



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion 18534

HEARING DATE: FEBRUARY 2, 2012

Date: January 26, 2012
Case No.: **2011.0756CV**
Project Address: **1836 POWELL STREET**
Zoning: RM-1 (Residential, Mixed, Low Density) District
40-X Height and Bulk District
Telegraph Hill-North Beach Residential Special Use District
Block/Lot: 0089/018, 030
Project Sponsor: Russell Gumina
Salesian Boys and Girls Club
680 Filbert Street
San Francisco, CA 94133
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 178(c), 209.4(a), AND 303 OF THE PLANNING CODE TO ALLOW THE RENOVATION OF THE EXISTING SALESIAN BOYS AND GIRLS CLUB, INCLUDING THE ADDITION OF A THIRD STORY MEASURING APPROXIMATELY 7,300 SQUARE FEET, AS WELL AS INTERIOR AND EXTERIOR MODIFICATIONS, WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) DISTRICT, THE 40-X HEIGHT AND BULK DISTRICT, AND THE TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT.

PREAMBLE

On July 20, 2011, Daniel Frattin and Russell Gumina, on behalf of the Salesian Boys and Girls Club ("Project Sponsor") filed an application with the Planning Department ("Department") for Conditional Use Authorization under Planning Code Sections ("Sections") 178(c), 209.4(a), and 303 to allow the renovation of the existing Salesian Boy and Girls Club ("Club"), including the addition of a third story measuring approximately 7,300 square feet, as well as interior and exterior modifications, located at 1836 Powell Street ("Project Site"), within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District (collectively, "Project").

On September 9, 2012, the Project Sponsor filed an application with the Department for a Variance associated with the Project, to 1) Allow a rear yard of approximately 15 feet, where a rear yard of approximately 37 feet is required, pursuant to Section 134; 2) Allow the expansion of an existing use while providing no additional parking spaces, where four are required, pursuant to Section 151, and; 3) Allow the expansion of an existing non-complying structure, per Section 188.

On December 1, 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.

On February 2, 2012, the San Francisco Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0756C.

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. 2011.0756C, 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 Site is located on the east side of Powell Street, between Greenwich and Filbert Streets, Block 0089, Lots 018 and 030. The property is located within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. The property at 1836 Powell Street is developed with a two-story building measuring approximately 14,500 square feet, containing the existing Club. The adjacent property located at 1800 Powell Street (at the northeast corner of Filbert Street), is developed with a parking garage that reaches a height of two stories along the sloping frontage of Powell Street, but is roughly at grade along the Filbert Street frontage. The top deck of the garage provides parking for the adjacent Saints Peter and Paul school and cathedral during Sunday services and special events. The deck also serves as the existing primary entry to the Club, as well as a play area used by the Club and the adjacent Salesian school. The with four commercial uses within a one-story building. The lower level of the garage contains 43 parking spaces, four of which are reserved for use by Club staff.

3. **Surrounding Properties and Neighborhood.** The area surrounding the subject property is mixed-use in character. Buildings to the north and east are predominantly residential in character, with some local-serving commercial uses located on the ground floor of corner buildings. The commercial core of the North Beach neighborhood is situated along Columbus Avenue to the west and south, and includes a variety of restaurants, financial institutions, apparel stores, and other types of retailers. Upper floors of buildings on Columbus Avenue are generally occupied by offices, residential units, or tourist-hotels. Other uses in the vicinity include the adjacent Saints Peter and Paul school and Cathedral, Washington Square Park one-half block to the south, and the complex containing the Joe DiMaggio Playground, North Beach Pool, and North Beach Library, located one-half block to the north.
4. **Project Description.** The Project Sponsor proposes to renovate the interior and exterior of the existing Club, and to add a third story to the existing building. The addition would measure approximately 7,300 square feet, would reach a maximum roof height of 40 feet, and would set back from both the Powell Street and Brant Alley frontages by approximately 15 feet. The new third level would contain classrooms, an exercise room, a conference room, and administrative offices. The first and second levels of the interior would be upgraded and slightly reconfigured, but would generally retain their existing functions, including exercise areas, showers and lockers, restrooms, offices, and mechanical and storage areas. The Project would also include exterior enhancements the Powell Street and Brant Alley elevations, which are presently characterized by unfinished concrete. A pattern of cementitious panels and louver panels would be added to the Powell Street elevation, introducing color and shadow to the facade. Planted walls would also be added to the streetscape along Powell Street to soften the pedestrian realm. Cementitious panels would also be strategically employed on the Brant Alley elevation, and planters will be added at the third story so that trailing vegetation will add texture and greenery to the street.

The Club serves approximately 800 children over the course of a year, however, daily attendance averages approximately 125-175 children. The Club offers a variety of activities, including music, athletics, and drama programs. While the Project would increase the size of the Club facilities, the daily attendance at the Club is not expected to change substantially.

