



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 5, 2013
CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 26, 2013
Case No.: **2013.0789 C**
Project Address: **500-550 Indiana Street**
Zoning: UMU (Urban Mixed Use) Zoning District
Life Science and Medical Special Use District
58-X Height and Bulk District
Block/Lot: 3998/021
Project Sponsor: Gabriel Ng
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project will convert 4,102 square-feet of floor area from accessory off-street parking to floor area dedicated to the principal self-storage use. This conversion results in an intensification of the legal nonconforming self-storage use by increasing the total gross floor area of the storage space to 151,256 square-feet. The project will eliminate 16 off-street parking spaces and retain 19 off-street parking spaces. The project does not include an expansion to the building volume or alterations to the building façade.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of the intersection of Indiana Street and Mariposa Street, Block 3998, Lot 021. The lot has approximately 285-feet of frontage on Indiana Street and 109-feet of frontage on Mariposa Street and is developed with a five-story 157,179 square-foot building that covers the entire lot, and the majority of the block. A self-storage use (d.b.a. City Storage) occupies the entire building and has a gross floor area of 147,271 square-feet. The property is located within a UMU (Urban Mixed Use) Zoning District and a 58-X height and bulk district.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in the northeast corner of the Central Waterfront plan area, which is characterized by its mix of residential, commercial, and industrial uses. Directly north of the project site, and across

Mariposa Street, is a vacant lot that will be developed as a parking lot as part of the Mission Bay Land Use Plan. This parking lot will accommodate Mission Bay's UCSF Medical Center and bio- and clean-tech offices. Directly east of the project, and across Indiana Street, are four two-story industrial warehouses. Directly south of the project, are two two-story industrial warehouses and an on/off-ramp to I-280. Directly west of the property is I-280; beyond the interstate are a two-story hardware store and a two-story production studio.

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	November 15, 2013	November 13, 2013	22 days
Posted Notice	20 days	November 15, 2013	November 14, 2013	21 days
Mailed Notice	20 days	November 15, 2013	November 14, 2013	21 days

PUBLIC COMMENT

The Department received 71 letters of support for the proposal from the Project Sponsor. No other public comment has been received for this case.

ISSUES AND OTHER CONSIDERATIONS

- The subject property established a self-storage use in 1999 under the zoning controls for an M-1 (Light Industrial) Zoning District. At that time, the self-storage use was principally permitted by the Planning Code. Upon adoption of the Eastern Neighborhood Area Plan in 2008, the subject property was rezoned to a UMU (Urban Mixed Use) Zoning District, which does not permit self-storage uses. Therefore, the use is now legally nonconforming.
- Planning Code Section 181(i) enables a non-residential nonconforming use in a UMU District to expand in gross floor area by no more than 25 percent through the Conditional Use authorization process.
- An increase to the self-storage use's gross floor area is possible without expanding the building volume because space dedicated to accessory off-street parking is not included in the calculation of gross floor area. Also, the proposed 4,102 square-feet of converted interior space is less than 25 percent of the self-storage gross floor area.
- The existing self-storage facility exceeds the required amount of parking for the UMU (Urban Mixed Use) Zoning District. By converting 16 off-street parking spaces into additional storage units, the business can eliminate parking required under previous zoning controls and expand the services offered to the neighboring community of residents and businesses.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to intensify a legally nonconforming self-storage use per Planning Code 181(i) and 303.

BASIS FOR RECOMMENDATION

- The increase in storage area enables the continued viability of an existing business that became a legal nonconforming use within the past five years and that is operating at capacity.
- The proposal is both necessary and desirable as it serves a growing population of businesses and residents within the immediate vicinity and the City at large.
- The District is well served by transit, which should help to minimize effects caused by additional traffic.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Categorical Exemption

Block Book Map

Sanborn Map

Aerial Photographs

Project Sponsor Submittal, including:

- Letter from applicant
- Letters of Support
- 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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | |
| <input checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

_____ BB _____
Planner's Initials

BB G:\DOCUMENTS\Conditional Use\500 Indiana Street - NCU 181\ExecutiveSummary.doc



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

HEARING DATE: DECEMBER 5, 2013

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Case No.: **2013.0789 C**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 181(i) AND 303 OF THE PLANNING CODE TO INTENSIFY A LEGALLY NONCONFORMING SELF-STORAGE USE (D.B.A. CITY STORAGE) WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT, THE LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT AND A 58-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 13, 2013, Gabriel Ng (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 181(i) and 303 to intensify a legally nonconforming self-storage use (d.b.a. City Storage) within the UMU (Urban Mixed Use) Zoning District, the Life Science and Medical Special Use District and a 58-X Height and Bulk District.

On December 5, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0789C.

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. 2013.0789C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest corner of the intersection of Indiana Street and Mariposa Street, Block 3998, Lot 021. The lot has approximately 285-feet of frontage on Indiana Street and 109-feet of frontage on Mariposa Street and is developed with a five-story 157,179 square-foot building that covers the entire lot, and the majority of the block. A self-storage use (d.b.a. City Storage) occupies the entire building and has a gross floor area of 147,271 square-feet. The property is located within a UMU (Urban Mixed Use) Zoning District and a 58-X height and bulk district.
3. **Surrounding Properties and Neighborhood.** The subject property is in the northeast corner of the Central Waterfront plan area, which is characterized by its mix of residential, commercial, and industrial uses. Directly north of the project site, and across Mariposa Street, is a vacant lot that will be developed as a parking lot as part of the Mission Bay Land Use Plan. This parking lot will accommodate Mission Bay's UCSF Medical Center and bio- and clean-tech offices. Directly east of the project, and across Indiana Street, are four two-story industrial warehouses. Directly south of the project, are two two-story industrial warehouses and an on/off-ramp to I-280. Directly west of the property is I-280; and beyond the interstate are a two-story hardware store and a two-story production studio.
4. **Project Description.** The project will convert 4,102 square-feet of floor area from accessory off-street parking to floor area dedicated to the principal self-storage use. This conversion results in an intensification of the legal nonconforming self-storage use by increasing the total gross floor area of the storage space to 151,256 square-feet. The project will eliminate 16 off-street parking spaces and retain 19 off-street parking spaces. The project does not include an expansion to the building volume or alterations to the building façade.
5. **Public Comment.** The Department received 71 letters of support for the proposal from the Project Sponsor. No other public comment has been received for this case.

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. **Self-Storage Use.** Planning Code Section 181(i) enables a non-residential nonconforming use in an Urban Mixed Use District to expand in gross floor area by no more than 25 percent through Conditional Use authorization pursuant to Planning Code Section 303.

