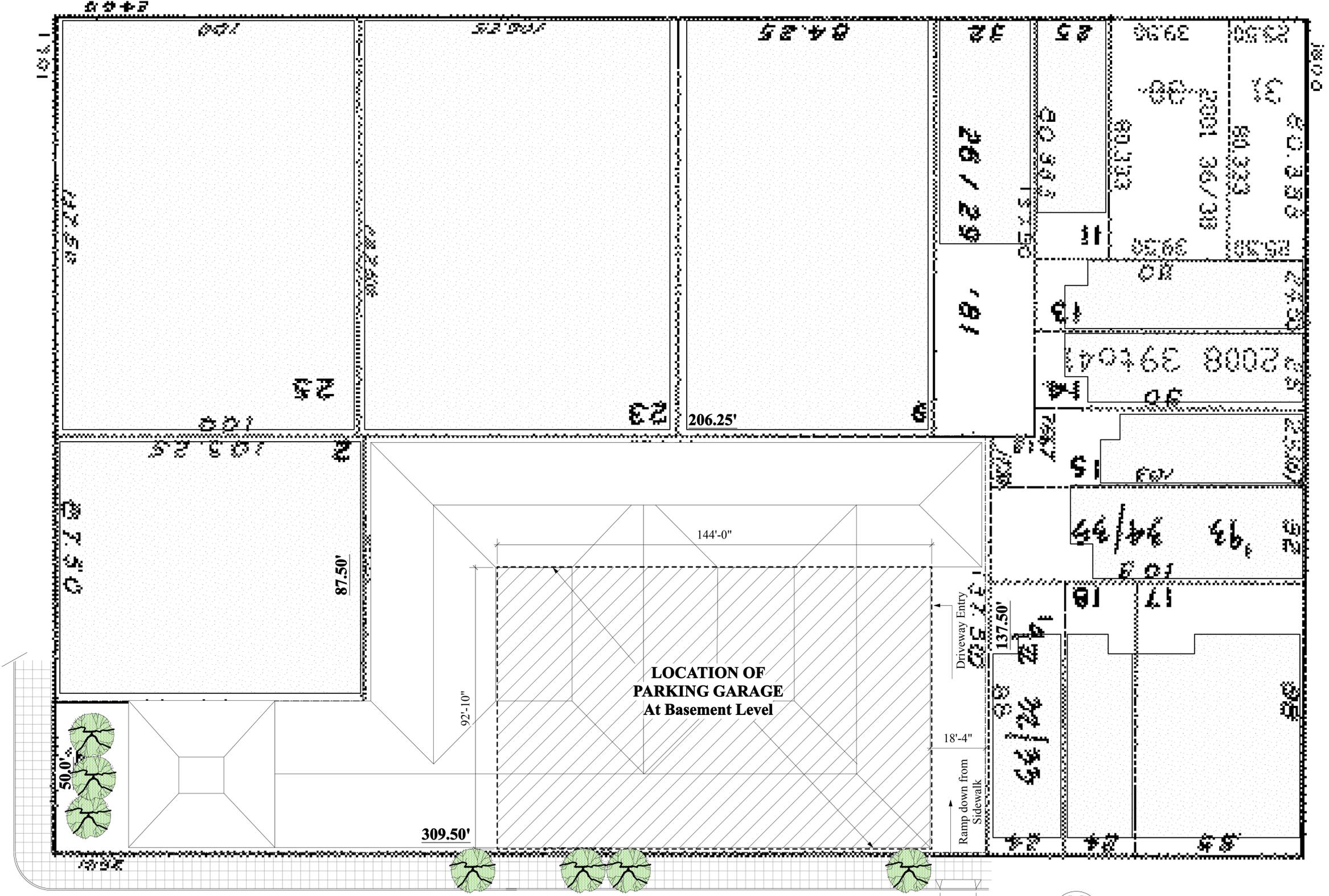
for ABC Parking
(415) 596-1914

PARKING GARAGE - Conditional Use Permit
2655 Bush Street
Block 1052 Lot 024

Date Jan 2012
Scale 1/8"=1'-0"
u.o.n.
Drawn SA
Job
Sheet
A-1
Of Sheets

DIVISADERO

BRODERICK



LOCATION OF PARKING GARAGE At Basement Level

BUSH

A Site Plan -
A-1 Scale: 1/16" = 1'-0"



