



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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| <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 |

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Planning Commission Motion No. **19042**

HEARING DATE: DECEMBER 12, 2013

Date: December 5, 2013
Case No.: **2011.1385CEV**
Project Address: **651 Dolores Street**
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 3598/028
Project Sponsor: Siamak Akhavan
c/o The Light House Development, LLC
P.O. Box 411161
San Francisco, CA 94141
Staff Contact: Michael Smith – (415) 558-6322
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1(h) AND 303 OF THE PLANNING CODE TO CONVERT A CHURCH INTO A RESIDENTIAL USE ALLOWING FOUR DWELLING UNITS ON A LOT THAT MEASURES APPROXIMATELY 14,820 SF WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 21, 2013, Siamak Akhavan, on behalf of The Light House Development, LLC (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 209.1(h) and 303 to convert a church into residential use allowing four dwelling units on a lot that measures approximately 14,820sf within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On September 11, 2013, Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until October 1, 2013; and

On December 12, 2013, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, [and that the summary of comments and responses contained no significant revisions to the Draft IS/MND,] and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2011.1385CEV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On December 12, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1385CEV.

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. 2011.1385CEV, 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.** 651 Dolores Street is located on the southeast corner of the Dolores and Cumberland Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies a 14,820 square-foot, rectangular shaped lot that

measures 114 feet in width, 130 feet in depth, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-and-a-half-story, brick and concrete church with a wood-frame drum and dome that was constructed in 1917 as the Second Church of Christ Scientist. The building was designed by William H. Crim in the Neoclassical style. The 21,400 square-foot church has been associated with the Christian Scientist religion since its construction. The property is subject to the City's 1991 Unreinforced Masonry Building (UMB) Ordinance, which requires unreinforced masonry buildings to be upgraded to meet current seismic codes by 2006. The building was not properly upgraded by the 2006 deadline and has since been yellow-tagged by the City. The building is currently vacant.

3. **Surrounding Properties and Neighborhood.** 651 Dolores Street is located on southeast corner of Dolores and Cumberland Streets, across the street from Dolores Park. The immediate neighborhood is primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The neighborhood is characterized by three- and four-story, multi-unit, residential.
4. **Project Description.** The proposal is to convert the vacant church into four residential units requiring conditional use authorization pursuant to Section 209.1(h) to construct dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area. Three of the residential units would occupy the first floor, mezzanine, and portion of the basement. The fourth unit would occupy the space within the dome. The surface parking area located to the south of the building would be converted into a landscaped garden and the parking (four spaces) relocated to the basement of the building necessitating a new garage entrance at the Cumberland Street elevation. Other proposed exterior alterations include eight new skylights above the west vestibule, a new 251 square-foot roof deck with 42" high glass guardrail, replacement of all window glazing with energy efficient glazing, a new entrance door on the southeast side of the drum, and the construction of a new stair/elevator penthouse at the southeast corner of the roof which is subject to a rear yard variance request.

The project also involves seismic improvements to an unreinforced masonry building (UMB). Interior alterations that are required to address seismic issues include a new steel, wood, and plywood bracing system that would close the open diaphragm in the ceiling and tie into the building's existing wood roof structure. The closure of the diaphragm would necessitate the moving of the decorative, suspended plaster ceiling above the nave which would be raised 7' and become a new partial ceiling for the proposed unit within the dome. Eight new steel brace frames would be installed at the edges of the nave and would transfer the weight of the dome down to the foundation. The rest of the seismic retrofit system would be achieved through plywood shear walls, anchor bolts, and other minor systems that would be largely invisible.