The subject property established a self-storage use in 1999 under the zoning controls for an M-1 (Light Industrial) Zoning District. At that time, the use was principally permitted per Planning Code Section 225(a) as a storage building for household goods. Upon adoption of the Eastern Neighborhood Area Plan in 2008, the zoning for the property changed to the present UMU (Urban Mixed Use) Zoning District. This established the self-service storage use as legally nonconforming in regards to Planning Code Section 843.48. Self-storage uses are not permitted in the UMU Zoning District.

The proposal seeks Conditional Use authorization to intensify the legal nonconforming use by converting 16 interior off-street parking spaces to additional self-storage units. The existing building is 157,176 square-feet, of that, approximately 147,271 square-feet is considered gross floor area dedicated to the self-storage use. Planning Code Section 181(i) enables the Planning Commission to consider an intensification of up to 25 percent of the existing gross floor area. The proposed conversion of 4,102 square-feet is under 25 percent of the existing gross floor area.

- B. **Off-Street Parking Requirements.** Planning Code Section 151.1 does not require off-street parking in a UMU (Urban Mixed Use) Zoning District.

The existing building accommodates 35 off-street parking spaces. The proposal will reduce this amount to 19 off-street parking spaces and thereby brings the property into closer conformity with the Code.

- C. **Loading Requirements.** Planning Code Section 152 requires a minimum of 3 off-street freight loading spaces for uses related to the handling of goods.

The proposal will preserve the existing four off-street freight loading spaces. All of which are independently accessible and Code complying in regards to size.

- D. **Transit Impact Development Fee.** Planning Code Section 411 applies the Transit Impact Development Fee to projects cumulatively creating more than 800 gross square feet of non-residential uses, including Retail/Entertainment, Management, Information and Professional Services and Production/Distribution/Repair.

The proposed project will add 4,102 square-feet of gross floor area to the existing self-storage use. This increase in gross floor area is subject to the Transit Impact Development Fee at the per gross square foot rate in place at time of building permit issuance.

- E. **Eastern Neighborhood Impact Fee.** Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed Use) Zoning District that results in the addition of gross square feet of non-residential space.

The proposed project will add 4,102 square-feet of gross floor area to the existing self-storage use. This increase in gross floor area is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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

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

All proposed changes are within the interior of the building. The 4,102 square-foot intensification of the use is small relative to the total existing gross floor area of 147,271. This increase in storage area enables the continued viability of an existing business that became a legal nonconforming use within the past five years. The use is both necessary and desirable as the facility is at capacity and serves a growing population of businesses and residents within the City.

- 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 height and bulk of the existing building will remain the same. The appearance or character of the project vicinity will not be altered. The proposed work will not affect the building envelope, yet the conversion of the interior space will alter the use of the property.

- 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 Planning Code requires no parking for the subject property. The proposal will reduce the existing 35 off-street parking spaces to 19 off-street parking spaces. The change in parking will not alter existing traffic conditions. Visits by patrons of the site are temporary in nature. Longer visits to the site for loading are accommodated by the four off-street freight loading spaces provided on site. The Planning Code requires a minimum of three off-street freight loading spaces.

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

As this is an interior conversion of space, no nuisances are expected to result from the change.

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

The proposal only includes alterations to the building's interior. However, the existing building has lighting on every exposed building wall and has street trees on the Mariposa Street frontage.

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

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

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

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

OBJECTIVE 1.3:

INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN CENTRAL WATERFRONT.

Policy 1.3.1:

Continue existing legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

Policy 1.3.3:

Recognize desirable existing uses in the former industrial areas which would no longer be permitted by the new zoning, and afford them appropriate opportunities to establish a continuing legal presence.

The self-storage use began operating in 1999, prior to the adoption of the Eastern Neighborhoods Area Plan that established it as a legally nonconforming use. Self-storage facilities within the newly created UMU (Urban Mixed Use) Zoning District are not permitted per Planning Code Section 843.48. The proposal is within the existing building and will enable the business to continue their legal presence.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The existing self-storage facility exceeds the required amount of parking for the UMU (Urban Mixed Use) Zoning District. By converting 16 off-street parking spaces into additional storage units, the business can eliminate parking required under previous zoning controls and expand the services offered to the neighboring community of residents and businesses.

OBJECTIVE 2:

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

Policy 2.1:

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

The subject proposal enables the existing commercial use to expand its current business activities and services.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The current facility employs 5-6 full-time employees and will be able to continue to maintain those positions with the proposed expansion.

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

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

The proposal preserves an existing use and enhances the business's ability to serve more patrons in the neighborhood and City at-large.

- 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 does not include residential uses. Additionally, the project will not alter the neighborhood streetscape as it maintains existing vehicular access points.

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

No housing is removed for this Project.

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

The project is not anticipated to change the nature of the relationship between the subject site, commuter traffic and MUNI transit services.

- 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 proposal will protect the viability of the existing land uses by occupying an under-utilized area within the building.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact 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 will have no negative impact on existing parks and open spaces. The 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 Application No. 2013.0789C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 15, 2013, 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 December 5, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 5, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to intensify a legally nonconforming self-storage use (d.b.a City Storage) located at 500-550 Indiana Street, Lot 021 of Assessor's Lot 3998, pursuant to Planning Code Section(s) 181(i) and 303 within the UMU (Urban Mixed Use) Zoning District and a 58-X Height and Bulk District; in general conformance with plans, dated **November 15, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.0789C** and subject to conditions of approval reviewed and approved by the Commission on **December 5, 2013** 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 **December 5, 2013** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

PARKING AND TRAFFIC

6. **Off-street Loading.** Pursuant to Planning Code Section 152.1, the Project will provide a minimum of three (3) off-street loading spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

7. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

9. **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
10. **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

11. **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

12. **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>



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
500-550 Indiana Street		3998/021	
Case No.	Permit No.	Plans Dated	
2013.0789C	TBF	11/15/13	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Project will convert 4,102 sf of floor area (and thereby eliminate 16 off-street parking spaces) from accessory off-street parking to floor area dedicate to the principal self-storage use.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that 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 soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

