



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 14, 2010

*Date:* October 7, 2010  
*Case No.:* **2010.0519C**  
*Project Address:* **2233 INGALLS STREET**  
*Zoning:* PDR-2 (Core Production, Distribution and Repair)  
40-X Height and Bulk District  
*SUD:* Restricted Light Industrial  
*Block/Lot:* 4832/020  
*Project Sponsor:* Patrick Brooker  
1569 Oak Street  
San Francisco, CA 94117  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@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 proposes to add an automobile towing use (d.b.a. Alex's Towing) as a principal use to the existing automotive repair operation. The towing operation proposes to store all towed vehicles within the existing structure. The Restricted Light Industrial Special Use District requires Conditional Use authorization for an automobile towing operation when proposed as a principal use. There are no other changes proposed, either to the existing structure or to the use of the property.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Ingalls Street, between Wallace and Yosemite Avenues, Lot 020 in Assessor's Block 4832. The property is located within the PDR-2 (Core Production, Distribution and Repair) District, the Restricted Light Industrial Special Use District and the 40-X height and bulk district. An existing 4,000 square foot structure that houses the current automotive repair use is on the site. Inside the existing structure are two bathrooms and small accessory offices for the operation of the automotive repair use. The building has 40 feet of frontage on Ingalls Street and covers the lot entirely.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the east end of one of two largely PDR zoned areas within the Bayview Hunters Point neighborhood of San Francisco. The immediate area around the project site is completely light industrial in nature and is zoned PDR-2. The site is also located within the Restricted Light Industrial Special Use District, further emphasizing the light industrial nature of the area and of the

intended uses in the area. On the 2200 block of Ingalls Street there are exclusively light industrial uses including a glass production shop, a truck painting shop and an automotive repair shop.

## ENVIRONMENTAL REVIEW

The project is categorically exempt as a Class 1(a) project under CEQA.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 24, 2010	September 24, 2010	20 days
Posted Notice	20 days	September 24, 2010	September 24, 2010	20 days
Mailed Notice	10 days	October 4, 2010	September 24, 2010	20 days

## PUBLIC COMMENT

- The Department received one letter concerned about the proposed use and the potential to aggravate an on-street parking problem by double parking towed cars and blocking driveways.
- The Bayview Hunters Point Redevelopment Area Project Area Committee (PAC) was presented the proposed project on October 4, 2010. The PAC endorsed the project on the condition that the operator of the tow operation store all towed vehicles within the existing structure so as to address any concerns regarding the double parking of towed cars and the blocking of driveways.

## ISSUES AND OTHER CONSIDERATIONS

- The Restricted Light Industrial Special Use District requires Conditional Use authorization for the establishment of an automotive towing operation. As part of its review, the Planning Commission shall consider the following criteria set forth in Section 249.15(b)(2) in addition to the criteria set forth in Section 303(c):
  - The impact on human health imposed by soil toxicity;
  - Mitigation of adverse environmental impacts of industry on housing or open space (including but not limited to: noise, trash, dust);
  - Conflict between industrial vehicular traffic and residential uses;
  - Impacts of spillover parking from adjacent uses that generate high parking demands;
  - Compatibility of appearance and landscaping with residential uses or parks; and
  - Any other related problems or issues resulting from the conflict of different land use activities in this area.

There are no anticipated affects upon human health imposed by soil toxicity as the current use has capped the soil with a concrete garage floor. The automotive towing operation would make use of this concrete garage floor, thereby leaving any toxic soils undisturbed. There are no anticipated adverse environmental impacts on housing or open space from the proposed automotive towing operation as the operation would entail the storage of vehicles

within an existing enclosed structure. Given the light industrial character of the area surrounding the project site, there are no anticipated impacts upon housing or open space and it is not anticipated that the additional automobile trips generated from the use will conflict with residential uses owing to the distance of the site from the nearest concentrated area of dwellings. There are no impacts of spillover parking from adjacent uses anticipated. The proposed project will not alter the current appearance of the existing structure as all towed vehicles will be stored within the structure. Given the light industrial character of the area and the character of the proposed project, there are no anticipated problems or issues resulting from the conflict of different land use activities.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow for an automobile towing operation within the Restricted Light Industrial Special Use District and the PDR-2 Zoning District.