5. **CEQA Findings.** The Planning Commission has independently reviewed 5. and considered the FMND prepared for the Project and hereby adopts the following findings:

- A. In reviewing the FMND, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.
 - B. The Planning Commission finds that, except with respect to historical resources, the Project would not result in any new significant environmental effects peculiar to the Project, any off-site or cumulative impacts, or effects of greater severity than were already analyzed.
 - C. With respect to Historical resources, the Planning Commission finds that, with the implementation of the mitigation measures set forth in the MMRP ("Exhibit C") all potential environmental effects of the Project would be reduced to less than significant levels.
 - D. The Planning Commission finds that the contents of the FMND and the procedures through which they were prepared, issued, publicized and reviewed comply with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.
 - E. The Planning Commission finds that the FMND is adequate, accurate and objective and reflects the independent analysis and judgment of the Department of City Planning and Planning Commission.
 - F. The mitigation measures listed in the MMRP ("Exhibit C") were identified in the FMND as reducing or eliminating potential environmental impacts of the proposed project. The Planning Commission hereby adopts the MMRP, including all of the mitigation measures identified in Exhibit C.
 - G. The Planning Commission finds that the proposed project could not have a significant effect on the environment, as shown in the analysis of the FMND.
6. **Public Comment.** The Department has not received any support or opposition to this project.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Rear Yard Requirement in the RH-3 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of a lot in which it is situated. The rear yard requirement may be reduced to the average between the depths of the rear building walls of the two adjacent buildings but in no case can it be reduced to less than 25 percent.

The subject property is required to maintain a rear yard of approximately 51'-4" (45% of lot depth). The existing church is noncomplying and encroaches into the required rear yard by approximately 17'-0", extending to within approximately 34'-4" of the rear property line. The project includes the construction of a rooftop penthouse at the southeast corner of the roof which requires a rear yard variance because this portion of the building encroaches into the required rear yard. A variance has been filed for the penthouse, and the variance request will be heard by the Zoning Administrator following the Planning Commission's deliberations.

- B. **Usable Open Space.** Planning Code Section 135 requires 100 sf of private usable open space for each dwelling unit in the RH-3 Zoning District, and 1.33 times as much usable open space when commonly accessible.

The project will result in every dwelling unit having access to a Code-complying quantity of common usable open space which will be located at grade level within the proposed yard on the south side of the building.

- C. **Street Trees.** Planning Code Section 138.1 specifies the street tree requirements of this Section to be met with the addition of a new dwelling unit.

The existing property has 244' of combined frontage on two streets and ten existing street trees. Twelve street trees are required; therefore, two new street trees will be planted to comply with this Section of the Code.

- D. **Exposure.** Planning Code Section 140 requires each dwelling unit to face an open area. The open area must either be a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; or an open area that is unobstructed and no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The four proposed dwelling units face either a qualifying public right-of-way, or an open area that complies with certain dimensional requirements referenced above.

- E. **Parking.** Planning Code Section 151 requires one off-street parking space for each dwelling unit in the RH-3 Zoning District.

The proposed Project would create four dwelling units and four off-street parking spaces which would be located within the basement and accessed from Cumberland Street.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space when a building contains at least four dwelling units.

The project will result in four dwelling units, which requires four Class 1 bicycle parking spaces and one Class 2 bicycle parking space. The Project Sponsor will provide the required Class 1 bicycle parking spaces within the basement parking area and a Class 2 bicycle parking space will be provided within the sidewalk.

- G. **Density.** Planning Code Section 209.1(e) allows three dwelling units as of right in the RH-3 District, and Section 209.1(h) allows a dwelling unit density of one unit per 1,000 sf of lot area, with a Conditional Use authorization, in the RH-3 District.

The subject property measures approximately 114' by 130' for an overall lot area of approximately 14,820 sf. The Property currently contains no dwelling units, but is permitted, with a Conditional Use authorization, to contain up to 15 dwelling units. The Project Sponsor is seeking Conditional Use authorization to allow four dwelling units on the subject property.

- H. **Height.** The Subject Property is limited to a 40-X Height and Bulk District. Mechanical and stair penthouses are permitted to extend 10 feet over the height limit.

The subject property currently exceeds the height limit, in that it measures 72'-0" to the top of the domed roof, measured from the building's centerline along Dolores Street. The flat portion of the roof measures approximately 33' in height above the curb along Dolores Street. The project includes new floor levels below the 40'-0" height limit, and are thus a permitted. The Project also includes a new stair penthouse that would measure 42' in height above the Dolores Street curb.

