



CITY OF BRISBANE
PLANNING APPLICATION
 PLEASE TYPE OR PRINT CLEARLY

FILE NUMBER: UP-4-11
 DATE RECEIVED: 3/10/11
 FEE: Waived by City Council
 RECEIPT NO: _____

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Final Map | <input type="checkbox"/> Zoning Amendment |
| <input type="checkbox"/> Sign Review | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Design Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> _____ |

Project Address: 180 Industrial Way Assessor's Parcel Number: 005-311-100
 Zoning District: M-1 Northwest Habitat Conservation Plan: Yes/No Flood Zone: Yes/No
Bayshore

Requested Action: FLAME - Ring of Fire wishes to sublease @ 2800 Sq ft of
180 Industrial Way, under Tenant Sunset Garage, for use as a not for profit
youth instructional boxing facility. The space will be used to run & operate a
boxing program for youth emphasizing physical fitness, sportsmanship, responsible
social behavior, building youth self esteem and inner self worth. All trainers/
instructors/administrators are volunteers certified by USA Boxing Association.
Primary hrs of operation M-F 4-7 with some daytime & weekend hours, and about 4 events a year.
The space consists of one instructional area (class room), a small office & restrooms.

Applicant Name: FLAME - Ring of Fire Phone: 415-990-0890
 Address: c/o Miguel Rios 416 Visitation Ave Fax: 415 349 4913
 City: Brisbane State: CA Zip: 94005

Property Owner Name: Brisbane Bayshore Properties Phone: Matt Hurst, PM
415 468 6676 x109
 Address: 100 Executive Park Blvd Ste 4200 Fax: 415 468 6678
 City: SF CA 94134 State: CA Zip: 94134

I hereby certify that I am the Owner of Record of the subject property and that I approve of the action requested herein.

Signature of Owner: [Signature] Date: 3/10/11

To be notified of staff recommendations, public meetings/hearings and actions taken, the proper persons should be listed as Applicant and Owner (Planning Commission agendas are also posted on the City's website at www.ci.brisbane.ca.us under "City Administration"). Please notify the City of any changes of ownership or address. **The Applicant is requested to attend all public meetings/hearings for the application.**

Please refer to the appropriate Application Checklist for the complete application submittal requirements, which are available at Brisbane City Hall, 50 Park Place, Brisbane, CA 94005 (415-508-2120).

SUPPORTING STATEMENTS

~~FINDINGS REQUIRED FOR APPROVAL OF USE PERMITS FOR MODIFICATIONS OF PARKING REGULATIONS Brisbane Municipal Code Sections 17.34.115 & 17.40.060~~

...[N]o use permit shall be granted for a modification to a parking regulation unless the Planning Commission also finds that:

(a) Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site; and

(b) The granting of the use permit will not result in the parking of vehicles on public streets in such manner as to interfere with the free flow of traffic on the streets or create or intensify a shortage of on-street parking spaces.

In considering an application, the Planning Commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.

The Planning Commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

Why should the parking regulations be modified, given the existing and expected amount of traffic on the site and given existing and expected traffic patterns on the site?

We are not seeking a modification. The premises has enough spaces to meet 1 per classroom and we are using existing lots for 4-6 special events a year with the permission of those lease holders. The property owner agrees to this.

How will enough on-site parking be provided so that cars will not be parking on any street where they would be blocking lanes of traffic?

The site has enough spaces for our day to day instructional school facility. Requirement 1 have 4. For special events the tenants at St. Regis (161) and have given us permission to use their empty parking lots.

How will the requested modification of the parking regulations not affect on-street parking, in terms of the number and location of existing spaces or increased demand for on-street parking?

We are not seeking a modification. Use of existing parking spaces & lots. All visitors will be directed to designated spaces or lots.

How will the requested modification of the parking regulations not adversely impact neighboring properties and the public in general?

We are not seeking a modification.

About Us

Mission Statement

The Ring of Fire Boxing club is a program committed to the training of youth from all levels of skill and fitness with emphasis on making the program available to at risk youth in all SF neighborhoods but especially in the Excelsior, Mission, Potrero and Bayview neighborhoods. Youth age 8 and up are prepped to compete as boxers and represent San Francisco in a variety of regional and national tournaments. Ring of Fire boxing program has been designed to build confidence, sportsmanship, leadership, and responsible, civic minded youth. Ring of Fire's boxing program was created to aid our youth, both male and female, of all backgrounds, to realize their full potential and excel in all areas of their lives.

