



SAN FRANCISCO PLANNING DEPARTMENT

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- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. 18679

HEARING DATE: JULY 26, 2012

Date: July 30, 2012
Case No.: 2011.1056C
Project Address: 22 PEACE PLAZA, SUITES 400-410 [AKA 22 PEACE PLAZA - LOCATED WITHIN THE INTERIOR OF JAPAN CENTER (MIYAKO) EAST MALL]
Zoning: NC-3 (Moderate-Scale) Neighborhood Commercial District
 Japantown Special Use District
 50-X Height and Bulk District
Block/Lot: 0700/027
Project Sponsors: Daiso California LLC (applicant)
 Local Contact: Yoshihide Murata, Senior Vice President
 26523 Danti Court
 Hayward, CA 94545
 Japan Center West Associates, LP – Japan Center Malls (property owners)
 1880 Century Park East, Suite 810
 Los Angeles, CA 90067
 Local Contact: Sheron Chiu
 1770 Post Street, Box 297
 San Francisco, CA 94115
Staff Contact: Sharon M. Young – (415) 558-6346
 sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 249.31, 303, AND 712.21 TO LEGALIZE A USE SIZE THAT EXCEEDS 6,000 SQUARE FEET OF FLOOR AREA WITH THE MERGER OF GROUND FLOOR COMMERCIAL TENANT SPACE SUITE 400 (A RETAIL VARIETY STORE D.B.A. DAISO JAPAN ESTABLISHED AT THE CURRENT LOCATION IN JULY 2009) WITH SUITE 410 (ONCE VACANT COMMERCIAL TENANT SPACE PREVIOUSLY OCCUPIED BY GENJI ANTIQUES UNTIL MARCH 2010) WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE) ZONING DISTRICT, JAPANTOWN SPECIAL USE DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 13, 2011, Yoshihide Murata representing Daiso California LLC, (hereinafter "Project Sponsor") made an application for Conditional Use authorization for the property at **22 Peace Plaza Suites 400-410 (located within the interior of Japan Center East Mall), Lot 027 in Assessor's Block 0700** (hereinafter "Subject Property"), pursuant to Planning Code Sections 249.31, 303, and 712.21 of the Planning Code to legalize a use size that exceeds 6,000 square feet of floor area with the merger of ground floor commercial tenant space Suite 400 (a retail variety store d.b.a. Daiso Japan established at the current location in July 2009) with Suite 410 (once vacant commercial tenant space previously occupied by Genji Antiques until March 2010) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and a 50-X Height and Bulk District, in general conformity with plans dated September 19, 2011, and labeled "Exhibit B" (hereinafter "Project").

On **July 26, 2012**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2011.1056C**.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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. 2011.1056C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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 at 22 Peace Plaza (Suites 400-410) is on the north side of Geary Boulevard between Laguna and Webster Streets; Assessor's Block 0700; Lot 027. The irregular 'L-shaped' subject lot is 18,883 square-feet in size and is occupied by Japan Center East (Mikayo) Mall within the NC-3 Zoning District, Japantown Special Use District, and a 50-X Height and Bulk District. The existing retail variety store d.b.a. Daiso Japan located within the interior of Japan Center East Mall was established in Suite 400 in July 2009 and merged with Suite 410 (once vacant commercial tenant space previously occupied by Genji Antiques until March 2010) in December 2010.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Western Addition Neighborhood and the southwest corner of the Japantown Special Use District. The

Project Site is bounded by Japan Center West (Kintetsu) Mall and Peace Plaza to the west, Laguna Street to the east, Post Street to the north, and Geary Boulevard to the south. The site south of Geary Boulevard is zoned RM-3 (Residential, Mixed, Medium Density) and east of Laguna Street is zoned RM-4 (Residential, Mixed, High Density). Some of the existing commercial establishments adjacent to the existing retail variety store within the Japan Center East Mall include Ikkyo, Glam Up, and Union Bank (located on a separate parcel).

4. **Project Description.** Request for Conditional Use authorization under Sections 249.31, 303, and 712.21 of the Planning Code to legalize a use size that exceeds 6,000 square feet of floor area with the merger of ground floor commercial tenant space Suite 400 (a retail variety store d.b.a. Daiso Japan established at the current location in July 2009) with Suite 410 (once vacant commercial tenant space previously occupied by Genji Antiques until March 2010) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and a 50-X Height and Bulk District. The two commercial spaces were merged in December 2010 with the removal of interior wall partitions which previously separated Suite 400 (2775 square feet of floor area) and Suite 410 (5,606 square feet of floor area); the expanded space currently contains 8,381 square feet of floor area. No additional tenant improvements are proposed within the merged commercial tenant space nor are changes proposed to the exterior building envelope.

