



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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|---|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input checked="" type="checkbox"/> Other (Eastern Neighborhoods-Sec. 423 & 426) |
| <input checked="" type="checkbox"/> Transit Impact Development Fee (Admin Code) | |

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Planning Commission Motion No. 18653

HEARING DATE: JUNE 28, 2012

Date: June 28, 2012
Case No.: **2012.0041B**
Project Address: **444 De Haro Street**
Zoning: UMU (Urban Mixed Use) Zoning District
48-X Height and Bulk District
Block/Lot: 3979/001
Project Sponsor: Jeffrey Needs, Winthrop Management BPCC
201 California Street, Ste. 930
San Francisco, CA 94111
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2011-2012 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR THE PROPOSED PROJECT LOCATED AT 444 DE HARO STREET THAT WOULD AUTHORIZE THE CONVERSION OF THE GROUND AND SECOND FLOORS OF THE EXISTING BUILDING FOR A TOTAL OF 90,500 GROSS SQUARE FEET OF OFFICE USE PURSUANT TO PLANNING CODE SECTIONS 321, 322, 803.9(c), AND 843.65 ON ASSESSOR'S BLOCK 3979, LOT 001, IN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND WITHIN THE 48-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 2, 2012, Jeffrey Needs of Winthrop Management BPCC (hereinafter "Project Sponsor"), on behalf of 444 De Haro VEF VI, LLC (Property Owner), filed Application No. 2012.0041B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to establish the ground and second floors (90,500 gross square feet) of the existing building at 444 De Haro Street for office use.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 15183 as a Project Consistent with a Community Plan, General Plan or Zoning.

On June 28, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2012.0041B.

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 Office Development requested in Application No. 2012.0041B, 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 subject property occupies the entire block bounded by 17th, De Haro, Mariposa, and Rhode Island Streets. Historically known as the Western Can Co., the subject building is a two-story, reinforced concrete warehouse that was originally constructed in 1927. Originally, the subject property was two separate industrial buildings that were joined in 1985, and subsequently, converted from warehouse into showroom and office use. Also located on the subject lot is a two-story, wood-frame building located at the northeast corner of De Haro and Mariposa Streets, which is not part of the proposed project. Currently, the subject property is used as a combination of showroom and offices. As part of the Showplace Square/Northeast Mission Historic Resource Survey, the subject property was determined individually eligible for listing in the California Register of Historical Resources (California Register).
3. **Surrounding Properties and Neighborhood.** The project site is located in a mixed-use area within the Showplace Square/Potrero Hill Area Plan. The immediate neighborhood consists largely of medium-scale new construction, old warehouses that have been converted into office and commercial space, and the edges of the Potrero Hill residential neighborhoods. Across from the project site along De Haro Street is the Anchor Steam Brewing Company. To the north and west of the project site are several mixed-use complexes with ground floor retail and residential above. Currently, across from the project site along Rhode Island Street is the Whole Foods Grocery Store. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family); MUR (Mixed-Use, Residential); and, PDR-1-G (Production, Distribution and Repair-1-General).
4. **Project Description.** The proposal is to convert approximately 90,500 gross square feet on the ground and second floors of the existing building at 444 De Haro Street into office use. Currently, the building possesses a total of 164,000 gross square feet (gsf), of which 24,000 sq ft is

dedicated to a below-grade, off-street parking area. In 1984, the subject building received authorization for 49,500 gsf of office use. Currently, the building is occupied by various tenants. There are no exterior alterations proposed with this application. In support of the project, the Project Sponsor has submitted a Historic Building Maintenance Plan. The approval would result in a total of 140,000 gsf of approved office use in the subject building.

5. **Historic Preservation Commission.** On June 20, 2012, the Historic Preservation Commission (HPC) reviewed the proposed project, and provided their recommendation to the Zoning Administrator in HPC Resolution No. 683. The HPC determined the proposed project would enhance the feasibility of preserving the building by providing for a compatible new use and a cyclical maintenance program. The Historic Building Maintenance Plan would improve the viability of preserving the historic building, and would not impact the building's historic integrity or historic status.
6. **Public Comment.** The Department received no public comment on this project.
7. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:

- A. **Development Fees.** The Project is subject to the following development fees: Transit Impact Development Fees per Planning Code Section 411, the Jobs-Housing Linkage Fee per Planning Code Section 413, the Child Care Requirement Fee per Planning Code Section 414, and the Eastern Neighborhoods Community Impact Fee per Planning Code Section 423.