Community

A increasing number of our youth lack motivation and direction, putting themselves and their community at risk of potentially poor choices they are likely to make. We know the powerful impact that positive role models can have in a young person's life. These role models extend beyond immediate family members and friends to include coaches and mentors. The improvements made in the recent years at Crocker Amazon Park include a soccer field, playground, skate park, and our boxing gym, offering a safe and engaging environment for the kids of the excelsior district and beyond. We believe that if young people have healthy options for recreation, they're less likely to make poor choices

Facility

Our current facility is a small room near the grandstand bleachers at Crocker Amazon Park. It is owned by the SF Park and Rec program and they have allowed us to set up "camp" there as it was unused space. This is not a lease or contract arrangement and they could close or remove the facility at any time. The facility houses our equipment and provides training for anywhere from 15 to 50 participants. Because of the small size of the facility we break the participants into smaller groups and rotate them in and out of the actual gym using the Crocker Amazon playing fields, paths and parking lots for training and running when weather permits. We do everything we can to avoid turning youth away on any given evening, however safety (in terms of movement and fire code) must be considered and we are in need of a larger more permanent facility, (preferably at the Park or nearby).

Our "official" hours are 4:30 to 6:30 Monday through Friday. We are often at boxing events on Friday evenings, Saturday and Sundays. The week before bouts may include off site sparring at boxing clubs throughout the Bay Area (from Novato to Salinas and the East Bay). From June through August 7 we had boxers participating in Kansas City at the Ringside National Tournament, at the Desert Classic in Palm Desert and in Oxnard. The Kansas City event drew over 1400 competitors with a 6 ring set up. Our boxers excelled at each event including championship belts for 2 of the 3 competitors in Kansas City, a championship belt in the Open 11 and 12 year old division at the Desert Classic and championship belts as well as a best club award at the Oxnard event.

Funding

In terms of organization and funding, we are operating under the SF Fire Department's FLAME program for handling of donations. (Their tax i.d. and non profit status are shown on our website.) They have various accounts set up, including one for Ring of Fire where they receive donations earmarked for us and then disburse the funds. When we do fundraising we provide donors with the FLAME Tax I.D and address. If the donor forgets to earmark the donation to Ring of Fire it may end up in FLAME's general fund.

In Fiscal Year 10 we received a \$10,000 grant with the assistance of Supervisor Avalos and the DCYF (San Francisco's Department of Children, Youth and their Families). The balance of the costs this last year were provided from the trainers' personal funds and individual donations. As an example of the costs, a sparring trip to Salinas with 3 trainers and 6 participants can cost about \$150 (a good meal for each boxer and gas for the 1 or 2 vehicles). A 5 day trip with 5 boxers to an event in California (for example Oxnard) costs about \$3200 (gas, lodging, meals, entry fees, supplies).

Program

Ring of Fire is a boxing club for disadvantaged youth in San Francisco. We are sponsored by San Francisco fire department's F.L.A.M.E. program and San Francisco's Park and Recreation department. All children and young adults, ages eight to twenty, are welcome to come to Ring of Fire, free of cost, either simply for conditioning and character building or to compete nationwide on an amateur level. All of our trainers are volunteers, certified with the USA Amateur Boxing Federation.

Program Hours:

Youth (8-18): 4:30pm- 6:45pm; Monday through Friday

Adults (18 and older): 7:00pm- 9:00pm; Monday, Wednesday, Friday

Donation Information:

SF Fire Department, FLAME Program

525 Judah St., SF, CA 94122

Phone (415) 753-0703

Tax ID #946000417

Please in check memo write boxing program

H.2.14

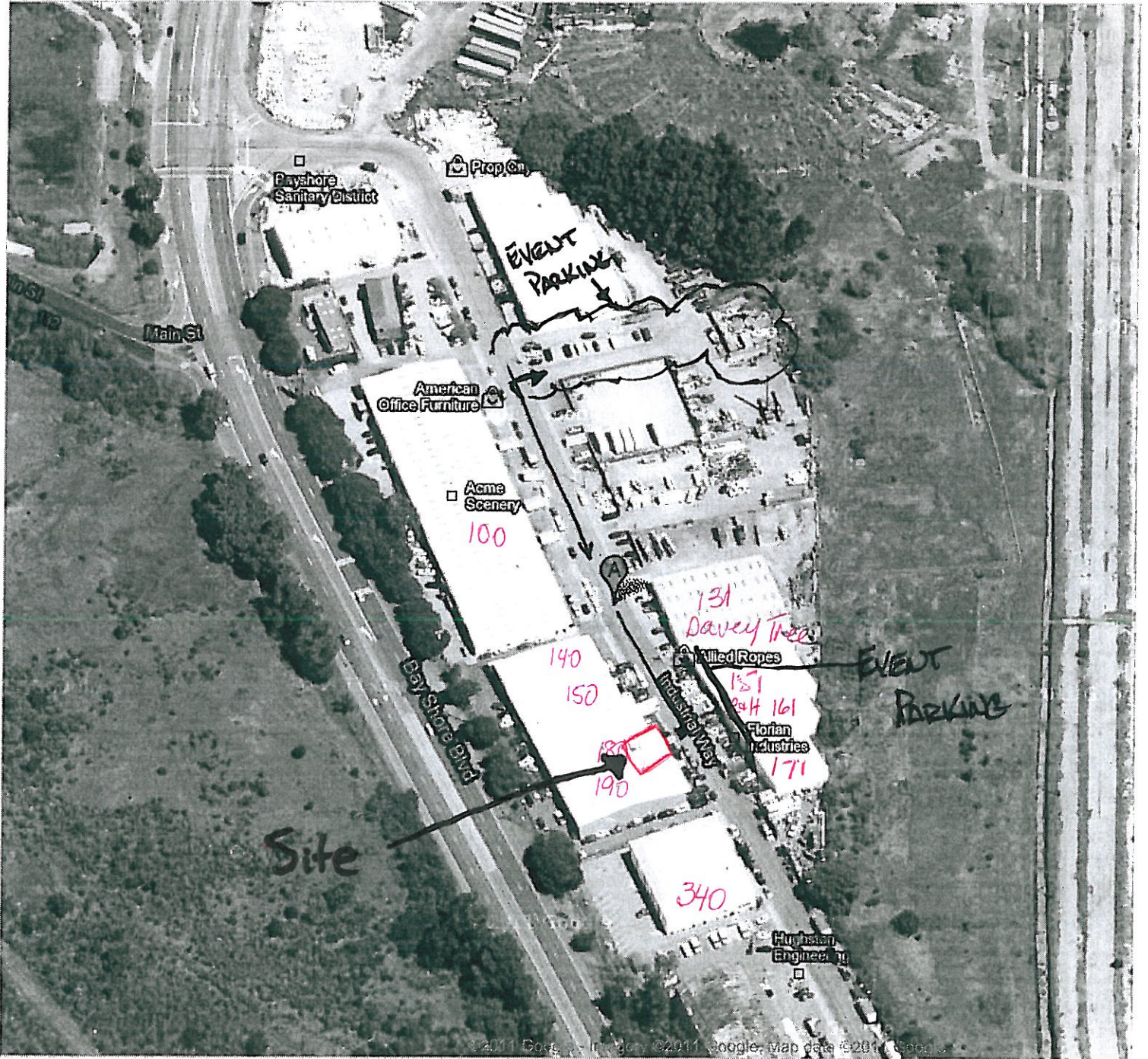


- 4- SILVER GLOVES CHAMPIONS
- 4- SENIOR OLYMIC CHAMPIONS
- 3- STATE CHAMPIONS
- 3- NATIONAL CHAMPIONS
- 2- GOLDEN GLOVES CHAMPIONS
- 2- RINGSIDE WORLD CHAMPIONS