5. **Issues and Other Considerations.**
 - According to the project sponsor, the existing Daiso Japan retail variety store is a neighborhood-serving use and its expansion from the previous 2,775 square feet to 8,381 square feet provides a more diverse inventory of Japanese products to the Japantown community. In addition, the existing use complements the local vendors within the Japan Center Mall and provides a draw for tourism traffic which further benefits the community with both employment and business opportunities.

 - The existing Daiso Japan retail variety store was not considered a Formula Retail Use under Section 703.3 of the Planning Code since it was established in 2009 as the 9th Daiso Japan store located in the United States.

 - On June 21, 2012, the Planning Commission continued the Conditional Use case, without hearing to July 26, 2012, upon the request of the project sponsor to allow for additional time to conduct a community meeting (particularly involving members in the Japantown Better Neighborhood Planning process). On July 9, 2012, the community meeting was held at Union Bank Community Room located at 22 Peace Plaza between 6 p.m. - 9 p.m. and was attended by 16 people.

6. **Public Comment.** As of July 26, 2012, the Department received three letters in support and five letters/emails in opposition to the project.

7. **Use District.** The project site is within the NC-3 (Neighborhood, Moderate-Scale) District and within the boundaries of the Japantown Special Use District. The NC-3 District controls are intended to provide the opportunity for a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes. In 2006, the Japantown Special Use District was established to maintain the cultural and historic integrity and neighborhood of Japantown with purposes of: (1) Preserve and develop Japantown as a viable neighborhood by revitalizing its commercial, recreational, cultural, and spiritual identity as a local, regional, statewide, national, and international resource; (2) Enhance the distinctive image and unique character of Japantown to passing motorists, transit riders, and pedestrians through architectural design, streetscape enhancements, signage, and other elements of the built environment; (3) Strengthen and support Japantown's identity through recognition of its planning subdistricts including the Geary Boulevard corridor; Japantown Center; Post Street commercial core; Sutter Street community/cultural core; Buchanan Mall; Fillmore Street corridor; and surrounding residential districts; and (4) Encourage the representational expression of Japanese architectural design and aesthetic for commercial, cultural, and institutional uses.

8. **Planning Code Compliance:** The Commission finds that the project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Existing Retail Variety Store Use D.B.A. Daiso Japan Exceeding Use Size Limits.** Planning Code Section 712.21 establishes size limits on non-residential use sizes in the NC-3 Zoning District. Within the District, Conditional Use authorization is required for any non-residential use that meets or exceeds 6,000 square feet.

The proposal requires Conditional Use authorization under Planning Code Section 712.21 to legalize a use size that exceeds 6,000 square feet of floor area with the merger of ground floor commercial tenant space Suite 400 (a retail variety store d.b.a. Daiso Japan established at the current location in July 2009) with Suite 410 (once vacant commercial tenant space previously occupied by Genji Antiques until March 2010). The expanded space currently contains 8,381 square feet of floor area.

B. **Existing Retail Variety Store Use D.B.A. Daiso Japan in the Japantown Special Use District.** Under Planning Code Section 249.31(b) for any use subject to Conditional Use authorization and for any activity that the Planning Commission considers under its discretionary review power, the Planning Commission shall make the following additional findings:

Planning Code Section 249.31(b)(2)(i) - The use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Japantown Special Use District; and

Planning Code Section 249.31(b)(2)(ii) - The use supports one or more of the purposes for establishing the Japantown Special Use District.

The existing Daiso Japan retail variety store is a commercial establishment which will continue to sell Japanese-themed retail goods and is considered one of the anchor stores occupying one of the larger commercial tenant spaces (which replaced a Japanese-themed retail store d.b.a. Genji Antiques which vacated the premises) within the Japan Center Mall. The existing store currently enhances the economic diversity of the neighborhood, is complementary to the other existing retail commercial tenants within the mall with no apparent adverse effect on the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Japantown Special Use District.

Planning Code Section 249.31(b)(3) - Any change in use or establishment of a new use in the neighborhood commercial zones within this Special Use District shall require notice pursuant to Planning Code Section 312.

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use notification process.

- C. **Hours of Operation.** Planning Code Section 712.27 does not limit hours of operation.

Pursuant to Planning Code Section 712.27, there are no limits on the hours of operation for commercial uses within the NC-3 Zoning District. The current hours of operation of the existing retail variety store are 10 a.m. to 8 p.m. Monday through Sunday.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Approximately 45% of the street frontage at the ground level on Geary Boulevard (53 feet on Geary Boulevard) is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building. In addition, approximately 41% of the frontage at the ground level facing Peace Plaza is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- E. **Off-Street Parking and Loading.** Planning Code Sections 712.22 and 151 require off-street parking for every 500 square-foot of occupied floor area, where the occupied floor area exceeds 5,000 square feet but not in excess of 20,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with 8,381 square feet in floor area, requires 17 off-street parking spaces which will be provided within the existing basement level parking garage (Japantown Main Garage) within the mall. There is also an off-street parking garage within the surrounding neighborhood (Fillmore Street Annex Garage). The existing commercial tenant space does not require any loading spaces.

