

1 [Zoning Appeal – 3575 Geary Boulevard.]

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3 **Motion disapproving decision of the Planning Commission by its Motion No. 17219,**
4 **which approved Conditional Use Application 2003.0410CEK! on property located at**
5 **3575 Geary Boulevard, and approving the issuance of Conditional Use Application**
6 **2003.0410CEK! on property located at 3575 Geary Boulevard, subject to all of the**
7 **conditions imposed by the Planning Commission, and further subject to additional**
8 **conditions and amendments to conditions imposed by the Board of Supervisors on**
9 **May 23, 2006.**

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11 MOVED, That the decision of the Planning Commission by its Motion No. 17219, dated
12 April 6, 2006, approving Conditional Use Application No. 2003.0410CEK!, subject to certain
13 conditions, for a lot size in excess of 9,999 square feet, Sections 121.2 and 712.21 to allow
14 non-residential use size in excess of 5,999 square feet, Section 271 to allow exception from
15 the "A" Bulk Controls in an 80-A Height and Bulk District, and Sections 303 and 304 to allow a
16 Planned Unit Development that would include modifications to the rear yard requirement
17 (Planning Code Section 134), the Open space requirement for senior dwelling units (Planning
18 Code Section 135(d)(3)), the dwelling unit exposure requirement (Planning Code Section
19 140), and the off-street parking and loading requirements (Planning Code Section 151 and
20 152).

21 The site is currently occupied by the now closed single-screen Coronet Theater in an
22 NC-3 (Moderate-scale Neighborhood Commercial) District, and an 80-A Height and Bulk
23 District, located at 3575 Geary Boulevard; Lot 2 in Assessor's Block 1083, and Lot 4 in
24 Assessor's Block 1084.

25 FURTHER MOVED, That the Board of Supervisors hereby approves the issuance of

1 Conditional Use Application 2003.0410CEK!, on property located at 3575 Geary Boulevard,
2 subject to all of the conditions imposed by the Planning Commission in its Motion No. 17219,
3 dated April 6, 2006, and further subject to the additional conditions and amendments to
4 conditions imposed by the Board of Supervisors on May 23, 2006, those additional conditions
5 and amendments being:

6 1. Condition D(1)d is amended by adding after "staging area for its vans," the
7 following: "and avoid temporary or double parking of vans on neighborhood streets."

8 2. Condition D(3) is amended by adding after "may reduce the amount of parking,"
9 the following "after a public hearing at the Planning Commission."

10 3. A new condition D(4) is added to read as follows: "IOA shall participate in the
11 Commuter Check Program or a similar program to make transit passes readily available to its
12 employees."

13 4. A new condition D(5) is added to read as follows: "Use of the basement level
14 meeting facilities shall be restricted to on-site employees and clients of the facility except on
15 weekdays after 6:00 PM and on weekends when employee parking spaces are vacant and
16 provided for use by meeting attendees."

17 5. Condition G(1) is amended to add "through use of directional lighting fixtures."
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