5. **Public Comment.** The Department has received numerous communications in support of the Project that praise the recreational programs and social opportunities provided by the Club. The Department has also received several communications in opposition to the project, expressing concerns that the addition would reduce light and a sense of openness on Brant Alley and adjacent properties.
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. **Use.** Per Section 209.4(a), community facilities, such as a community clubhouse or neighborhood center use, are permitted within the RM-1 District with Conditional Use authorization. Per Section 178(c), permitted conditional uses may only be altered, enlarged, or intensified through Conditional Use authorization.

The activities within the existing Club are considered to be a community facility per Section 209.4(a), and is a permitted conditional use under the provisions of Section 178. The Project Sponsor is requesting Conditional Use authorization to expand and continue the operation of the existing Club.

- B. **Floor Area Ratio.** Section 124 establishes basic floor area ratios (FAR) for all zoning districts. As set forth in Section 124(a), the FAR for the RM-1 District is 1.8 to 1.

The lot at 1836 Powell Street (existing Club) has a lot area of approximately 9,488 square feet. The lot at 1800 Powell Street (existing parking garage) has a lot area of approximately 17,062 square feet. Both lots are under common ownership of the Archdiocese of San Francisco. Per the definition of "Lot" in Section 102.14, multiple contiguous Assessor Lots under common ownership can be combined in order to meet the requirements of the Planning Code. The two lots at 1800-1836 Powell Street measure a total of 26,550 square feet. Therefore, up to 47,790 square feet of Gross Floor Area ("GFA") is allowed under the basic FAR limit. The existing parking garage measures 14,058 square feet, and the existing Club measures 14,504 square feet. With the addition of the proposed third story to the Club (measuring approximately 7,300 square feet), both lots would contain a total of 35,766 square feet of GFA, which is permitted by Section 124. To account for the combining of the lots for the purposes of calculating FAR, the conditions of approval require recordation of a Notice of Special Restrictions to memorialize the reduced amount of GFA that could be developed on these properties.

- C. **Rear Yard.** Within the RM-1 District, Section 134 requires a minimum rear yard equal to 45 percent of the depth of the lot, to be provided at all levels of a building. The required rear yard may be reduced to 25 percent of the depth of the lot based on the existing conditions on adjacent properties.

The properties adjacent to the Project Site are built out at their respective rear properties lines. Therefore, a rear yard equal to 25 percent of the lot depth could be applied to the subject property. With a lot depth of approximately 138 feet, the Project Site would require a minimum rear yard of approximately 35 feet. The existing Club is built out to the rear property line and currently has no rear yard. The existing building is therefore a non-complying structure pursuant to Section 188, which prohibits the expansion of a non-complying in a manner that increases the discrepancy with the applicable standards of the Planning Code. In order to provide relief and preserve sunlight to Brant Alley and adjacent properties to the rear, the proposed third story addition would be set back from the rear property line by approximately 15 feet. Because the existing Club is a non-complying structure that is proposed for expansion, and because the proposed third story would not

comply with the required rear yard dimension, the Project Sponsor is requesting a Variance from these requirements.

- D. **Height.** Per Section 260, construction within the 40-X Height and Bulk District is limited to a maximum roof height of 40 feet. For properties with a lateral slope between 5 and 15 percent, Section 260 specifies that building height be measured in 65-foot segments.

Due to the grade differential between the Powell Street and Brant Alley frontages, the Project Site is considered an upsloping lot for the purposes of height calculation, per Section 102.12. The resulting buildable envelope is a sloping line that increases in height across the lot from Powell Street to Brant Alley. The height of the Project fits within this buildable envelope, and therefore complies with the 40-foot height limit for the property.

- E. **Parking.** Planning Section 151 of the Planning Code requires off-street parking at ratios which vary by use type. The proposed gymnasium uses requires one parking space for every 200 square-feet of floor area. The proposed classroom uses require one parking space for each six classrooms.

The Project would result in a net increase of approximately 770 square feet of gymnasium area (requiring four parking spaces), and a net increase of approximately two classrooms (requiring no additional parking spaces). Four spaces are currently reserved for use by Club staff in the parking garage at 1800 Powell Street. However, the Project does not propose to construct or otherwise reserve additional off-street parking to serve the new uses. Because the Project does not comply with the requirements for off-street parking, the Project Sponsor is requesting a Variance from these standards.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 size of the proposed use is compatible with the eclectic mix of uses in the area. Substantial non-residential uses are located in the immediate vicinity, including restaurant and retail establishments, parks and recreational facilities, and institutional uses. The Project will allow for the continued operation and on-going viability of a non-profit institution that provides after-school programs and other recreational opportunities for children in the community. The Project would improve the operating efficiency of the Club and will expand the offerings of its activities, including the consolidation and relocation of girls' athletics programs from other buildings in the vicinity. The Club does not envision a dramatic increase in daily attendance or operating intensity.