### **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project represents an expansion of a small business, thereby enhancing a vital small business within the Bayview Hunters Point Redevelopment Area.
- The expansion of the small business creates the potential to provide new employment opportunities for unskilled and semi-skilled workers.
- The District is primarily light industrial in nature and the proposed automotive towing operation is compatible with the character of the area.
- The proposed project meets the additional criteria for approval as required by Planning Code Section 249.15(b)(2).
- The proposed project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Block Book Map  
Sanborn Map  
Aerial Photographs  
Photographs  
Reduced Plans

Attachment Checklist

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

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

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Planner's Initials

# Parcel Map



**SUBJECT PROPERTY**



Conditional Use authorization  
Case Number 2010.0519C  
Automobile Towing  
2233 Ingalls Street





# Aerial Photo



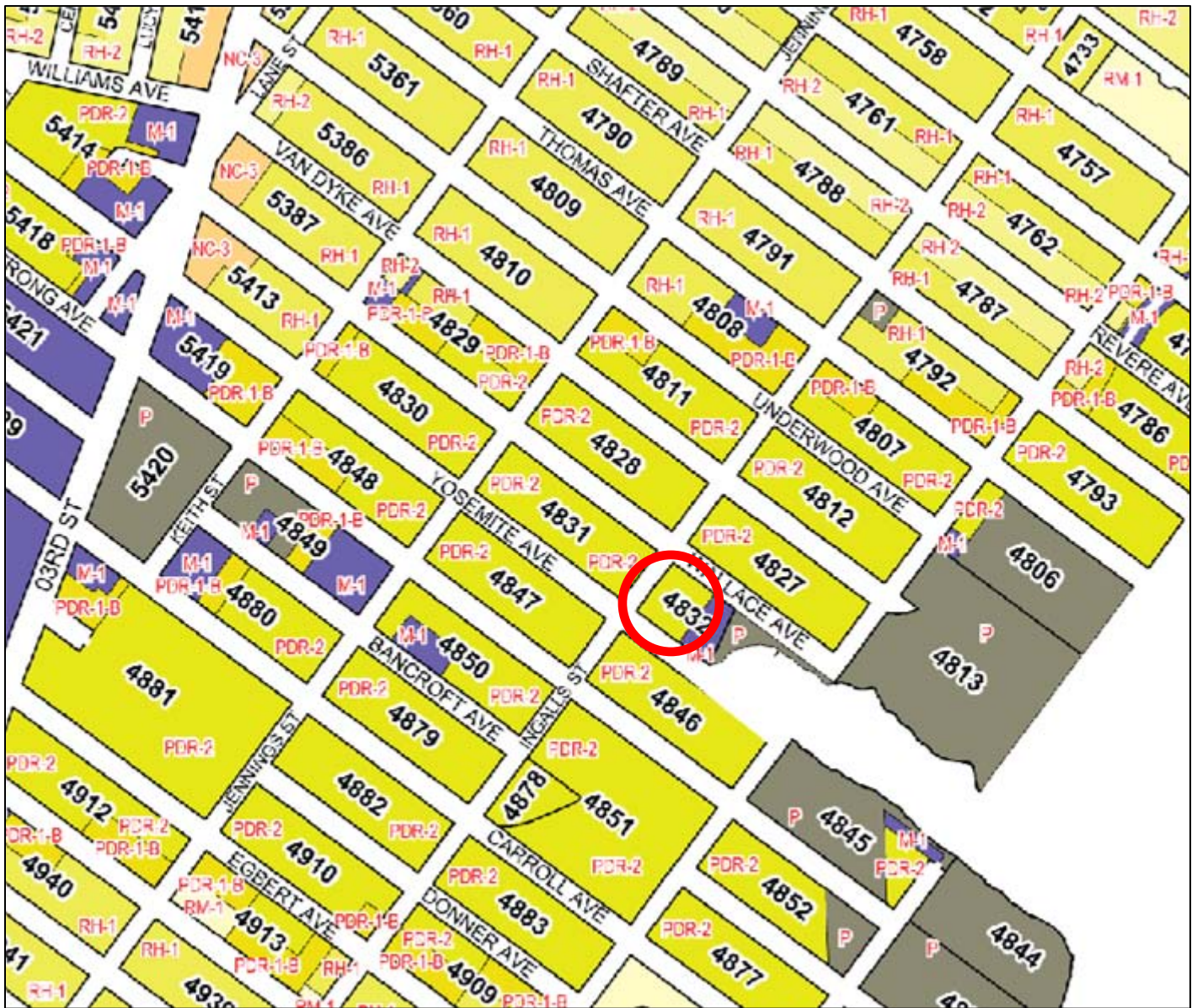
**SUBJECT PROPERTY**



Conditional Use authorization  
Case Number 2010.0519C  
Automobile Towing  
2233 Ingalls Street



# Zoning Map



Conditional Use authorization  
Case Number 2010.0519C  
Automobile Towing  
2233 Ingalls Street



# Site Photo



Conditional Use authorization  
Case Number 2010.0519C  
Automobile Towing  
2233 Ingalls Street



# SAN FRANCISCO PLANNING DEPARTMENT

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*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 Draft Motion

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[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 249.15 OF THE PLANNING CODE TO ALLOW AN AUTOMOTIVE TOWING OPERATION (D.B.A. ALEX'S TOWING) WITHIN THE PDR-2 (PRODUCTION, DISTRIBUTION, REPAIR: CORE) DISTRICT, THE RESTRICTED LIGHT INDUSTRIAL SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 2, 2010 Patrick Brooker (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 249.15 of the Planning Code to allow an automotive towing operation (d.b.a. Alex's Towing) within the PDR-2 (Production, Distribution, Repair: Core) District, the Restricted Light Industrial Special Use District and a 40-X Height and Bulk District.

On October 14, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0519C.

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1(a) exemption under CEQA Guidelines as described in

the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

