



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 25, 2018

Alexis Pelosi
Pelosi Law Group
12 Geary Street, 8th Floor
San Francisco, CA 94108

Site Address: 346 Potrero Avenue (aka 338 Potrero Avenue)
Assessor's Block/Lot: 3962/015-086
Zoning District: UMU (Urban Mixed-Use)
Staff Contact: Corey Teague, (415) 575-9081 or corey.teague@sfgov.org
Record Number: 2017-014829ZAD

Dear Ms. Pelosi:

This letter is in response to your request for a Letter of Determination regarding an unused car-share space in the newly constructed building at 346 Potrero Avenue. You have requested a determination that because all certified car-share organizations have notified the property owner that they have no interest in the space, that it may be used as an accessory parking space.

You provided an email dated September 20, 2017 from Stuart Coltrell, Locations Manager for Zipcar, where he states that Zipcar declined the offer to use the car-share space at the subject property. Eric Rago with City CarShare (through Getaround) provided an email to the Department on January 23, 2018 stating that City CarShare was not interested in the car-share space at the subject property.

Based on the information provided in your request letter, and the supporting emails, it is my determination that no certified car-share organization can make use of the dedicated car-share parking space at this time, and the space may be occupied by non-car-share vehicles. However, pursuant to Planning Code Section 166(d)(2)(D), upon ninety (90) days of advance written notice to the property owner from a certified car-sharing organization, the property owner shall terminate any non-car-sharing lease for such space and shall make the space available to the certified car-share organization.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

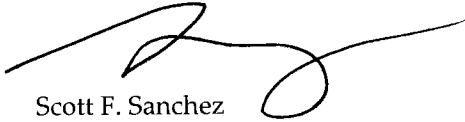
Planning
Information:
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within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Corey A. Teague, Assistant Zoning Administrator
Neighborhood Group Mailing List



October 23, 2017

Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1660 Mission Street, Ground Floor
San Francisco, CA 94103

R# 2017-014829 ZAD
CK# 201 \$ 678,50
C. TEAGUE

Re: 346 Potrero Avenue – Use of Car-Share Space For Non-Car-Share Parking

Dear Mr. Sanchez:

(3962/015-086)

We are submitting this letter on behalf of our client, Trumark Urban (“Client”), to request use of the car-share space at 346 Potrero Avenue (“Property”) for non-car-share parking.

On July 24, 2014, the San Francisco Planning Commission granted a Large Project Authorization for a residential project (“Project”) at the Property (Motion No. 19201). Pursuant to Condition of Approval No. 12, the Project was required to make available no fewer than one (1) car-share space, at no cost, to a certified car-share organization for the purposes of providing car-share services for its service subscribers.

As you are aware, a property owner with required car-share spaces who is unable to secure a car-share operator may utilize the spaces for non-car-share parking provided the property owner submits written correspondence from all certified car-share organizations declining their intent to operate at the required car-share spaces.

Our client has contacted Zipcar, the only car-share organization currently certified¹, regarding whether Zipcar is interested in operating a car-share space at the Property. Attached is a September 20, 2017 email correspondence from Stuart Coltrell at Zipcar declining having a car-share space at the Property.

Please let us know if you need any additional information to confirm that our Client may use the car-share space at the Property for non-car-share parking.

Yours truly,


Alexis M. Pelosi

Attachment

¹ Our Client also contacted City CarShare, which indicated it was not interested in operating a car-share space at the Property. Further, on October 20, 2017, our Client was informed via a telephone conference with Eric Rago of Getaround that City CarShare has been acquired by Getaround, which is not a certified car-share organization.

From: Stuart Coltrell <scoltrell@zipcar.com>
Date: Wednesday, September 20, 2017 at 1:00 PM
To: Danielle Butler <dbutler@trumarkco.com>
Subject: Zipcar decline at Rowan

Hi Danielle,

This is Stuart from Zipcar. We will unfortunately need to decline the offer to place a vehicle at the Rowan building in the stacker space. Apologies for this inconvenience. Thank you!



stuart coltrell locations manager
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