



PLANNING COMMISSION MOTION NO. 21301

HEARING DATE: March 30, 2023

Record No.: 2022-003331CUA
Project Address: 1160 MISSION STREET PARKING
Zoning: C-3-G (Downtown – General) Zoning District
150-S & 240-S Height and Bulk Districts
Cultural District: SoMa Pilipinas Cultural District
Block/Lot: 3702 / 061
Project Sponsor: Hope Gist
Pearl Street Property Company, LLC
4021 SW 10th Street, #305
Topeka, KS 66604
Property Owner: Pearl Street Real Estate Holdings, LLC
4021 SW 10th Street, #305
Topeka, KS 66604
Staff Contact: Nicholas Foster, AICP, LEED GA – (628) 652-7330
nicholas.foster@sfgov.org

Project Description

The proposed project (“Project”) involves a change of use, from Public Parking Garage (a Retail Automotive Use) to Fleet Charging (a Non-Retail Automotive Use), for portions of the ground, second and third floors of an existing, 4-story Public and Private Parking Garage. The Project would convert 61 of the 189 public parking spaces to fleet charging spaces, with 128 spaces remaining as public parking spaces. The Project would not reduce the 175 private parking spaces reserved for residents of the adjoining residential building that are also located within the same parking garage. Further, aside from the installation of EV charging equipment and associated electrical equipment servicing the new fleet charging spaces, no other work is proposed as part of the Project.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303, to permit a change of use from Public Parking Garage (a Retail Automotive Use) to Fleet Charging (a Non-Retail Automotive Use) at the Project Site.

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 – New Construction. change of use under 10,000 sq. ft. if principally permitted or with a CU).

Decision


Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the findings below, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2022-003331CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated March 20, 2023, and stamped "EXHIBIT B."

Additional Information	
Notification Period	03/10/23 – 03/30/23 (20 days mailing, newspaper, online, and posted).
Number and Nature of Public Comments Received	Department staff have not received any public comment regarding the Project since the Application's initial filing.
Any Additional Planning Code Findings Findings for Conditional Uses	The Project is subject to the standard findings required for Conditional Uses pursuant to Planning Code Section 303.

Generalized Basis for Approval
The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Sections 210.2 and 303(c), and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to establish Fleet Charging use will allow the Property Owner to lease a specified number of spaces in the existing garage to private fleet vehicles for short-term electric vehicle charging, making for a more productive use of a large parking garage that has been underutilized over time, while also facilitating an electrified mode of transportation that will further reduce emissions thereby benefiting the greater community. Department staff believes the Project would be desirable for and compatible with the surrounding neighborhood and recommends Approval with Conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 30, 2023

AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner
NAYS: None
ABSENT: Ruiz
ADOPTED: March 30, 2023


Jonas P. Ionin
Commission Secretary

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. 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.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

EXHIBIT A

Authorization

This authorization is for a conditional use to permit a change of use, from Public Parking Garage (a Retail Automotive Use) to Fleet Charging (a Non-Retail Automotive Use), for portions of the ground, second and third floors of an existing, 4-story Public and Private Parking Garage, located at 1160 Mission Street, within Assessor's Block 3702, Lot 061, pursuant to Planning Code Sections 210.2, and 303©, within the C-3-G Zoning District and the 150-S & 240-S Height and Bulk Districts, in general conformance with plans, dated March 20, 2023, and stamped "EXHIBIT B" included in the docket for Record No. 2022-003331CUA and subject to conditions of approval reviewed and approved by the Commission on **March 30, 2023** under Motion No. **21301**. 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 **March 30, 2023**, under Motion No. **21301**.

Printing of Conditions of Approval on Plans

The conditions of approval under 'Exhibit' A' of this Planning Commission Motion No. **21301** 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to do so, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

- 7. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

Monitoring - After Entitlement

- 8. 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 628.652.7463, www.sfplanning.org

- 9. 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 628.652.7463, www.sfplanning.org

Operation

- 10. 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 at 628.271.2000, www.sfpublishworks.org.

11. 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, www.sfplanning.org

- 1. LOT AND BLOCK NUMBER: 3702 / 061
- 2. ZONING DISTRICT: C-3-G DOWNTOWN GENERAL
- 3. HEIGHT AND BULK RESTRICTIONS: 150-S, 240-S
- 4. HEIGHT OF THE PROJECT: N/A

OWNER

PEARL STREET REAL ESTATE HOLDINGS, LLC
 49 STEVENSON STREET, SUITE 600
 INFO@PEARLSTLAND.COM
 415.837.1946

ZONING TABLE

DIRECTORY

SOMA GRAND, LOCATED AT 1160 MISSION STREET, BETWEEN MISSION STREET & ODD FELLOWS WAY, IS A RESIDENTIAL HIGH RISE STRUCTURE WITH A FOUR STORY PARKING GARAGE AND GROUND LEVEL RETAIL. THE AREA IDENTIFIED IN THIS APPLICATION IS FOR THE FOUR LEVEL PARKING GARAGE LOCATED AT THE GROUND LEVEL OF THE BUILDING AND SPANS FROM ODD FELLOWS WAY TO MISSION STREET. THE CURRENT USE IS PARKING GARAGE - PUBLIC. THE CURRENT OWNER, PEARL STREET REAL ESTATE HOLDINGS, LLC, IS PROPOSING TO CONVERT 61 PARKING STALLS (APPROXIMATELY 9,851.5 SQ FT TOTAL - 8.5' x 19' EACH) TO BE USED FOR COMMERCIAL ELECTRIC VEHICLE (FLEET) CHARGING ON FLOORS 1 & 2. ALTHOUGH NOT INCLUDED IN THE PUBLIC PARKING STALL COUNT, THE RESIDENTIAL PARKING LOCATED ON FLOORS 3 AND 4 WAS APPROVED THROUGH CONDITIONAL USE AUTHORIZATION (APPLICATION 2002.0628CEKVX!).