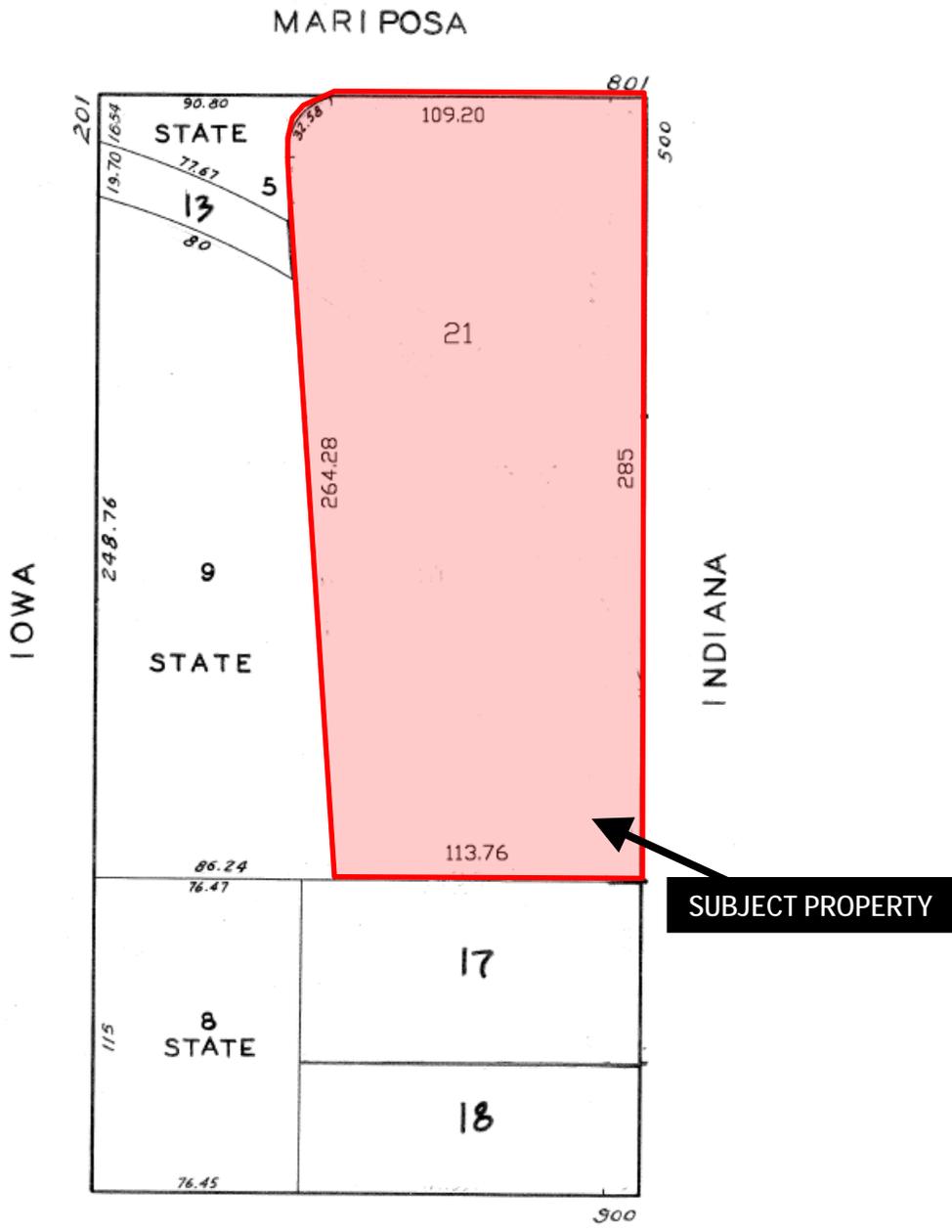
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	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. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

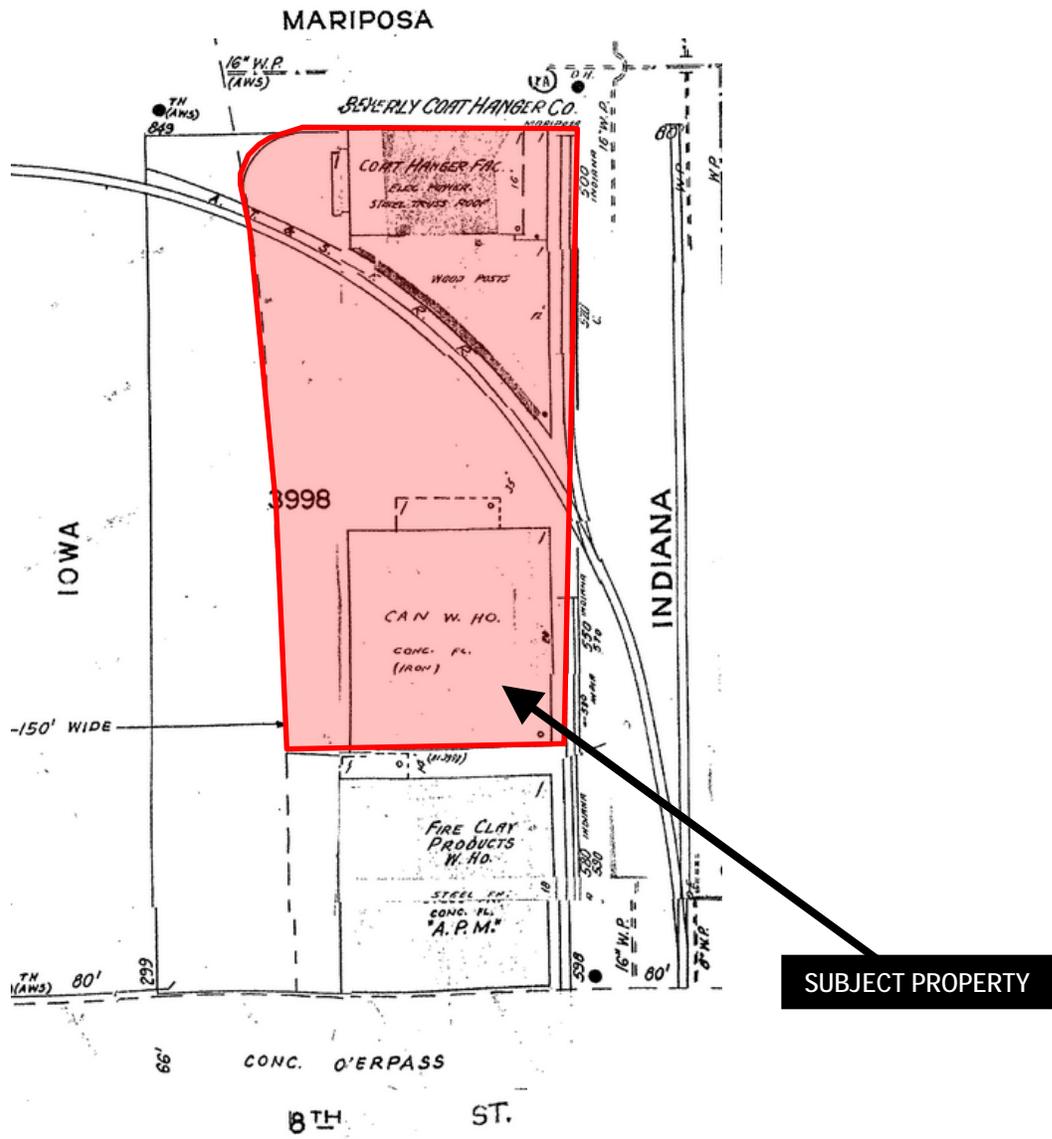
<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Brittany Bendix	Signature or Stamp:  Brittany Bendix
	Project Approval Action: Planning Commission Hearing <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	<small>Digitally signed by Brittany Bendix DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Brittany Bendix, email=brittany.bendix@sfgov.org Date: 2013.11.25 17:34:40 -08'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