8. **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 Project would retain the existing buildings on the site and its present configuration. The addition of dwelling units within an existing underutilized building is necessary and desirable as it adds to the City's housing stock with minimal adverse effects on the surrounding neighborhood.

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

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

The siting, height and bulk of the existing building would remain substantially unaltered, other than the addition of a new rooftop stair penthouse. All proposed alterations to the building would be in keeping with the surrounding neighborhood and the historic character of the building itself.

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

The Project would provide off-street parking for four vehicles. The traffic that would be generated by the Project would be negligible to the surrounding neighborhood.

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

The project would not emit noxious or offensive emissions such noise, glare, dust or odor.

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

The existing off-street parking is located within the open space on the south side of the building which is not preferable from an urban design perspective. The proposed off-street parking would be located within the existing basement with garage access from Cumberland Street. The proposed parking is preferable because it screens the parking from view and creates a landscaped yard at the pedestrian level. No additional lighting is proposed for the site as part of this project.

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

The project complies with all relevant requirements and standards of the Planning Code, other than Planning Code Sections 134 and 188, and is consistent with the Objectives and Policies of the General Plan as detailed below. The project Sponsor is seeking a variance from the rear yard (134) Section of the Planning Code, which will be heard separately by the Zoning Administrator.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed development will result in four additional dwelling units within an existing building envelope. The Property is in close proximity to several public transit lines, and new tenants can easily rely on walking and bicycling for the majority of daily trips.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The project will enable the construction of new housing through the remodel of an existing building, providing four new family-sized dwelling units.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The project will accommodate growth within an existing residential neighborhood in a manner that protects neighborhood character. This project enables incremental housing growth that conforms to the permissible density of the RH-3 Zoning District.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The project creates new family sized dwelling units with a minimal amount of off-street parking. The Project location encourages occupants of the new dwelling units to rely on transit use and environmentally sustainable patterns of movement.

10. **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 project would not adversely affect neighborhood-serving retail uses since the existing building does not contain a retail use. The addition of four new households within an established residential neighborhood allows for new customers of neighborhood-serving retail uses.

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 will conserve and protect an underutilized, historic structure, thus preserving the cultural and economic diversity of the neighborhood. The building is currently vacant and has been determined to be a seismic hazard to the public. The creation of four dwelling units will positively contribute to the cultural and economic diversity of the surrounding neighborhood.

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

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

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

The addition of four households is not expected to overburden the street or availability of neighborhood parking, nor is it expected to impede MUNI transit service, which is located a few blocks away.

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 achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will increase the City's ability to withstand an earthquake and to protect against injury and loss of life in an earthquake by seismically upgrading an unreinforced masonry building that has been red-tagged by the City as a seismic hazard.

- G. That landmarks and historic buildings be preserved.

The Project would preserve and adaptively reuse a building that has been determined to be a historic resource.

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

The project will have no negative affect on Dolores Park which is located across the street to the west of the subject property. The project does not result in a building over a Planning Code height of 40'-0", and thus is not subject to Section 295 shadow study review.

11. 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.
12. 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. 2011.1385CEV pursuant to Sections 209.1(h) and 303 of the Planning Code** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the FMND and the MMRP attached hereto as Exhibit C and incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

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. 19042. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2013.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Hillis, Sugaya, Borden, Antonini, Moore, and Wu

NAYES: None

ABSENT: Commissioner Fong

ADOPTED: December 12, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use authorization to convert a church into residential use allowing four dwelling units on a lot that measures approximately 14,820sf located at 651 Dolores Street, Block 3598 in Assessor's Lot 028 pursuant to Planning Code Section(s) **209.1(h) and 303** within a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District; in general conformance with plans stamped "EXHIBIT B" included in the docket for Case No. **2011.1385CEV** and subject to conditions of approval reviewed and approved by the Commission on **December 12, 2013** under Motion No. **19042**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 12, 2013** under Motion No. **19042**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **19042** 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

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.

