



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 25, 2012

*Date:* October 18, 2012  
*Case No.:* 2012.0594 C  
*Project Address:* 47 CAMBON DRIVE  
*Zoning:* NC-S (Neighborhood Commercial, Shopping Center) District  
40-X Height and Bulk District  
*Block/Lot:* 7324/001  
*Project Sponsor:* Dee Dee Workman  
25 Genebern Way  
San Francisco, CA 94112  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
adrian.putra@sfgov.org  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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Reception:  
**415.558.6378**

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Planning  
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**415.558.6377**

### PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 713.46 to legalize an automobile sales or rental use (d.b.a. U-Haul), providing vehicle rentals for the purpose of moving large items or a quantity of items. Currently, U-Haul is operating out of a retail grocery store located on the subject property with U-Haul vehicles parked at the front and rear of the surface parking lot along the south side of the lot. The project involves relocating the U-Haul operation to a vacant commercial storefront located within the multi-unit commercial building on the subject property. The project sponsor expects the proposed U-Haul establishment to be operated by two to five employees. Additionally, the project sponsor is proposing to designate 30 off-street parking spaces for U-Haul moving trucks or cargo trailers within the subject property. The U-Haul employees will ensure that the U-Haul vehicles are parked within their designated parking spaces. The next closest U-Haul rental location is at 5500 Mission Street, approximately 2.2 miles away from the project site.

### SITE DESCRIPTION AND PRESENT USE

The project site is a vacant storefront located at 47 Cambon Drive, east side, between Font Boulevard and 19th Avenue, Assessor's Block 7324, Lot 001. The subject property is located in the NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 40-X Height and Bulk District and within the boundaries of Parkmerced. The subject property is a single parcel shopping center, also known as the Park Plaza Shopping Center that is occupied by a multi-unit single-story commercial building and anchored by a stand-alone commercial building occupied by a retail grocery store. The Park Plaza Shopping Center also has a surface parking lot along the west side of the businesses. The subject vacant

storefront is located within the multi-unit commercial building and contains approximately 16 feet of frontage and 1,840 square-feet of occupied floor area.

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The neighborhood surrounding the shopping strip is Parkmerced, a master-planned development constructed circa 1951. Most of the surrounding buildings are two-story town-house style apartments, with 11 high-rise buildings interspersed throughout Parkmerced. This NC-S District is in close proximity to San Francisco State University. To the rear of the subject property, is 19th Avenue, which is the main arterial passing north/south through this part of the City. Other businesses found within the Park Plaza Shopping Center include: a Wells Fargo ATM (walk-up facility), Magic Dragon Smoke Shop (retail sales and service), Spressa (limited-restaurant), Taco Libre (restaurant), Wash N' Dry Landry (retail sales and service), Promax Martial Arts Academy (personal service), Papa John's (formula retail limited restaurant), Hall of Flame (restaurant), Park 77 (bar with outdoor activity area), and Park Plaza Fine Foods (retail grocery store). The Park Plaza Shopping Center also contains three vacant storefronts including the subject storefront. The properties surrounding the subject property within Parkmerced are predominantly residential.

### **ENVIRONMENTAL REVIEW**

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

### **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	October 5, 2012	October 5, 2012	20 days
Posted Notice	20 days	October 5, 2012	October 5, 2012	20 days
Mailed Notice	20 days	October 5, 2012	October 5, 2012	20 days

### **PUBLIC COMMENT**

- To date, the Department has received eight letters of support for the project, including letters of support from Supervisor Sean Elsbernd, the Parkmerced Residents Organization, and the Board of Directors of Associated Students Inc., at San Francisco State University. The Department is not aware of any opposition to the project.

### **ISSUES AND OTHER CONSIDERATIONS**

- Ordinance No. 47-12 was passed on March 13, 2012 by the Board of Supervisors, approved by the Mayor on March 16, 2012, and made effective on April 15, 2012 to amend Planning Code Section

713.61 to allow an automobile sales or rental use as a conditional use on the first floor within the NC-S (Neighborhood Commercial, Shopping Center) District.

- Section 790.12 defines an automobile sales or rental use as a retail use which provides vehicle sales or rentals whether conducted within a building or on an open lot.
- An automobile sales and rental use is not a Formula Retail Use since it is not a considered a "Retail Sales Activity or Retail Sales Establishment" subject to formula retail controls per Planning Code Section 303(i).
- Including the proposed use the subject property contains approximately 15,000 gross square-feet devoted to retail space, which requires 30 off-street parking spaces. Additionally, the subject property contains approximately 7,000 gross square-feet devoted to restaurants and/or bars, which requires 35 off-street parking spaces. The subject property contains a total of 112 off-street parking spaces for use by customers of the Park Plaza Shopping Center, which exceeds the number of off-street parking spaces required for the commercial uses on the site.

#### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization to legalize an automobile sales or rental use (d.b.a. U-Haul) providing vehicle rentals within an NC-S (Neighborhood Commercial, Shopping Center) Zoning District, pursuant to Planning Code Section 303 and 713.61.

#### **BASIS FOR RECOMMENDATION**

- The Project meets all applicable requirements of the Planning Code.
- The Project is necessary and desirable because it will conveniently serve the surrounding residents by a useful service not otherwise available in the neighborhood. It is expected the proposed use would be especially convenient for nearby residents that live in Parkmerced or San Francisco State University's Student Housing complexes.
- The Project will eliminate a vacant storefront and provide employment opportunities to residents in the community.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>                          |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map          |   |
| <input checked="" type="checkbox"/> Sanborn Map         |   |
| <input checked="" type="checkbox"/> Aerial Photo        |   |
| <input type="checkbox"/> Context Photos                 |   |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

ACP  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315)         | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139)            | <input type="checkbox"/> Other                             |

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## Planning Commission Motion No. XXXXX HEARING DATE, OCTOBER 25, 2012

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*Case No.:* **2012.0594 C**  
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25 Genebern Way  
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*Staff Contact:* Adrian C. Putra – (415) 575-9079  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 713.61 AND 303 TO LEGALIZE AN AUTOMOBILE SALES OR RENTAL USE (D.B.A. U-HAUL) PROVIDING VEHICLE RENTALS WITHIN AN NC-S (NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 3, 2012, Dee Dee Workman (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 713.61 and 303 of the Planning Code to allow an automobile sales or rental use (d.b.a. U-Haul) within an NC-S (Neighborhood Commercial, Shopping Center) Zoning District, and a 40-X Height and Bulk District.

