



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use – Formula retail

HEARING DATE: 11/15/2018

Record No.: **2017-016089CUA**
Project Address: **1200 IRVING STREET**
Zoning: NCD (Inner Sunset Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1737/005
Applicant: Natalie Mattei
11555 Dublin Canyon Road
Pleasanton, CA 94588
Staff Contact: David Weissglass – (415) 575-9177
David.Weissglass@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project includes the legalization of a Formula Retail Grocery Store (d.b.a. "Andronico's Community Market") that has been purchased and operated by Safeway Inc. No interior, exterior, or signage alterations are proposed as a part of this project.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for a Formula Retail Grocery Store (d.b.a. "Andronico's Community Market") in the Inner Sunset NCD Zoning District pursuant to Planning Code Sections 303, 303.1, 703.4, and 730.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** A pre-application meeting was held on September 25, 2017. To date, the Department has received no public correspondence in favor of or in opposition to the Project.
- **Performance-Based Design Guidelines.** As a Formula Retail use, the project has been reviewed for compliance with the Performance-Based Design Guidelines. No interior, exterior, or signage alterations are proposed as a part of this project. As such, the Department has determined that the project meets the Performance-Based Design Guidelines.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the project will increase the amount of linear frontage dedicated to Formula Retail, the establishment will retain the “Andronico’s Community Market” name, and no physical or operational changes are proposed. Approval of the request will allow the establishment to continue serving the community as a grocery store. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E - Project Sponsor Submittal



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 15, 2018

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San Francisco,
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Project Address: **1200 IRVING STREET**
Zoning: NCD (Inner Sunset Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1737 / 005
Project Sponsor: Natalie Mattei
11555 Dublin Canyon Road
Pleasanton, CA 94588
Property Owner: Park & Shop LLC
P.O. Box 7517
Berkeley, CA 94707
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, AND 730 TO LEGALIZE A FORMULA RETAIL GROCERY STORE AT 1200 IRVING STREET, LOT 005 IN ASSESSOR'S BLOCK 1737, WITHIN THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 18, 2017, Natalie Mattei (hereinafter "Project Sponsor") filed Application No. 2017-016089CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish a Formula Retail Grocery Store (d.b.a. "Andronico's Community Market") which was purchased by Safeway Inc. (hereinafter "Project") at 1200 Irving Street, Block 1737 Lot 005 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-016089CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 15, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-016089CUA.

The project is not defined as a project under CEQA Guidelines Sections 15060(c)(2) and 15378 because it does not result in a physical change in the environment.

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 as requested in Application No. 2017-016089CUA, 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. **Project Description.** The Project includes the legalization of a Formula Retail Sales & Services establishment (d.b.a. "Andronico's Community Market") in a 36,999 square-foot building within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The application does not include any interior, exterior, or signage alterations.
3. **Site Description and Present Use.** The Project is located on the north side of Irving Street between 14th and Funston Avenues, on Assessor's Block 1737, Lot 005. The Project Site is located within the Inner Sunset NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District. The property is developed with only the single-story grocery store and a parking lot. The grocery store will continue to operate as "Andronico's Community Market" but has begun selling Safeway brand items as well as including the Safeway trademark in the store in certain areas. The subject parcel has a width of 240 feet and a depth of 300 feet. The subject property was developed in 1959.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Sunset NCD (Neighborhood Commercial District) in the Inner Sunset neighborhood. The Inner Sunset NCD Zoning District is designed to protect the existing building scale and promote mixed-use development which is in character with adjacent buildings. The immediate context is mixed in character with commercial/residential uses along Irving Street and predominantly residential buildings along the Avenues. The adjacent blocks on Irving Street are characterized by one- to three-story mixed-use buildings with commercial on the ground floor and residential above. The Project Site is directly across the street from the St. Anne School, and is adjacent to RH-2 (Residential – House, Two Family) and RM-4 (Residential – Mixed, High Density) Zoning Districts.
5. **Public Outreach and Comments.** A pre-application meeting was held on September 25, 2017. To date, the Department has received no public correspondence in favor of or in opposition to the Project.

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

- A. **Hours of Operation.** Planning Code Section 730 states that the permitted hours of operation for a commercial use are 6:00 a.m. to 2:00 a.m. the following day, with Conditional Use Authorization required to operate between 2:00 a.m. and 6:00 a.m., as defined by Planning Code Section 102.

