



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. 19062

HEARING DATE: JANUARY 16, 2014

Date: January 9, 2014
Case No.: **2013.0544B**
Project Address: **410 Townsend Street**
Zoning: WMUO (Western SoMa Mixed-Use Office) Zoning District
65-X/85-X Height and Bulk District
Western SoMa Special Use District
Block/Lot: 3785/002A
Project Sponsor: David Silverman, Rueben, Junius & Rose
1 Bush Street, Ste. 600
San Francisco, CA 94104
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 2013-2014 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR THE PROPOSED PROJECT LOCATED AT 410 TOWNSEND STREET THAT WOULD ESTABLISH 76,000 GROSS SQUARE FEET OF OFFICE USE PURSUANT TO PLANNING CODE SECTIONS 321 AND 845.66 ON ASSESSOR'S BLOCK 3785, LOT 002A, IN THE WMUO (WESTERN SOMA MIXED USE OFFICE) ZONING DISTRICT AND WITHIN THE 65-X/85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 2, 2013, David Silverman of Reuben, Junius and Rose, on behalf of SF Office 1, LLC (hereinafter "Project Sponsor"), filed Application No. 2013.0544B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to establish 76,000 gsf of office use at 410 Townsend Street.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 15301 Categorical Exemption.

On January 16, 2014, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2013.0544B.

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. 2013.0544B, 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 proposed project is located on a generally rectangular lot (measuring approximately 80-ft by 250-ft for a lot area of 20,000 sq ft) on the north side of Townsend Street between 5th and 6th Streets. The subject lot is a through lot with frontage onto Townsend and Bluxome Streets. Currently, the subject lot contains a four-story-with-basement, reinforced concrete, light industrial property that currently possesses multimedia (business service) and office uses.
3. **Surrounding Properties and Neighborhood.** The project site is located in the WMUO (Western SoMa Mixed-Use Office) Zoning District along a largely industrial commercial corridor within the Western SoMa Community Plan. The immediate neighborhood consists of one-to-four-story tall, reinforced-concrete former warehouses (largely converted into office or commercial space) and the Caltrain rail line, which is located along the south side of Townsend Street and I-280. Other properties in the area are either commercial or light industrial in nature. To the east of the project site is a small one-story commercial building and a five-story residential apartment complex at the northeast corner of Townsend and 5th Streets, while to the west are a series of one-to-two story, reinforced concrete former warehouses that are used for either light industrial or commercial use. Other zoning districts in the vicinity of the project site include: SALI (Services/Arts/Light Industrial); RED-MX (Residential Enclave District-Mixed); MB-O (Mission Bay Office); and, MB-RA (Mission Bay South Redevelopment Plan).
4. **Project Description.** The proposal is to establish 76,000 gross square feet of office use within the existing building at 410 Townsend Street. Currently, the building possesses a total of 76,000 gross square feet (gsf), twenty-four (24) off-street parking spaces (includes one accessible parking space and one van accessible parking space), nineteen (19) Class 1 bicycle parking spaces and three (3) Class 2 bicycle parking spaces--accommodated via interior bicycle parking racks. There are no exterior alterations proposed with this application.

5. **Public Comment.** The Department received one letter in support of this project.
6. **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. **Office Use in WMUO Zoning Districts.** Planning Code Section 845.66 states that office use is permitted as of right within the WMUO Zoning District.

The Project would establish 76,000 gsf of office use within the existing building, and would be permitted as of right within the subject property.

- B. **Open Space.** Planning Code Section 135.3 requires non-residential usable open space for office space in Eastern Neighborhoods Mixed Use Districts at a ratio of one square foot per fifty square feet of new office space. Therefore, the Project is required to provide 1,520 square feet of useable open space for the 76,000 gsf of office use.

Per Planning Code Section 426, the Project shall satisfy the non-residential open space requirement through payment of an in-lieu fee.

- 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 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. For office use in the WMUO Zoning District, off-street parking is permitted up to seven percent of the gross floor area of such uses. Therefore, the Project is allowed to provide 5,320 square feet dedicated to off-street parking use.

Currently, the existing building contains twenty-four (24) off-street vehicular parking spaces within 11,985 sq ft. Since the existing parking area existed lawfully at the effective date of the establishment of parking maximums and exceeds the amount that would be permitted, the additional parking area is considered to be legally non-complying per Planning Code Section 150(f), and would be subject to Planning Code Sections 180(a)(2) and 188.

- D. **Bicycle Parking Requirement.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking space for every 5,000 occupied square feet of office space and a minimum of two Class 2 bicycle parking spaces for any office uses greater than 5,000 gross square feet plus one Class 2 bicycle parking space for each additional 50,000 occupied square feet. Therefore, the Project is required to provide fifteen Class 1 bicycle parking spaces and three Class 2 bicycle parking spaces.

The Project will provide sixteen (16) Class 1 bicycle parking spaces and three (3) Class 2 bicycle parking spaces. Therefore, the Project meets this Planning Code requirement.

- E. **Transportation Management Program.** Planning Section 163 requires the Project Sponsor to execute an agreement with the Planning Department for the provision of on-site transportation brokerage services and preparation of a transportation management program to be approved by the Director of Planning and implemented by the provider of transportation brokerage services for projects within the WMUO Zoning District, where the gross square feet of new, converted or added floor area for office use equals at least 25,000 square feet.

The Project includes 76,000 gsf of office use, thus the Project Sponsor must execute an agreement to provide on-site transportation brokerage services. The agreement will be reviewed by the Planning Department prior to the issuance of a temporary certificate of occupancy, in accordance with Planning Code Section 163.

