



SAN FRANCISCO PLANNING DEPARTMENT

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Planning Commission Motion No. 18499

HEARING DATE: DECEMBER 1, 2011

Date: November 17, 2011
Case No.: **2011.1116 C**
Project Address: **700 Filbert Street (aka 1811 Powell Street)**
Zoning: North Beach NCD (Neighborhood Commercial District)
North Beach SUD (Special Use District)
Telegraph Hill – North Beach Residential SUD
North Beach Limited Financial SUD
40-X Height and Bulk District
Block/Lot: 0090/008
Project Sponsor: Marsha Garland
535 Green Street
San Francisco, CA 94133
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 722.69A AND 790.93 OF THE PLANNING CODE TO ALLOW A SPECIALTY FOOD, SELF-SERVICE ESTABLISHMENT (D.B.A. VICTORIA PASTRY) WITHIN THE NORTH BEACH NCD (NEIGHBORHOOD COMMERCIAL DISTRICT), NORTH BEACH SUD (SPECIAL USE DISTRICT), TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SUD, NORTH BEACH LIMITED FINANCIAL SUD, AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 28, 2011, Marsha Garland (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use authorization under Planning Code Sections 303, 722.69A and 790.93, to allow a Specialty Food, Self-Service establishment (d.b.a. Victoria Pastry) within the North Beach Neighborhood Commercial District (NCD), North Beach Special Use District (SUD), Telegraph Hill – North Beach Residential SUD, North Beach Limited Financial SUD and a 40-X Height and Bulk District.

On December 1, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1116C.

On October 25, 2011 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.1116C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the north side of Filbert Street, at the intersection of Powell Street, Via Bufano, and Columbus Avenue. The subject property is located within the North Beach NCD (Neighborhood Commercial District), North Beach SUD (Special Use District), Telegraph Hill – North Beach Residential SUD, North Beach Limited Financial SUD and the 40-X Height and Bulk District.

The property is developed with a three-story mixed-use building, with two-floors of residential above ground floor commercial. Other commercial tenant spaces within the building include Urban Gardens Unlimited, Melt (a full-service restaurant), Beauty House of May (beauty salon), Annabella's (retail clothing store), and Double Punch (retail toy store).

3. **Surrounding Properties and Neighborhood.** The North Beach NCD is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district; a tourist attraction; and as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills.
4. **Project Description.** The Project Sponsor proposes to relocate an existing bakery known as "Victoria Pastry" from its present location at 1362 Stockton Street to the project site at 700 Filbert Street (aka 1811 Powell Street); Victoria Pastry, which has existed since 1914, is seeking a new location within North Beach. At the proposed location, which is currently vacant, the business

will operate as a Specialty Food, Self-Service establishment, pursuant to Planning Code Sections 722.69A and 790.93. The business will prepare and provide ready-to-eat specialty foods – specifically baked goods and coffee – to customers who will primarily consume their food off-site. All pastries will be made at the bakery, and there will be no prepackaged or ready-to-eat foods available. There will be no more than 10 seats, including sidewalk seating, and the business plans to be open for retail sales on weekdays during daytime hours, generally from 7:00 a.m. to 7:00 p.m., Monday through Saturday, and from 8:00 a.m. to 7:00 p.m. on Sundays. The Project includes minor interior tenant improvements but does not include any exterior alterations at this time. The ground floor of the existing tenant space measures approximately 1,100 sf and the basement area measures approximately 700 sf; the size of the tenant space would not change as part of the Project.

The proposed use is an independent use and locally-owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposal requires a change of use and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** The Department has received twelve letters in support of the Project, including letters from the North Beach Merchants Association, North Beach Chamber of Commerce, North Beach Neighbors, Salesian Boy's and Girl's Club, American Legion Cathay Post 384, the Cristoforo Colombo Club of Marin, and the San Francisco Italian Athletic Club. The Department has not received any opposition to this Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Specialty Food, Self-Service.** Planning Code Section 722.69A states that a Conditional Use authorization is required at the Subject Property for a new Specialty Food, Self-Service establishment, as defined by Planning Code Section 790.93.

The Project Sponsor is requesting Conditional Use authorization in order to establish an independently-owned Specialty Food, Self-Service establishment at 700 Filbert Street.

- B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts provide the following: 1) "active uses" within the first 25 feet of building depth on the ground floor from any facade facing a street at least 30 feet in width; 2) street-facing ground-level spaces that open directly onto the street; and 3) frontages that are fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and that allow visibility to the inside of the building.

