

RESOLUTION NO. 105-2008

Adopted September 16, 2008

GRANTING A VARIANCE TO THE WESTERN ADDITION A-2 REDEVELOPMENT PLAN PARKING REQUIREMENT FOR THE PROPOSED TENANT IMPROVEMENTS AT 2211 BUSH STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The owner, Daniel Goodman, M.D. ("Owner"), proposes that two parking spaces out of the 17 required off-street parking spaces for the tenant improvements be in an off-site parking structure. The property is located at 2211 Bush Street, which is on the south side of Bush Street, between Fillmore and Steiner Streets in the Western Addition Redevelopment Project Area A-2.
2. The Western Addition A-2 Redevelopment Plan ("Redevelopment Plan") requires that off-site parking spaces not be located more than 800 feet from the building served.
3. The proposal meets all of the Redevelopment Plan requirements except for two off-site parking spaces that would be located 906 feet from the property served, instead of the required 800 feet.
4. The Owner is requesting a variance to allow two off-site parking spaces to be located 906 feet from the property served, instead of the required 800 feet.
5. At its July 17, 2008 meeting, the Western Addition A-2 Citizens Advisory Committee approved the proposed variance.
6. Staff recommends that the Agency Commission approve the proposed variance to the Redevelopment Plan parking requirement.
7. The tenant improvements at 2211 Bush Street are alterations of an existing facility that are categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15301(a). Granting of a variance is an administrative activity that is not a Project as defined by CEQA Guidelines Section 15378(b)(5). Allowing the Owner to meet the parking requirement through provision of two off-site parking spaces located 906 feet from the property will not independently result in a significant physical effect on the environment. It should be noted that at the end of its multiple year lease, Nichi Bei Times may vacate the first floor of the building. The Owner has stated an intent to lease this space to a retail or office tenant. If a retail tenant moves into the first floor space, this would be considered to be a change of use and would require review pursuant to the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that a variance to the Western Addition A-2 Redevelopment Plan parking requirement to allow two off-site parking spaces out of the required 17 off-street parking spaces, be located 906 feet from the property served, instead of the required 800 feet, for the proposed tenant improvements at 2211 Bush Street in the Western Addition Redevelopment Project Area A-2.

APPROVED AS TO FORM:


s. James B. Morales 7/10/08
Agency General Counsel