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;

Aside from interior renovations and cosmetic upgrades to the exterior, the Project does not include any changes to the existing first and second floors of the Club. The third story addition is set back from the front and rear property lines in order to preserve light and openness to adjacent properties and the public right-of-way, as well as to respond to the apparent height of lower-scaled buildings in the vicinity. The Project would help improve the efficiency of Club operations, but would not dramatically increase attendance in a manner that is unsuited to the Project Site.

- 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;

As discussed in item #6E above, the Club currently reserves four parking spaces for staff within the garage adjacent to the Project Site. The Project would not satisfy the parking requirements of the Planning Code for the additional floor area. However, the Club is primarily operated to meet the needs of the immediate neighborhood, serving children who are too young to drive, and who live or attend school in the area. In addition, the Club is situated in an area that is well-served by a variety of transit options. The Project 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 Project includes activities that are similar to those found in other institutional uses in the area, and will not introduce operational noises or odors that are detrimental, excessive, or atypical for the context. While some temporary increase in noise can be expected during construction, this noise is limited in duration and will be regulated by the San Francisco Noise Ordinance which prohibits excessive noise levels from construction activity and limits the permitted hours of work. The building will not exhibit an excessive amount of glazing or other reflective materials, therefore, the Project is not expected to cause offensive amounts of glare.

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

Conditions of approval require the planting of street trees to supplement the existing trees along the frontage of the Site, sufficient to satisfy the requirements for street trees in Section 138.1. The Project would also include "living walls" along the Powell Street frontage, as well as trailing vegetation on the Brant Alley frontage, to soften the streetscape and introduce greenery to the pedestrian realm. The Department shall review any new lighting and signs proposed for the Club in accordance with the conditions of approval.

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

With the exception of the Variances discussed in Items 6C and 6E above, the Project complies with all relevant requirements and standards of the Planning Code. The Project is consistent with objectives and policies of the General Plan as detailed below.

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

**URBAN DESIGN ELEMENT:
Objectives and Policies**

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The third story addition is set back approximately 15 feet from both the front and rear property lines, reducing the visible height of the building and respecting the character of lower-scaled

buildings in the vicinity. The roofline of the addition is sloped to further reduce the apparent height and to preserve light and openness to the surrounding area. The Project also includes substantial cosmetic upgrades to the exterior of the building, which will add color, texture, and variety to the currently unadorned concrete facade of the Club. The Project also includes living walls and planters which will allow vegetation to grow across some of the vertical surfaces of the Club. This vegetation will add interest and greenery to the pedestrian realm.

**COMMUNITY FACILITIES ELEMENT:
Objectives and Policies**

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1:

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.5:

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

The Project will allow for the continued operation and on-going viability of an ongoing non-profit institution that provides after-school programs and other recreational opportunities for children in the community. The Club offers athletic, music, and drama programs, catering to a variety of interests in the community. The Project also includes substantial improvements to the exterior of the building, allowing the Club to better relate to the surrounding context.

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 does comply 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 Club is an institutional use that does not contain any retail services. However, the expansion will enable the continued viability of the facility, which may offer employment opportunities for local residents as staff for the Club.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project would not demolish an existing housing units. The proposed addition has been design to respect the scale and character of the existing context, and the proposed exterior upgrades will greatly improve the appearance of the existing facility.

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

No housing is removed for this Project.

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

The property is located immediately adjacent to the North Beach Neighborhood Commercial District, and a wide variety of goods and services are available within walking distance of the Project Site. In addition, the area is well served by public transit, providing connections to all areas of the City and to the larger regional transportation network. The Club primarily serves a clientele of local children who do not drive, therefore, the Project will not add substantial traffic to the area.

- 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.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces.

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. 2011.0756C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 2, 2012, 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. 18534. 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 February 2, 2012.

Linda D. Avery
Commission Secretary

AYES: Miguel, Antonini, Borden, Moore, Sugaya

NAYS:

ABSENT: Fong

ADOPTED: February 2, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the renovation and expansion of an existing community facility (d.b.a. Salesian Boys and Girls Club) located at 1836 Powell Street, Block 0089, Lot 030 pursuant to Planning Code Sections 178.1, 209.4, and 303 within the RM-1 District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Special Use District; in general conformance with plans, dated February 2, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0756C and subject to conditions of approval reviewed and approved by the Commission on February 2, 2012 under Motion No 18534. 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 February 2, 2012 under Motion No 18534.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18534 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.

Performance

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

Additional Project Authorization. The Project Sponsor must obtain a Variance to allow a reduction of rear yard requirements (Section 134), to expand the uses without providing required parking (Section 151), and to expand a non-complying structure (Section 188). The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Transfer of Gross Floor Area. 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 that transfers developable gross floor area from the property located at 1800 Powell Street (Block 0089, Lot 018) to the subject property at 1836 Powell Street (Block 0089, Lot 030) in an amount sufficient to enable the construction of the Project.

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

Design

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Overhead Wiring. The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Parking and Traffic

PARKING AND TRAFFIC

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

Monitoring

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

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>

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