The Project Sponsor shall pay the appropriate Transit Impact Development, Jobs-Housing Linkage, Child Care Requirement, and Eastern Neighborhoods Community Impact fees, pursuant to the aforementioned Planning Code Sections, at the appropriate stage of the building permit application process.

- B. **Open Space.** Planning Code 135.3 outlines the open space requirement for office uses within Eastern Neighborhoods Mixed Use Districts. The proposed project would convert 90,500 gsf of showroom and circulation space into office use, thus creating a total of 140,000 gsf of office use in the subject property. Therefore, the project is required to provide approximately 1,810 sf of open space for the converted office use.

The Project Sponsor satisfies the open space requirement through an existing garden (measuring approximately 7,300 gsf) located at the southwest corner of the subject lot at Mariposa and Rhode Island Streets.

- C. **Parking.** Planning Code Section 151.1 outlines the schedule of permitted off-street parking spaces in an Eastern Neighborhood Mixed Use Zoning District. In general, off-street accessory parking shall not be required for any use and the quantities specified in the aforementioned planning code section shall serve as the maximum amount of off-street parking spaces.

The Project provides approximately fifty-seven (57) off-street parking spaces within the existing 24,000 gsf, below-grade parking garage. This amount of off-street parking spaces is below the maximum amount allowed on the project site.

- D. **Freight Loading.** Planning Code Section 152.1 outlines the requirements for off-street freight loading spaces within Eastern Neighborhoods Mixed Use Districts. Since the project would add approximately 90,500 sf of office use, one off-street freight loading space would be required.

The Project satisfies this requirement and provides one off-street loading space on the project site through a loading dock located on De Haro Street, near 17th Street.

- E. **Office Use in UMU Zoning Districts.** Planning Code Section 843.65 states that office use is permitted in historic properties, pursuant to Planning Code Section 803.9(c). Under the Planning Code Section 803.9(c), office use is permitted within a property determined eligible for the California Register if the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

The Zoning Administrator has concurred with the Historic Preservation Commission, and has determined that the proposed office use will enhance the feasibility of preserving the building.

- F. **Office Allocation.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

A portion of the existing building has been used as office space for more than a decade. There is currently more than 3.7 million gross square feet of available "Large Cap" office space in the City. Additionally, the Project is subject to various development fees that will benefit the surrounding community and the city. The Project is located in close proximity to many public transportation options, including a number of Muni and transit lines. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

The Project is consistent with the General Plan, as outlined in Section 8 below.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

The proposed office space is located within an existing building. The proposed authorization of the office use includes no interior or exterior alterations to the existing building.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The Project is located within the UMU (Urban Mixed Use) Zoning District, which permits office use within historic properties pursuant to Planning Code Section 803.9(c). The subject property was determined eligible for listing in the California Register of Historical Resources, and is located in an area primarily characterized by commercial and light industrial development. There are several mixed use developments in the vicinity, and on blocks to the north and west of the project site.*
- b) Transit Accessibility. *The area is served by a variety of transit options. The project site is within a quarter-mile of various Muni routes. The 10-General Hospital, 19-Fisherman's Wharf, and 22-Fillmore Muni bus lines are located at De Haro and 17th Streets.*
- c) Open Space Accessibility. *The Project contains open space on the subject lot and is located within one block of open space at Jackson Playground.*
- d) Urban Design. *The proposed office space is located in historic property determined eligible for listing in the California Register of Historical Resources. Constructed in 1927 as the Western Can Company, 444 De Haro Street was originally two industrial properties that were joined together and converted to a showroom/office in 1985. The subject property maintains its historic integrity, remains in good condition, and is an excellent example of a building from the 20th-Century Industrial Period.*
- e) Seismic Safety. *The Project does not include any interior or exterior renovations.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. *The Project includes a total of 90,500 gross square feet of office space. As noted by the Project Sponsor, the additional office square footage will allow for significantly more office tenants, and will create new opportunities for employment.*
- b) Needs of Existing Businesses. *The Project will supply office space in the Showplace Square area, which allows office use within historic properties. Based on the Project Sponsor's*

analysis, the additional office square footage will allow the subject building to accommodate a variety of large and small office tenants.

- c) Availability of Space Suitable for Anticipated Uses. *The Project will provide quality office space that is suitable for a variety of office uses and sizes.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The Project Sponsor has not determined the anticipated tenants.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

The Project does not include any Transfer of Development Rights.

8. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- a) That Existing Neighborhood-Serving Retail Uses be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced.

The existing building contains no neighborhood-serving retail uses, nor does the proposal include any retail. Additionally, the building has currently operated in part as office space for more than a decade, and the tenants would create and sustain a demand for neighborhood-serving retail use in the surrounding neighborhood.