Parcel Map



Conditional Use Authorization
Case Number 2013.0789C
City Storage
500-550 Indiana Street

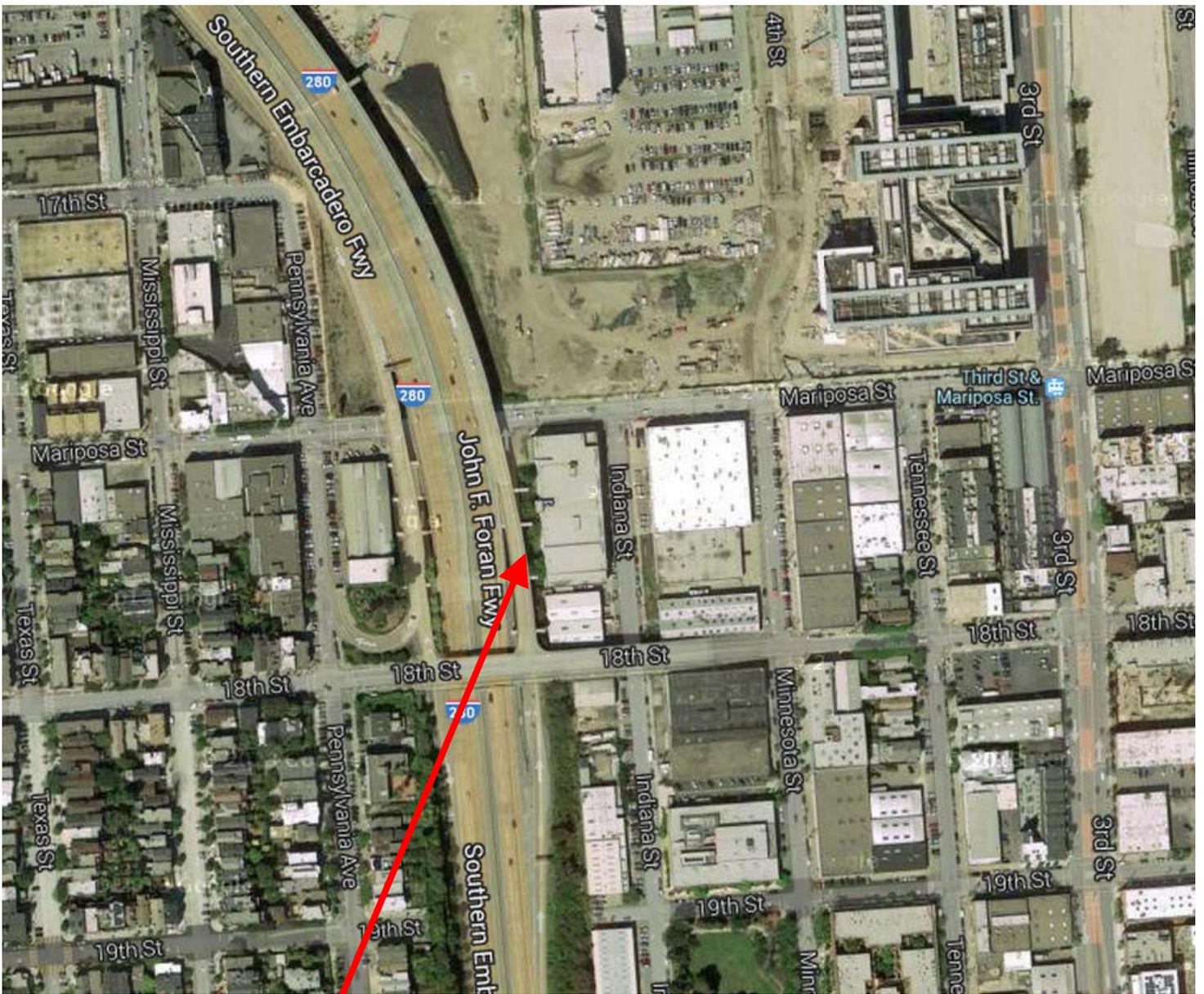
Sanborn Map*



Conditional Use Authorization
Case Number 2013.0789C
City Storage
500-550 Indiana Street



Aerial Photo (Looking North)



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0789C
City Storage
500-550 Indiana Street

Zoning Map



Conditional Use Authorization
Case Number 2013.0789C
City Storage
500-550 Indiana Street

Site Photo (Indiana St & Mariposa St Intersections Looking South)



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0789C
City Storage
500-550 Indiana Street

Site Photo (On Indiana St looking NW)



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0789C
City Storage
500-550 Indiana Street

BLUE STONE INVESTMENTS LLC

dba City Storage

500 Indiana Street

San Francisco, CA 94107

Tel - (415) 385-4995

Email - lester@city storage.com

November 18, 2013

Rodney Fong, President
And Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: Conditional Use - Conversion to Self-Storage Space of 16 parking spaces
City Storage Facility
500-550 Indiana Street (Block 3998, Lot 021)
Case No. 2013.0789C**

Dear President Fong & Planning Commissioners:

EXISTING BUILDING AND USE:

The existing single purpose City Storage self-service storage facility was built new by us starting in 1999 and since it opened we have continuously operated our self-service storage facility at this location. The property and facility are family owned and operated. Since the facility was first opened we have observed and experienced that the majority of the parking spaces are never used and could be put to productive use for the benefit of our San Francisco residential and commercial storage customers. We have kept records of all customers and visitors who visit the facility and the duration of their stays and these records clearly demonstrate that we have an excess of unused parking at the facility. The facility has various fixed storage unit sizes but we often lack the size units that customers are seeking because we run at near full occupancy and only a limited mix of unit sizes is thus available requiring at any one time. Consequently we often have to turn away potential storage customers because we cannot accommodate the particular size units they want. Therefore we request to be permitted to convert 16 unused parking spaces to productive units that can be occupied by willing renters.

PROPOSED PROJECT

The conversion project is located in the parking garage and within the envelope of the existing building. There will be no changes to the exterior of the building. The spaces to be converted are in the less accessible rear and sides of the parking garage that customers rarely want to use. The remaining parking spaces are more than adequate to provide customers with ample parking that is easily accessible.