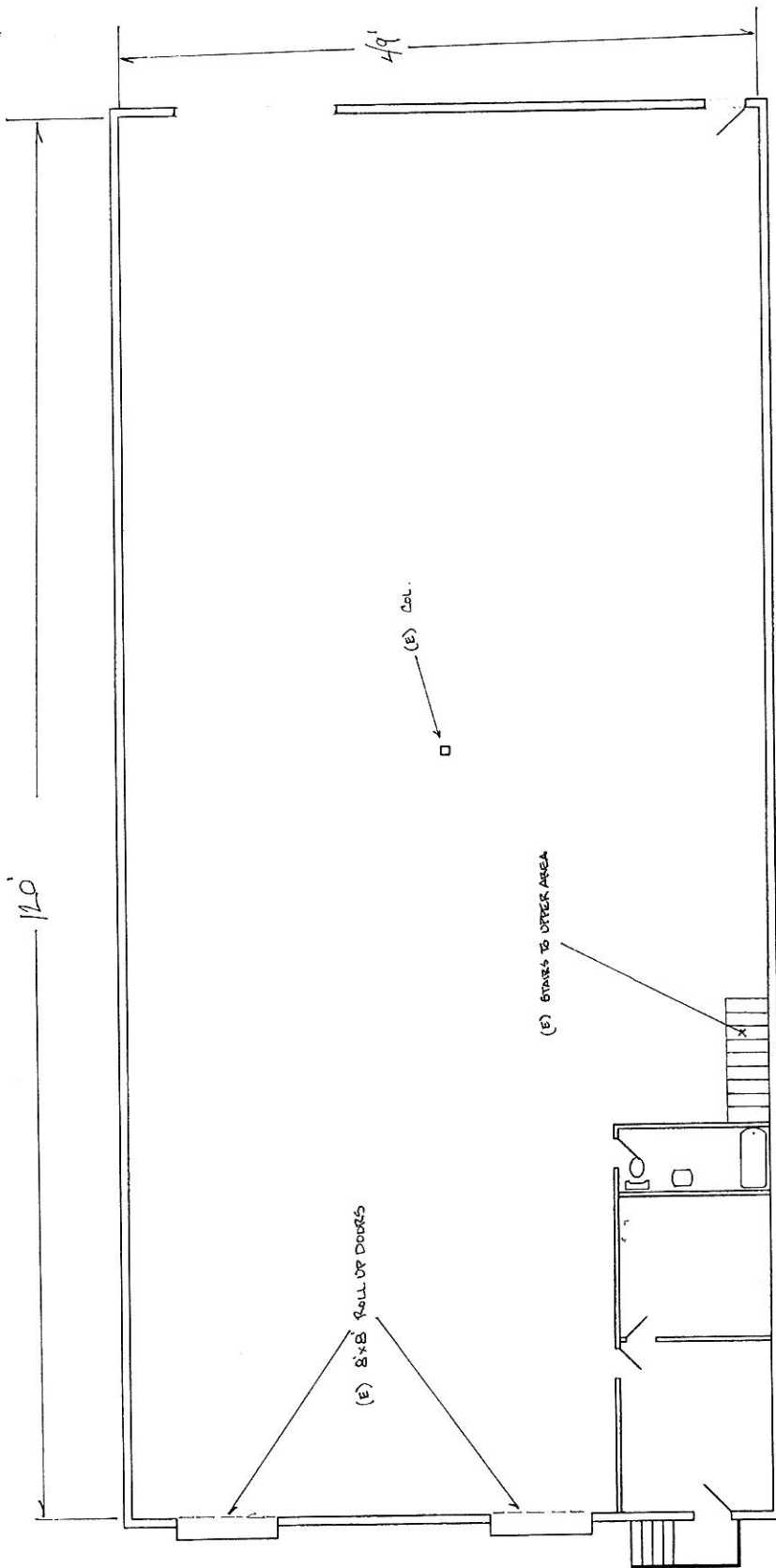
H. 2. 15

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



gym floor plan.dxf
Existing



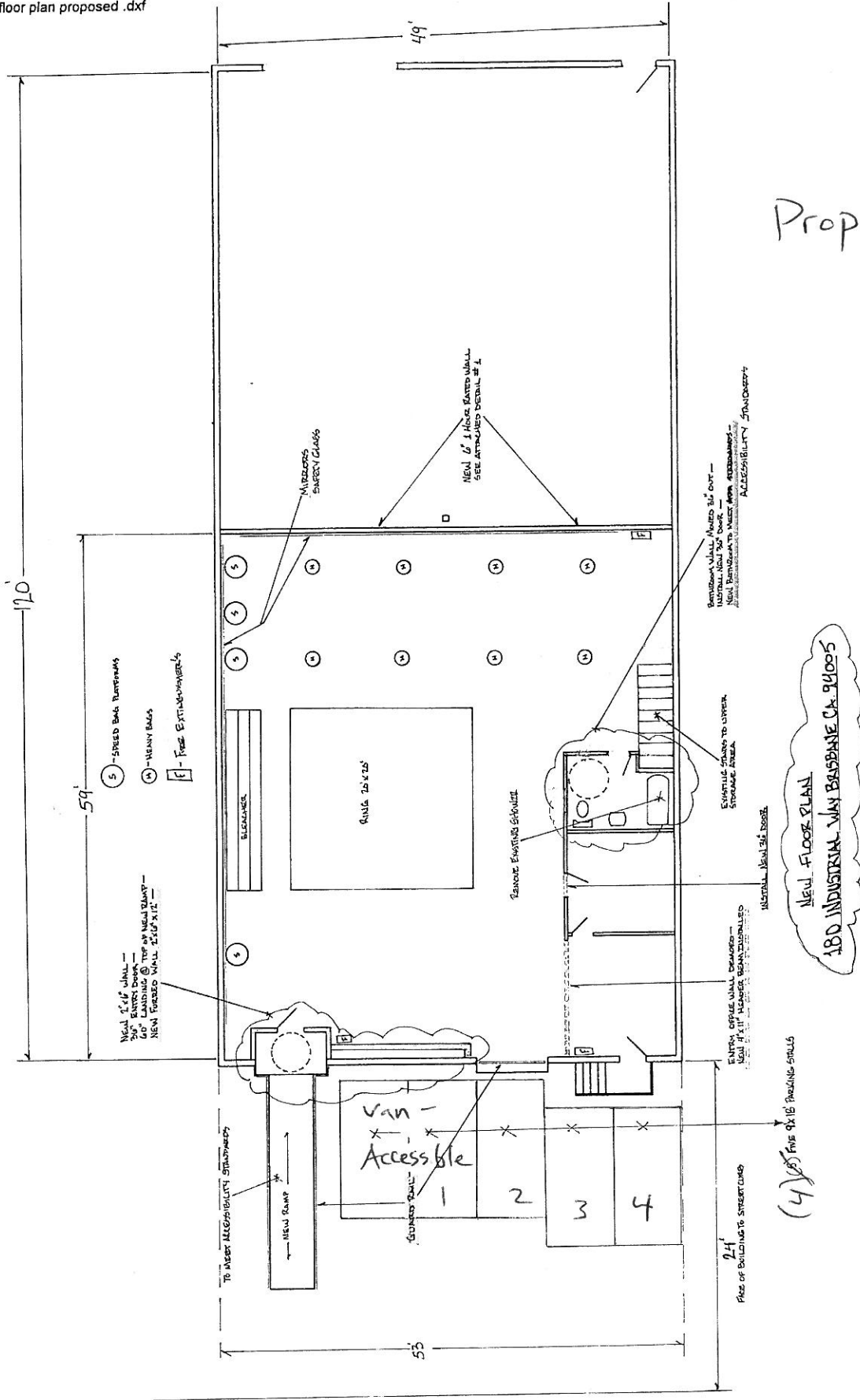
Existing

EXISTING FLOOR PLAN
180 INDUSTRIAL WAY BRISBANE CA 91005

INDUSTRIAL WAY

H.2.17

Proposed



Address any reply to:

P.O. Box 26040, San Francisco, Calif. 94102

US Treasury Department

District Director Internal Revenue Service

Date:

FEB 24 1969

In reply refer to:

L-178, Code 414



San Francisco Fire League of
Athletic and Musical Events
525 Judah Street
San Francisco, Ca. 94122
Tax ID #946000417

Gentlemen:

Purpose: Charitable and educational
Address Inquiries and File Returns with District Director of Internal Revenue: San Francisco

Form 990-A Required: Yes No
Accounting Period Ending: December 31

SF:EO:69-243

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character or purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code, in which event you are required to file Form 990-T. Our determination as to your liability for filing the annual information return, Form 990-A, is set forth above. That return, if required, must be filed on or before the 15th day of the fifth month after the close of your annual accounting period indicated above.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to this office, as should any questions concerning excise, employment or other Federal taxes.

This is a determination letter.