The current hours of operation are 7:00 a.m. to 10:00 p.m. daily, and no changes to the hours of operation are proposed. As such, the project is code compliant.

- B. **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.

The subject property is considered legally noncompliant with respect to Section 145.1 of the Planning Code as there is inadequate transparency along the Irving Street frontage. There are no changes proposed to the commercial frontage as a part of this project.

- C. **Use Size.** Planning Code Section 121.2 principally permits non-residential uses up to 5,999 square feet. Uses 6,000 square feet or larger require Conditional Use Authorization.

The subject property is considered legally noncompliant with respect to Section 121.2 of the Planning Code as the existing Grocery Store is greater than 6,000 square feet in size. There are no physical alterations proposed as a part of this project.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the existing Grocery Store is not to be altered as a part of this project. The proposal will not impact traffic or parking in the District because it will only authorize a continuation of the existing grocery store use. Allowing the continuation of this use will ensure the establishment continues to complement the mix of goods and services currently available in the district and contribute to the economic vitality of the 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 that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (2) 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 will not affect traffic patterns as it represents only a continuation of the existing grocery store use. All existing off-street parking and loading arrangements are to continue.

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

The proposed use will not generate significant noise, glare, dust, or odor. The operators will continue to ensure that noise and other external effects of the store will be kept to a minimum so as not to affect nearby residents.

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

The project will not alter the site's landscaping, open space, or lighting. No signage alterations are proposed as a part of the 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 and is consistent with objectives and policies of the General Plan as detailed below.

- D. 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 purposes of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Planning Code Section 303.1, Formula Retail uses:

- a. The existing concentration of Formula Retail uses within the District.

There are approximately 10 existing Formula Retail uses out of approximately 114 commercial storefronts within ¼-mile of the Project Site. The existing intensity of Formula Retail uses is approximately 8.77% within ¼-mile of the Project Site, which accounts for approximately 13.42% of the total linear frontage in that same vicinity. If approved, the concentration of Formula Retail uses would increase to 9.65% and the total linear frontage would increase to 24.95% within ¼-mile of the Project Site, due to the large storefront frontage on Irving Street.

There are approximately 20 existing Formula Retail uses out of approximately 262 commercial storefronts in the Inner Sunset NCD District. The existing intensity of Formula Retail uses is approximately 7.63% within the District, which accounts for approximately 14.67% of the total linear frontage in that same vicinity. If approved, the concentration of Formula Retail uses would increase to 8.02% and the total linear frontage would increase to 19.78% within the District.

- b. The availability of other similar retail uses within the District.

The Project would not represent a significant increase in the availability of other similar Retail uses. Of the 114 business storefronts surveyed within a ¼-mile radius, approximately 20 (17.54%) are similar uses (classified as Retail Sales and Services), with none of the 20 being Formula Retail. If approved, the concentration of Retail Sales and Services uses within a 300 foot radius would not change, as the project proposes a continuation of the grocery store use. Of the 262 businesses surveyed in the Inner Sunset NCD District, approximately 132 (50.38%) are similar uses, with 75 of the 262 being Formula Retail. If approved, the concentration of Retail Sales and Services uses in the District would not change, as the project proposes a continuation of the grocery store use.

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The Project proposes no interior, exterior, or signage alterations. Any future sign alterations will be required to have a permit and comply with the requirements of the Planning Code and the Formula Retail sign guidelines. While Storefront Transparency guidelines are not met, the building is considered legally nonconforming with respect to this code section. The Project is compatible within, and will have no adverse effect on, the architectural and aesthetic characters of the District.

- d. The existing retail vacancy rates within the District.

The Project will have no effect on the existing retail vacancy rate within a ¼-mile radius and within the Inner Sunset NCD District, as the Project proposes the legalization of an existing grocery store use. Within a ¼-mile radius of the Project Site, 6 of the 114 storefronts (5.26%) are currently vacant, which accounts for approximately 3.38% of the total linear frontage in the same vicinity. If approved, the vacancy rate would not change. Within the Inner Sunset NCD District, 10 of the 262 storefronts (3.82%) are currently vacant, which accounts for approximately 2.37% of the total linear frontage in the same vicinity. If approved, the District's vacancy rate would not change.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

The Project will have no effect on the concentration of neighborhood-serving uses in the immediate vicinity as well as within the District. Approximately 57 (50%) of the 114 existing Retail uses within a ¼-mile radius are considered neighborhood-serving. If approved, the concentration of neighborhood-serving uses within a ¼-mile radius will not change. Approximately 132 of the 262 (50.38%) existing Retail uses within the District are considered neighborhood-serving. If approved, the concentration of neighborhood-serving uses in the District will not change.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that 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.