- 01 | COVER PAGE
- 02 | SITE PLAN - OVERALL PROJECT LOCATION
- 03 | SITE PLAN - PROJECT LOCATION - PARKING LEVEL 1
- 04 | SITE PLAN - PROJECT LOCATION - PARKING LEVEL 2
- 05 | SITE PLAN - PROJECT LOCATION - PARKING LEVEL 3
- 06 | SITE PLAN - PROJECT LOCATION - PARKING LEVEL 4
- 07 | PHOTOS FROM MISSION STREET
- 08 | PHOTOS FROM ODD FELLOWS WAY

PROJECT NARRATIVE

DRAWING INDEX

COVER PAGE

DRAWING NO.

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

01

MARCH 20, 2023

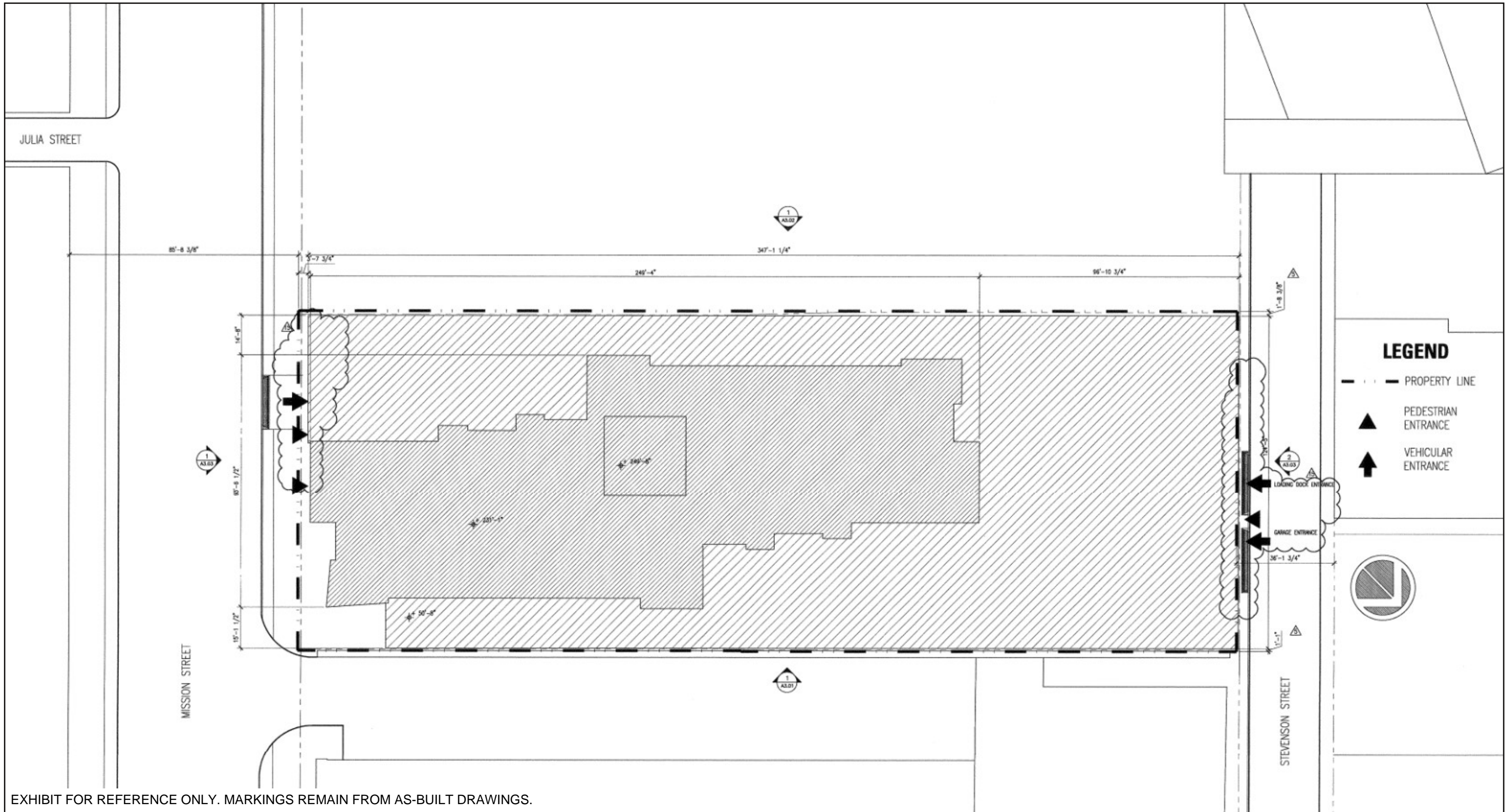


EXHIBIT FOR REFERENCE ONLY. MARKINGS REMAIN FROM AS-BUILT DRAWINGS.