MONITORING

3. **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.

4. **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

PARKING AND TRAFFIC

5. **Bicycle Parking.** The project shall provide no fewer than four Class 1 bicycle parking spaces and one Class 2 bicycle parking space as required by Planning Code Section 155.2.

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

URBAN DESIGN

6. **Street Trees.** The Project shall provide one additional street tree at both the Dolores and Cumberland Street frontages as required by Planning Code section 138.1 or the project sponsor must pay the street tree in-lieu fee.

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

MITIGATION MEASURES

7. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval

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

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES					
HISTORIC ARCHITECTURAL RESOURCES					
<i>Mitigation Measure M-CP-1a: HABS Level III Documentation</i>					
The project sponsor shall complete Historic American Building Survey (HABS) Level III documentation for the suspended ceiling prior to Planning Department approval of any building permits application. HABS Level III documentation shall include existing condition plans and elevations or plans and elevations from the period of significance of the building’s interior, including the suspended ceiling; large-format or rectified digital photographs of the building’s interior, including the suspended ceiling; and, a narrative description of the building’s interior, including the suspended ceiling.	Project sponsor	Prior to Planning Department approval of any building permit	Complete HABS Level III documentation of building’s interior	Planning Department	Complete when project sponsor completes HABS Level III documentation per Planning Department approval
<i>Mitigation Measure M-CP-1b: On-Site Interpretive Display</i>					
The project sponsor shall install an on-site interpretative display designed by a qualified historic preservation professional describing the building’s historical significance and including historic images of the building’s interior. The interpretive display as proposed should be approved by Planning Department preservation staff prior to Planning Department approval of any building permit application. The interpretive display installation shall be included in construction plans and should be completed before Certificate of Occupancy is issued by the Department of Building Inspection.	Project sponsor	Prior to Planning Department approval of any building permit Prior to Certificate of Occupancy issuance	Propose interpretative materials Install interpretative materials that describes building’s historical significance, including historic photos of interior	Planning Department	Complete when project sponsor installs interpretive materials per Planning Department approval

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><i>Mitigation Measure M-CP-1c: Preservation Engineer</i></p> <p>The project sponsor shall engage a third party qualified preservation engineer (engineer) that is approved by the Planning Department. The selected engineer shall provide a peer review of the engineering drawings for and provide a written report related to the relocation of the suspended ceiling within the nave. The engineer’s written report shall be submitted to the Planning Department for review and approval and identify one of the following conclusions that the project sponsor shall be obligated to comply with to ensure the building’s interior will not be materially altered: 1) the suspended ceiling can be relocated, as proposed; 2) the suspended ceiling can be relocated, with recommendation(s) from the engineer; 3) the suspended ceiling cannot be relocated. If suspended ceiling cannot be relocated, this aspect of the project shall be omitted and the project altered accordingly. This review shall be completed prior to approval of any building permit application related to the project.</p>	Project sponsor; preservation engineer	Prior to Planning Department approval of any building permit	<p>Engage preservation engineer</p> <p>Provide peer review and written report of engineering drawings</p> <p>Project sponsor abide by written report</p>	Planning Department	Complete when project sponsor abides by written report by preservation engineer
<p><i>Mitigation Measure M-CP-1d: Architectural Finishes Conservator</i></p> <p>The project sponsor shall engage an architectural finishes conservator to plan and oversee the separation and relocation of the suspended ceiling within the nave duration construction. A contract for the conservator oversight with specifications for the restoration work shall be completed and approved by the Planning Department preservation staff prior to Planning Department approval of any building permit application.</p>	Project sponsor; architectural finishes conservator	<p>Prior to Planning Department approval of any building permit</p> <p>During construction</p>	<p>Engage architectural finishes conservator</p> <p>Oversee separation and relocation of suspended ceiling</p>	Planning Department	Complete when suspended ceiling is properly relocated