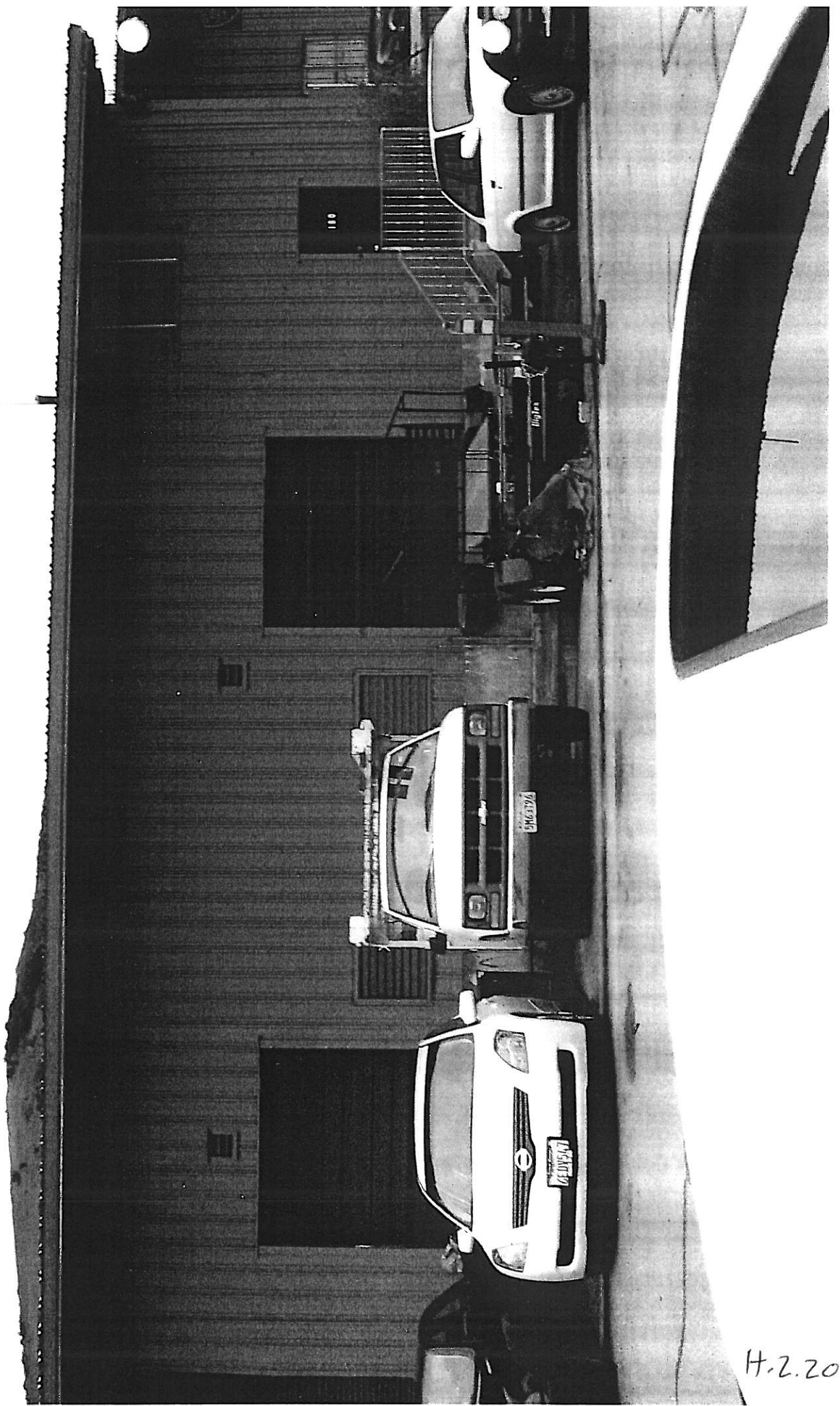
Very truly yours,

Joseph M. Cullon
Joseph M. Cullon
District Director

FORM L-178 (REV. 5-11)