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. 2010.0519C, 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 east side of Ingalls Street, between Wallace and Yosemite Avenues, Lot 020 in Assessor's Block 4832. The property is located within the PDR-2 (Core Production, Distribution and Repair) District, the Restricted Light Industrial Special Use District and the 40-X height and bulk district. An existing 4,000 square foot structure that houses the current automotive repair use is on the site. Inside the existing structure are two bathrooms and small accessory offices for the operation of the automotive repair use. The building has 40 feet of frontage on Ingalls Street and covers the lot entirely.
3. **Surrounding Properties and Neighborhood.** The project site is located at the east end of one of two largely PDR zoned areas within the Bayview Hunters Point neighborhood of San Francisco. The immediate area around the project site is completely light industrial in nature and is zoned PDR-2. The site is also located within the Restricted Light Industrial Special Use District, further emphasizing the light industrial nature of the area and of the intended uses in the area. On the 2200 block of Ingalls Street there are exclusively light industrial uses including a glass production shop, a truck painting shop and an automotive repair shop.
4. **Project Description.** The project proposes to add an automobile towing use (d.b.a. Alex's Towing) as a principal use to the existing automotive repair operation. The towing operation proposes to store all towed vehicles within the existing structure. The Restricted Light Industrial Special Use District requires Conditional Use authorization for an automobile towing operation when proposed as a principal use. There are no other changes proposed, either to the existing structure or to the use of the property.
5. **Public Comment.** The Department received one letter concerned about the proposed use and the potential to aggravate an on-street parking problem by double parking towed cars and blocking driveways. The Bayview Hunters Point Redevelopment Area Project Area Committee

(PAC) was presented the proposed project on October 4, 2010. The PAC endorsed the project on the condition that the operator of the tow operation store all towed vehicles within the existing structure so as to address any concerns regarding the double parking of towed cars and the blocking of driveways.

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. **Parking.** Planning Section 151 of the Planning Code requires one off-street parking space for each 2,000 square-feet of occupied floor area, where the occupied floor area exceeds 10,000 square-feet.

