



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 7, 2011

Date: June 30, 2011
Case No.: **2011.0326C**
Project Address: **50 Otis Street**
Zoning: Moderate Scale Neighborhood Commercial Transit District
50-X Height and Bulk District
Block/Lot: 3505/021
Project Sponsor: Gary Bell
Gary Bell & Associates
862 26th Avenue
San Francisco, CA 94121
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to establish a motorcycle repair shop in a space formerly occupied by a contractor's shop and warehouse at 50 Otis Street. The new motorcycle repair shop would be called "Tokyo Moto," and would specialize in Japanese motorcycles and scooters. The project includes interior ground floor tenant improvements to accommodate the motorcycle repair shop and an ancillary retail sales area (approximately 400 sq ft) along the storefront. Currently, the existing space accommodates fifteen interior motorcycle/bicycle spaces. The existing tenant space measures approximately 3,400 sq ft, and the size of the tenant space would not change as part of the project. The hours of operation would be from Monday to Saturday from 9am to 6pm.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northeast corner of Otis and Brady Streets, Block 3505, Lot 021. The subject property is located within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District. The property is developed with a two-story commercial/light industrial building containing approximately 9,000 total sq ft, with tenants including several design professionals (addressed at 95 Brady Street) and a music studio (d.b.a Modern Electric Studio, addressed at 60 Otis Street). At 50 Otis Street, the subject tenant space was previously occupied by a contractor's shop and warehouse (trade shop). This tenant space occupies approximately 31 ft of the 57 ft of street frontage along Otis Street, and includes one pedestrian entry and a garage opening.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of light industrial and commercial establishments are located within ground floor storefronts in the surrounding area, including

work space for design professionals, office uses, city government offices, and full service restaurants. On the north side of Otis Street, buildings in the immediate vicinity typically range from one to two stories in height, and contain commercial or light industrial uses, including office, work space for design professionals, automotive repair, full service restaurant, and retail. On the south side of Otis Street, buildings in the immediate vicinity typically range from one to five-stories in height, and primarily contain office uses or automotive repair uses. Within the adjacent blocks, smaller residential enclaves, consisting of single- and multi-family apartment buildings, exist along Brady and Gough Streets. The subject building is within two blocks of Market Street, which primarily contains ground floor commercial uses (ex: coffee shop, full service restaurants and furniture shops) with residential units above between Van Ness Avenue and Octavia Streets.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 17, 2011	June 17, 2011	20 days
Posted Notice	20 days	June 17, 2011	June 17, 2011	20 days
Mailed Notice	20 days	June 17, 2011	June 17, 2011	20 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

As of June 30, 2011, the Department has received no communications regarding the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The Commerce and Industry Element of the General Plan contains objectives and policies that encourage the retention of existing commercial and industrial uses. The proposal would maintain the project site’s existing light industrial use by introducing a motorcycle (automotive) repair facility. This new use would be consistent with the immediate area’s mixed use character.
- Although auto-oriented uses are discouraged within NCT-3 Zoning Districts, the proposal does contribute to a diversified commercial environment within this zoning district, and does provide specialty goods and services that serve a population greater than the surrounding neighborhood.
- The proposed project is located within the Market & Octavia Area Plan, and does not appear to be in conflict with its policies and objectives.

- As an auto repair facility, the proposal does provide adequate space for executing all repair services inside the building. In addition, the proposal would not impact add or impact any existing parking spaces.
- The proposal meets all other aspects of the Planning Code.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a motorcycle (automotive) repair facility within the NCT-3 Zoning District, pursuant to Planning Code Section 731.59. Based upon an interpretation of Planning Code Section 228 (h), (i), motorcycle repair is treated the same as automobile repair.

BASIS FOR RECOMMENDATION

- The project maintains and promotes a commercial/light industrial use, which are being displaced throughout the City.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The project would be consistent with the light industrial and commercial character of the immediate neighborhood, would be consistent with the uses found within the immediate vicinity, and would assist in maintaining the area's diverse economic base.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood in addition to a larger trade area.
- A number of automotive and vehicle repair businesses are located in the area.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Project Sponsor Submittal, including:

- Reduced Plans

Attachment Checklist

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

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

Planner's Initials

RS: G:\Documents\2011.0326C 50 Otis St\ExecutiveSummary_50 Otis St.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: JULY 7, 2011

Date: June 30, 2011
Case No.: **2011.0326 C**
Project Address: **50 OTIS STREET**
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit) District
50-X Height and Bulk District
Block/Lot: 3505/021
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862 26th Avenue
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Staff Contact: Richard Sucre – (415) 575-9108
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 731.59 OF THE PLANNING CODE TO ALLOW A MOTORCYCLE (AUTOMOTIVE) REPAIR FACILITY (D.B.A. TOKYO MOTO) WITHIN THE NCT-3 (MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 7, 2011 Gary Bell (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 731.59 of the Planning Code to allow a motorcycle (automotive) repair facility (d.b.a. Tokyo Moto) within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) District and a 50-X Height and Bulk District.