H.2.19

180 INDUSTRIAL WAY (FRONT OF BUILDING)

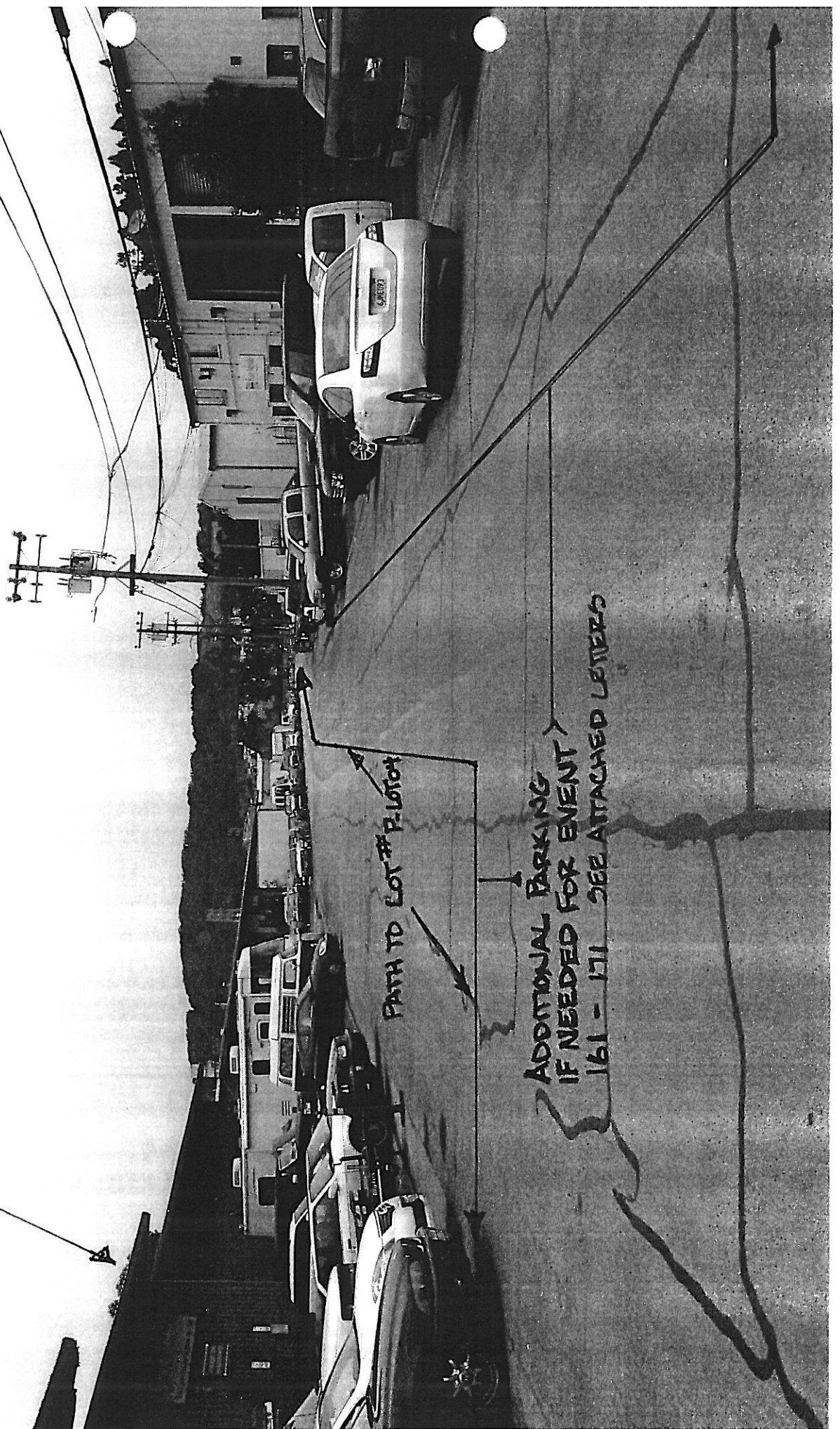


H-2.20

180 INDUSTRIAL WAY
(EXISTING SPACE)
INSIDE LOOKING OUT

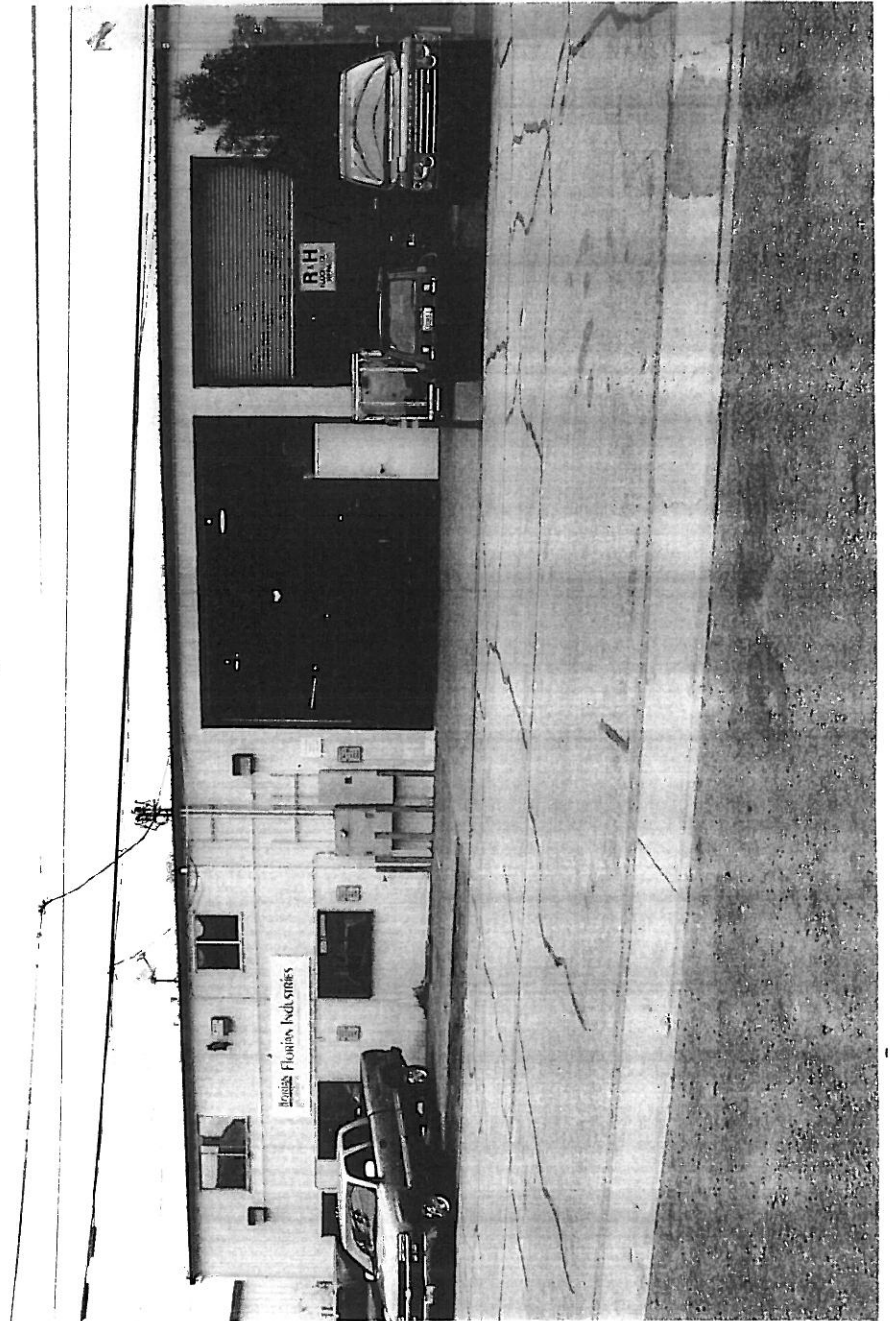


180 INDUSTRIAL WAY LOOKING NORTH



H-2.22

VIEW OF ADDITIONAL PARKING IF NEEDED FOR EVENT # 161-171 INDUSTRIAL
(SEE LETTERS OF CONSENT) UP TO 20 CARS



H.2.23

From: Fe Conway (feconway@yahoo.com)
To: daleconwayjr@yahoo.com; cityhall@ci.brisbane.ca.us; cconway@ci.brisbane.ca.us;
Date: Sun, February 27, 2011 10:30:10 PM
Cc: miguel@pinnaclecontracting.org;
Subject: Youth Nonprofit Boxing Gym Use Permit

Clay Holstein, City Manager
City Council
50 Park Place
Brisbane, CA 94005

Feb 28, 2011

Dear Clay
Dear Council:

Hello. I, Dale Conway, respectfully write to you about a possible use permit fee waiver to open a new non-profit boxing gym youth organization that hopefully will be approved for relocation to 180 Industrial Way.