REVISIONS	BY

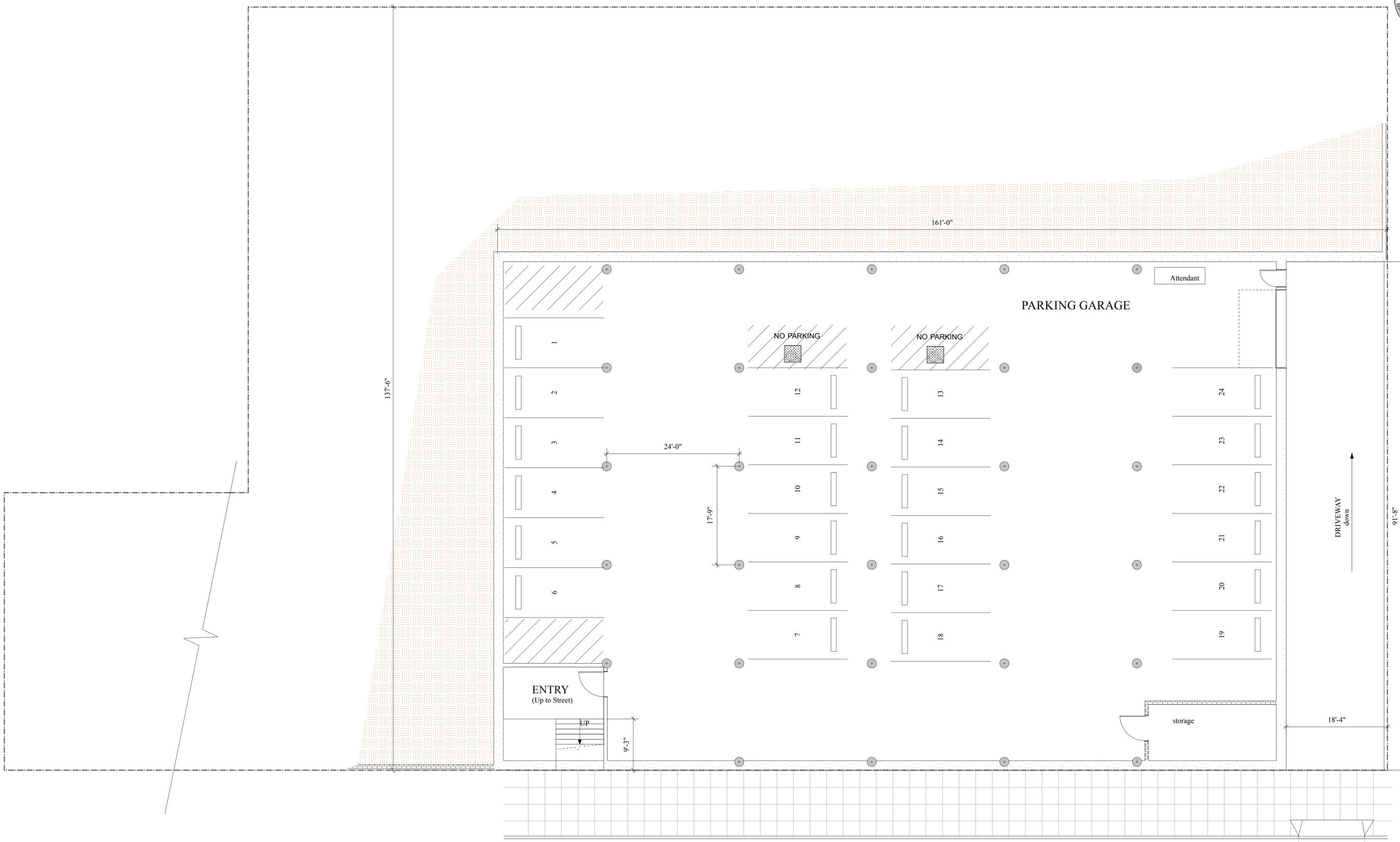


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PARKING GARAGE - Conditional Use Permit
2655 Bush Street
 Block 1052 Lot 024

Date Jan 2012
 Scale 1/8"=1'-0"
 u.o.n.
 Drawn SA
 Job
 Sheet **A-2**
 of Sheets



Basement Parking Plan
 Scale: 1/8" = 1'-0"



(E) Driveway