On July 7, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0326C.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption. The Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

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. 2011.0326C, 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 northeast corner of Otis and Brady Streets, Block 3505, Lot 021. The subject property is located within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District. The property is developed with a two-story commercial/light industrial building containing approximately 9,000 total sq ft, with tenants including several design professionals (addressed at 95 Brady Street) and a music studio (d.b.a Modern Electric Studio, addressed at 60 Otis Street). At 50 Otis Street, the subject tenant space was previously occupied by a contractor's shop and warehouse (trade shop). This tenant space occupies approximately 31 ft of the 57 ft of street frontage along Otis Street, and includes one pedestrian entry and a garage opening.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of light industrial and commercial establishments are located within ground floor storefronts in the surrounding area, including work space for design professionals, office uses, city government offices, and full service restaurants. On the north side of Otis Street, buildings in the immediate vicinity typically range from one to two stories in height, and contain commercial or light industrial uses, including office, work space for design professionals, automotive repair, full service restaurant, and retail. On the south side of Otis Street, buildings in the immediate vicinity typically range from one to five-stories in height, and primarily contain office uses or automotive repair uses. Within the adjacent blocks, smaller residential enclaves, consisting of single- and multi-family apartment buildings, exist along Brady and Gough Streets. The subject building is within two blocks of Market Street, which primarily contains ground floor commercial uses (ex: coffee shop, full service restaurants and furniture shops) with residential units above between Van Ness Avenue and Octavia Streets.
4. **Project Description.** The project sponsor proposes to establish a motorcycle repair shop in a space formerly occupied by a contractor's shop and warehouse at 50 Otis Street. The new motorcycle repair shop would be called "Tokyo Moto," and would specialize in Japanese

motorcycles and scooters. The project includes interior ground floor tenant improvements to accommodate the motorcycle repair shop and an ancillary retail sales area along the storefront. Currently, the existing space accommodates fifteen interior motorcycle/bicycle spaces. The existing tenant space measures approximately 3,400 square feet, and the size of the tenant space would not change as part of the project. The hours of operation would be from Monday to Saturday from 9am to 6pm.

5. **Public Comment.** The Department has received no public comment on the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Automotive Repair.** Planning Code Section 731.59 states that a Conditional Use Authorization is required for an Automotive Repair Facility, as defined by Planning Code Section 790.15. Based upon an interpretation of Planning Code Section 228 (h), (i), motorcycle repair is treated the same as automobile repair.

The Project Sponsor seeks a change of use from a trade shop to motorcycle (automotive) repair shop. This new motorcycle repair facility would focus upon Japanese motorcycles, and would be independently owned and operated.

- B. **Parking.** Planning Section 731.22 of the Planning Code does not require off-street parking for commercial or institutional uses.

The subject tenant space contains approximately 3,400 square-feet of occupied floor area and does not require any off-street parking, since it is a commercial use. The proposal will accommodate up to fifteen motorcycle and bicycle spaces, which will be located within the interior of the tenant space.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The immediate block along Otis Street features a variety of uses, including light industrial, general commercial, automotive repair, and retail sales, as well as professional office and space for design professionals. This new use will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by continuing a light industrial use within this storefront.
 - 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 and the proposal will not alter the existing appearance or character of the project vicinity. The proposed work does not include exterior alterations and will not affect the building envelope.

- 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 does not require parking for the proposed use. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of approval are included to address potential issues.

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

The proposed change of use does not require any additional tenant improvements. The proposal will not include loading or service areas, unusual lighting or signage. The Project Sponsor will not alter the existing neighborhood landscape, screening or open space.

- 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NCT-3 Districts in that the intended use is located at the ground floor and will contribute to a diversified commercial environment.

8. **Market & Octavia Area Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Market & Octavia Area Plan:

LAND USE AND URBAN FORM

Objectives and Policies

OBJECTIVE 1.1:

CREATE A LAND USE PLAN THAT EMBRACES MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy 1.1.9:

Allow small-scale neighborhood-serving retail and other community-serving uses at intersections in residential districts.

Generally, the Market & Octavia Area Plan does not possess specific policies or objectives relating to light industrial uses. However, the proposed project is not in conflict with the policies and objectives of the Market & Octavia Area Plan. The proposed project will contribute to the economic diversity and mixed-use character of the neighborhood and is located on the edge of a residential district, and will serve the immediate neighborhood as well as a larger trade area.

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

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.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed project will provide desirable goods and services to the neighborhood and surrounding district. The Project Site is located within a Neighborhood Commercial Transit District and is thus consistent with activities in the commercial land use plan.

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 Project will retain an existing light industrial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Auto Repair:

- Adequate building space should be provided for carrying out all repair services inside the building.
- Auto repair facilities should be large enough to accommodate all cars on site and avoid on-street parking of cars before or after repair work is done. If temporary on-site storage of cars must be outside the building, suitable landscaping or screening should be provided.

The proposed project does provide adequate building space for carrying out all repair service activities. Furthermore, the existing tenant space will accommodate on site storage of motorcycles within the building's interior. The proposal avoids on-street parking and provides adequate screening of uses within its facility.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use will provide a specialty service. This is not a Formula Retail use.

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

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

The proposal would enhance the district by providing a motorcycle (automotive) repair facility in an area that is not over concentrated by this type of use. The business would be locally owned and creates several employment opportunities for the community. The proposed alterations are within the existing building footprint.

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

The proposal will not impact any of the existing housing or neighborhood character. The surrounding neighborhood has a mixed character composed of residential, commercial and light industrial uses.

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 site is on Otis Street and is well served by transit. Presumably, patrons will arrive by motorcycle. Public parking is available in the surrounding neighborhood within a one block vicinity at 1650 and 1660 Mission Street. The Project Sponsor has stated that they will encourage patrons to be respectful and sensitive to the surrounding residential neighbors when riding their motorcycles and will encourage them to use public transportation whenever possible.

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 proposed project will assist in maintaining a diverse economic base by maintain a light industrial use.