*The Subject Property contains approximately 4,000 square-feet of occupied floor area and thus does not require any off-street parking.*

- B. **Off-Street Freight Loading.** Section 152 of the Planning Code requires off-street freight loading spaces for automotive towing operations in PDR-2 Districts when the gross floor area of a use exceeds 10,001 square feet.

*The Subject Property approximately 4,000 gross square-feet in area and thus does not require any off-street freight loading spaces.*

- C. **Restricted Light Industrial Special Use District.** Section 249.15 requires Conditional Use authorization when a project seeks to establish an automotive towing operation within the Restricted Light Industrial Special Use District.

*The project proposes to establish as a principal use an automotive towing operation within the Restricted Light Industrial Special Use District and is seeking Conditional Use authorization.*

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 area is light industrial in character and the proposed new principal use, an automotive towing operation, is in line with the prevailing character. The proposed new use will operate within the existing structure and is compatible with the general intensity of uses in the area. The proposed new use is an expansion of a small business, an activity that is desirable for the community.*

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



that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

*The proposed new use will operate within an existing structure that houses an automotive repair use. The proposal will not expand the existing structure and the existing structure has a concrete floor, thereby eliminating any need to disturb soils or create any other disturbance with potentially negative effects upon public health.*

- 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 or loading for this proposal. The area is light industrial in character and is home to many other uses similar to the proposed project. It is not anticipated that the addition of an automotive towing operation will create any negative effects upon the accessibility and traffic patterns in the area.*

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

*It is not anticipated that the proposed use will generate noxious or offensive emissions as the towing of automobiles would not be out of character with other automobile trips common in the light industrial area or with other commercial and industrial activities currently conducted in the area.*

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

*The proposed use is within an existing structure completely covering its lot. All towed automobiles are proposed to be stored within the existing structure.*

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

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

8. **Section 249.15** requires Conditional Use authorization for the establishment of an automotive towing operation within the Restricted Light Industrial Special Use District. The Planning Commission shall consider the following criteria set forth in Section 249.15(b)(2) in addition to the criteria set forth in Section 303(c):

- A. The impact on human health imposed by soil toxicity;

*There are no anticipated affects upon human health imposed by soil toxicity as the current use has capped the soil with a concrete garage floor. The automotive towing operation would make use of this concrete garage floor, thereby leaving any toxic soils undisturbed.*

- B. Mitigation of adverse environmental impacts of industry on housing or open space (including but not limited to: noise, trash, dust);

*There are no anticipated adverse environmental impacts on housing or open space from the proposed automotive towing operation as the operation would entail the storage of vehicles within an existing enclosed structure. Given the light industrial character of the area surrounding the project site, there are no anticipated impacts upon housing or open space.*

- C. Conflict between industrial vehicular traffic and residential uses;

*Given the light industrial character of the area surrounding the project site, the additional automobile trips generated from the use will not conflict with residential uses owing to the distance of the site from the nearest concentrated area of dwellings.*

- D. Impacts of spillover parking from adjacent uses that generate high parking demands;

*There are no impacts of spillover parking from adjacent uses anticipated.*

- E. Compatibility of appearance and landscaping with residential uses or parks;

*The proposed project will not alter the current appearance of the existing structure as all vehicles will be stored within the structure.*

- F. Any other related problems or issues resulting from the conflict of different land use activities in this area.

*Given the light industrial character of the area and the character of the proposed project, there are no anticipated problems or issues resulting from the conflict of different land use activities.*

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

## COMMERCE AND INDUSTRY

### 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 represents an expansion of an existing small business within a light industrial area situated in a redevelopment area. The proposed new automotive towing operation will provide a net benefit to the greater San Francisco economy while not generating any significant deleterious effects upon the area. As with all projects, minimum performance standards will be included as part of the Conditional Use authorization.*

**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 proposed project is an expansion of an existing small business. Granting Conditional Use authorization will help to retain this existing small business.*

**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 proposed project is an expansion of an existing small business, an automotive repair use seeking to include an automotive towing operation, that provides employment opportunities for unskilled and semiskilled workers. Granting Conditional Use authorization will help to retain this existing small business and allow it to provide additional employment opportunities.*

## BAYVIEW HUNTERS POINT AREA PLAN

### Objectives and Policies

#### **OBJECTIVE 4:**

DEVELOP AND MAINTAIN A SYSTEM FOR THE EASY MOVEMENT OF PEOPLE AND GOODS, TAKING INTO ACCOUNT ANTICIPATED NEEDS OF BOTH LOCAL AND THROUGH TRAFFIC.