On October 25, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0594C.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0594C, 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 site is a vacant storefront located at 47 Cambon Drive, east side, between Font Boulevard and 19th Avenue, Assessor's Block 7324, Lot 001. The subject property is located in the NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 40-X Height and Bulk District and within the boundaries of Parkmerced. The subject property is a single parcel shopping center, also known as Park Plaza Shopping Center that is occupied by a multi-unit single-story commercial building and anchored by a stand-alone commercial building occupied by a retail grocery store. The Park Plaza Shopping Center also has a surface parking lot along the west side of the businesses. The subject vacant storefront is located within the multi-unit commercial building and contains approximately 16 feet of frontage and 1,840 square-feet of occupied floor area (956 square-foot customer service area and an approximately 856 square-foot basement storage area).
3. **Surrounding Properties and Neighborhood.** The neighborhood surrounding the shopping strip is Parkmerced, a master-planned development constructed circa 1951. Most of the surrounding buildings are two-story town-house style apartments, with 11 high-rise buildings interspersed throughout Parkmerced. This NC-S District is in close proximity to San Francisco State University. To the rear of the subject property, is 19th Avenue, which is the main arterial passing north/south through this part of the City. Other businesses found within the Park Plaza Shopping Center include: a Wells Fargo ATM (walk-up facility), Magic Dragon Smoke Shop (retail sales and service), Spressa (limited restaurant), Taco Libre (restaurant), Wash N' Dry Laundry (retail sales and service), Promax Martial Arts Academy (personal service), Papa John's (formula retail limited restaurant), Hall of Flame (restaurant), Park 77 (bar with outdoor activity area), and Park Plaza Fine Foods (retail grocery store). The Park Plaza Shopping Center also contains three vacant storefronts including the subject storefront. The properties surrounding the subject property within Parkmerced are predominantly residential.
4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 713.46 to legalize an automobile sales or rental use (d.b.a. U-Haul), providing vehicle rentals for the purpose of moving large items or a quantity of items. Currently, U-Haul is operating out of Park Plaza Fine Foods and the U-Haul vehicles are parked

at the front and rear of the surface parking lot along the south side of the property. The project involves relocating the U-Haul operation to a vacant commercial storefront located within the multi-unit commercial building on the subject property. The project sponsor expects the proposed U-Haul establishment to be operated by two to five employees. Additionally, the project sponsor is proposing to designate 30 off-street parking spaces for U-Haul moving trucks or cargo trailers within the subject property. The U-Haul employees will ensure that the U-Haul vehicles are parked within their designated parking spaces. The next closest U-Haul rental location is at 5500 Mission Street, approximately 2.2 miles away from the project site.

5. **Public Comment.** To date, the Department has received eight letters of support for the project, including a letter of support from Supervisor Sean Elsbernd.
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. **Automobile Sales and Rental Use.** Ordinance No. 47-12 was passed on March 13, 2012 by the Board of Supervisors, approved by the Mayor on March 16, 2012, and made effective on April 15, 2012, to amend Planning Code Section 713.61 to allow an automobile sales or rental use as a conditional use on the first floor within the NC-S District. Section 790.12 defines an automobile sales or rental use as a retail use which provides vehicle sales or rentals whether conducted within a building or on an open lot.

*The project sponsor seeks Conditional Use Authorization to legalize an automobile sales or rental use which shall provide vehicle rentals conducted within a building at the first floor and an open lot within the NC-S District.*

- B. **Formula Retail Use.** Planning Code Section 703.3 defines a Formula retail use as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, a uniform apparel, standardized signage, a trademark or a servicemark.

*An automobile sales and rental use is not a Formula Retail Use since it is not a considered a "Retail Sales Activity or Retail Sales Establishment" subject to formula retail controls per Planning Code Section 303(i).*

- C. **Hours of Operation.** Planning Code Section 713.27 states that in the NC-S District maintaining hours of operation from 6:00 AM. to 2:00 AM. is permitted by right, and that hours of operation from 2:00 AM. to 6:00 AM. is conditionally permitted.

*The project sponsor has indicated that the proposed hours of operation would be from 8:00 AM to 5:00 PM, Monday through Friday, 8:00 AM to 3:00 PM on Saturday, and closed on Sunday.*

- D. **Use Size.** Planning Code Section 713.21 states that a use size of up to 5,999 square feet is permitted by right.

*The project site has a use size of approximately 1,840 gross square-feet of floor area, which is below the 5,999 square foot threshold established for uses sizes in an NC-S District.*

- E. **Parking.** Section 151 of the Planning Code requires a retail space to provide one off-street parking space for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000

*Including the proposed use the subject property contains approximately 15,000 gross square-feet devoted to retail space, which requires 30 off-street parking spaces. The subject property contains a total of 112 off-street parking spaces for use by customers of the Park Plaza Shopping Center, which exceeds the number of off-street parking spaces required for the retail uses on the site.*

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

*Any proposed signage shall be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code pending the approval of this 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.

*The Project is necessary and desirable because it will conveniently serve the surrounding residents by a useful service not otherwise available in the neighborhood. It is expected that Parkmerced and San Francisco State University's Student Housing complexes will have residents moving in or out of their apartments and/or dormitories throughout the year. Therefore, locating the proposed automobile rental use at the Park Plaza Shopping Center is an appropriate location due to its close proximity to Parkmerced and San Francisco State University's Student Housing complexes. Additionally, the Project will also contribute to the economic vitality of the neighborhood by removing a vacant storefront and creating entry-level job opportunities for students and neighborhood residents.*

- 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 size and shape of the project site is compatible with the pattern of development in the area, and the project does not involve any alterations to the size, shape, or arrangement of existing structures on the subject lot.*

- 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 project would not adversely impact public transit as minimal commuter traffic will be associated with the proposed use. The existing supply of parking in the neighborhood should not be overburdened by the project, because subject property contains an excess of required off-street parking available in the surface parking lot that serves the shopping center, and there is additional on-street parking abutting the subject property along Cambon Drive.*

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

*The project will not create any noxious or offensive emissions, such as glare, dust, or odor.*

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

*There are no proposed changes to existing conditions as they relate to landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signage.*

- 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 Project is consistent with the stated purposes of NC-S Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhood during daytime hours, and operates with hours of operation that are permitted by right within the district.*

- 8. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

## 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 project will provide a desirable service to the neighborhood and provides employment opportunities to residents in the community and not displace an existing business. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. The project is also located within a neighborhood commercial district and is thus consistent with activities in the commercial land use plan. In addition, the project site's close walking proximity to San Francisco State University, the availability of public transit on 19<sup>th</sup> Avenue, and the ample availability of off-street parking at the Park Plaza Shopping Center will mitigate any traffic and parking effects on the area.*

**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 not result in the removal of an existing commercial or industrial activity, In fact, the Project will result in the elimination a vacant commercial space.*

**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 project will provide additional employment opportunities for local residents.*

**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.*

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 project will not displace any existing retail uses within the neighborhood. The project will eliminate a vacant retail storefront and create new employment opportunities.*

- 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 will not adversely affect existing housing and is consistent with the surrounding neighborhood character.*

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

*The project will not impact the City's supply of affordable housing.*

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

*The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood, as the site is well served by off-street parking with a total of 112 parking spaces located in the surface parking lot of the Park Plaza Shopping Center. Additionally, there are 30 on-street parking spaces along Cambon Drive abutting the subject property.*

- 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.