- 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.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0326C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 5, 2011, 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 July 7, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 7, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a motorcycle (automotive) repair (d.b.a. Tokyo Moto) located at 50 Otis Street, Block 3505 and Lot 021 pursuant to Planning Code Section(s) 731.59 within the NCT-3 District and a 50-X Height and Bulk District; in general conformance with plans, dated April 5, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0326C and subject to conditions of approval reviewed and approved by the Commission on July 7, 2011 under Motion No XXXXX. 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 July 7, 2011 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of

Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

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

MONITORING

3. **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

4. **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

5. **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/>

6. **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

Parcel Map

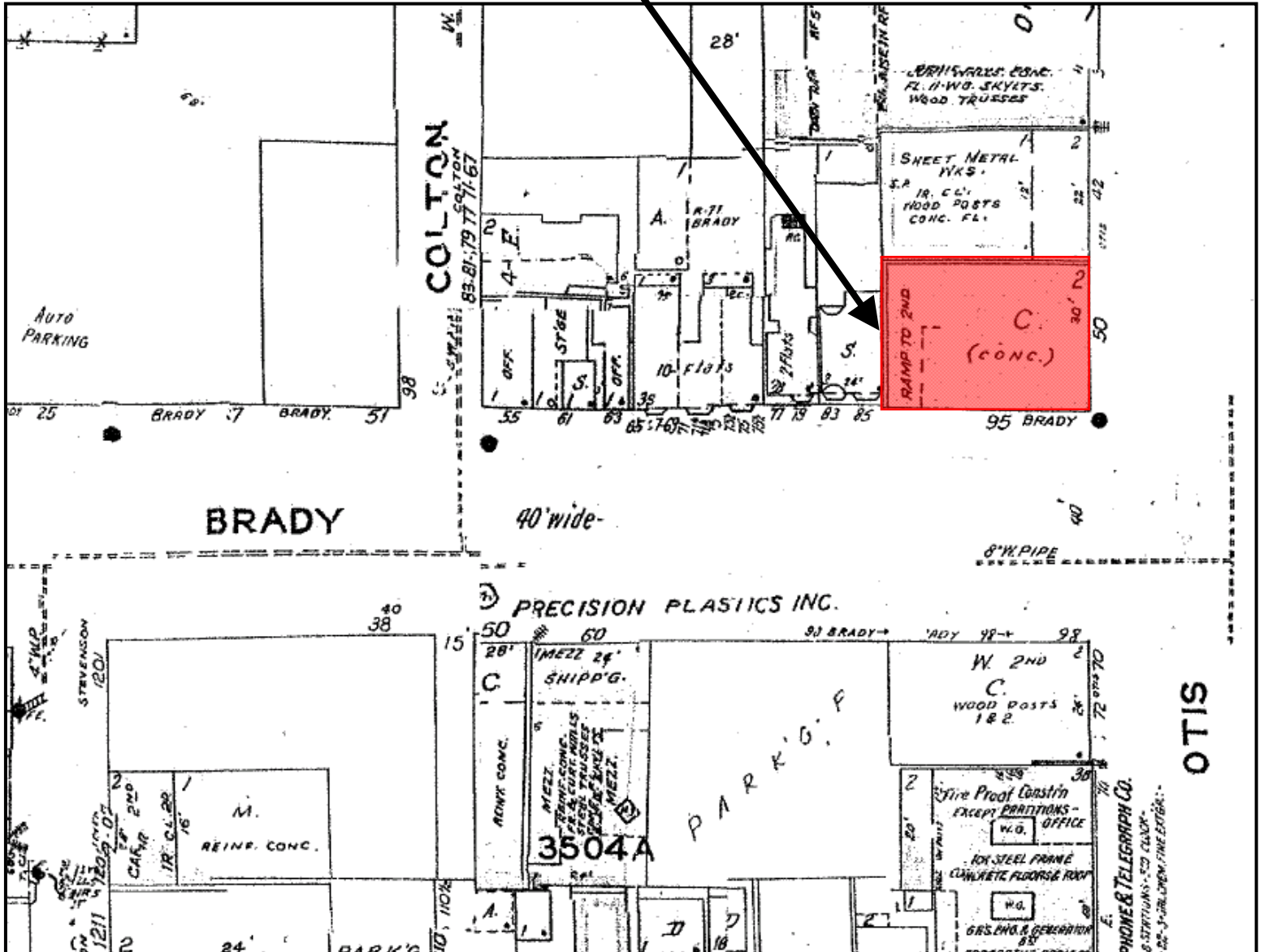
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0326C
Motorcycle (Automotive) Repair Shop
50 Otis Street

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization
Case Number 2011.0326C
Motorcycle (Automotive) Repair Shop
50 Otis Street