#### **Policy 4.1:**

Develop a comprehensive network and schedule of roadway improvements to assure that Bayview maintains an adequate level of service at key intersections as the residential and work force population in the district increases.

*The proposed project is located along a secondary thoroughfare identified explicitly within the Area Plan for the movement of automobile traffic.*

#### **OBJECTIVE 8:**

STRENGTHEN THE ROLE OF BAYVIEW'S INDUSTRIAL SECTOR IN THE ECONOMY OF THE DISTRICT, THE CITY, AND THE REGION.

#### **Policy 8.1:**

Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.

*The proposed project is located within an established production, distribution and repair zone in the South Basin area of the Plan Area. This project is in line with the vision for the industrial sector of the neighborhood both geographically and economically.*

#### **OBJECTIVE 9:**

IMPROVE LINKAGES BETWEEN GROWTH IN BAYVIEW'S INDUSTRIAL AREAS AND THE EMPLOYMENT AND BUSINESS NEEDS OF THE BAYVIEW HUNTERS POINT COMMUNITY.

#### **Policy 9.1:**

Increase employment in local industries.

*The proposed project is an expansion of an existing small business within the Bayview Hunters Point Redevelopment Area. This expansion can provide additional employment opportunities within the Area Plan.*

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 not have an effect upon neighborhood serving retail as the project is an expansion of an existing light industrial use.*

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

*The proposed project is in line with the existing light industrial character of the surrounding area and thereby conserves that character.*

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

*The proposed project does not affect the City's housing stock.*

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

*The proposed project will not impede MUNI transit service as it is an expansion of an existing small business. It is not anticipated that the additional tow operation will overburden streets as the current scale of the proposed operation is not of a magnitude to raise such concerns.*

- 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 is an expansion of an existing light industrial business, thereby maintaining the City's industrial sector and potentially providing future opportunities for resident employment.*

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

*The proposed project will adhere to all applicable seismic safety codes.*

- G. That landmarks and historic buildings be preserved.

*There are no landmarks or historic buildings involved with the proposed project.*

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

*The proposed project will have no impact on existing parks and open spaces as there will be no physical expansion of the existing structure.*

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. 2010.0519C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on July 2, 2010 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 October 14, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 14, 2010