*Approval of this project will not adversely affect any industrial or service sector jobs rather it will create new service sector employment opportunities for local residents.*

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

*The project will be designed and constructed to conform to the structural and seismic safety requirements of the San Francisco Building Code where applicable. Therefore, the project will not impact the existing structure's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The project does not involve any exterior alterations, and the project site does not contain a landmark or historic building.*

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

*The project will not affect any parks or open space because there is no change to the existing building footprint.*

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. 2012.0594C** subject to the following conditions attached hereto as "EXHIBIT A" 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, 94012.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 25, 2012.

Linda Avery  
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an automobile sales or rental use (d.b.a. U-Haul) providing vehicle rentals at 47 Cambon Drive, Block 7324, and Lot 001 pursuant to Planning Code Sections 303 and 713.61 within an NC-S (Neighborhood Commercial, Shopping Center) District and a 40-X Height and Bulk District; in general conformance with plans, dated July 5, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0594C and subject to conditions of approval reviewed and approved by the Commission on October 25, 2012 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 25, 2012 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://www.sf-planning.org).*

### MONITORING - AFTER ENTITLEMENT

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](http://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.

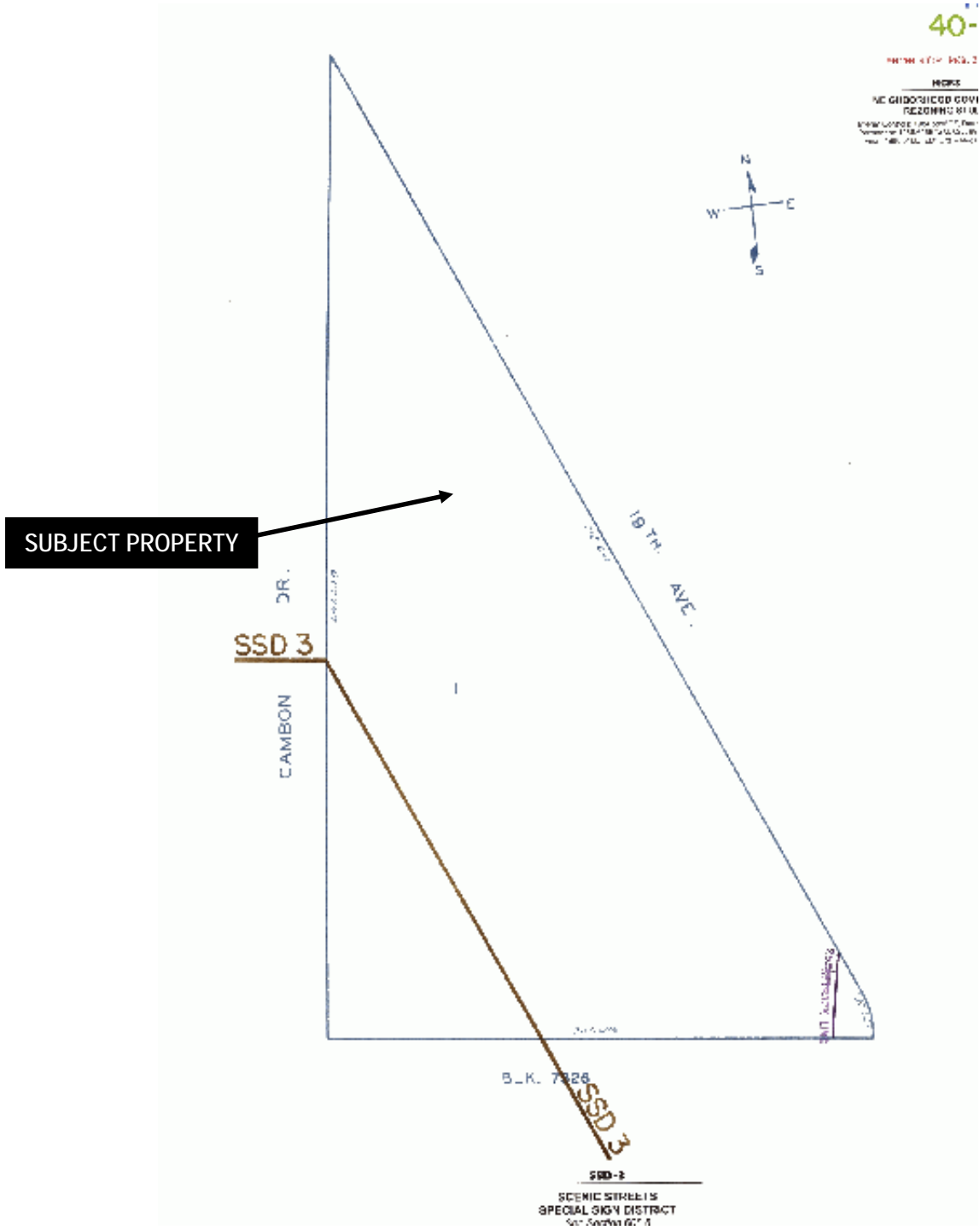
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

## OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
6. **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/>*
7. **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](http://www.sf-planning.org)*