Aerial Photo

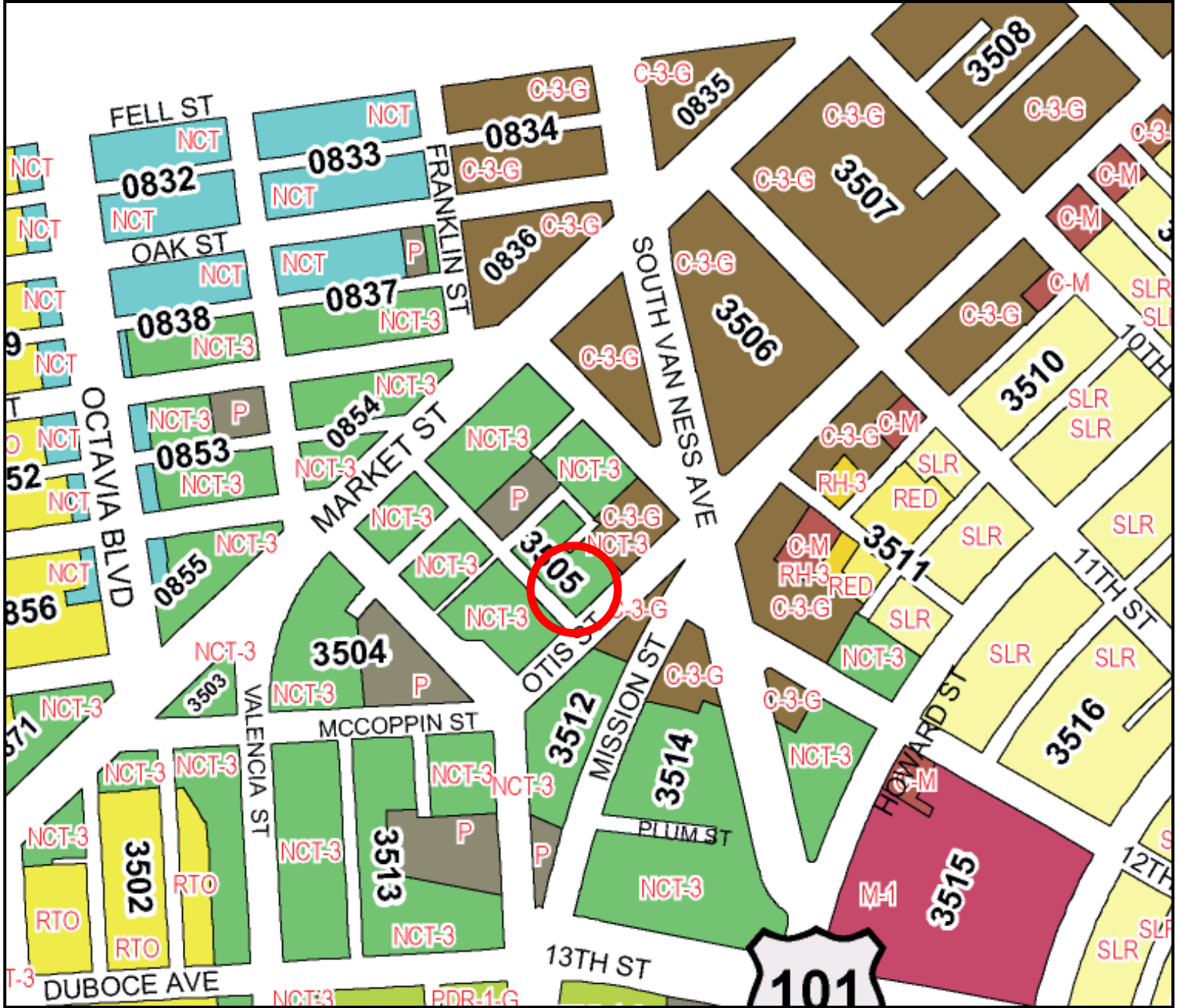


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0326C
Motorcycle (Automotive) Repair Shop
50 Otis Street

Zoning Map



Conditional Use Authorization
Case Number 2011.0326C
Motorcycle (Automotive) Repair Shop
50 Otis Street

Site Photo



View of Otis Street (Looking West)

Site Photo

SUBJECT PROPERTY



View of northeast corner of Brady and Otis Street

Conditional Use Authorization
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Motorcycle (Automotive) Repair Shop
50 Otis Street

Site Photo



View of tenant space and storefront along Otis Street, 50 Otis Street

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50 Otis Street

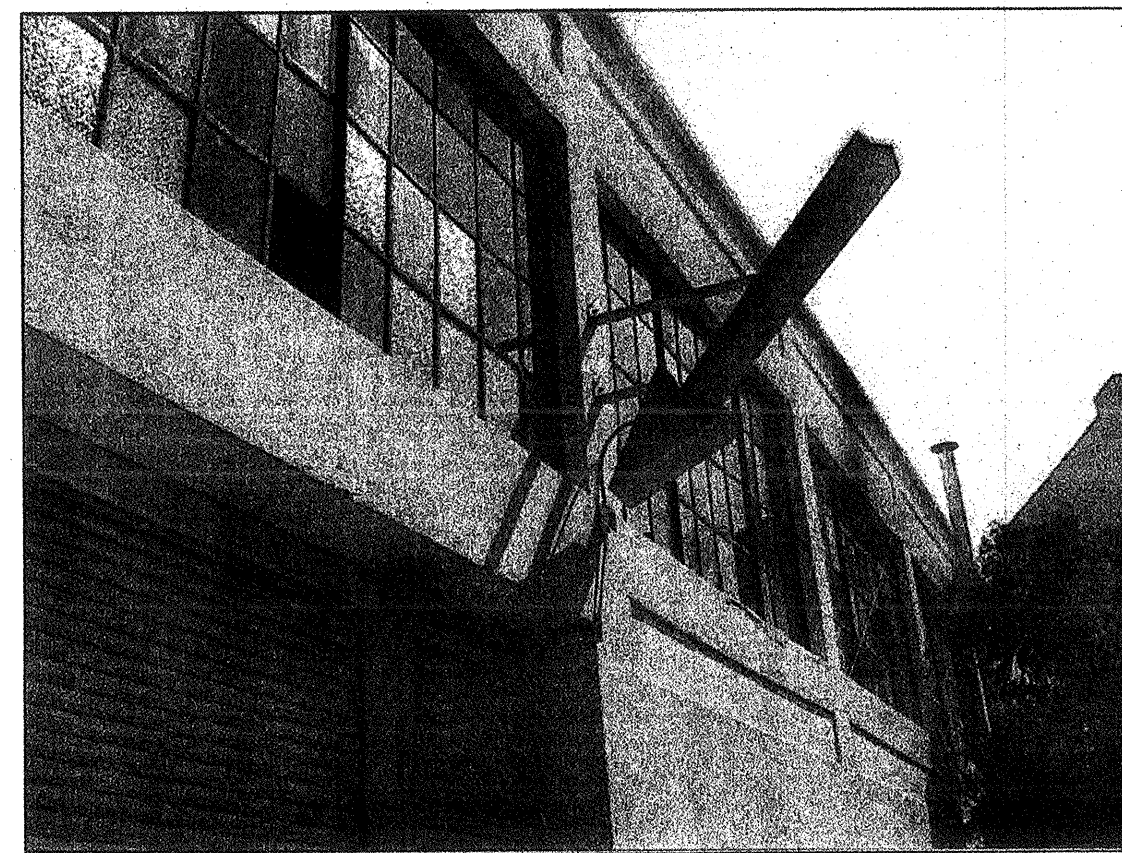
Site Photo



View of Subject Building along Brady Street

Conditional Use Authorization
Case Number 2011.0326C
Motorcycle (Automotive) Repair Shop
50 Otis Street