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving good and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

The Project includes the legalization of a Formula Retail Grocery Store (d.b.a. "Andronico's Community Market") that has been purchased and operated by Safeway Inc. The proposed use is Formula Retail, but the existing grocery store use is to remain with no exterior or interior physical changes and no changes to the hours of operation. The establishment will continue to provide desirable services to the neighborhood and resident employment opportunities to those in the community. The establishment will keep the "Andronico's Community Market" name on all exterior signage and still be referred to as such. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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 complies 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 will retain a neighborhood-serving retail use in the Inner Sunset neighborhood. The project proposes no interior or exterior alterations and the establishment's operations are not to be altered as a part of this project.

- 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 site does possess any existing housing. The Project is not anticipated to adversely affect the character or diversity of the neighborhood. No exterior alterations are proposed.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project Site is well-served by nearby public transportation options. The Project is within ¼-mile radius of the 44, 7, 7R, 7X, and N Muni lines. It is presumable that the employees would commute by transit, bike, or foot thereby mitigating possible effects on street parking. The site also has a large parking lot behind the building fronting on Irving Street, further mitigating effects on street parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace or adversely affect any service sector or industrial businesses. The Project will not affect industrial or service sector uses or related employment opportunities.

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

The Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

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 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. 2017-016089CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 25, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 15, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 15, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the Legalization of a Formula Retail Sales and Services Use (d.b.a. "Andronico's Community Market"), which has been purchased and operated by Safeway Inc., located at 1200 Irving Street, Block 1737, Lot 005 pursuant to Planning Code Section(s) **303, 303.1, 703.4, and 730** within the **Inner Sunset Neighborhood Commercial (NCD)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **November 25, 2017**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-016089CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 25, 2018** under Motion No **XXXXXX**. 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 **November 15, 2018** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** 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.** 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
2. **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
3. **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
4. **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
5. **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

MONITORING - AFTER ENTITLEMENT

6. **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
7. **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