# Parcel Map



Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambon Drive

# Aerial Photo

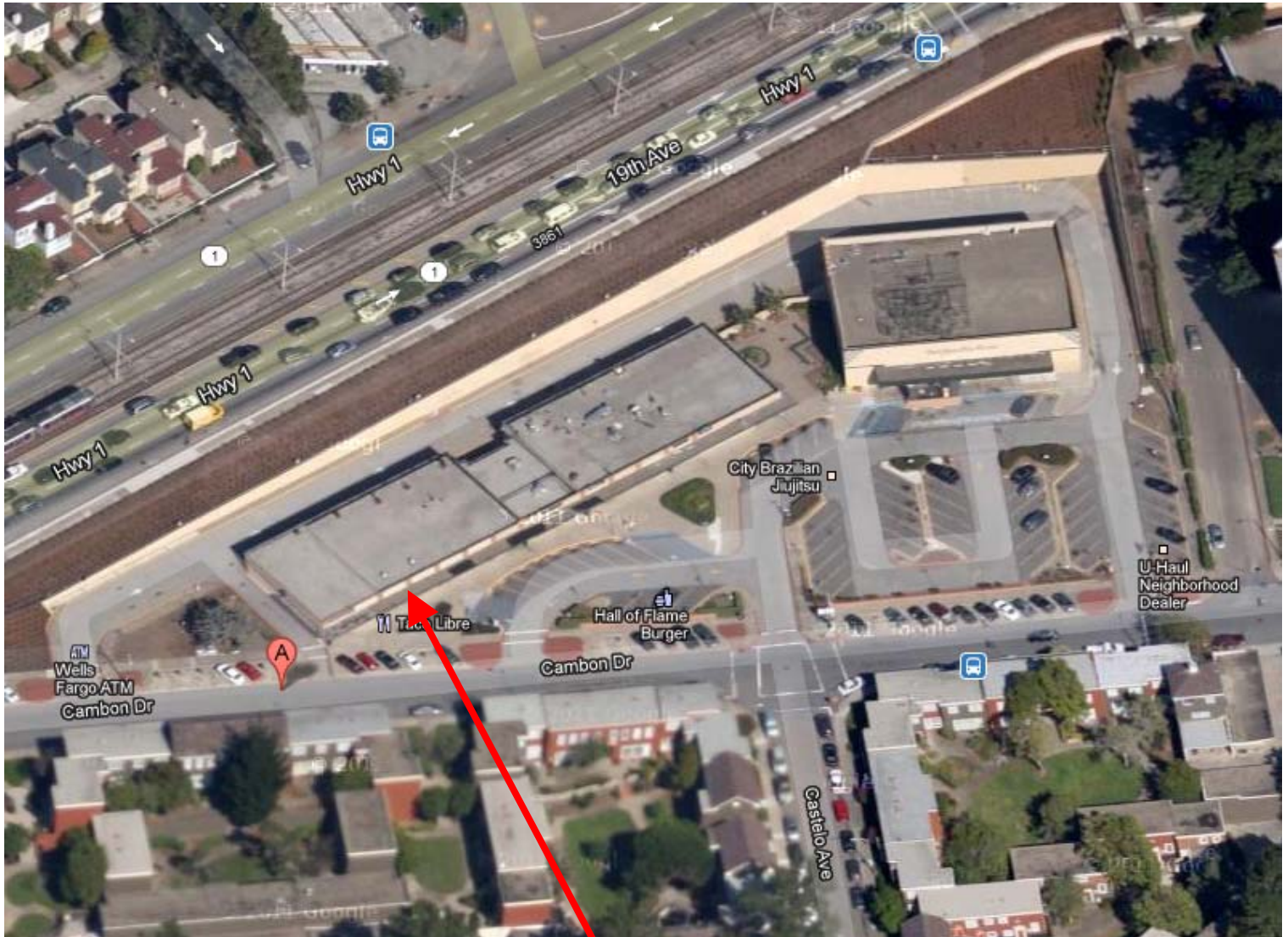
## View Looking North



**PROJECT SITE**

Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambon Drive

# Aerial Photo View Looking East



**PROJECT SITE**

Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambon Drive

# Aerial Photo

## View Looking West



**PROJECT SITE**

Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambon Drive

# Aerial Photo View Looking South



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambron Drive



# Site Photo – Project Site



Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambon Drive

# Site Photo – Project Site (U-Haul Off-street Parking Area)



Conditional Use Request Hearing  
Case Number 2012.0594 C  
Automobile Sales and Rental Use  
47 Cambon Drive



August21, 2012

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

RE: Please Support Conditional Use Permit for Auto rentals at Parkmerced Shopping Center

Dear Commissioners,

I am writing as acting President of the Parkmerced Residents Organization (PRO) to convey our support for Conditional use(CU) permit to allow auto rentals at the Parkmerced Shopping Center, located at Cambon Dr. in San Francisco.

Parkmerced Residents Organization is a tenants group representing the residents of Parkmerced.

Allowing auto rentals at the Parkmerced shopping center will provide rental service to our area, which currently is not available, and provide a needy service to the vast amount of students attending San Francisco State University that live within or near Parkmerced, as well as others residents. With the transient student population here, this makes for a very desired service.

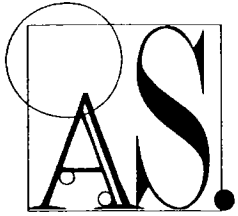
The generated business from the auto rental will also allow more traffic into the shopping center to visit the grocery store and other stores within the complex and add increase tax revenue to the city.

Parkmerced Residents Organization(PRO) urges you to approve the conditional use permit when it comes before you at the Planning commission.

sincerely,



Jim Coppfer  
Acting President  
Prakmerced Residents Org.  
405 Serrano, 12-K  
San Francisco, CA 94132



ASSOCIATED  
STUDENTS  
INC, SFSU

BOARD OF DIRECTORS

September 12, 2012

Dear Mr. Jweinat,

Thank you for making your presentation on September 5, 2012 to the Board of Directors of Associated Students Inc., at San Francisco State University. We recognize the importance and usefulness of having your U-Haul service in such close proximity to the campus. We feel that your company provides students with convenient access to moving services and therefore feel that students of San Francisco State University may have a direct benefit from the existence of your company. Although we do not generally endorse companies as a rule, Associated Students Inc. sees no conflict with the continuation of the services you provide in your current location.

Sincerely,

Adenike Hamilton  
President

Associated Students, Inc.

1650 HOLLOWAY AVENUE, CCSC M102  
SAN FRANCISCO, CA 94132-1722  
(415) 338-2321 FAX (415) 338-0522

Member, Board of Supervisors  
District 7



City and County of San Francisco

**SEAN R. ELSBERND**

April 26, 2012

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

RE: Support for Conditional Use Permit for Auto Rentals at Parkmerced Shopping Center

Dear Commissioners,

I am writing to convey my support for a Conditional Use (CU) permit submitted by Mr. John Jweinat to allow auto rentals at Parkmerced Shopping Center on Cambon Drive in San Francisco. I recently introduced an amendment to the San Francisco Planning Code, which was supported by Planning Department staff and the Commission, and approved unanimously by the Board of Supervisors, to allow auto rentals in Neighborhood Commercial Shopping (NC-S) districts as a Conditional Use.

The Parkmerced Shopping Center is an NC-S property in my district (D7). Situated directly across from the Parkmerced residential complex and near San Francisco State University (SFSU), the shopping center is anchored by a grocery store with small retail and food establishments and fronted by a large parking lot that accommodates a more than adequate number of cars for visitors.

Allowing auto rentals at Parkmerced Shopping Center will provide a useful service to the neighborhood. Local SFSU residents frequently rent vehicles, like UHauls, to move in and out of their apartments and dormitories. Unfortunately, the closest auto rental businesses are in Daly City and Pacifica, so those in need of moving vehicles typically travel out of town to rent them. Permitting this business at Parkmerced Shopping center will provide much needed tax revenues to the City as well as create new jobs for neighborhood residents.

I urge you to approve the Conditional Use permit application when it comes before you at the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean R. Elsbernd", written over a white background.