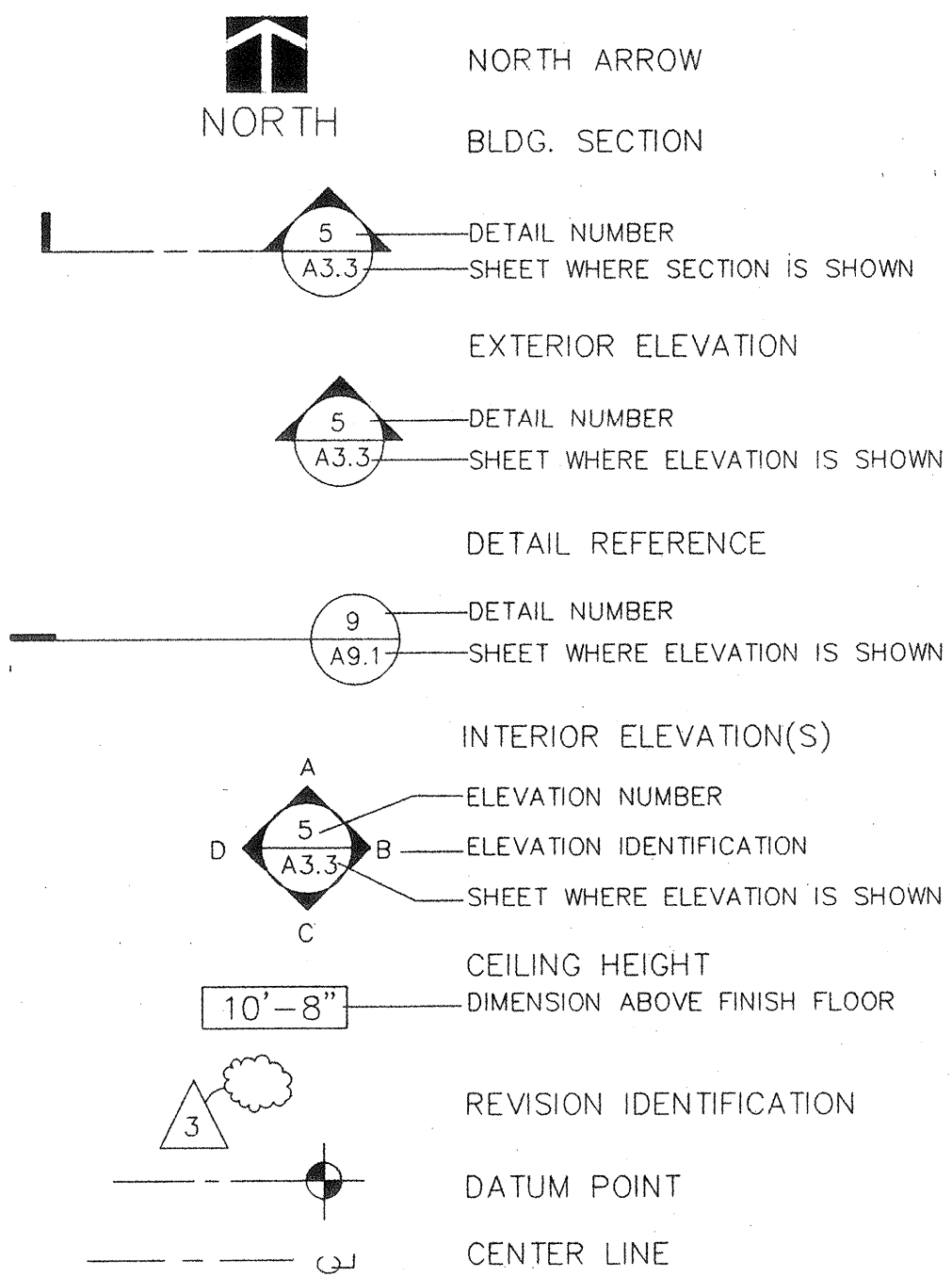
ISSUED FOR PERMIT	DG2
ISSUED FOR BID	DG2