Our current S.F. gym called Ring of Fire Boxing is sponsored and partially funded by the S.F.F.D. FLAME Program, which is at SF Crocker Amazon Park. However, the facility on Moscow Ave across SFFD has become too small.

For the past 3 years, our current participating youths from Brisbane, SF and Daly City have done very well associated with our program. We instill sportsmanship, encourage good grades, and respect for others. The principles we teach have carried over into how our youths have conducted themselves at school at home and in public. 2 of our youths, my son Andre included, are on the Honor Roll at Lipman Middle School.

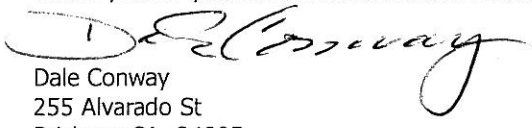
For Monday March 7, 2011 at the next City Council Meeting, we respectfully request to be placed on that agenda and to be granted a Waiver of the Use Permit Fee to open and operate a new larger facility for our youths.

http://www.ringoffireboxing.com/index.php?option=com_content&view=article&id=46&Itemid=28

The proposed Brisbane boxing gym will continue to be strictly:

- 1. Non-profit, our Tax I.D.501(c)(3) #:945000417 partially funded by SFFD FLAME program
- 2. Offered FREE for Brisbane and the surrounding area up to 18 yrs of age.
- 3. Gloves, Head Gear, protective equipment are included.
- 4. 6 volunteer trainers are USA Boxing Federation certified.
- 5. 3 are Brisbane residents, Migual Rios of 416 Visitacion, John Fuentes on the 100 block of Alvarado, and myself Dale Conway at 255 Alvarado.

Thank you for your kind consideration and Best Regards,



Dale Conway
255 Alvarado St
Brisbane CA 94005
Ph 415.999.7886 cell

Glynn Contracting

CA Lic No: 829008

N0: 932880 .

Tel: (415) 846-7350

Fax (415) 330-9993

To whom it may concern, I have given permission to The Ring of Fire boxing club to use my yard as a parking area in the event it needs it.
Michael Glynn



Staff Note: Indicated for (55)
Industrial Way

R & H REPAIRS

FLOOR EQUIPMENT SPECIALIST

- VACUUMS
- BUFFERS
- AUTOMATICS

161 INDUSTRIAL WAY, BRISBANE, CA 94005 • TEL. (415) 468-2880

FAX 468-2881

FAX TRANSMITTAL

TO: JOHN PUENTES

FROM: ALAN ACENAS

DATE: 3/10/11

RE: _____

Number of pages (including this cover page) _____

MESSAGE:

To whom it may concern,

*R & H REPAIRS at 161 INDUSTRIAL PLAZA
RING of FIVE personnel & patrons to
use our parking spaces at times
& days that our business is closed
(after 5pm Mondays to Fridays & weekends)*

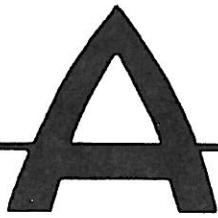
NO OVERNIGHT PARKING ALLOWED

(415) 468-2880



R & H REPAIRS
Floor Equipment Specialists
Alan Acenas

A.C.
ALAN ACENAS (PARTNER)



ALLIED ROPES, CO.

WIRE ROPE, CORDAGE
HARDWARE & RIGGING

171 INDUSTRIAL WAY • BRISBANE, CALIFORNIA 94005-1003 • TEL (415) 468-8100 • FAX (415) 468-7900

www.alliedropes.com • e-mail: sales@alliedropes.com

3-10-11

To whom it may concern,

Ring of Fire boxing Can park cars in front
of our offices on the weekends only.

Sincerely,
Doug

Sent via email March 17, 2011

Subject: 180 Industrial Way, Brisbane

Ken - It does not appear that we will need to access the property - thanks for making the arrangements. Based on information contained in our files, San Mateo County does not see any reason for concern with the proposed use of the building. The recorded use of the building since 1987 along with inspection history does not reveal activities or circumstances that would lead us to believe the building would pose a risk to occupants in the building. I understand that the property owner has hired an industrial hygienist to perform some sampling, the County is available to review the results of that sampling at the request of the City of Brisbane. Let me know if you need any additional information.

Dean D. Peterson PE, REHS
Director Environmental Health
(650) 372-6222
<http://www.smhealth.org/environ>

H.2.28