SEAN ELSBERND  
Supervisor District 7

San Francisco Planning Commission  
1650 Mission Street, Suite #400  
San Francisco, CA 94013

RE: Support Permit for Auto Rentals at Parkmerced Shopping Center

Dear Commissioners,

I am a merchant at Parkmerced Shopping Center on Cambon Drive in San Francisco. I strongly support the UHaul business at this location.


Auto rentals bring customers into the shopping center every day. They use the market, cafes and other businesses here when they pick up and drop off the rentals. The shopping center is hidden from view from the major streets in our neighborhood, so this additional foot traffic is very important to businesses here. The parking lot is very large so there is plenty of room for auto rentals and for customers who need to park at the shopping center.

Before the UHauls came the parking lot was empty and the shopping center was very quiet. Now we have more customers coming in more often and business has improved. The UHauls have been very beneficial to those of us trying to sustain a successful business at the shopping center.

Please approve the Conditional Use permit for auto rentals and sales at Parkmerced Shopping Center when this item comes before you at the Planning Commission.

Thank you.

Sincerely,

  
\_\_\_\_\_  
Name  
9/24/12  
\_\_\_\_\_  
Date

*Hall of Fame Burger*  
\_\_\_\_\_  
Business  
73 Cambon Dr.  
\_\_\_\_\_  
Business Address

San Francisco Planning Commission  
1650 Mission Street, Suite #400  
San Francisco, CA 94013

RE: Support Permit for Auto Rentals at Parkmerced Shopping Center

Dear Commissioners,

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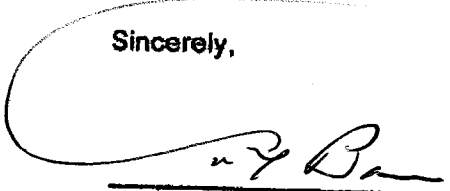
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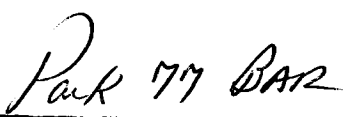
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Thank you.

Sincerely,

  
\_\_\_\_\_  
Name  
9/23/2012  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Business  
77 Cambon Drive  
\_\_\_\_\_  
Business Address

San Francisco Planning Commission  
1650 Mission Street, Suite #400  
San Francisco, CA 94013

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Please approve the Conditional Use permit for auto rentals and sales at Parkmerced Shopping Center when this item comes before you at the Planning Commission.

Thank you.

Sincerely,

AL HADDAD  
Name  
9-30-12  
Date

PARK PLAZA FOOD  
Business  
111 CAMBON DR  
Business Address

San Francisco Planning Commission  
1650 Mission Street, Suite #400  
San Francisco, CA 94013

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Please approve the Conditional Use permit for auto rentals and sales at Parkmerced Shopping Center when this item comes before you at the Planning Commission.

Thank you.

Sincerely,

PCFC FONDAS  
Name

9-19-12  
Date

XACU Libra  
Business

49 Cambon  
Business Address

San Francisco Planning Commission  
1650 Mission Street, Suite #400  
San Francisco, CA 94013

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Dear Commissioners,

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Please approve the Conditional Use permit for auto rentals and sales at Parkmerced Shopping Center when this item comes before you at the Planning Commission.

Thank you.

Sincerely,

Jacky James  
Name  
09.23.12  
Date

Spressa  
Business  
65 Cambon  
Business Address



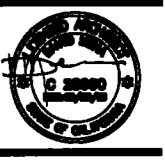
# CONDITIONAL USE APPLICATION FOR: U-HAUL STORE

PARKMERCED SHOPPING CENTER  
47 CAMBON DRIVE  
SAN FRANCISCO, CA 94132  
CUA - CASE # 2012.0594C

PROJECT: U-HAUL\_SF

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or displayed without the written consent of the Architect.

**mena architects**  
architecture / planning / interiors  
575 W E Camino Real / Mountain View, CA 94040  
tel 650.210.8800 - fax 650.210.8801  
www.menarchitects.com



Conditional Use Application for:  
**U-HAUL**  
47 CAMBON DRIVE  
SAN FRANCISCO, CA 94132