The subject tenant space has approximately 32'-9" of frontage along Filbert Street (primary façade) and 36'-2" of frontage along Powell Street (secondary façade). This entire space will be occupied by the "active use" of Victoria Pastry, which is a "Specialty Food, Self-Service" establishment. Along the

primary façade, nearly the entire façade is dedicated to clear, unobstructed and untinted windows, including a vestibule entrance that opens directly onto the sidewalk. The windows are all clear and unobstructed and are conditioned to remain as such.

- C. **Use Size.** Planning Code Section 722.21 allows a use size up to 1,999 gsf as-of-right and up to 3,999 gsf with a Conditional Use authorization.

Project will occupy the entire vacant tenant space, which is 2,355gsf. Since there will be no change to the existing gross square footage as a result of this Project, the change of use is “grandfathered-in” as having a Conditional Use for use size. A nonconforming use size that is discontinued and abandoned for a period three years and has not been reduced in size by a new tenant may be reoccupied by a new use at its original size, without seeking a new Conditional Use authorization for use size.

- D. **Parking.** Planning Section 151 of the Planning Code requires retail uses to provide one off-street parking for every 500 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The occupied floor area of the subject tenant space measures less than 5,000 sf and thus does not require – and is not providing – any off-street parking.

- E. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail establishments and uses primarily engaged in the handling of goods (such as the proposed business) are not required to provide off-street freight loading if they measure less than 10,000 square feet in gross floor area.

With a gross floor area of under 10,000 square feet, the Project is not required to provide any off-street loading.

- F. **Hours of Operation.** Planning Code Section 722.27 allows hours of operation from 6:00 a.m. until 2:00 a.m. as-of-right in the North Beach NCD, and requires Conditional Use authorization to operate between the hours of 2:00 a.m. and 6:00 a.m.

Specialty Food, Self-Service establishments’ hours of operation are regulated through Planning Code Section 790.93, requiring that they are open for retail business on weekdays during daytime hours, generally from 7:00 a.m. to 7:00 p.m., Monday through Saturday, and from 8:00 a.m. to 7:00 p.m. on Sundays. Victoria Pastry has committed to being open during these regular retail hours, and will not be requesting Conditional Use authorization to operate between the hours of 2:00 a.m. and 6:00 a.m.

- G. **Formula Retail.** Section 703.3(e) prohibits formula retail uses in the North Beach NCD.

The Project is not considered to be a formula retail use as defined by Section 703.3 of the Planning Code; Victoria Pastry is an independent, locally-owned business.

H. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project complies with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project will contribute to the overall vibrancy of the North Beach NCD by allowing an existing neighborhood-serving bakery to relocate within the neighborhood, thereby retaining a diversification of the retail goods offered in the area. A substantial number of storefronts in the area are occupied by eating and drinking establishments, which have displaced retail tenants that offer neighborhood-serving sales and personal services. While the proposed business would sell food, the "Specialty Food, Self-Service" use is distinct from a restaurant in that the food prepared on-site is intended primarily for off-site consumption. The Code therefore limits the allowable number of seats to a maximum of 10, prohibits on-site beer and wine consumption, and requires that food be paid for prior to consumption. The "Specialty Food, Self-Service" use is also distinct from a specialty grocery [as defined by Section 790.102(b)] in that the business emphasizes the sale of food and beverages that are prepared on-site, rather than the sale of prepackaged food or non-food commodities. This use category is intended for specialty and artisanal foods shops that sell foods that will be eaten elsewhere, and may include some accessory wholesaling, manufacturing, and processing of foods and other goods.

The proposed use would fulfill a desirable niche within the spectrum of commercial services in North Beach by enabling an established North Beach business to continue operating and serving the community, rather than relocating to another neighborhood of San Francisco. The Project would also restore a neighborhood-serving retail use within the tenant space, generating pedestrian activity. Victoria Pastry will also contribute to the economic vitality of the neighborhood by removing a vacant storefront. The Project is desirable for, and compatible with, the neighborhood.