## Exhibit A

# Conditions of Approval

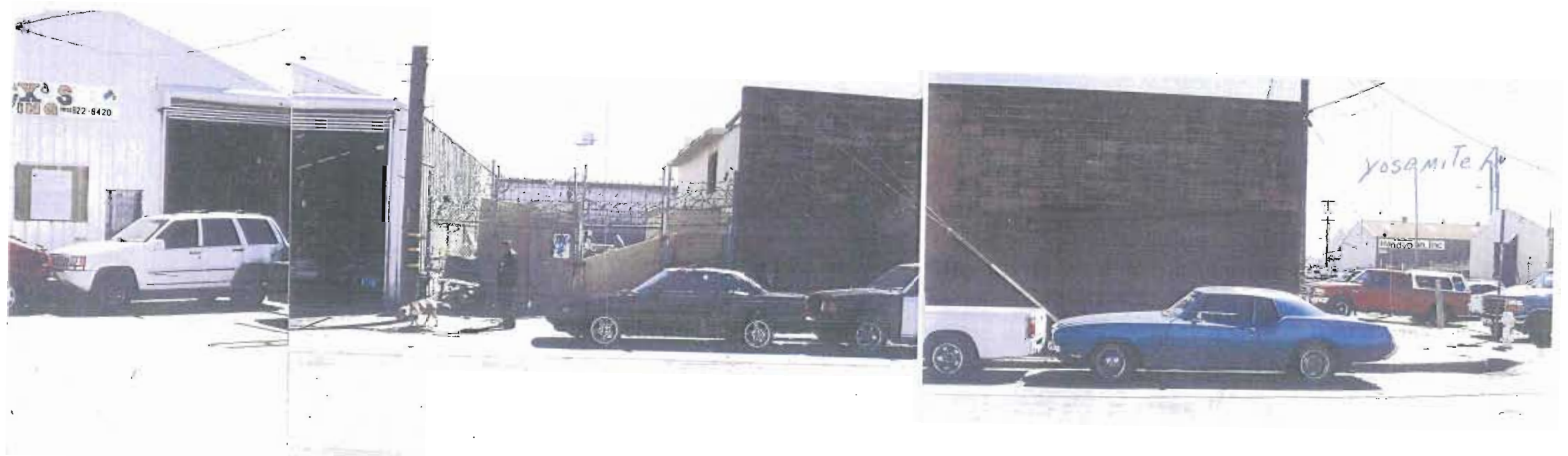
1. This authorization is for a Conditional Use Authorization under Planning Code Sections 249.15 and 303 of the Planning Code to allow an automotive towing operation (d.b.a. Alex's Towing) at 2233 Ingalls Street within the PDR-2 (Production, Distribution, Repair: Core) District, the Restricted Light Industrial Special Use District and a 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on July 2, 2010 and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0519C**, reviewed and approved by the Commission on October 14, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's Block 4832, Lot 020), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
6. The property owner shall store all towed vehicles within the existing structure so as to prevent the blocking of adjacent driveways and the practice of double parking automobiles within the public right of way.
7. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
8. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.



9. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
  
10. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

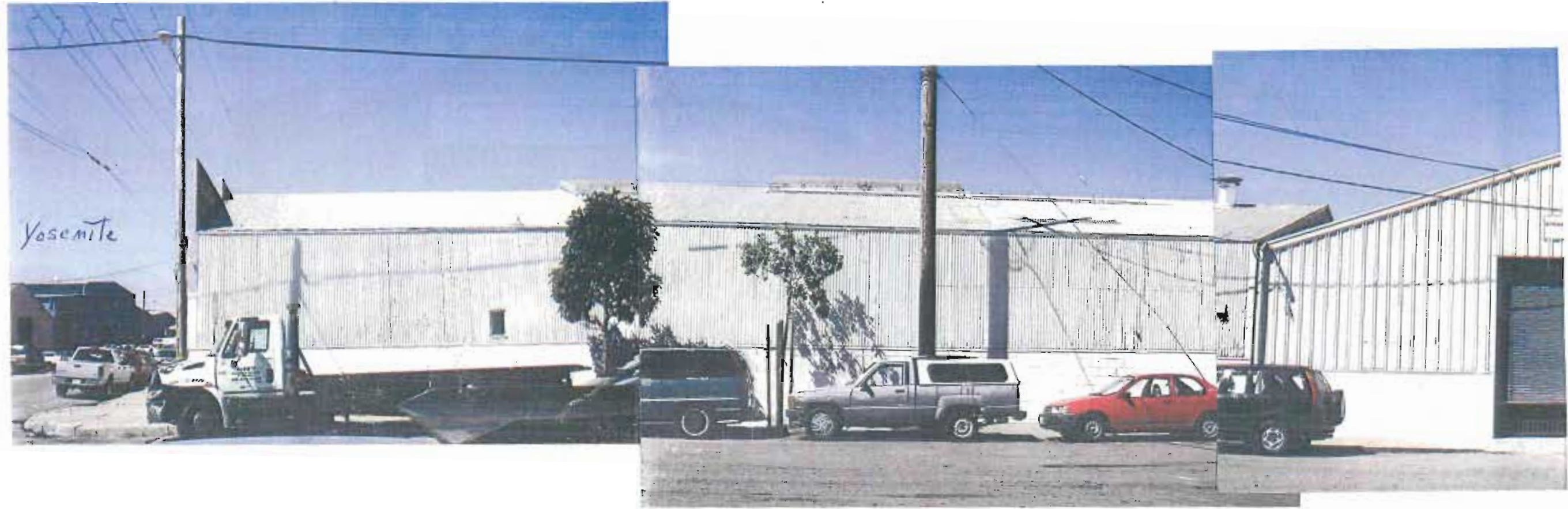
EAST Side of INGALLS BETWEEN WALLACE & YOSEMITE