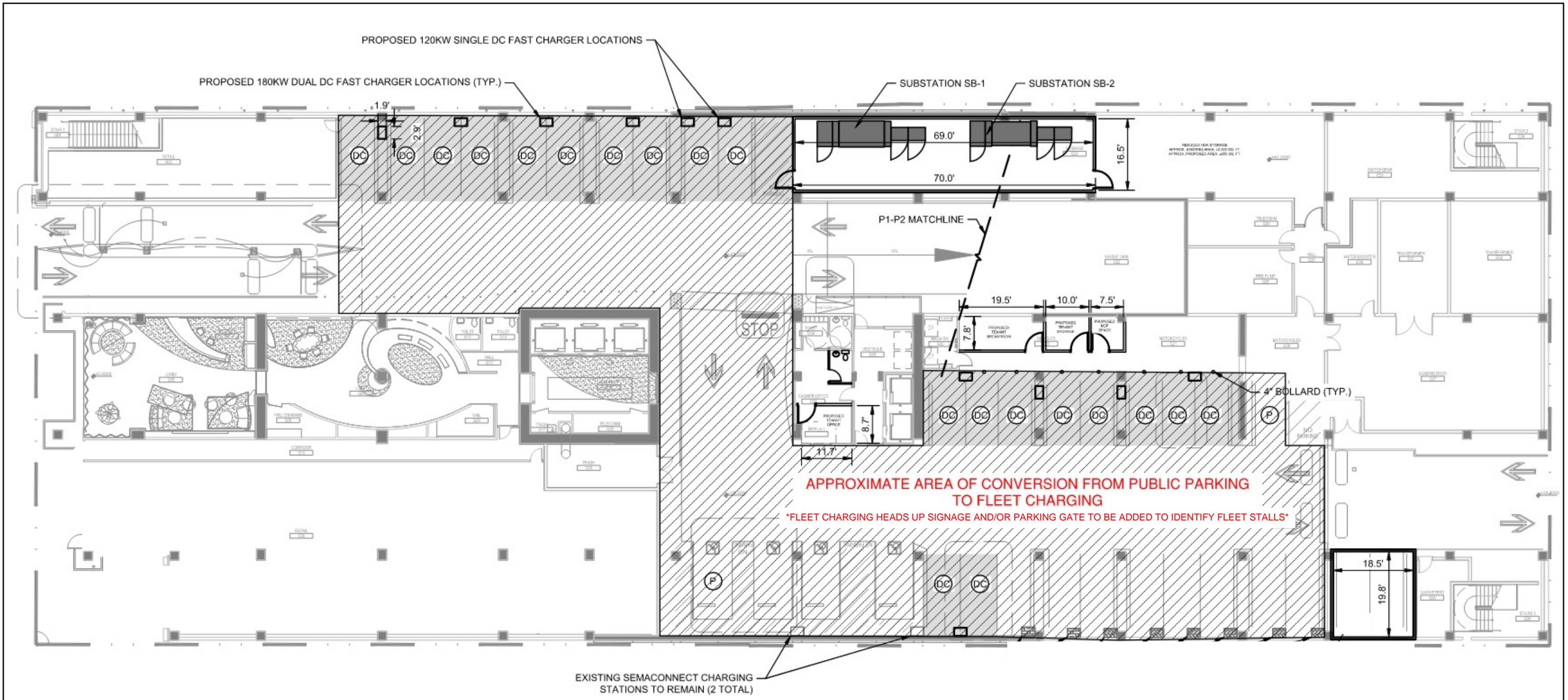
DRAWING NO.

SITE PLAN - OVERALL PROJECT LOCATION

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

02

MARCH 20, 2023



PARKING LEVEL P1 - FLOOR PLAN

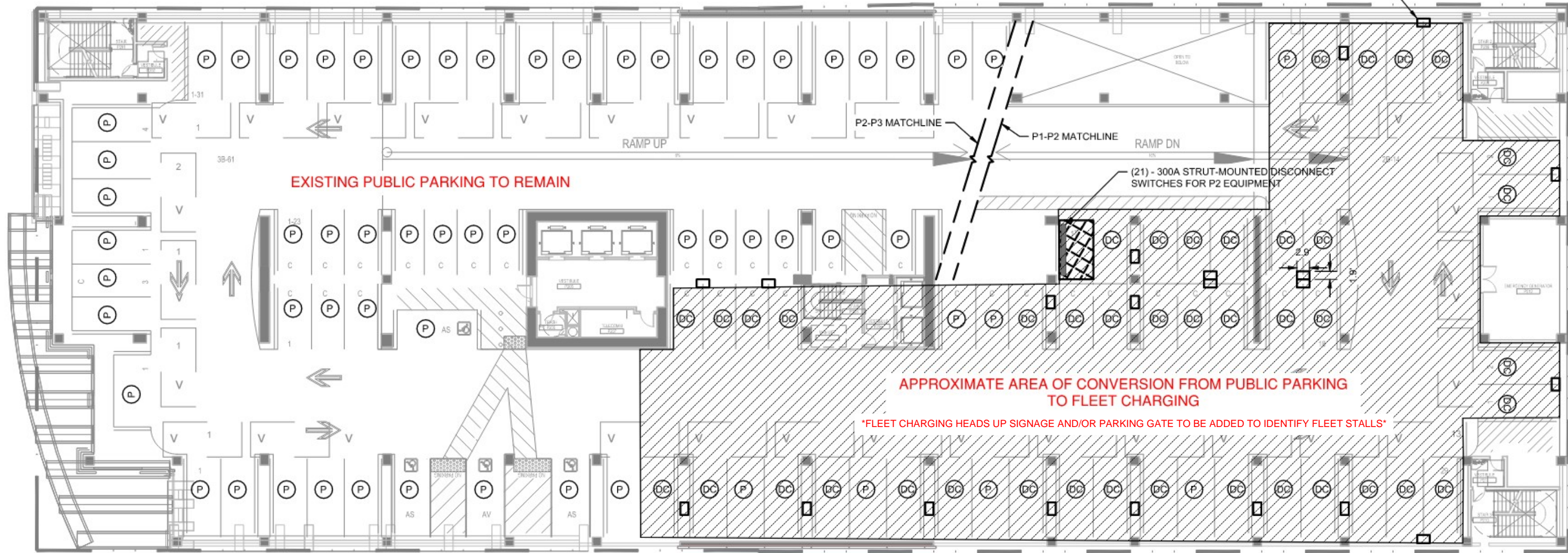
SITE PLAN - PROJECT LOCATION - PARKING LEVEL 1