B. The proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the size, shape, and arrangement of the building on the site are adequate for the Project. The Project would not physically expand the existing building or tenant space, and therefore would not alter the existing appearance or character of the Project vicinity.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The use is relatively small, and the area is well-served by ample public transportation. Off-street parking and loading are not required for the Project. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The business is not expected to generate excessive noise or odors. The Project proposes baking facilities, but those activities should not emit offensive or noxious cooking odors into the air. The proposed use is subject to the standard conditions of approval for controlling noise, as outlined in Exhibit A.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project Site is completely built-out at the ground-floor level to all street-facing property lines, thus no landscaping will need to be provided. Any future changes in lighting and signage would be required to comply with the requirements of the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Urban Design Element of the General Plan, and other applicable regulations and policies, in accordance with Conditions of Approval contained in Exhibit A.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The North Beach NCD functions as a neighborhood-serving marketplace, citywide specialty shopping and dining district, and tourist attraction. Planning Code Section 722.1 states that, "the balance between neighborhood-serving convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars." Accordingly, the regulations of the North Beach NCD are crafted to retain and encourage new neighborhood-serving businesses and to prohibit the conversion of tenant spaces from neighborhood-serving retail and convenience stores to new eating and drinking establishments.

The Project Site was previously occupied by a print shop, and has been vacant for approximately five years. The Project will result in the tenant space becoming activated as a neighborhood-serving retail use, offering specialty foods that are prepared on-site. Because the food will be sold primarily for off-site consumption, the business will function as a neighborhood-serving retail use rather than a restaurant. The Project will diversify the overall mix of retail offerings in the area, and will not exacerbate the overconcentration of restaurants within the North Beach NCD. The Project will not expand the tenant space, retaining the small-scale and fine-grained mix of businesses in the area.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Project will enable the retention of an existing commercial activity within the community, which has existed in North Beach since 1914.

Neighborhood Commerce

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the City's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

In order for a NCD to remain viable and be compatible with the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. This policy includes guidelines that prioritize uses that will provide goods and services to serve residents of the area. The Project will restore a neighborhood-serving retail use to the tenant space, offering specialty foods which are prepared on-site.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

The Project is desirable because it will enable an established North Beach business, which has served North Beach since 1914, to continue serving the community via their new location. Retaining independently-owned businesses that have served the neighborhood for decades contributes to the overall vitality of the North Beach NCD.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The Project is not expected to be a heavy vehicle trip generator, as many of their customers live or work in North Beach, and will travel to the bakery by foot or public transit.

Visitor Trade

OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1:

Support locally initiated efforts to improve the visitor trade appeal of neighborhood commercial districts.

North Beach is a tourist destination for several reasons, one in particular being its tradition of artisanal retail food shops. The relocation and retention of Victoria Pastry within North Beach helps to retain the visitor trade appeal of the North Beach NCD.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will enable the retention of an existing neighborhood-serving and locally-owned retail establishment within the North Beach community, which has historically hired neighborhood residents.
 - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The business will occupy an existing vacant ground-floor tenant space. The Project will strengthen neighborhood character by enabling the retention of a neighborhood-serving business within North Beach.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project will not affect the City's supply of affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project will not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation and many of the business' customers walk to the bakery from their homes or work.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the Project. No industrial or service sector uses will be displaced; rather, the Project enables the continued operation of a service sector business within the North Beach community.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project does not involve any construction activities that will compromise the structural integrity of the existing building. The tenant improvements associated with this Project will conform to the structural and seismic safety requirements of the City's Building Code.

- G. That landmarks and historic buildings be preserved.

No exterior changes are proposed for the Project. Any future storefront alterations and signage will be required to comply with applicable historic preservation standards.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project, which does not include any physical expansion of the building envelope, will not affect any parks or open spaces, or their access to sunlight.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.1116C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with floor plans on file, dated September 28, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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 No. 18499. 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. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 01, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel, Moore, Olague and Sugaya

NAYS: None

ABSENT: None

ADOPTED: December 01, 2011

EXHIBIT A

AUTHORIZATION

With Plans. This authorization is for a Conditional Use authorization to allow a Specialty Food, Self-Service (d.b.a. **Victoria Pastry**) located at 700 Filbert Street, Block 0090 in Assessor's Lot 008, pursuant to Planning Code Sections **303, 722.69A and 790.93** within the North Beach NCD (Neighborhood Commercial District), North Beach SUD (Special Use District), Telegraph Hill – North Beach Residential SUD, North Beach Limited Financial SUD and a 40-X Height and Bulk District; in general conformance with plans, dated **September 28, 2011**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.1116C** and subject to conditions of approval reviewed and approved by the Commission on **December 01, 2011** under Motion No 18499. 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 **December 01, 2011** under Motion No **18499**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18499 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

Validity and Expiration. The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the Project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed Project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

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 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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 415-575-6863, www.sf-planning.org

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 415-575-6863, www.sf-planning.org

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

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, 415-695-2017, <http://sfdpw.org>

Noise Control. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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 415-575-6863, www.sf-planning.org