Abbreviations

A	AND	F.H.S.	FLAT HEAD SCREW	PR	PAIR
∅	ANGLE	F.H.I.	FINISH (ED)	PRCST	PREFAB
Q	DIAMETER OF ROUND	F.I.O.	FURNISHED AND INSTALLED	PRELIM	PREFABRICATED
∅	DIAMETER OF ROUND	F.J.	FINISH BY OWNER	PROJ	PROJECT
#	ROUND OR NUMBER	F.L.	FURNISHED JOINT	PROP.	PROPERTY
(E)	EXISTING	F.L.F.	FLEXIBLE	P.S.I.	POUNDS PER SQUARE INCH
(N)	NEW	F.L.R.	FLOOR	PT	POINT
A.B.	ANCHOR BOLT	F.L.R.	FLOOR	P.T.D.	PAPER TOWEL DISPENSER
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	P.T.D./R	PAPER TOWEL DISPENSER & RECEPTACLE
ACCS.	ACCESS OR ACCESSIBLE	F.O.F.	FACE OF FINISH	P.T.F.	PRESSURE TREATED DOUGLASS FR
ACOUS.	ACOUSTIC	F.O.S.	FACE OF STUD	P.T.R.	PAPER TOWEL RECEPTACLE
ACT	ACTUAL	F.O.W.	FACE OF WALL	Q.T.	QUARTER
A.D.	AREA DRAIN	F.O.I.C.	FURNISHED BY OWNER	QTR	QUARTER
ADDN.	ADDITION	F.O.I.C.	INSTALLED BY CONTRACTOR	R	RISER
ADM.	ADMISIVE	F.O.S.	FACE OF STUD	RAD.	RADIUS
ADJ.	ADJUST, ADJUSTABLE	FR	FIREPROOF	RAD.	RADIUS
A.F.F.	ABOVE FINISH FLOOR	F.S.	FULL SIZE	R.B.	RUBBER BASE
AGGR.	AGGREGATE	F.T.	FEET, FOOT	R.C.P.	REFLECTED CEILING PLAN
AL	ALUMINUM	FTG.	FOOTING	R.D.	ROOF DRAIN
ALT.	ALTERNATE	FURR.	FURRING	REC.	RECEIVE
A.P.	ACCESS PANEL	GALV.	GALVANIZED	REF.	REFERENCE
APPRO.	APPROXIMATE	GALV.	GALVANIZED	REF.	REFERENCE
APPROX.	APPROXIMATE	G.B.	GRID BAR	REFR.	REFRIGERATION
ARCH	ARCHITECTURAL	GEN.	GENERAL	REIN.	REINFORCED
ASPH.	ASPHALT	GL.	GLASS	REIN.	REINFORCED
BAL.	BALANCING	GR.	GROUND	REIN.	REINFORCED
BARR.	BARRIER	GR.	GROUND	REIN.	REINFORCED
BD.	BOARD	G.S.M.	GALVANIZED SHEET METAL	R.H.R.	ROUND HEAD SCREW
BTUM.	BITUMINUS	G.S.U.	GLAZED STRUCTURAL UNIT	R.L.	RAIN LEADER (INTERIOR)
BUD.	BUILDING	G.W.B.	GIPSUM WALL BOARD	R.M.	ROOM
B.L.K.	BLOCK, BLOCKING	GYP.	GIPSUM	RND.	ROUND
B.M.	BENCH MARK	H.	HIGH (TO)	R.O.	ROUGH OPENING
BOT.	BOTTOM	H.B.	HOLE, BIB	RUB.	RUBBER
BSMT.	BASEMENT	H.C.	HOLLOW CORE	RUB.	RUBBER
B.U.R.	BUILT UP ROOFING	H.W.D.	HARDWOOD	S.	SOUTH
CAB.	CABINET	H.W.	HARDWARE	S.C.	SOLID CORE
CAP.	CAPACITY	H.M.	HOLLOW METAL	S.C.D.	SEAT COVER DISPENSER
C.B.	CATCH BASIN	H.M.	HOLLOW METAL	S.E.O.	SEE ELECTRICAL DWGS
CDM.	CEMENT	H.M.	HOLLOW METAL	S.E.O.	SEE ELECTRICAL DWGS
CER.	CERAMIC	H.M.	HOLLOW METAL	SCHED.	SCHEDULE, SCHEDULED
C.G.	CORNER GUARD	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CH.	CHANNEL	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CI.	CAST IRON	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.I.	CONTROL JOINT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.L.	CHAIN LINK	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.L.	CEILING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.L.G.	CLAUSTRATING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CLQ.	CLOSET	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CLR.	CLEAR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.M.S.	COUNTERSINK MASONRY	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.O.	CASD OPENING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
COL.	COLUMN	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CONC.	CONCRETE	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CONN.	CONNECTION	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CONTR.	CONTRACTOR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CONTR.	CONTRACTOR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
COR.	CORRIDOR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.T.	CERAMIC TILE	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
C.T.	CENTER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
CTSK.	COUNTERSINK (SUNK)	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DB	DEEP	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
D.A.	DOUBLE ACTING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DBL.	DOUBLE	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DEPT.	DEPARTMENT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DET.	DETAIL	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
D.F.	DRINKING FOUNTAIN	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DA.	DIAMETER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DAG.	DIAGONAL	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DM.	DISPENSER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DISP.	DISPENSER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DN.	DOWN	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DO.	DOOR OPENING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DOM.	DOOR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DP.	DAMPENING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DR.	DRIP	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DS.	DOWNSPOUT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
D.S.P.	DRY STANDPIPE	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DWR.	DRAWER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
(E)	EXISTING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
E.	EAST	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
E.A.	EXPANSION BOLT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
E.B.	EXPANSION JOINT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
E.J.	ELEVATION	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
ELEC.	ELECTRICAL	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
ELEV.	ELEVATION	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EMER.	EMERGENCY	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EN.	ENAMEL	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
ENCL.	ENCLOSURE	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
E.P.	ELECTRICAL PANELBOARD	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EQ.	EQUIPMENT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EQ.L.	EARTHQUAKE JOINT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EQUIP.	EQUIPMENT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
E.W.	ELECTRIC WATER COOLER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EDC.	EDGEWIRE (ED)	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
DM.	DRAIN	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EXH.	EXHAUST	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EXPAN.	EXPANSION	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EXT.	EXTERIOR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
EXTD.	EXTENDED	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.A.	FIRE ALARM	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
FAB.	FABRICATE	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.B.	FLAT BAR	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.C.	FURRED CEILING	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.D.	FLOOR DRAIN	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
FDN.	FOUNDATION	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.E.	FIRE EXTINGUISHER	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.E.C.	FIRE EXTINGUISHER CABINET	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.F.	FACTORY FINISH	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.H.	FIRE HYDRANT	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED
F.H.C.	FIRE HOSE CABINET	H.M.	HOLLOW METAL	SCHD.	SCHEDULE, SCHEDULED

Legend



Project Data

ASSESSOR'S LOT & BLOCK NUMBER: BLOCK 350, LOT 021

BUILDING TYPE: III-NR (NO SPRINKLERS)