- F. **Signage.** Any existing and proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
9. **Section 303(c)** 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:

- (1) 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 proposal will not involve additional interior tenant improvements to the ground floor commercial space or exterior modifications to the storefront located within the Japan Center East Mall. The proposal is complimentary to the existing commercial establishments within the Japanese-themed mall which contains a mix of eating and drinking establishments and retail stores.

- (2) 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:

- (A) 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 arrangement of the structures on the site are adequate for the proposed project. There will be no exterior expansion of the existing building.

- (B) 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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit that is in close proximity to the proposed amusement game arcade establishment and retail store includes Muni Line 2, 3, 4, and 38 Judah within walking distance of the project site. There is on-street parking in front of the subject mall and in the surrounding neighborhood. There are also two parking garages (Japan Center Main Garage and Fillmore Street Annex Garage) within the mall and surrounding neighborhood.

- (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions such as noise, glare, dust, or odor are expected to be produced by the proposed project.

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

The proposal will not involve additional interior tenant improvements to the ground floor commercial space and exterior modifications to the storefront located within the Japan Center East Mall. There will be no addition of parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

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

The proposed 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.

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

The proposed project is consistent with the stated purpose of the NC-3 Zoning District in that the intended use is a neighborhood-serving business.

10. **General Plan Compliance.** The project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

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 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The proposed project would allow for the retention of an existing commercial use within the Japan Center East Mall within the NC-3 Zoning District which will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

Policy 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.

The existing retail variety store d.b.a. Daiso Japan which is currently one of the anchor tenants within Japan Center will continue to be complimentary to the type of uses characterizing this portion of the NC-3 Zoning District which primarily include a mixture of food establishments, retail establishments, and a few medical and personal service establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the NC-3 Zoning District. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The existing retail variety store d.b.a. Daiso Japan will continue to provide goods and services that is accessible to all residents within this portion of the NC-3 Zoning District.

Policy 9:

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

The proposed project does not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons are able to walk from their residences or places of employment, and the project is well served by public transportation. There is on-street and off-street parking on the subject block and in the surrounding neighborhood.

URBAN DESIGN ELEMENT

CITY PATTERN

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE AND A MEANS OF ORIENTATION.

Policy 3:

Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

The project's design preserves the existing neighborhood character since the proposal does not include any facade and exterior envelope changes to the existing building (Japan Center East Mall).

11. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposed project will preserve and enhance existing neighborhood-serving retail uses by continuing to occupy a commercial space. The proposed project will not alter the existing mix of commercial establishments within the immediate neighborhood. The proposed project will continue to provide job opportunities to the City.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by retaining an existing business in the area. Existing housing will not be significantly affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

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

The proposed project will not significantly increase automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

- (5) 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 proposed project and there will be no displacement of any existing industrial or service businesses in the area.

- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- (7) That landmark and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

12. 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.

13. 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. 2011.1056C** subject to the following conditions attached hereto as "EXHIBIT A" 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. 18679. 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 July 26, 2012.

Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Moore, Sugaya, Wu

NAYS: None

ABSENT: None

ADOPTED: July 26, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to legalize a use size that exceeds 6,000 square feet of floor area with the merger of ground floor commercial tenant space Suite 400 (a retail variety store d.b.a. Daiso Japan established at the current location in July 2009) with Suite 410 (once vacant commercial tenant space previously occupied by Genji Antiques until March 2010) within the Japan Center East (Miyako) Mall in Assessor's Block 0700, Lot 027, pursuant to Planning Code Sections 249.31, 303, and 712.21 within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and a 50-X Height and Bulk District; in general conformance with plans, dated September 19, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.1056C and subject to conditions of approval reviewed and approved by the Commission on July 26, 2012, under Motion No. 18679. This authorization and the conditions contained herein run with the property and not with a particular project sponsor, business, or operator.

The two commercial spaces were merged in December 2010 with the removal of interior wall partitions which previously separated Suite 400 (2775 square feet of floor area) and Suite 410 (5,606 square feet of floor area); the expanded space currently contains 8,381 square feet of floor area. No additional tenant improvements are proposed within the merged commercial tenant space nor are changes proposed to the exterior building envelope.

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 July 26, 2012 under Motion No. 18679.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18679 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

1. **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

2. **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

3. **Signage.** All existing and proposed exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building and shall be consistent with the controls of Article 6 of the Planning Code. Project signage shall be reviewed and approved by the Planning Department. A Building Permit from the Department of Building Inspection must be obtained for all exterior proposed project signage.

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

MONITORING - AFTER ENTITLEMENT

4. **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

5. **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>

6. **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