

Mission Bay South Block 2

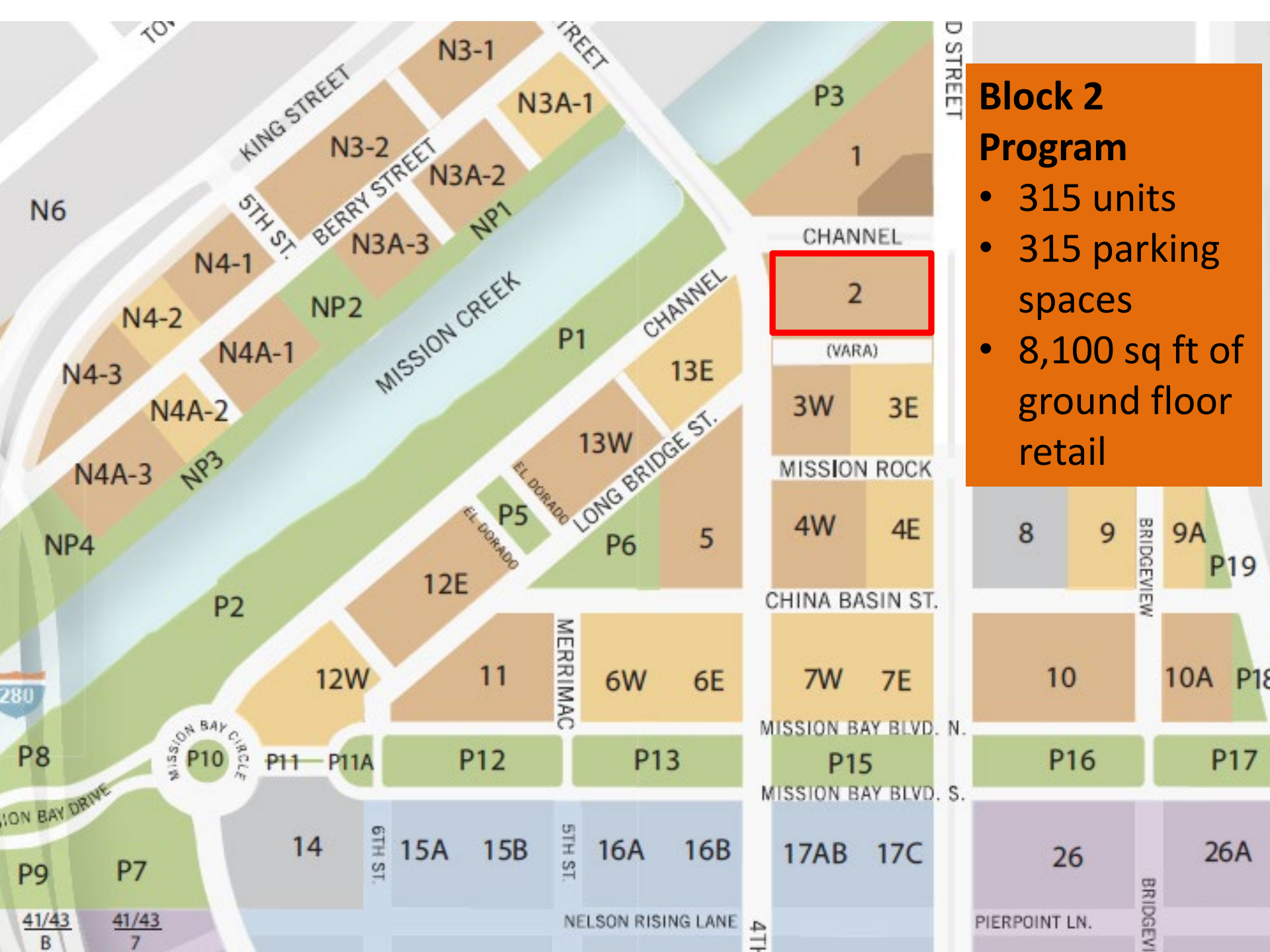
Residential Parking Conversion

November 6, 2018



Requested Commission Actions

- **Conditionally authorizing the conversion of 25 off-street residential parking spaces in an existing building at 185 Channel Street (Mission Bay Block 2)**
- **Approving an amendment to the Basic Concept / Schematic Design (BCSD)**
- **Approving a variance under the Mission Bay South Design for Development (D4D)**