1	PLAN CHECK	07.10.12
2	PLAN CHECK	09.20.12
3	PLAN CHECK	09.28.12

REVISION	DATE
DATE	07.05.12
JOB NO.	12-308

COVER SHEET

SCALE NONE

P001

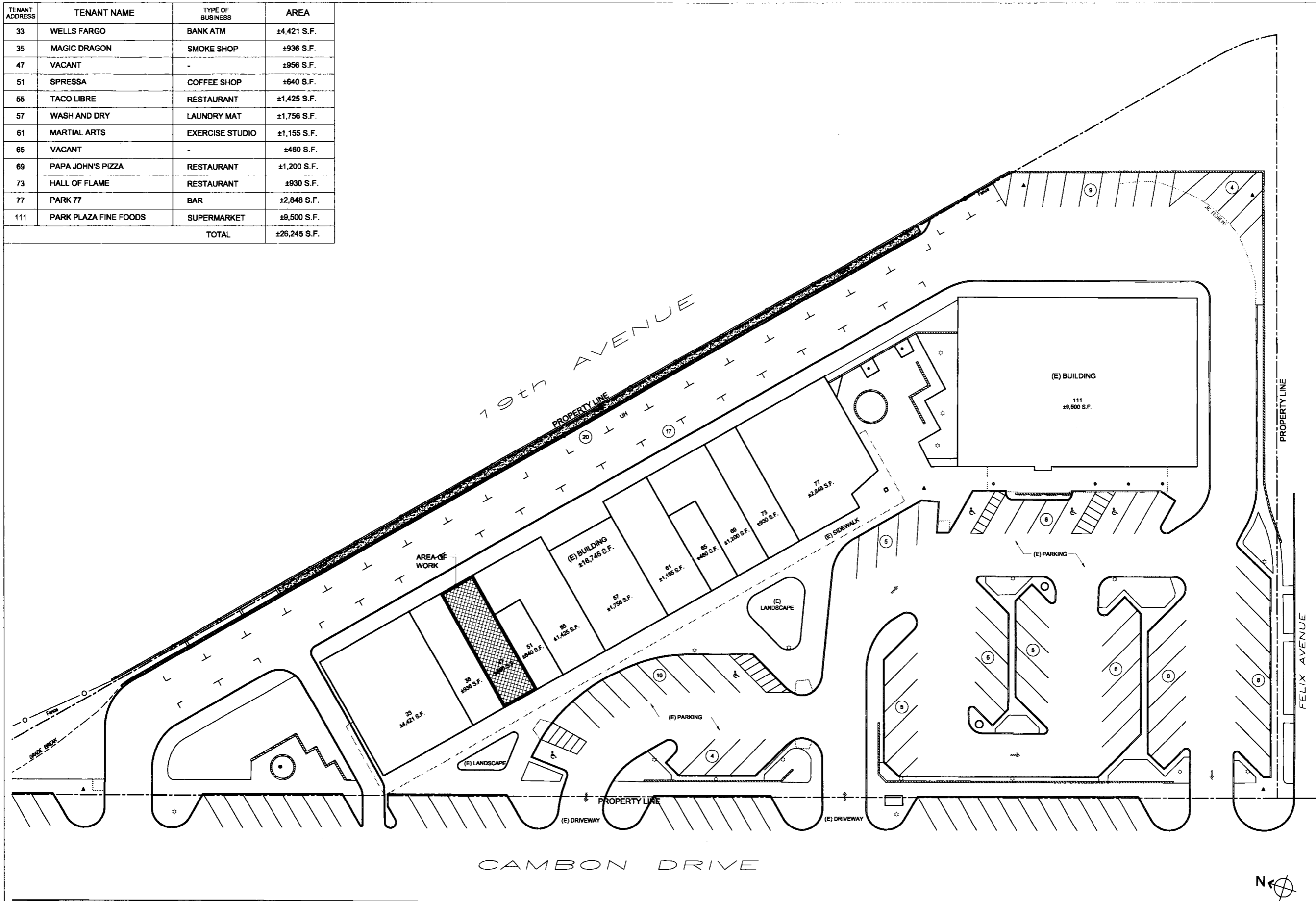
OF

	<b>CODE DATA</b>	<b>DIRECTORY</b>												
	<p><b>APPLICABLE CODES:</b> ALL CONSTRUCTION IS TO CONFORM TO: 2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA FIRE CODE 2010 CALIFORNIA ENERGY CODE CITY OF SAN FRANCISCO MUNICIPAL CODES AND ORDINANCES</p> <p><b>EXISTING BUILDING:</b> ONE STORY ±16,745 S.F.</p> <p><b>CONSTRUCTION TYPE:</b> V-B (NON-SPRINKLERED)</p> <p><b>TENANT AREA:</b> GROUND LEVEL ± 956 S.F. <span style="border: 1px dashed black; border-radius: 50%; padding: 2px;">A</span> BASEMENT LEVEL ± 885 S.F.</p> <p><b>PROPOSED USE:</b> RENTAL OFFICE</p> <p><b>OCCUPANCY GROUP:</b> "B"</p> <p><b>EXISTING ONSITE PARKING:</b> 146 SPACES, INCLUDING 5 VAN-ACCESSIBLE SPSPACE</p>	<p><b>TENANT:</b> U-HAUL RENTAL OFFICE 47 CAMBON DRIVE SAN FRANCISCO, CA 94132 TEL (415) 987-1076 FAX (415) 778-9894</p> <p><b>BUILDING OWNER:</b> PARKMERCED SHOPPING CENTER 111 CAMBON DRIVE SAN FRANCISCO, CA 94132 TEL (415) 987-1076 FAX (415) 778-9894</p> <p><b>ARCHITECT:</b> MENA ARCHITECTS 575 W EL CAMINO REAL MOUNTAIN VIEW, CA 94040 TEL (650) 210-8800 FAX (650) 210-8801</p>												
		<b>DRAWING INDEX</b>												
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SHEET NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">ARCHITECTURAL</td> </tr> <tr> <td>P001</td> <td>COVER SHEET</td> </tr> <tr> <td>P101</td> <td>EXISTING SITE PLAN</td> </tr> <tr> <td>P101A</td> <td>PROPOSED SITE PLAN</td> </tr> <tr> <td>P102</td> <td>PROPOSED FLOOR PLAN</td> </tr> </tbody> </table>	SHEET NO.	DESCRIPTION	ARCHITECTURAL		P001	COVER SHEET	P101	EXISTING SITE PLAN	P101A	PROPOSED SITE PLAN	P102	PROPOSED FLOOR PLAN
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P101	EXISTING SITE PLAN													
P101A	PROPOSED SITE PLAN													
P102	PROPOSED FLOOR PLAN													
		<b>VICINITY MAP</b>												

PROJECT: U-HAUL SF

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TENANT ADDRESS	TENANT NAME	TYPE OF BUSINESS	AREA
33	WELLS FARGO	BANK ATM	±4,421 S.F.
35	MAGIC DRAGON	SMOKE SHOP	±936 S.F.
47	VACANT	-	±956 S.F.
51	SPRESSA	COFFEE SHOP	±640 S.F.
55	TACO LIBRE	RESTAURANT	±1,425 S.F.
57	WASH AND DRY	LAUNDRY MAT	±1,756 S.F.
61	MARTIAL ARTS	EXERCISE STUDIO	±1,155 S.F.
65	VACANT	-	±480 S.F.
69	PAPA JOHN'S PIZZA	RESTAURANT	±1,200 S.F.
73	HALL OF FLAME	RESTAURANT	±930 S.F.
77	PARK 77	BAR	±2,848 S.F.
111	PARK PLAZA FINE FOODS	SUPERMARKET	±8,500 S.F.
TOTAL			±26,245 S.F.



NOTE:  
THIS SITE PLAN IS A GRAPHIC REPRESENTATION OF SITE CONDITIONS FOR REFERENCE ONLY.  
ALL SITE AND BUILDINGS AS-BUILT CONDITIONS SUBJECT TO VERIFICATION BY A LAND SURVEYOR.

**EXISTING SITE PLAN**

1"=20'-0"  
12-309\_ASP 01

**meno architects**  
architecture / planning / interiors  
575 W El Camino Blvd / Mountain View, CA 94040  
tel 650.210.8800 - fax 650.210.8801  
www.menoarchitects.com



Conditional Use Application for:  
**U-HAUL**  
47 CAMBON DRIVE  
SAN FRANCISCO, CA 94132