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

DRAWING NO.

03

MARCH 20, 2023



PARKING LEVEL P2 - FLOOR PLAN

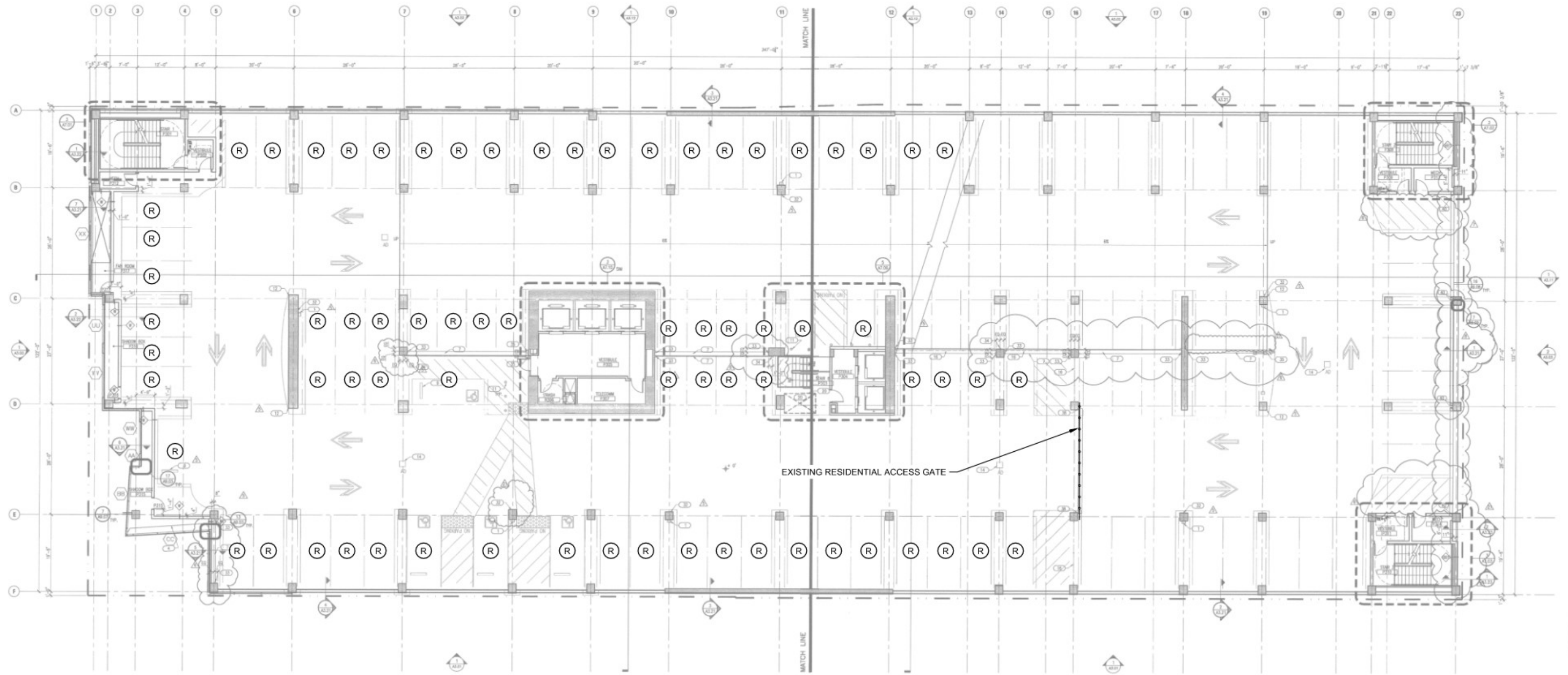
SITE PLAN - PROJECT LOCATION - PARKING LEVEL 2

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

DRAWING NO.