- 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 conserves and protects the overall neighborhood character, since the Project does not include any exterior additions to the existing building and will not remove or add any housing. The Project is located in the Showplace Square/Potrero Hill Area Plan, just south of the South of Market neighborhood, and is located within a zoning district that allows office use within historic properties. Other nearby properties function as either commercial or light industrial spaces; therefore, the proposal is consistent with these uses.

- c) The City's Supply of Affordable Housing be Preserved and Enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is consistent with this priority policy.

- d) That Commuter Traffic not Impede Muni Transit Service or Overburden our Streets or Neighborhood Parking.

The area is served by a variety of transit options, including MUNI. It is also near several streets that are part of the City's growing bicycle network. The existing building includes off-street parking, and there are various retail facilities with parking garages in close proximity to the project site. The proposal does not include any new off-street parking spaces. Therefore, the Project should have no significant impact on transit or neighborhood parking.

- 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 continue to provide quality office space that is suitable for a variety of office uses and sizes. This office space will help maintain the local resident employment and demand for neighborhood-serving businesses in the area.

- f) That the City Achieve the Greatest Possible Preparedness to Protect Against Injury and Loss of Life in an Earthquake.

The Project will not create any new space that does not meet current seismic safety standards.

- g) That Landmarks and Historic Buildings be Preserved.

The subject building at 444 De Haro Street was determined eligible for individual listing in the California Register of Historical Resources. Pursuant to Planning Code Section 803.9(c), the Historic Preservation Commission (HPC) reviewed the proposed project on June 20, 2012. As noted in HPC Resolution No. 683, the HPC determined the proposed project would enhance the feasibility of preserving the historic property.

- h) That our Parks and Open Space and their Access to Sunlight and Vistas be Protected from Development.

The Project does not include any exterior additions to the existing buildings, and there will be no impact to parks, open space, access to sunlight, or vista views.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

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

Policy 1.1:

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

The Project will preserve a historic resource, which has been used in part as office space for over a decade. This authorization of office space will allow the existing office tenants to continue to support the economic vibrancy of the area. Authorization of the office space will also result in the collection of significant development fees that will benefit the community.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

Objectives and Policies

OBJECTIVE 1.4:

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF SHOWPLACE SQUARE/POTRERO HILL.

Policy 1.4.2:

Allow Knowledge Sector office-type uses in portions of Showplace Square/Potrero Hill where it is appropriate.

The Project will further this objective by providing 90,500 gsf of new office space within an existing building, which already contains approximately 49,500 gsf of existing office space.

OBJECTIVE 3.1:

PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.9:

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The subject building is a historic resource that was determined eligible for listing in the California Register of Historical Resources. The Project would enhance the feasibility of preserving the subject building, as noted within HPC Resolution No. 683. The Project will allow the owner/tenants to expand office use throughout the building, thereby bolstering their ability to maintain and preserve the historic property.

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 finds that granting the Project Authorization in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

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 Office Development Application No. 2012.0041B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated March 12, 2012, on file in Case Docket No. 2012.0041B.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 28, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Moore, Miguel, Fong, and Wu

NAYES: Commissioner Sugaya

ABSENT: None

ADOPTED: June 28, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for an office allocation to establish 90,500 gross square feet on the ground and second floors for office use at 444 De Haro Street located at Block 3979, Lot 001, pursuant to Planning Code Section(s) **321, 322, 803.9(c), and 843.65** within the **UMU** Zoning District and a **48-X** Height and Bulk District; in general conformance with plans, dated **March 12, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0041B** and subject to conditions of approval reviewed and approved by the Commission on **June 28, 2012** under Motion No. **18653**. 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 **June 28, 2012** under Motion No. **18653**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **18653** 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 Office Development 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 Office Development 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 Office Development 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 eighteen months 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*

Development Timeline - Office. Pursuant to Planning Code Section 321(d) (2), construction of an office development shall commence within 18 months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this Office Allocation authorization.

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

PROVISIONS

Transit Impact Development Fee. Pursuant to Planning Code Sections 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit

Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Department with certification of fee payment.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378,

www.sf-planning.org

Jobs Housing Linkage. Pursuant to Planning Code Sections 413 (formerly 313), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378,

www.sf-planning.org

Child Care Requirement. Pursuant to Planning Code Section 414, the Project Sponsor shall comply with the provisions of the Child-Care Requirements for Office and Hotel Development Project through payment of an in-lieu fee pursuant to Article 4 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378,

www.sf-planning.org

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4 of the Planning Code.

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

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*