SURROUNDING AREA CONDITIONS AND USES

The facility is located in a UMU District. The building backs on to the 280 Freeway and the Mariposa Street Off ramp. Adjoining the facility to the north is a furniture and cabinet shop and across the street

is Calsteam which is a plumbing supply house. The facility is in the Dogpatch area of town. To the West is the Portrero District on the other side of the freeway and to the North is and in close proximity is the Mission Bay district where there are an increasing number of residential units being built that have insufficient storage for their occupants.

NEIGHBORHOOD OUTREACH.

We specifically approached our immediate neighbors and they both support the project. We also approached and received extensive support for the project from many individuals in San Francisco in the immediate and surrounding areas that are in favor of the project.

CONCLUSION

This project will provide needed self-storage spaces in the area for the benefit of neighborhood residents and business in the Dogpatch, Portrero and Mission Bay areas as well as other neighborhoods further afield in San Francisco as a whole and where there is very limited self-service storage space available.

We respectfully request that you grant the Conditional Use Authorization for the project as proposed.

Thank you for your consideration.

Sincerely,



Lester Schwartz

Managing Member

Blue Stone Investments LLC dba City Storage

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

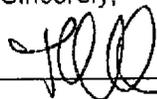
Re: 500 Indiana Street – Use Permit –Storage

Dear Ms. Bendix:

We are a neighbor immediately adjacent to 500 Indiana Street.

We have no objection to, and support, the application by our neighbor, the owner of 500 Indiana Street, to add additional units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely,



11/13/13

THOMAS SELLARS
570 INDIANA ST
SF CA 94107

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit –Storage

Dear Ms. Bendix:

We are a neighbor immediately adjacent to 500 Indiana Street.

We have no objection to, and support, the application by our neighbor, the owner of 500 Indiana Street, to add additional units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely,



CAL STEAM

ED DURAN

777 Mariposa St
SF CA 94107

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 17, 2013

Name: Bruce S Baker

Address: 301 Main St 35C
San Francisco, CA 94105

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

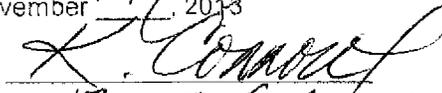
Sincerely


Signature

Date: November 17, 2013

Name:

Address:


1715 SERRANO ST
SF, CA 94109

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 8, 2013

Name:

Address:

William Emile Bond, TJ
90 Heather Ave # 101
SF, CA 94118

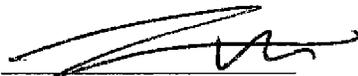
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 13, 2013

Name: Zachery Anderson

Address: 88 King St #814
SF, CA 94107

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 17, 2013

Name: CRESSEY H. NAKAGAWA

Address: 5 MISSION ST. SUITE 1208
SF 94103

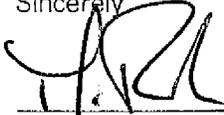
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 17, 2013

Name: Michael H. Park

Address: 257 Waller St

SE, CA 94102

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 17, 2013

Name: DAVID VANCE

Address: 320 S. HUMBOLDT
SAN MATEO, CA 94401

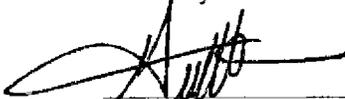
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 21, 2013

Name: GUILLERMO RODRIGUEZ

Address: 1227 CLAYTON ST
SF CA 94114

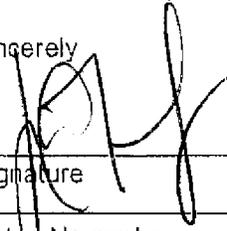
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November _____, 2013.

Name:

Address:

Vincent Arriola
887 Ashbury St #2
SF, CA. 94117

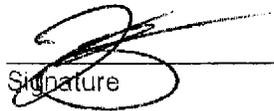
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 17, 2013

Name: Joel Burchfiel

Address: 3400 16th St.
SF, CA 94114

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 17, 2013

Name: JAMES REGAN

Address: 2890 Pine St
S.F., CA. 94115

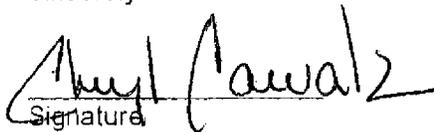
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 17, 2013

Name: Cheryl Carnivals

Address: 110 Pacific Ave 103
SF CA 94111

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 17, 2013

Name: Russell Jackson

Address: 110 Pacific Ave # 103

San Francisco CA 94111

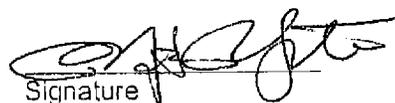
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 16, 2013

Name: MARK YOSHITAKE

Address: 910 Cheng Ave
SAN BRUNO CA

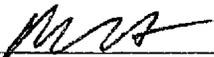
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: Mr. Kasshk

Address: 571 5th

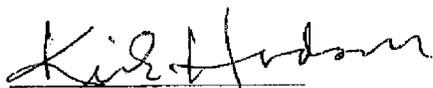
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: KIRK HUDSON

Address: PO BOX 410039

S.F., CA 94141

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 18, 2013

Name:

Address: 1501

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: M. Chruska

Address: _____

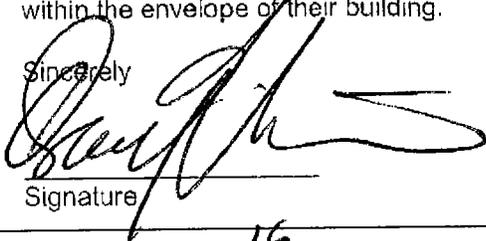
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: OREN MEIRI

Address: ~~670 Mission~~

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 18, 2013

Name: ALI MAKHZANI

Address: _____

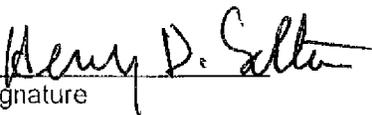
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 18, 2013

Name: HENRY D. SULTAN

Address: _____

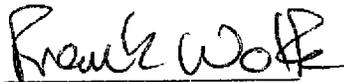
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 17, 2013

Name: FRANK WOLFE

Address: _____

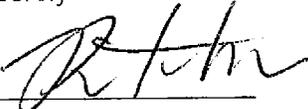
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 18, 2013

Name: Martinez

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 18, 2013

Name: MARK LEIALOHA

Address: _____

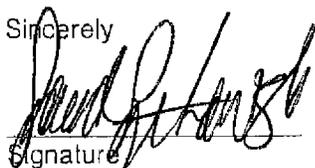
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 10, 2013

Name:

DAVID SYTKOWSKI

Address:

109 EUREKA ST
SF, CA 94114

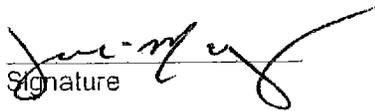
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 16, 2013

Name: Seth

Address: _____

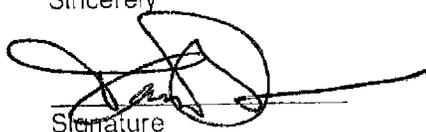
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: Dan Neuma

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

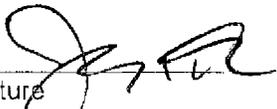
Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely

Signature



Date: November 11/16, 2013

Name:

Joe Shasky

Address:

61 Danton St.

SF CA 94112

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: Sherrie Chen

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 16, 2013

Name: Wayne Low

Address: 635 TENNESSEE ST.