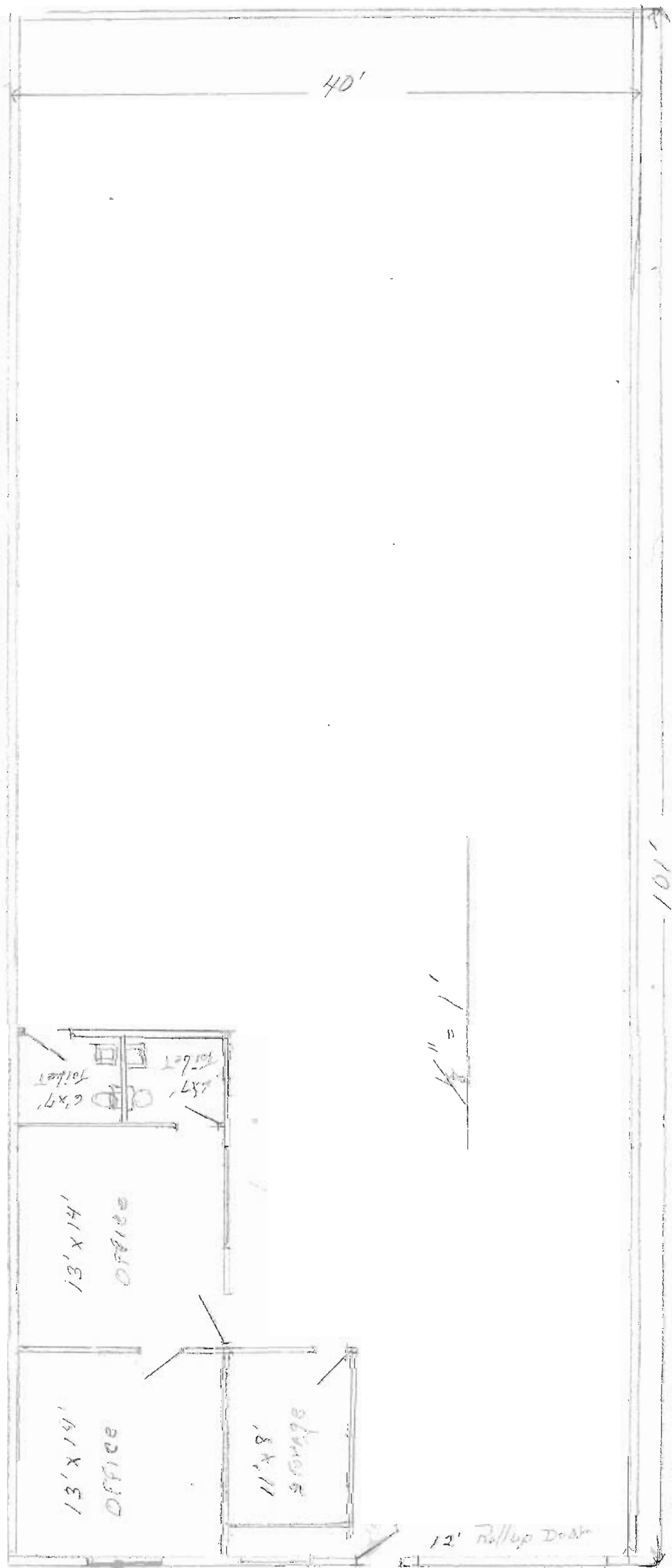
Subject Property  
2233 INGALLS





West Side of Ingalls Between Yosemite & Wallace





2258 Ingalls