Block 2 Development History

- **November 2005: OCII Commission Major Phase for Blocks 2-7 & 13 approved by OCII Commission**
- **September 2010: UDR, Inc. purchases Block 2 from the Mission Bay master developer**
- **May 2011: OCII Commission approves the Basic Concept and Schematic Design for Block 2 that allows for 315 residential units, 1:1 residential parking and 8,100 sq ft of ground floor retail**
- **2014: Block 2 building completes construction**
- **2016: Market Hall moves into the ground floor space**
- **2017: Market Hall vacates the ground floor space**

Block 2

4th and Channel



Block 2

4th and Long Bridge



Block 2 Parking in Operation

- **315 parking spaces offered for lease at market rates**
- **50% vacancy rate**
- **~160 parking spaces vacant**

Ground Floor Tenancy

- **Ground floor space vacant**
- **New tenant, Gus's Community Market, plans to open by the end of the year**
- **Gus's Community Market has requested 25 parking spaces**
 - **Under the D4D's retail parking ratio, 16 space are allowed for 8,100 sq ft of retail; Gus's requesting 9 additional spaces**
 - **Request requires converting approved residential parking to retail parking**

Actions Necessary to Approve Request

- **Additional 9 spaces requested by Gus's Community Market requires a variance to the D4D**
- **The conversion of residential parking to retail parking requires a Basic Concept / Schematic Design (BCSD) amendment**
 - **BCSD amendment will reflect a total of 25 spaces reserved for ground floor retail tenant**

Conditions of Approval

- **Staff recommends approving the parking conversion, BC/SD amendment and variance with the following conditions:**
- **Building owner UDR will create a plan for exit and entry procedures to:**
 - **Enforce the restriction of the 25 parking spaces to Gus's customers only**
 - **Monitor access to the garage to ensure safety of Block 2 residents and their personal property**

Mission Bay CAC

- **The Mission Bay Citizens Advisory Committee reviewed the parking conversion request at the October 11, 2018 meeting**
- **Strong support to meet Gus's request**
- **Recommended Approval**

CEQA

- **Staff determined the proposed parking conversion, amendment to the Basic Concept / Schematic Design and variance categorically exempt from California Environmental Quality Act (“CEQA”) under Section 15303**
- **Constitutes a minor alteration to the use of an existing structure involving a negligible expansion of an existing use**