- F. **Development Fees.** The Project is subject to the following development fees: Transit Impact Development Fee 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 Fee, Jobs-Housing Linkage Fee, Child Care In-Lieu Fee, and Eastern Neighborhoods Community Impact Fees, pursuant to the aforementioned Planning Code Sections, at the appropriate stage of the building permit application process.

7. **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.

Since 1998, the existing building has been used for multimedia (business service) use. There is currently more than 2.2 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 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 Project is located within an existing building. The proposed office use authorization includes limited interior alterations and no exterior alterations to the existing building, thus maintaining the historic character of the building's exterior, while providing for new interior space for the office use.

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 WMUO (Western SoMa Mixed Use Office) Zoning District, which permits office use as of right as outlined in Planning Code Section 845.66. There are several office and mixed use developments on the adjacent blocks and within the immediate vicinity.*
- 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, including the 10-Townsend, 30-Stockton, 45-Union/Stockton, and 76X-Marin Headlands Express, as well as the N-Judah and KT-Ingleside/Third Street Rail Lines. Further, the project site is located within one block of the Caltrain Station on King and 4th Streets, and the proposed Central Subway.*
- c) Open Space Accessibility. *The Project will pay the in-lieu fee for the required on-site useable open space, and is located within three blocks of open space at South Park.*
- d) Urban Design. *The Project does not include any exterior alterations. The adjacent neighborhood is characterized by light industrial buildings, some of which have been converted into other uses, such as office. The Project would maintain the current character of the surrounding neighborhood.*
- e) Seismic Safety. *The Project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection.*

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 would result in a total of 76,000 gsf of office space. As noted by the Project Sponsor, this office space will maintain the existing opportunities for employment by providing for legal office space.*
- b) Needs of Existing Businesses. *The Project will supply office space in the eastern portion of the Western SoMa Community Plan in an area which allows office use as of right. As noted by the Project Sponsor, there is substantial demand for multimedia and software office space within the surrounding area. The Project will allow existing business to stay in the existing building.*

- 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. This former industrial building has an open floor plan, which is highly desirable by office tenants.*

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

Since 1998, the existing building has been occupied by multiple multimedia office. The Project will maintain multiple tenants within the subject property.

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. **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 establish new office use within an area, which allows new office use as of right. Office use is consistent with the surrounding neighborhood, which currently features a mix of uses ranging from office to light industrial.

WESTERN SOMA COMMUNITY PLAN

Land Use Objectives and Policies

OBJECTIVE 1.2:

ENCOURAGE PRESERVATION OF EXISTING AND VIABLY APPROPRIATE NEW LAND USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES FOR SUCCESS AND MINIMIZE CONFLICT WITH RESIDENTIAL USES.

Policy 1.2.3:

Establish a mid-rise business corridor on Townsend Street designated for office uses and an explicit preference for 21st Century high tech and digital-media uses.

Policy 1.2.6:

Include development impact fees from the Western SoMa SUD in the Eastern Neighborhoods Community Benefit Fund.

The Project will establish office use along the Townsend Street corridor, which has been identified as an office corridor by the Western SoMa Area Plan. The Project will also pay the appropriate development impact fees.

9. **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 Project would not have an impact upon any existing neighborhood-serving retail uses, since there are no retail uses on the subject property. The conversion from multimedia use to office use within the existing building will create additional demand for neighborhood-serving retail use in the building and 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 Western SoMa Community Plan in the South of Market neighborhood, and is located within a zoning district that principally permits office use. Other nearby properties function as

either commercial or light industrial spaces; therefore, the proposal is consistent with these uses. An overconcentration is unlikely, and the area will continue to provide a vibrant mix of 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 proposal will not alter the existing commuter traffic patterns. The existing building is well-served by public transportation options. The project site will enable employees and visitors to the building to walk or use public transit.

- 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. The proposed project will assist in maintaining a diverse economic base by enhancing a commercial use.

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

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

- g) That landmarks and historic buildings be preserved.

410 Townsend Street is not a designated landmark. Per the South of Market Historic Resource Survey, it has been identified as a contributing resource to the Bluxome and Townsend Warehouse Historic District. The Project does not include exterior alterations; therefore, the Project would preserve 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 building, and there will be no impact to parks, open space, access to sunlight, or vista views.

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 Office Development 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. 2013.0544B** 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 September 8, 2013, on file in Case Docket No. 2013.0544B.

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 January 16, 2014.

Jonas P. Ionin
Commission Secretary

AYES: Borden, Fong, Moore, Sugaya and Wu

NAYS:

ABSENT: Antonini and Hillis

ADOPTED: January 16, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for an office allocation to establish 76,000 gross square feet at 410 Townsend Street located at Block 3785, Lot 002A, pursuant to Planning Code Sections 321 and 845.66 within the WMUO Zoning District and a 65-X/85-X Height and Bulk District; in general conformance with plans, dated September 8, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0544B and subject to conditions of approval reviewed and approved by the Commission on January 16, 2014 under Motion No. 19062. 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 January 16, 2014 under Motion No. 19062.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19062 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. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

Diligent Pursuit. 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

PARKING AND TRAFFIC

Off-Street Parking. Pursuant to Planning Code Section 150(f) and 151.1, the existing off-street vehicular parking is considered non-complying, and is subject to Planning Code Sections 180(a)(2) and 188.

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

Bicycle Parking. Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than 16 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces for the 76,000 gsf of office use.

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*