04

MARCH 20, 2023



PARKING LEVEL P3 - FLOOR PLAN

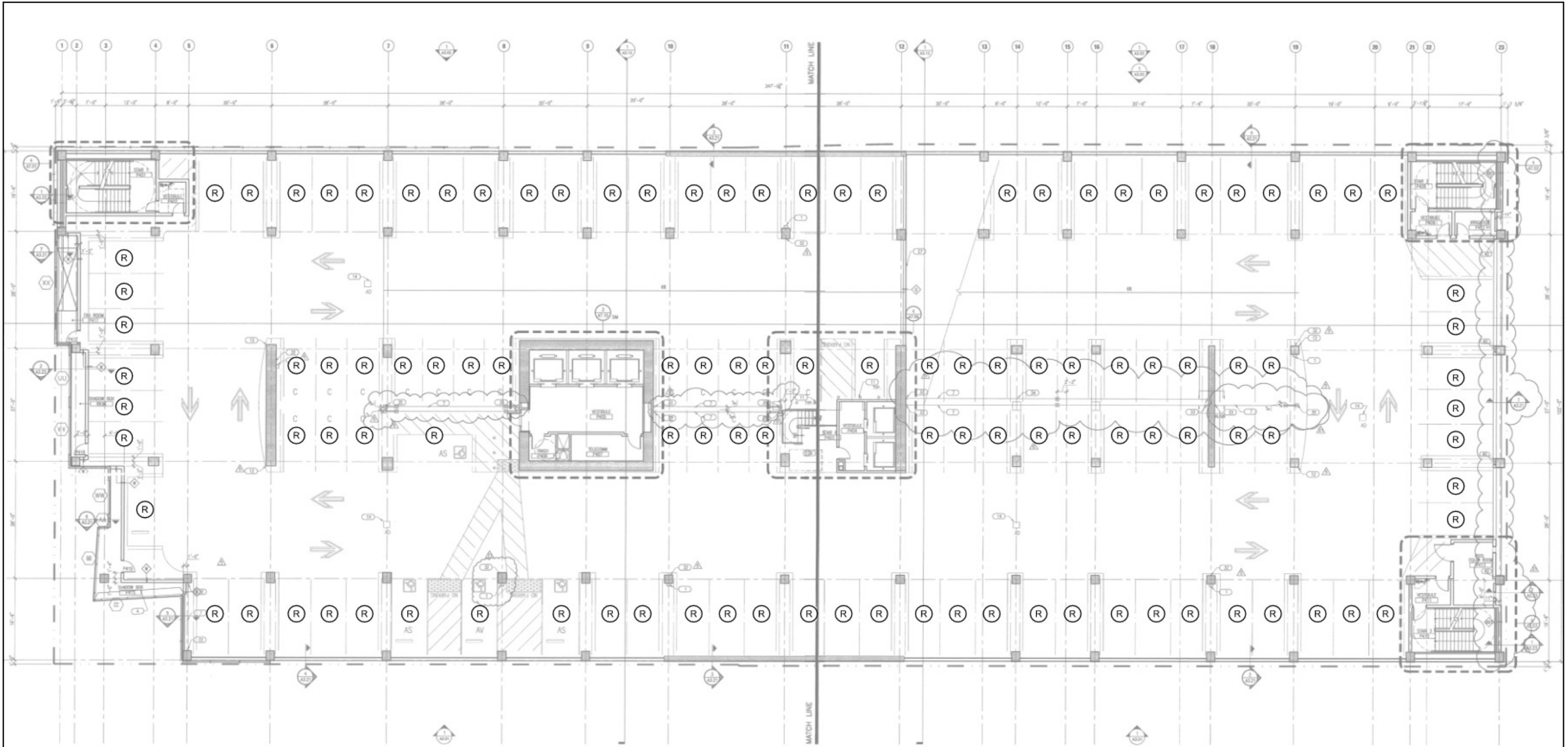
SITE PLAN - PROJECT LOCATION - PARKING LEVEL 3

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

DRAWING NO.