Next Steps

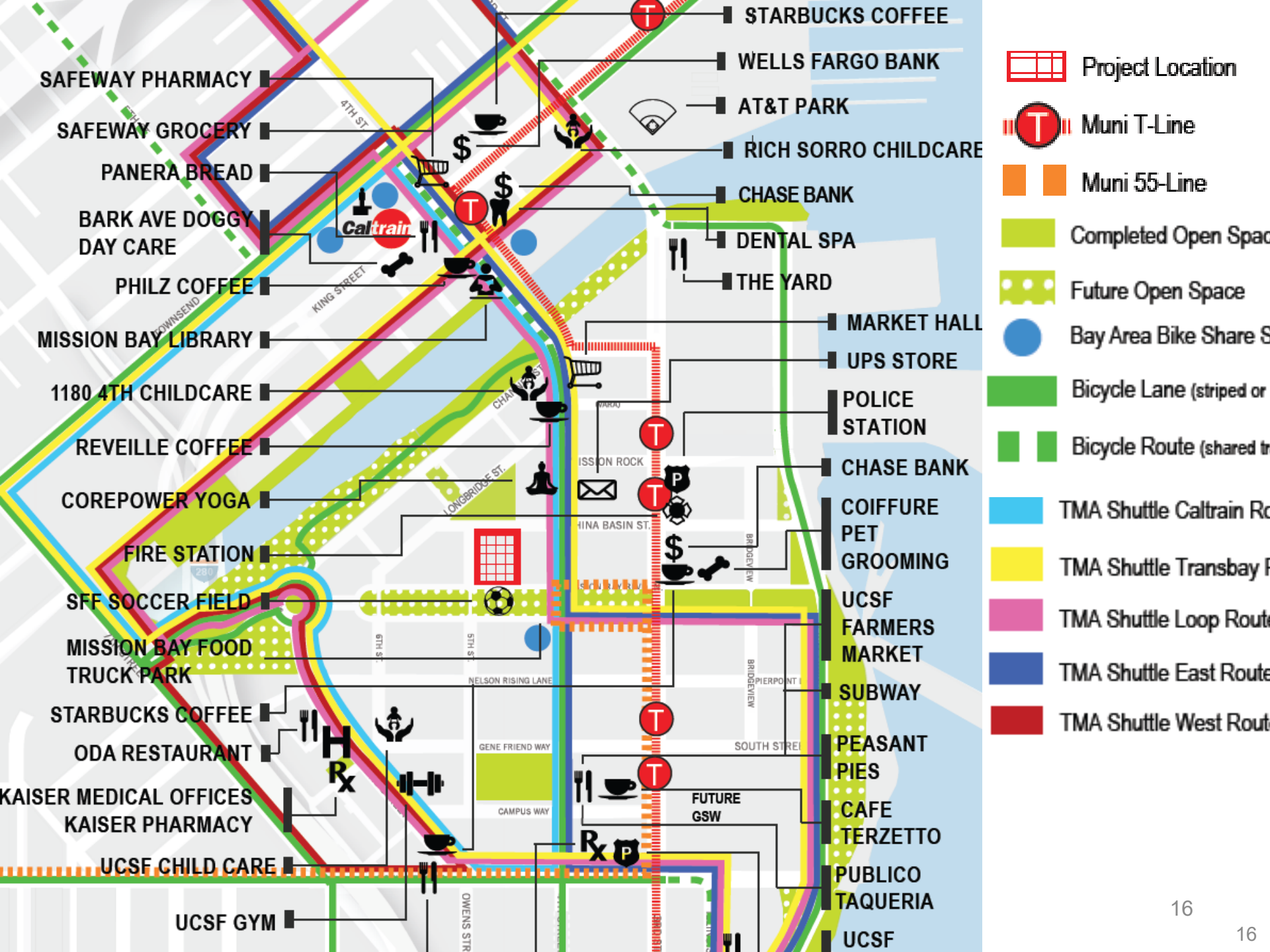
- **OCII staff will work with building owner UDR on an operational plan to enforce the restricted use of the 25 parking spaces and monitor garage access**
- **Gus's Community Market hopes to open its doors to the community by the end of the year**
- **Building owner UDR will work with OCII to determine a plan for the remainder of the unused residential parking spaces**



Questions?

Transit Options in Mission Bay South

- Current
 - Muni T – Line along 3rd Street
 - Muni N – Line near Caltrain Station at 4th and King
 - Muni Lines 55, 47, 45, 10
 - Caltrain Station at 4th and King
 - Mission Bay Transit Management Shuttle
- Future
 - Ferry landing at 16th Street
 - Connection to Central Subway



Criteria Used for Staff Recommendation

- Mission Bay South Redevelopment Plan
 - Flexibility in development
 - Replanning, redesigning and developing undeveloped areas
- City of San Francisco Planning Code
 - Criteria for approving non-residential accessory parking uses above levels principally permitted
 - Retention of façade character, urban design, streetscape character

1:1 Residential Parking in Mission Bay

- Market rate residential properties built with 1:1 parking are utilized at approximately 70-85%
- Some affordable properties with less than 1:1 parking are not 100% utilized
- 1:1 residential ratio has proven to be too high
 - Rideshare options available are easy and affordable
 - Current connections to public transit in Mission Bay

Parking Landscape in Mission Bay South

Type of Parking	Approximate # spaces
Residential	3,000
Commercial incl UCSF	7,331
Street Parking	700

- 1:1 residential parking ratio
- 1 space per each 1,000 square feet of gross floor area commercial
- Street parking planned in conjunction with MTA