

1 [Zoning Appeal]

2 **Motion disapproving decision of the Planning Commission by its Motion No 16375,**
3 **approving Conditional Use Application No. 99.0818C, on property located at 2455 Bush**
4 **Street (a.k.a. 1770 Scott Street), and adopting findings pursuant to Planning Code**
5 **Section 101.1, subject to the imposition of conditions by the Board of Supervisors.**
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8 MOVED, That decision of the Planning commission by its Motion No. 16375 dated April
9 11, 2002, approving Conditional Use Application No. 99.0818C to allow the lot size to exceed
10 9,999 square feet (77,056 square feet existing); to allow the use size to exceed 3,999, square
11 feet (21,000 gross square feet proposed); and to demolish approximately 5,900 gross square
12 feet of a two-story building fronting the Bush Street, and to construct a new two- and three-
13 story replacement structure and additions of approximately 11,700 gross square feet with new
14 locker and fitness rooms to serve the existing tennis club (The California Tennis Club) per
15 Sections 121.1, 121.2, 303, 711.11, 711.21 and 711.81 of the Planning Code for the property
16 in Assessor's Block 680, Lot 3 in an NC-2 (Small-Scale Neighborhood Commercial) District
17 and a 40-X Height and Bulk District, Located at:

18 2455 Bush Street (a.k.a. 1770 Scott Street), between Scott and Pierce Streets in
19 the Western Addition neighborhood; Lot 3, in Assessor's Block 680,

20 be and the same is disapproved; and, be it

21 FURTHER MOVED, That the Board of Supervisors approves the Conditional Use
22 Application No. 99.0818C , subject to the 23 conditions imposed by the Planning Commission
23 by its Motion No. 16375, dated April 11, 2002; and, be it

24 FURTHER MOVED, That the Board of Supervisors imposes the following additional
25 conditions upon the approved conditional use permit:

1 24. The California Tennis Club ("CTC") will make available some combination of Full
2 Day and/or Evening Parking described below:

3 a. Full Day Parking – For This Option the CTC will make available fourteen (14)
4 parking spaces in its enclosed garage to neighboring residents who reside within
5 three hundred (300) feet of CTC ("Neighborhood Residents") at the market
6 monthly rental rate charged for enclosed off street parking in the neighborhood
7 of CTC. Those Neighborhood Residents who do rent space in the CTC's
8 garage will have access to the garage during the same hours the garage is open
9 to CTC's members. During the hours the garage is closed, cars will not be able
10 to enter or exit the garage, but can be left overnight.

11 b. Evening Parking – For This Option the CTC will make available twenty-one (21)
12 parking spaces in its enclosed garage for use only between the hours of 5:00
13 p.m. to 9:00 a.m. seven (7) days a week to Neighborhood Residents at 50% of
14 the market monthly rate charged for enclosed off street parking in the
15 neighborhood of CTC. Neighborhood Residents who rent evening parking
16 spaces must have their cars out by 9:00 a.m. every day. During the hours the
17 garage is closed, cars will not be able to enter or exit from the garage, but can
18 be left overnight.

19 c. Combination of Full Day and Evening Paring – Every Full Day Parking rental will
20 be equivalent of one and on half (1-1/2) Evening Parking rentals. Thus (i) if
21 there are eight (8) Full Day renters, there may be up to nine (9) Evening Parking
22 renters, or (ii) if there are twelve (12) Evening Parking renters, there may be up
23 to six (6) Full Day Parking renters.

24 25. Prior to CTC Seeking CU approval to expand any existing building or to develop
25 any new structure, CTC will solicit the view of Western Addition Neighborhood

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Association (“WANA”) and forward WANA’s view including any letter WANA wishes to include to CTC members as part of any vote by CTC members on the issue of authorizing CTC to apply for such CU approval.

26. CTC will allow WANA to use CTC meeting room space at no charge under standard CTC Club guidelines.

27. CTC currently has a total of approximately 1,020 members. CTC may not increase its membership to more than 1,075. The CTC General Manager will annually certify in writing on or before January 31st at each year to the Director of City Planning the total number of CTC members and will mail a copy of the certification to the President of WANA.

28. The conditional use will be deemed to have been denied unless the membership of the CTC votes to proceed with the project with the foregoing 27 conditions of approval.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Motion

File Number: 020771

Date Passed: July 8, 2002

Motion disapproving decision of the Planning Commission by its Motion No. 16375, approving Conditional Use Application No. 99.0818C, on property located at 2455 Bush Street (a.k.a. 1770 Scott Street), and adopting findings pursuant to Planning Code Section 101.1, subject to the imposition of conditions by the Board of Supervisors.

June 3, 2002 Board of Supervisors — CONTINUED

Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee

June 17, 2002 Board of Supervisors — CONTINUED

Ayes: 10 - Ammiano, Daly, Gonzalez, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee
Absent: 1 - Hall

July 1, 2002 Board of Supervisors — CONTINUED

Ayes: 10 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Yee
Absent: 1 - Sandoval

July 8, 2002 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE


Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee

July 8, 2002 Board of Supervisors — APPROVED

Ayes: 10 - Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee
Noes: 1 - Ammiano

File No. 020771

I hereby certify that the foregoing Motion
was APPROVED on July 8, 2002 by the
Board of Supervisors of the City and County
of San Francisco.


Gloria L. Young
Clerk of the Board