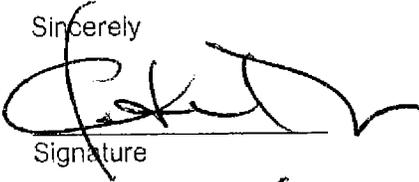
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: Charles Dupuis

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely,



Signature

Date: November 15, 2013

Name:

Peter Michael

Address: _____

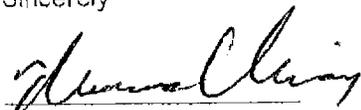
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 16, 2013

Name: Thomas Chiang

Address: 461 2nd St. #310
SF, CA 94107

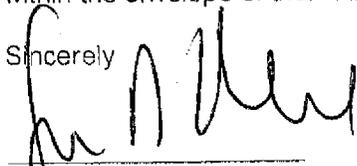
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

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Sincerely



Signature

Date: November 16, 2013

Name:

GEORGE

Address:

MUERUC

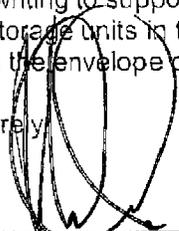
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

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Sincerely,



Signature

Date: November 16, 2013

Name: MARC LEVINE

Address: 404 LOMBARD ST.
SF CA 94133

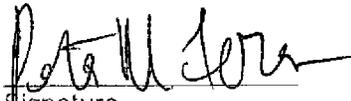
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 16, 2013

Name: Peter M Ferraz

Address: 855 Folsom # 129
SF CA 94107

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 16, 2013

Name: Claudia P. Landivar

Address: 1310 Minnesota St #102
SF CA 94107

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 15, 2013

Name: _____

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 15, 2013

Name: LANA DANDAN

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 15, 2013

Name: _____

Address: _____

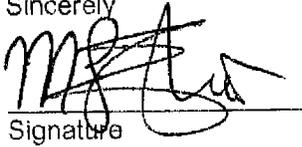
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

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Sincerely



Signature

Date: November ____, 2013

Name: MALISSA EWA

Address: 1800 EVANS AVE #5254

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 15, 2013

Name: VITALI KNIAZEV

Address: 255

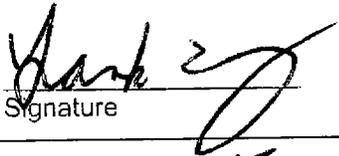
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 15, 2013

Name: FRANK HUANG

Address: 25 SIERRA ST. E.302
SAN FRANCISCO, CA 94107.

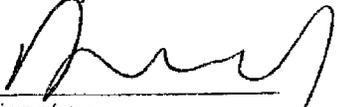
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: DAVID YOUSLIN

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: FITZGERALD LEE

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 14, 2013

Name: Donald Richardson

Address: _____

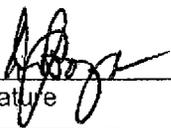
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: DAVID BOYD

Address: _____

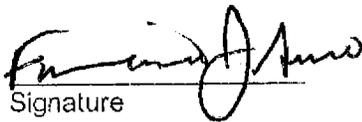
Brittany Bendix
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San Francisco, CA 94103

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I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 14, 2013

Name: Francisco Suro

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: Ian C/L

Address: 144 Danny
SF.

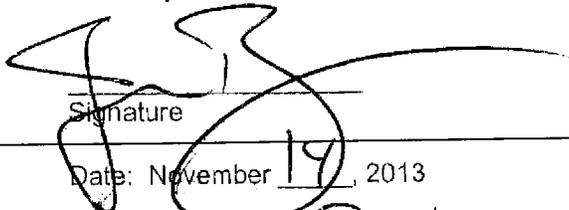
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street -- Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 19, 2013

Name: Josh Bender

Address: _____

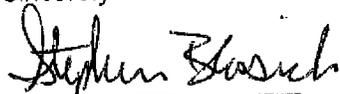
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: Stephen Blasich

Address: _____

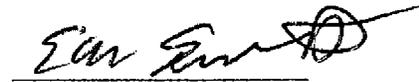
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: Evan Damast

Address: _____

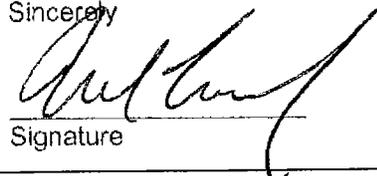
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely



Signature

Date: November 14, 2013

Name: NEAL DESSOUKY

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely,



Signature

Date: November 14, 2013

Name: Gabriel Donohoe

Address: _____

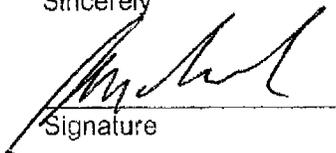
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Sincerely


Signature

Date: November 14, 2013

Name: A. LECH

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 14, 2013

Name: Duke Meek

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 14, 2013

Name: Ishibashi, Nikki

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 13, 2013

Name: Blair Evans

Address: 755 Tennessee, 6
SF, CA. 94107.

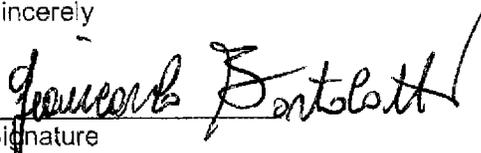
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Sincerely


Signature

Date: November _____, 2013

Name: _____

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
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San Francisco, CA 94103

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Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 11, 2013

Name: Aaron L. G. S. M.

Address: P.O. Box

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely

Doug Gammans
Signature

Date: November 13, 2013

Name: Doug Gammans

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely



Signature

Date: November 13, 2013

Name: Salomon

Address: 5169 MISSION ST
SF.

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely

A handwritten signature in black ink, appearing to be 'APID', written over a horizontal line.