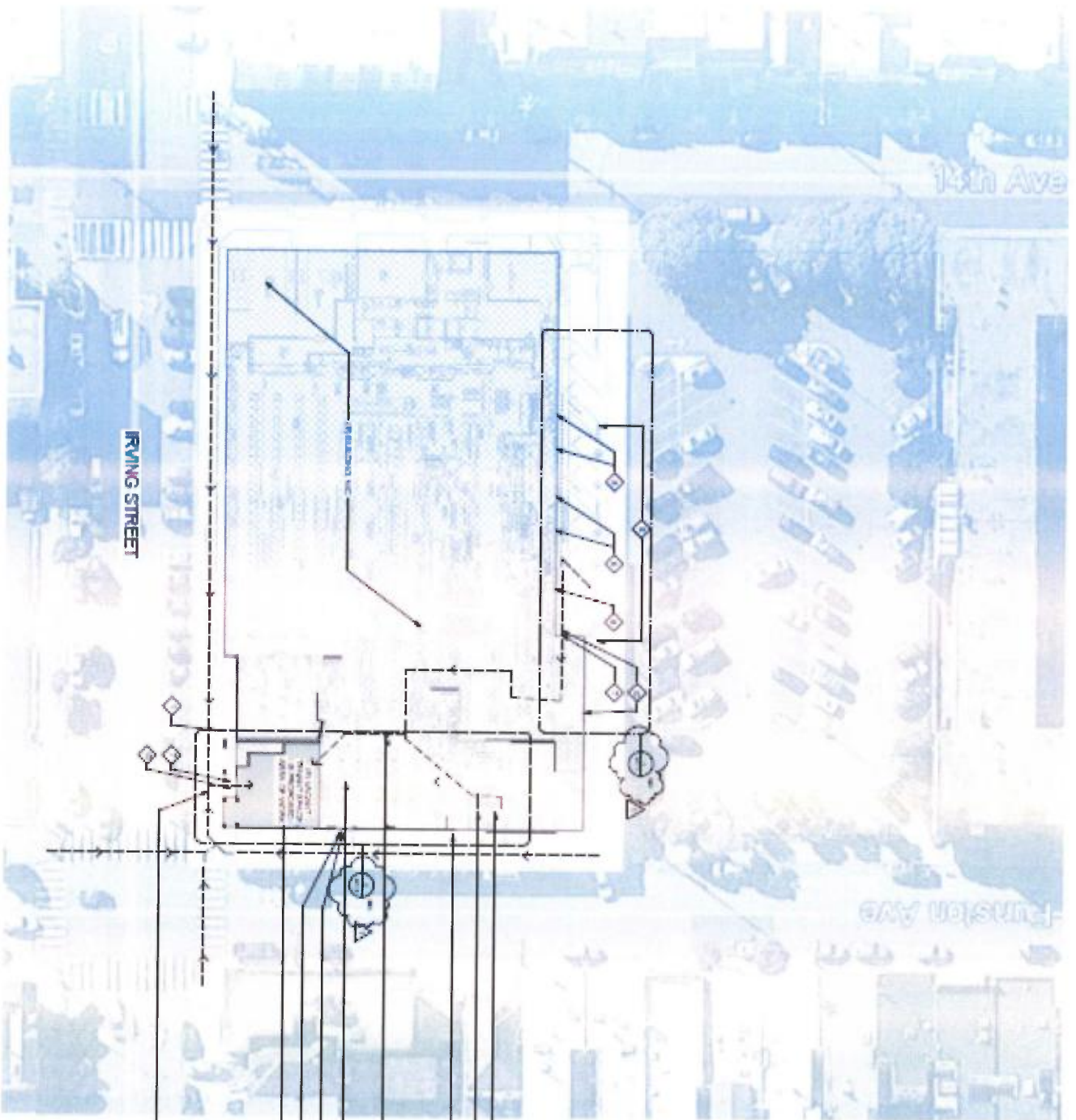
8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
9. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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
10. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

Motion No. xxxxx
November 8, 2018

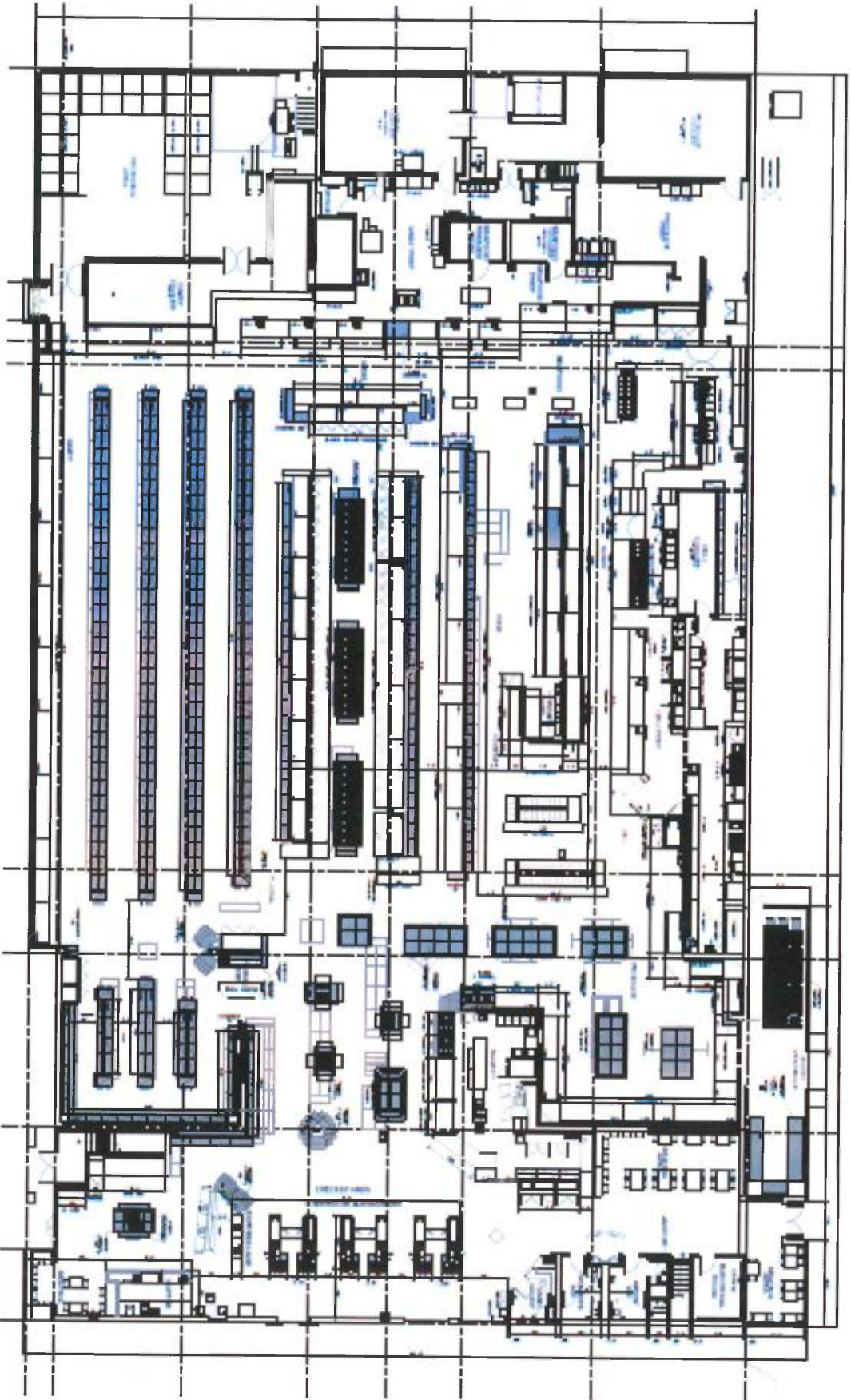
RECORD NO. 2017-016089CUA
1200 Irving Street