NUMBER OF STORIES: 2

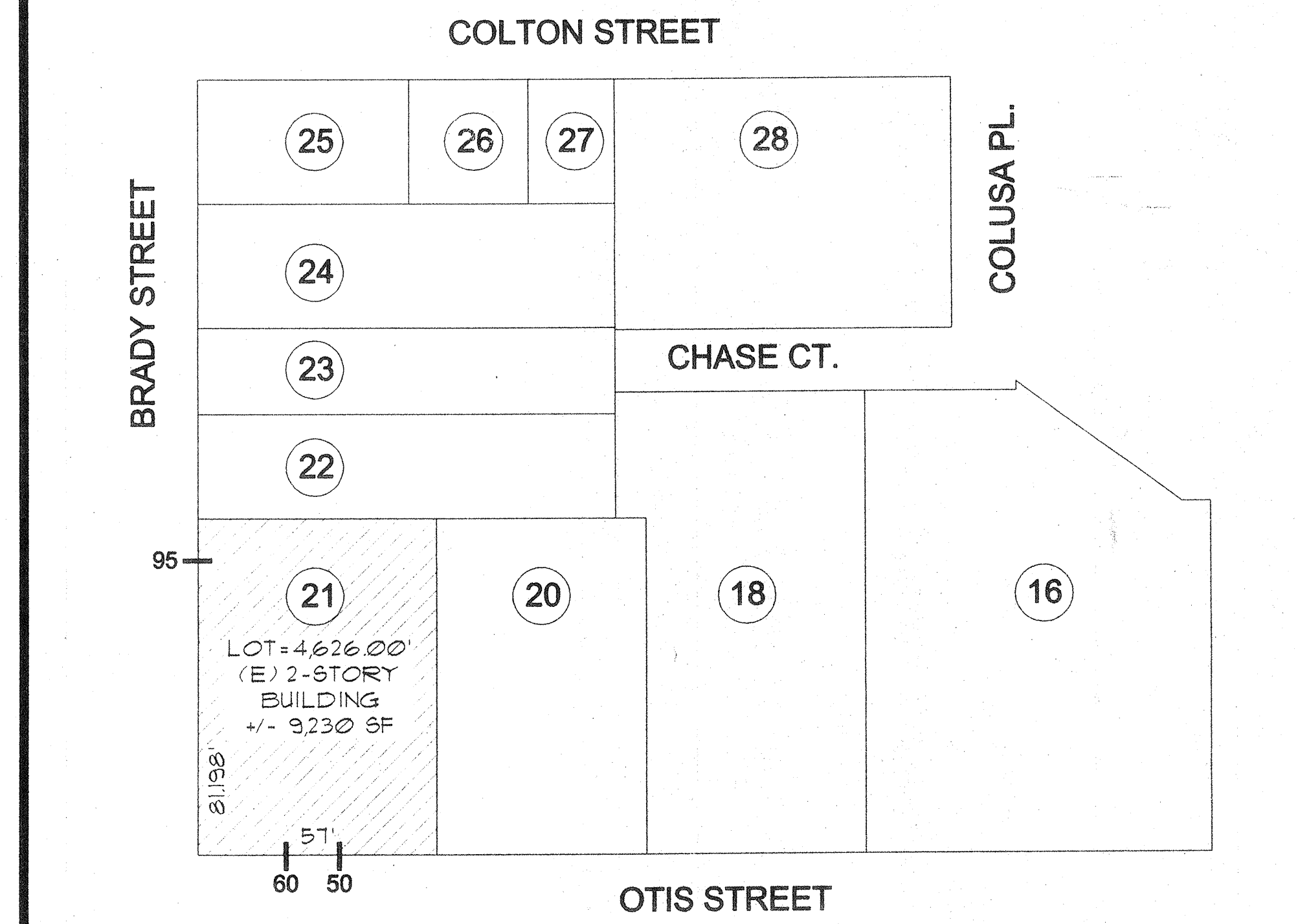
OCCUPANCY: B

HEIGHT LIMIT: 50X

ZONING: NCT-3

OWNER: SHELLEY NIELSON
804 ALPINE AVE
BURLINGAME CA 94010

Code Information:



Vicinity Map

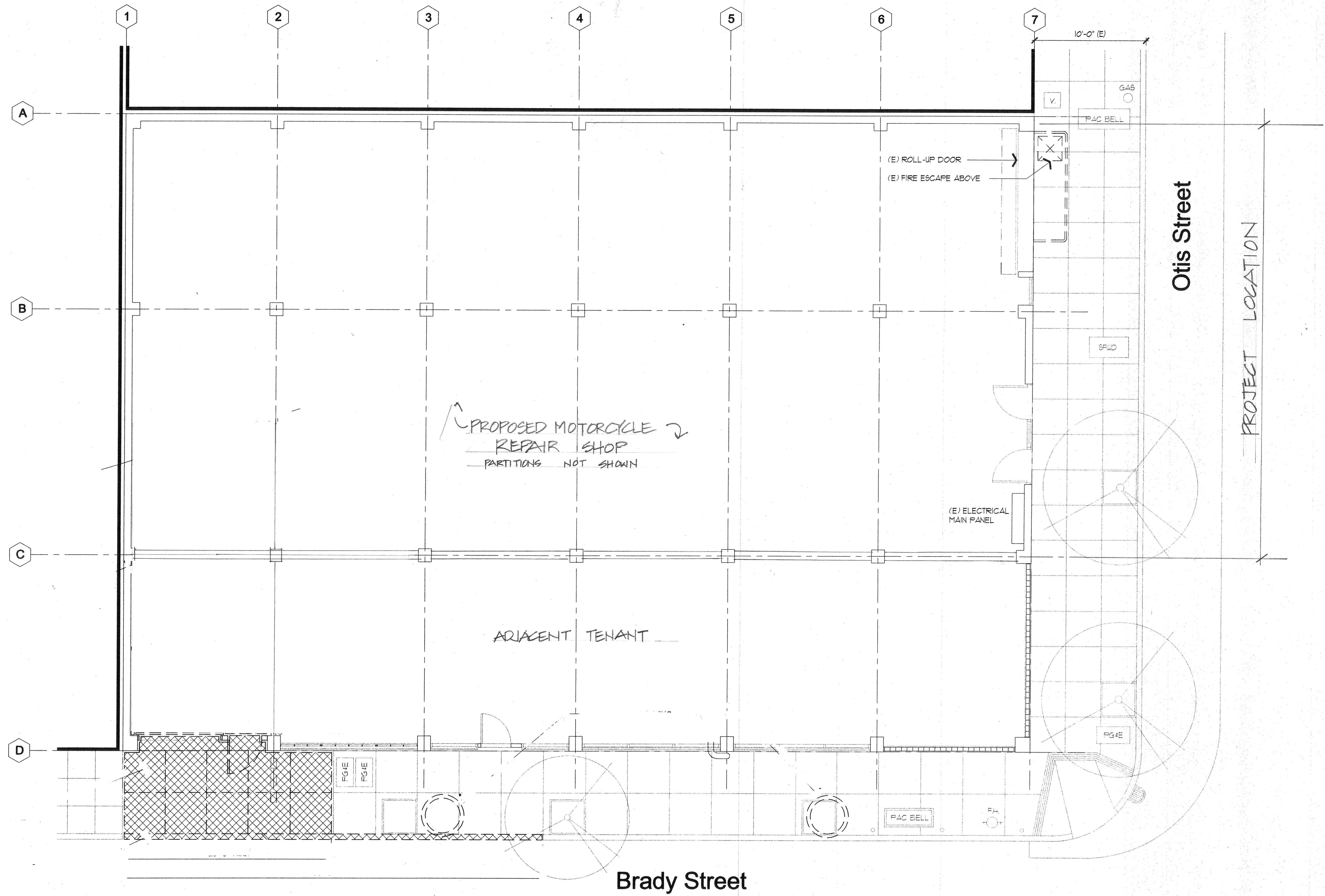
Plot Plan (Block 3505)