05

MARCH 20, 2023



PARKING LEVEL P4 - FLOOR PLAN

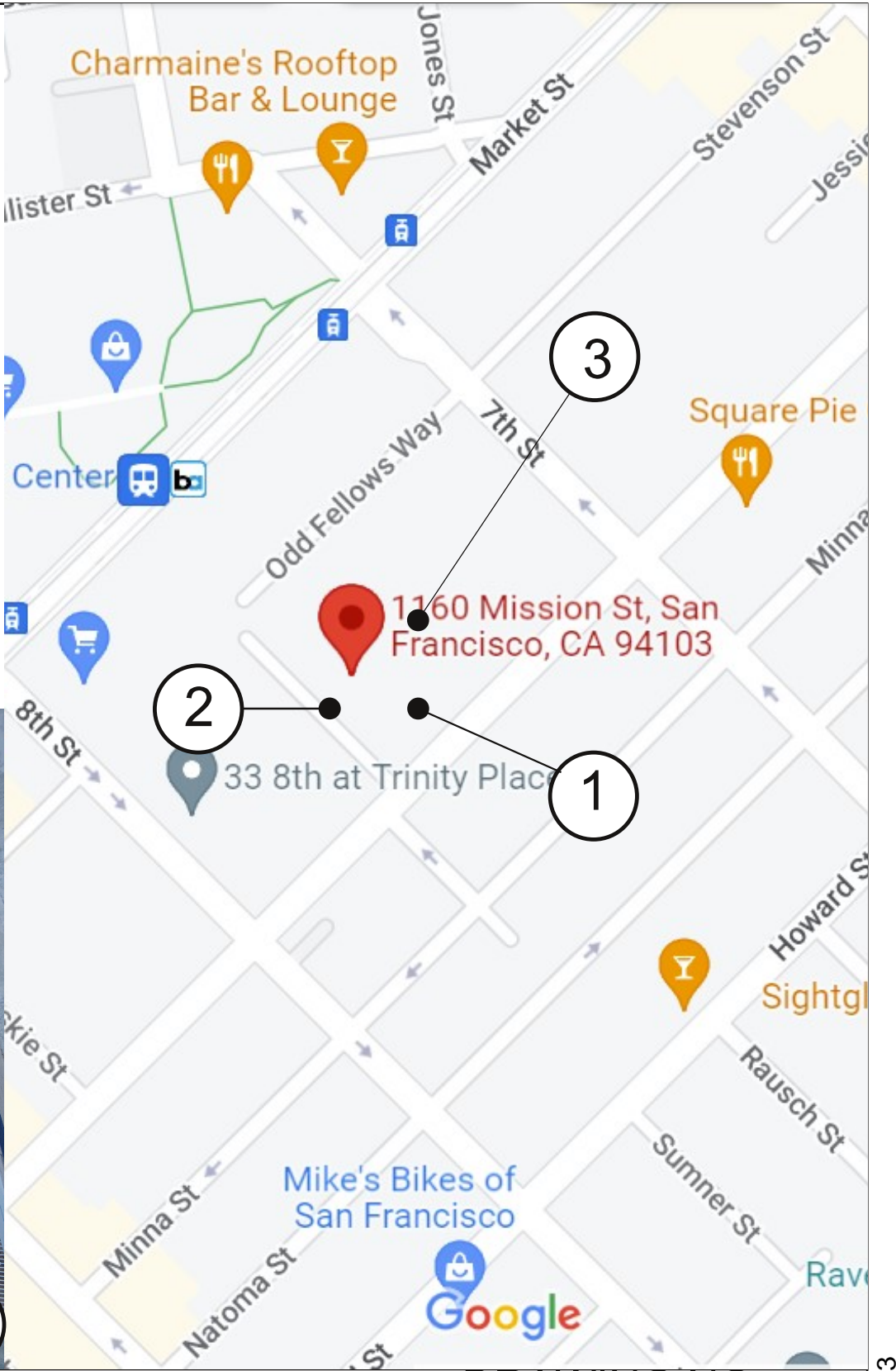
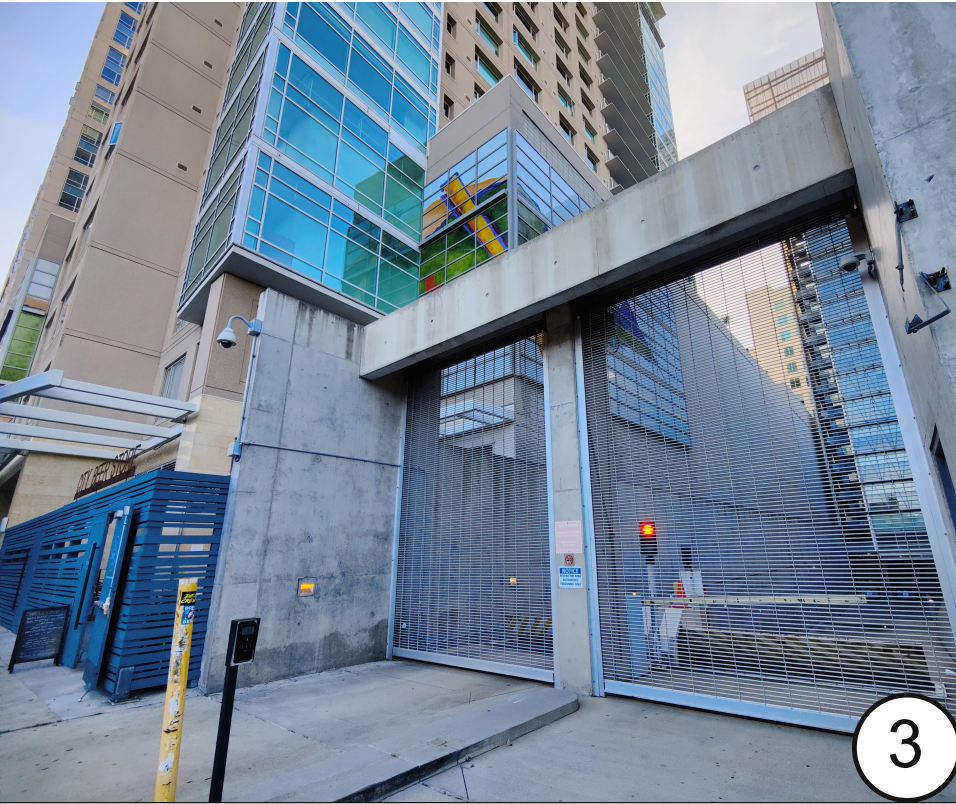
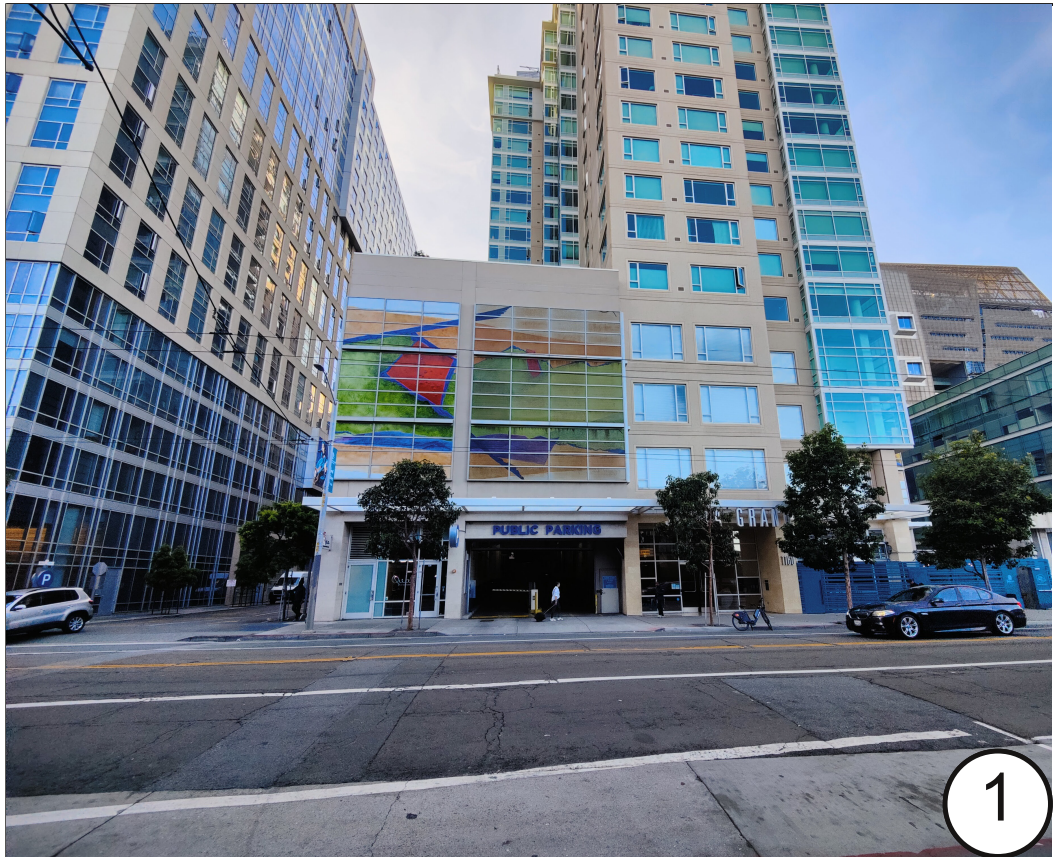
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SITE PLAN - PROJECT LOCATION - PARKING LEVEL 4