1 PLAN CHECK 07.10.12  
2 PLAN CHECK 09.20.12

REVISION DATE  
DATE: 07.05.12  
JOB NO.: 12-309

**EXISTING SITE PLAN**

SCALE: AS NOTED

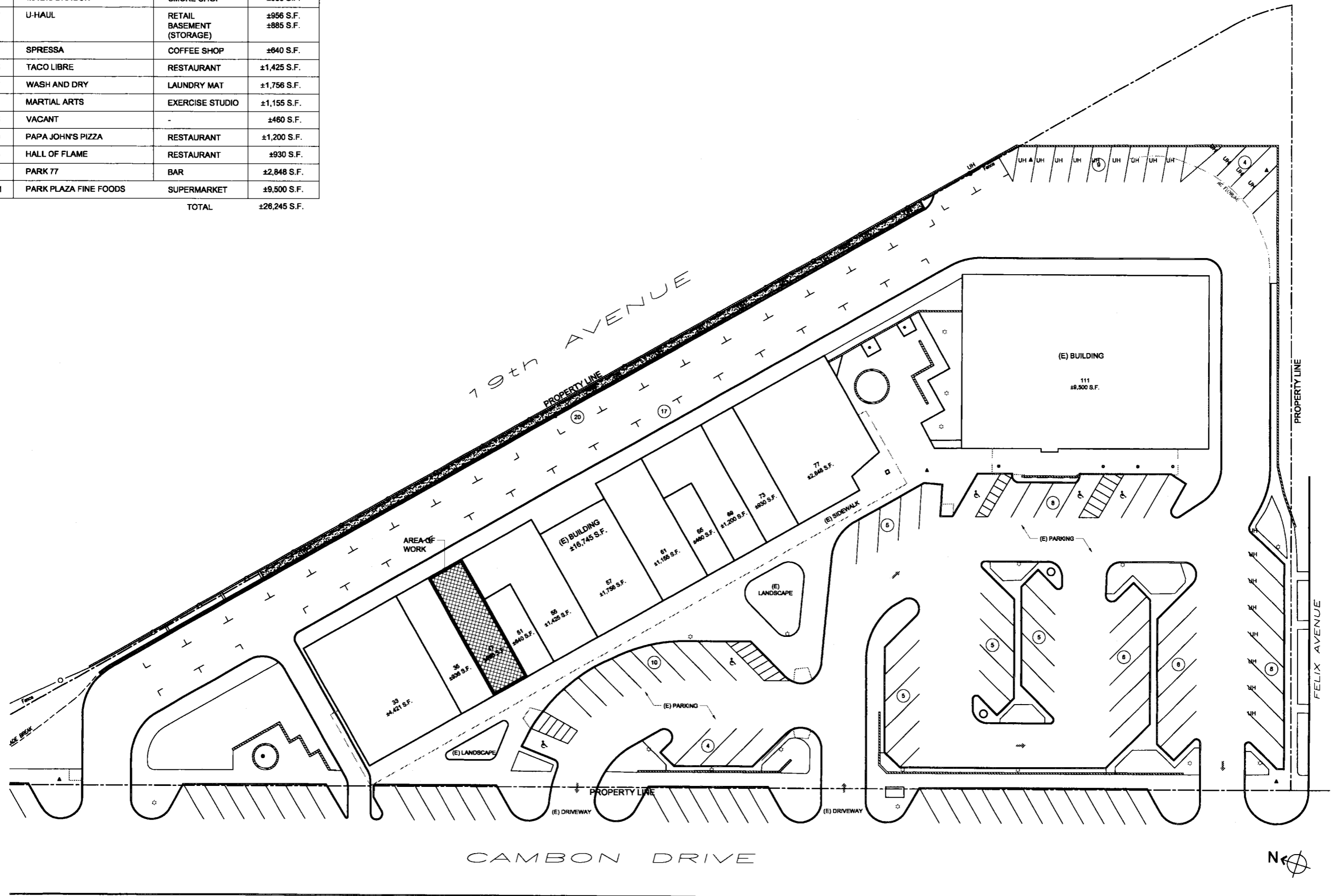
P101

OF

PROJECT: U-HAUL, 9'

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TENANT ADDRESS	TENANT NAME	TYPE OF BUSINESS	AREA
33	WELLS FARGO	BANK ATM	±4,421 S.F.
35	MAGIC DRAGON	SMOKE SHOP	±936 S.F.
47	U-HAUL	RETAIL BASEMENT (STORAGE)	±956 S.F. ±885 S.F.
51	SPRESSA	COFFEE SHOP	±640 S.F.
55	TACO LIBRE	RESTAURANT	±1,425 S.F.
57	WASH AND DRY	LAUNDRY MAT	±1,756 S.F.
61	MARTIAL ARTS	EXERCISE STUDIO	±1,155 S.F.
65	VACANT	-	±460 S.F.
69	PAPA JOHN'S PIZZA	RESTAURANT	±1,200 S.F.
73	HALL OF FLAME	RESTAURANT	±930 S.F.
77	PARK 77	BAR	±2,848 S.F.
111	PARK PLAZA FINE FOODS	SUPERMARKET	±9,500 S.F.
TOTAL			±26,245 S.F.

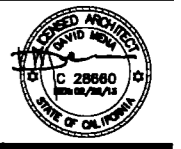


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ALL SITE AND BUILDINGS AS-BUILT CONDITIONS SUBJECT TO VERIFICATION BY A LAND SURVEYOR.

**PROPOSED SITE PLAN**

1"=30'-0"  
12-309\_ABP 01

**meno architects**  
architecture / planning / interiors  
575 W E Camino Real / Mountain View, CA 94040  
Tel 650.210.8800 - Fax 650.210.8801  
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Conditional Use Application for:  
**U-HAUL**  
47 CAMBRON DRIVE  
SAN FRANCISCO, CA 94132

REVISION	DATE
1 PLAN CHECK	07.10.12
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3 PLAN CHECK	08.28.12