Signature

Date: November 13, 2013

Name: APID

Address: 1750

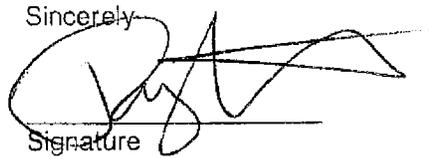
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San Francisco Planning Department
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San Francisco, CA 94103

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Sincerely,



Signature

Date: November 13, 2013

Name: Danny Oosterman

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

Dear Ms. Bendix:

I am writing to support the approval of the use permit application by the owner of 500 Indiana Street to add storage units in their existing self-service storage facility in the rear and side of their parking area within the envelope of their building.

Sincerely


Signature

Date: November 13, 2013

Name: Chad Riley

Address: _____

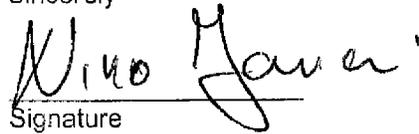
Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 500 Indiana Street – Use Permit Wine - Storage

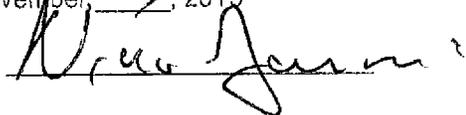
Dear Ms. Bendix:

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Sincerely


Signature

Date: November, 13, 2013

Name: 

Address: _____

Brittany Bendix
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San Francisco Planning Department
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San Francisco, CA 94103

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Sincerely


Signature

Date: November 11/13, 2013

Name: Akiko Kinoshita

Address: _____

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
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San Francisco, CA 94103

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Sincerely



Signature

Date: November 13, 2013

Name: Charlie Van Wagner

Address: _____

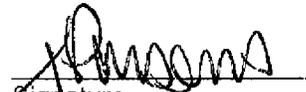
Brittany Bendix
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San Francisco, CA 94103

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Sincerely


Signature

Date: November 13, 2013

Name: PARSONS, JONATHAN A.

Address: _____



EXISTING SELF-STORAGE FACILITY

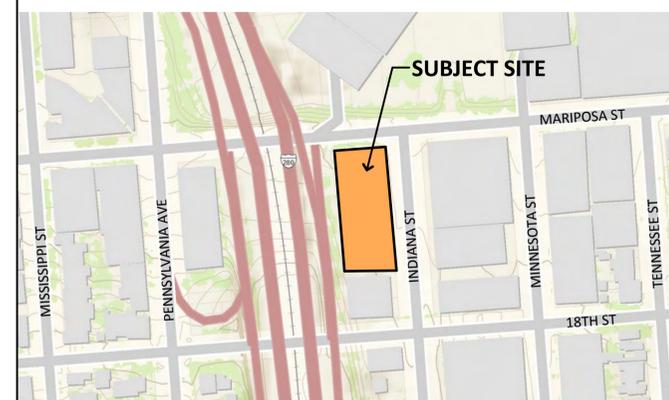
SCOPE OF WORK

- 1 CONVERT 4,102 S.F. OF PARKING AREA TO SELF-STORAGE AREA
- 2 INSTALL RACK FOR 4 BICYCLES

INDEX

- 1 PROJECT INFO
- 2 EXISTING SITE / GROUND FLOOR PLAN
- 3 PARTIAL GROUND FLOOR PARKING REDUCTION COUNT
- 4 TYPICAL PARKING SITUATION
- 5 PARTIAL PROPOSED GROUND FLOOR PLAN