SCALE: 1" = 30'-0"

MOTORCYCLE REPAIR SHOP
50 OTIS STREET
San Francisco, California

TITLE SHEET
Date 4/5/11
Scale As Noted
Drawn DG2
Job
Sheet
A0.0
of

REVISIONS	BY
ISSUED FOR PERMIT	DG2
ISSUED FOR BID	DG2



MOTORCYCLE REPAIR SHOP
 50 OTIS STREET
 SAN FRANCISCO
 BLOCK 3505 LOT 021

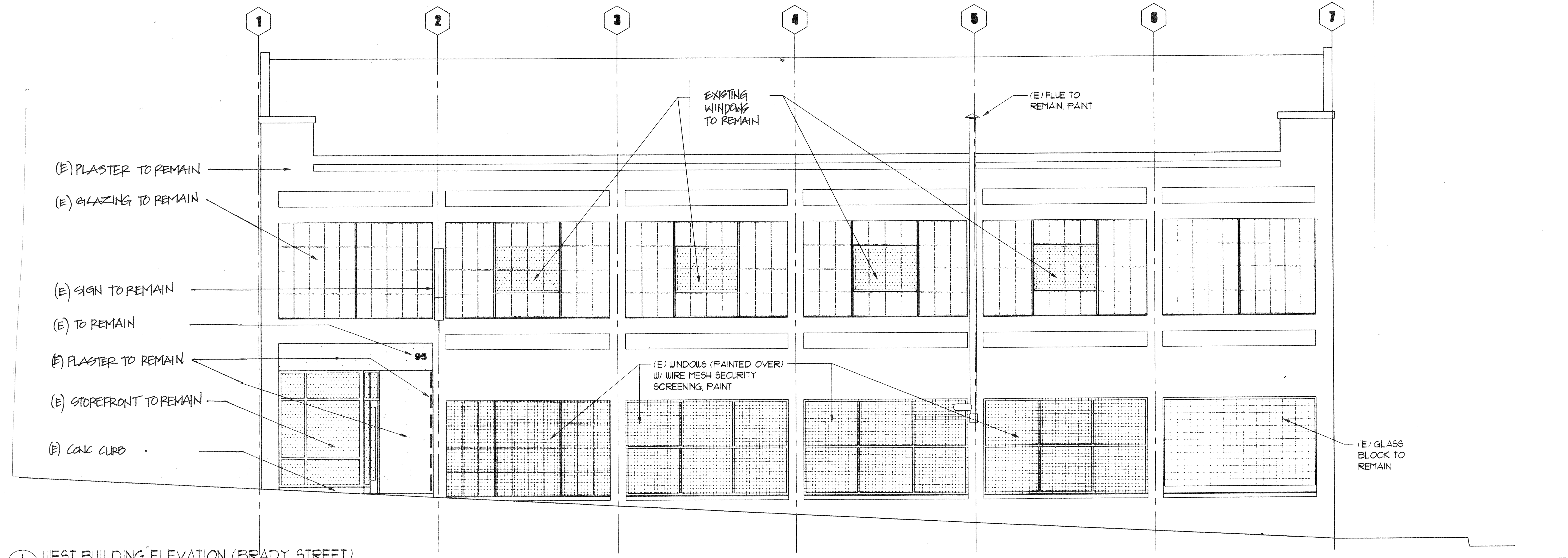
FIRST FLOOR & SITE

Date 4/5/11
 Scale As Noted
 Drawn DG2
 Job
 Sheet

A2.1
 of

First Floor & Site Demolition Plan
 SCALE: 1/4" = 1'-0"

REVISIONS	BY
ISSUED FOR PERMIT	DGz
ISSUED FOR BID	DGz



1 WEST BUILDING ELEVATION (BRADY STREET)
3.3 1/4" = 1'-0"



2 SOUTH BUILDING ELEVATION (OTIS STREET)
3.3 1/4" = 1'-0"

MOTORCYCLE REPAIR SHOP
 50 OTIS STREET
 SAN FRANCISCO
 BLOCK 3509 LOT 021

ELEVATIONS

Date	
Scale	As Noted
Drawn	DGz
Job	
Sheet	

A3.3