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JOB NO.:	12-309

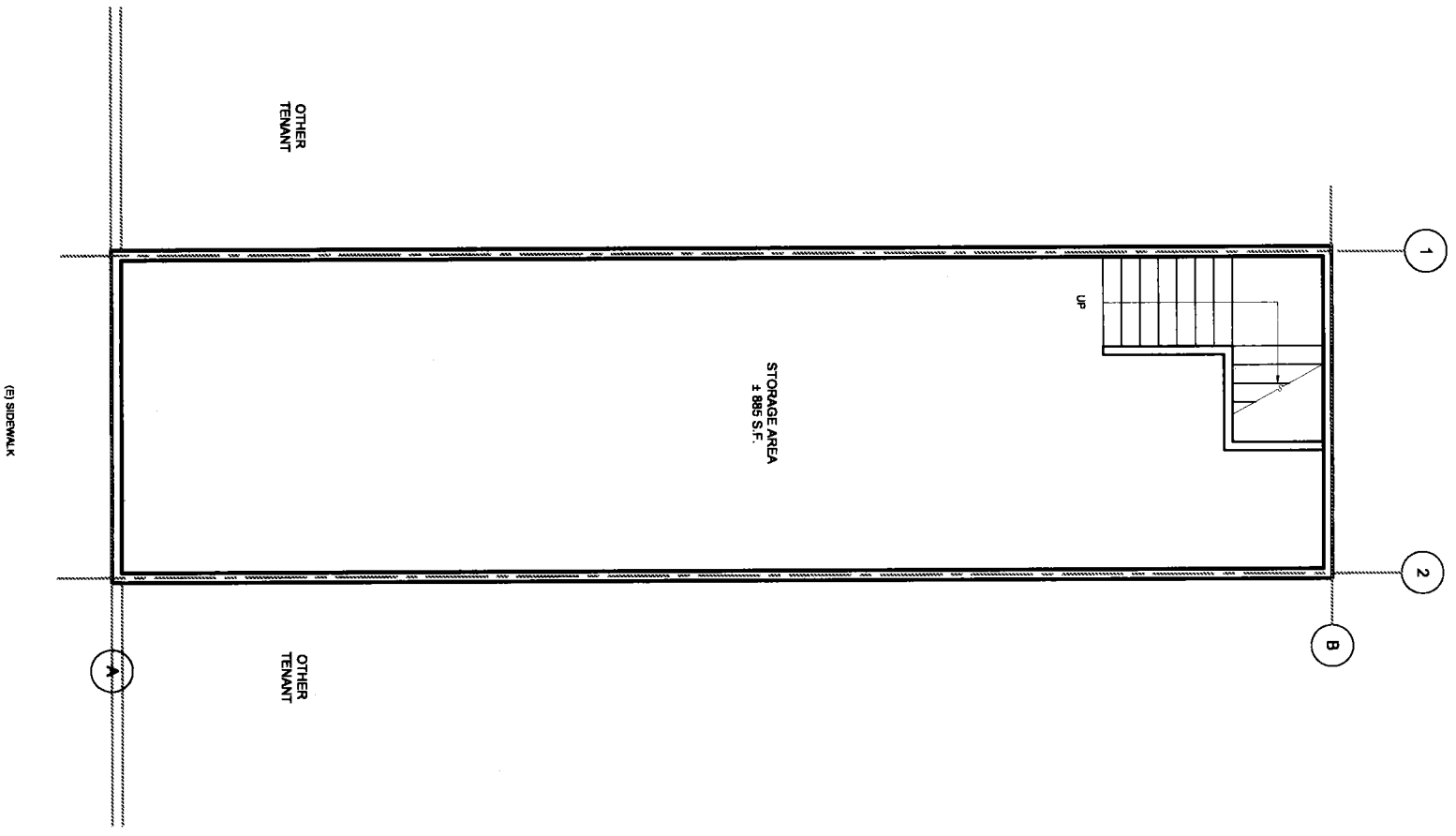
**PROPOSED SITE PLAN**

SCALE: AS NOTED

**P101A**

OF

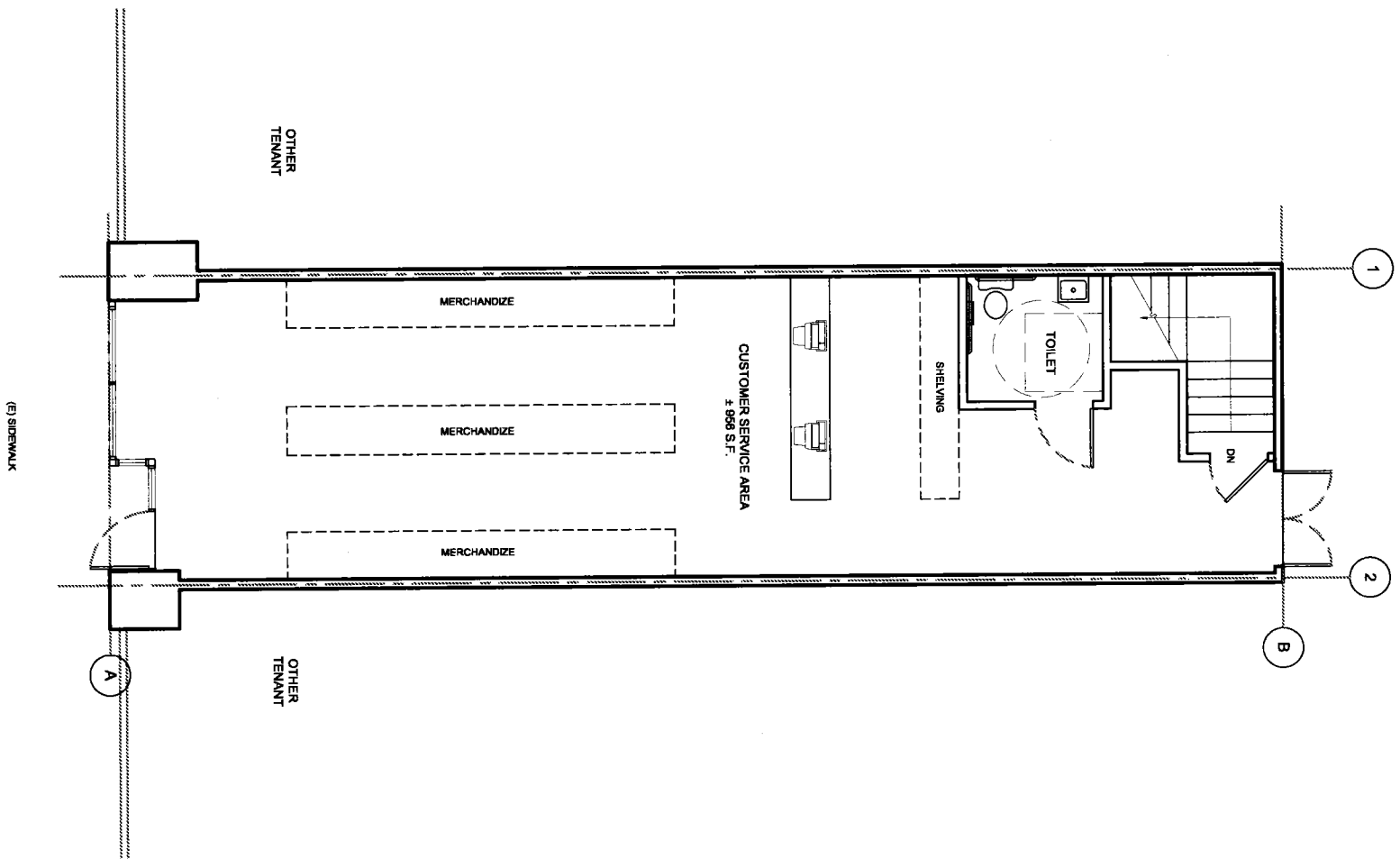
**BASEMENT PLAN**



1/4"=1'-0"  
12-309\_A.P.P.

**02**

**GROUND/FLOOR PLAN**



1/4"=1'-0"  
12-309\_A.P.P.

**01**

Conditional Use Application for:

**U-HAUL**

47 CAMBON DRIVE  
SAN FRANCISCO, CA 94132



**mencl architects**

architecture / planning / interiors

575 W El Camino Real / Mountain View, CA 94040  
tel 650.210.8800 - fax 650.210.8801  
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△ PLAN CHECK 07.10.12  
△ PLAN CHECK 09.20.12

**REVISION**     **DATE**  
DATE: 07.05.12  
JOB NO.: 12-309  
**PROPOSED FLOOR PLAN**

**SCALE** AS NOTED

P102

OF