VICINITY MAP

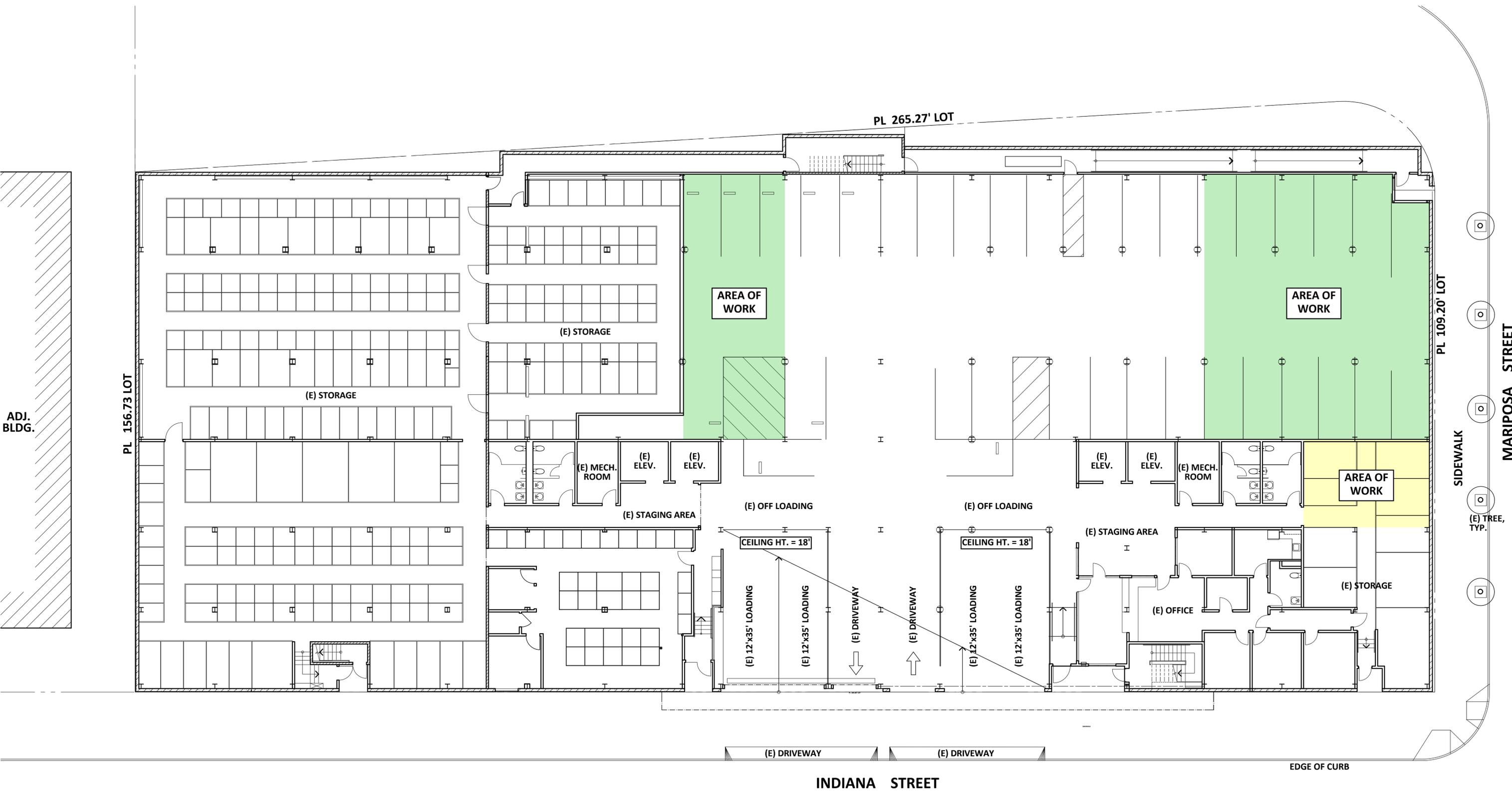


GABRIEL NG + ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

CONVERT PORTION OF EXISTING PARKING TO SELF-STORAGE
500-550 INDIANA STREET
 BLOCK 3998, LOT 021
 SAN FRANCISCO, CA 94107

PROJECT INFO

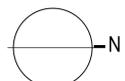
DATE: 11/15/13




GABRIEL NG + ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

CONVERT PORTION OF EXISTING PARKING TO SELF-STORAGE
500-550 INDIANA STREET
 BLOCK 3998, LOT 021
 SAN FRANCISCO, CA 94107

EXISTING SITE / GROUND FLOOR PLAN


SCALE: 1" = 20'
 DATE: 11/15/13




MARIPOSA STREET

INDIANA STREET



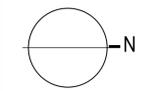
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 SAN FRANCISCO CA 94122
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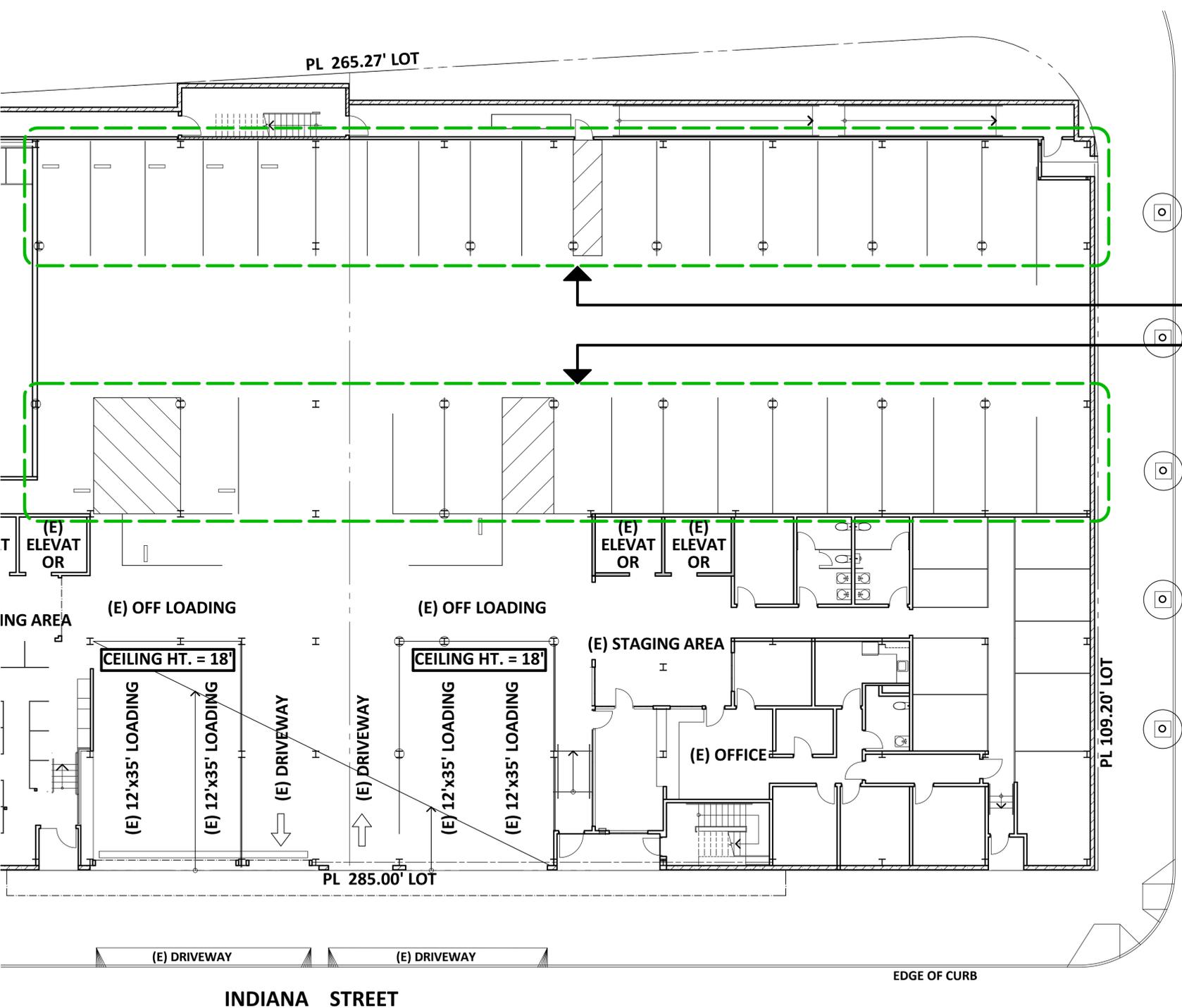
CONVERT PORTION OF EXISTING PARKING TO SELF-STORAGE
500-550 INDIANA STREET
 BLOCK 3998, LOT 021
 SAN FRANCISCO, CA 94107

PARTIAL GROUND FLOOR PARKING REDUCTION COUNT



SCALE: 1/16" = 1'-0"
 DATE: 11/15/13





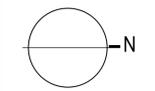
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CONVERT PORTION OF EXISTING PARKING TO SELF-STORAGE
500-550 INDIANA STREET
 BLOCK 3998, LOT 021
 SAN FRANCISCO, CA 94107

TYPICAL PARKING SITUATION



SCALE: 1" = 20'
 DATE: 11/15/13





MARIPOSA STREET



NEW BIKE RACK

INDIANA STREET



GABRIEL NG + ARCHITECTS INC.
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 SAN FRANCISCO CA 94122
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CONVERT PORTION OF EXISTING PARKING TO SELF-STORAGE
500-550 INDIANA STREET
 BLOCK 3998, LOT 021
 SAN FRANCISCO, CA 94107

PARTIAL PROPOSED GROUND FLOOR PLAN



SCALE: 1/16" = 1'-0"
 DATE: 11/15/13