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

06

MARCH 20, 2023



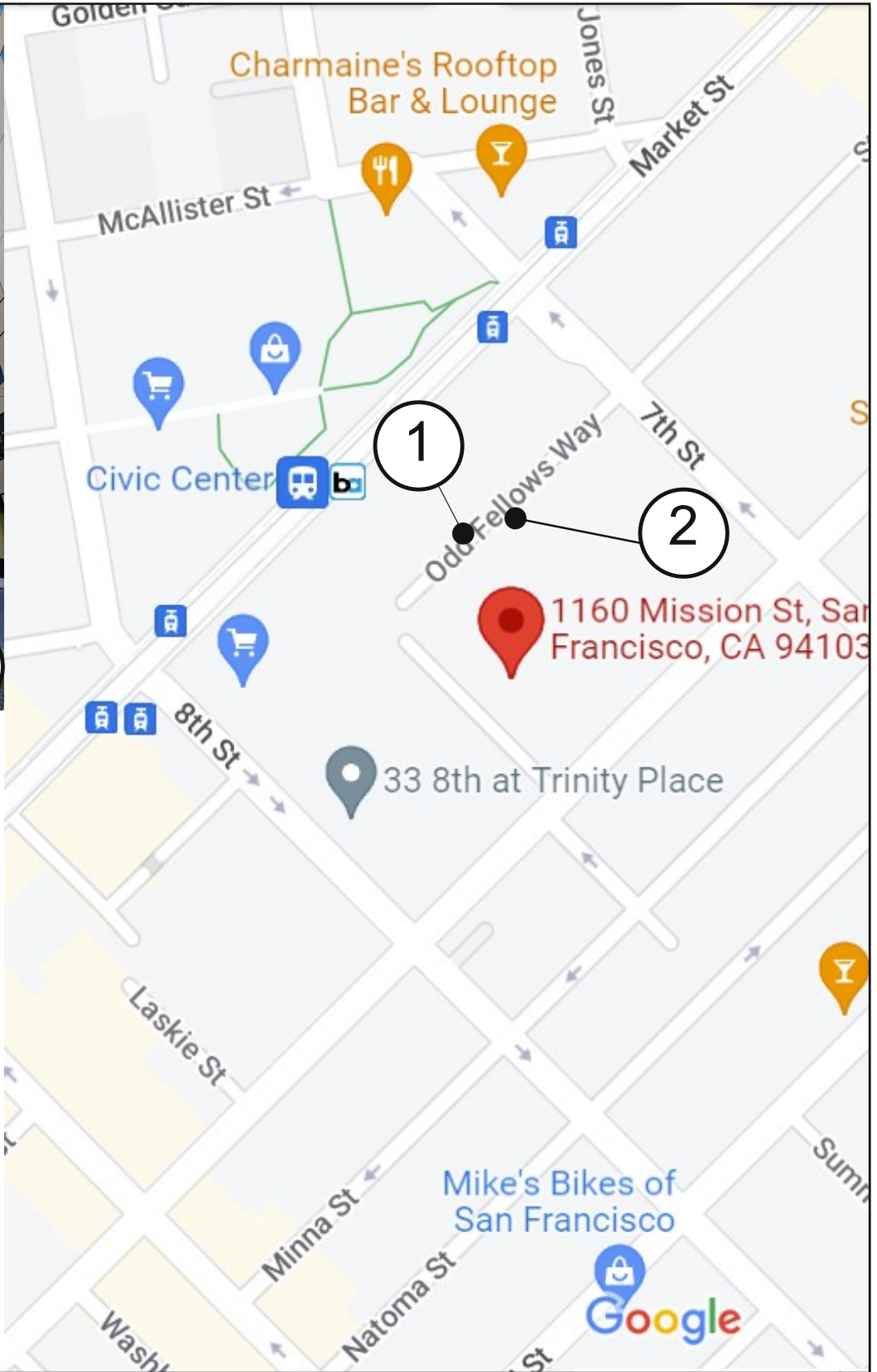
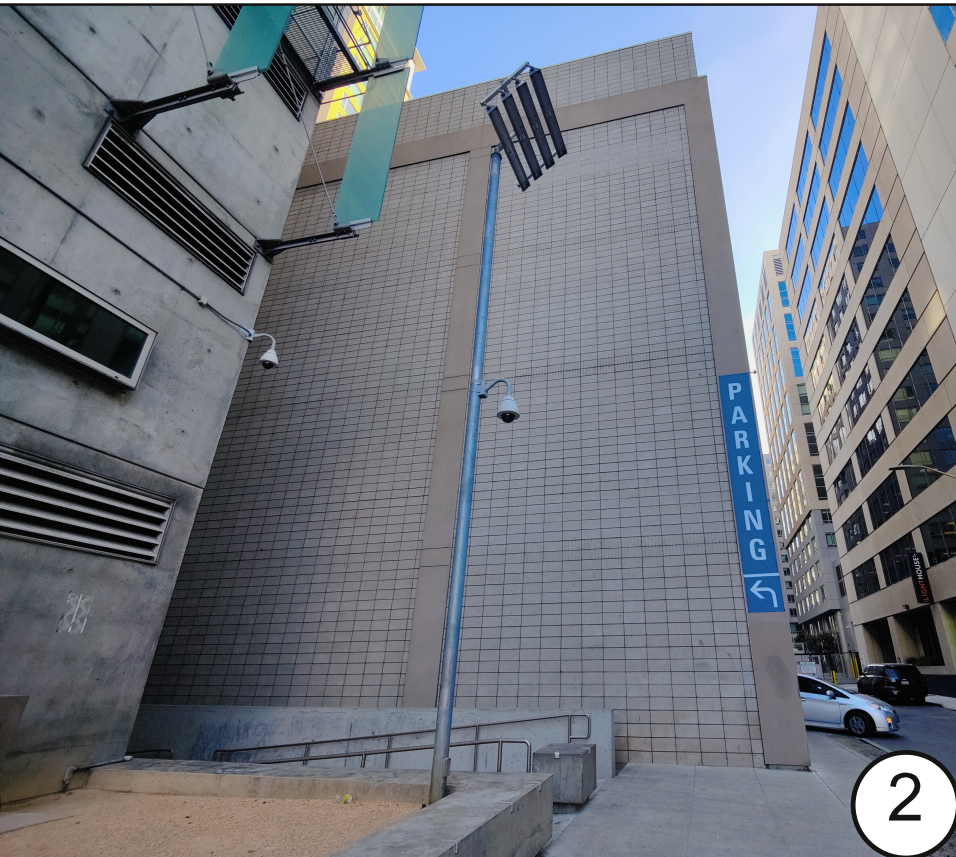
PHOTOS ALONG MISSION STREET

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

DRAWING NO.

07

MARCH 20, 2023



PHOTOGRAPHS ALONG ODD FELLOWS WAY

DRAWING NO.

SOMA GRAND PARKING GARAGE - 1160 MISSION STREET, SAN FRANCISCO, CA

08

MARCH 20, 2023

Business Overview: 1160 Mission Street



BUSINESS MISSION

**Power electrified fleets with
the most reliable network of
charging centers**



Charging Center Overview

Charging Centers are the core of what we do. This is our answer to the demands fleet owners will face.

Our Charging Centers provide strategic locations, vast power access, and proprietary energy management services that will keep fleets moving forward.



REAL ESTATE

Land

Power / Interconnect

Fiber / Connectivity

Facilities

Parking

INFRASTRUCTURE

Charging Equipment

SOFTWARE & SERVICES

Charging Management

Energy Management

Grid Controls

Energy Asset Controls

Fleets Need Reliable Offsite EV Charging

Mission Garage can serve many fleet types and use cases

Vehicle Classes



Light Duty



Medium Duty

Offsite Charging Use Cases

- Daytime quick-charge:
 - This will allow fleet vehicles a designated location to charge vehicles along their routes before domiciling at night. This frees up public charging locations to be used specifically for charging personal passenger vehicles.
- Longer dwell charging:
 - Existing fleet facility location upgrades can be expensive or unfeasible due to economic, lease or utility-related constraints. By using our facilities to park and charge, fleets are able to electrify more quickly and still have a reliable location to charge and dwell vehicles before returning to service.

Fleets Need Reliable Offsite EV Charging

Mission Garage can serve many fleet types and use cases

Vehicle Classes



Light Duty



Medium Duty

Additional Offsite Charging Use Cases

- Overflow charging lot:
 - Fleets may not have enough sufficient charging capacity at existing locations of domicile. As an extension of their facilities, without requiring further space or upgrades to their sites, we enable fleets to grow zero-emission operations and stay charged while on the road.
- Driver transfer point:
 - As a central SF location, fleet would be able to quickly swap vehicles and drivers throughout the day in order to get back on the road as quickly as possible to maximize zero-emission miles travelled per vehicle.