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

Existing Site Plan
1200 Irving Street
Nov 15, 2017



Existing Floor Plan
1200 Irving Street
Nov 15, 2017



Elevations / Photographs
North Elevation
1200 Irving Street
Nov 15, 2017





East elevation, looking south on Funston



East elevation, looking north on Funston

Elevations / Photographs
East Elevation (Funston)
1200 Irving Street
Nov 15, 2017



East elevation, looking south on Funston



South elevation, looking north at Irving & Funston

Elevations / Photographs
South Elevation (Irving)
1200 Irving Street
Nov 15, 2017



South elevation, looking north at Irving & 14th



Elevations / Photographs
West Elevation (14th Ave)
1200 Irving Street
Nov 15, 2017

West elevation, looking southeast on 14th



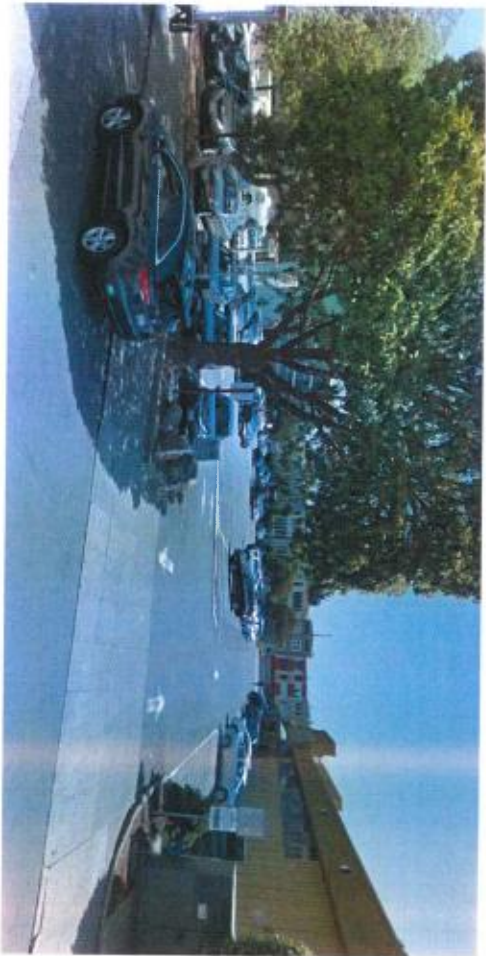
West elevation, looking north on 14th



West elevation, looking south on 14th



Driveway to parking lot, looking north on Funston



Driveway to parking lot, looking east on 14th



Parking lot, looking south on Funston

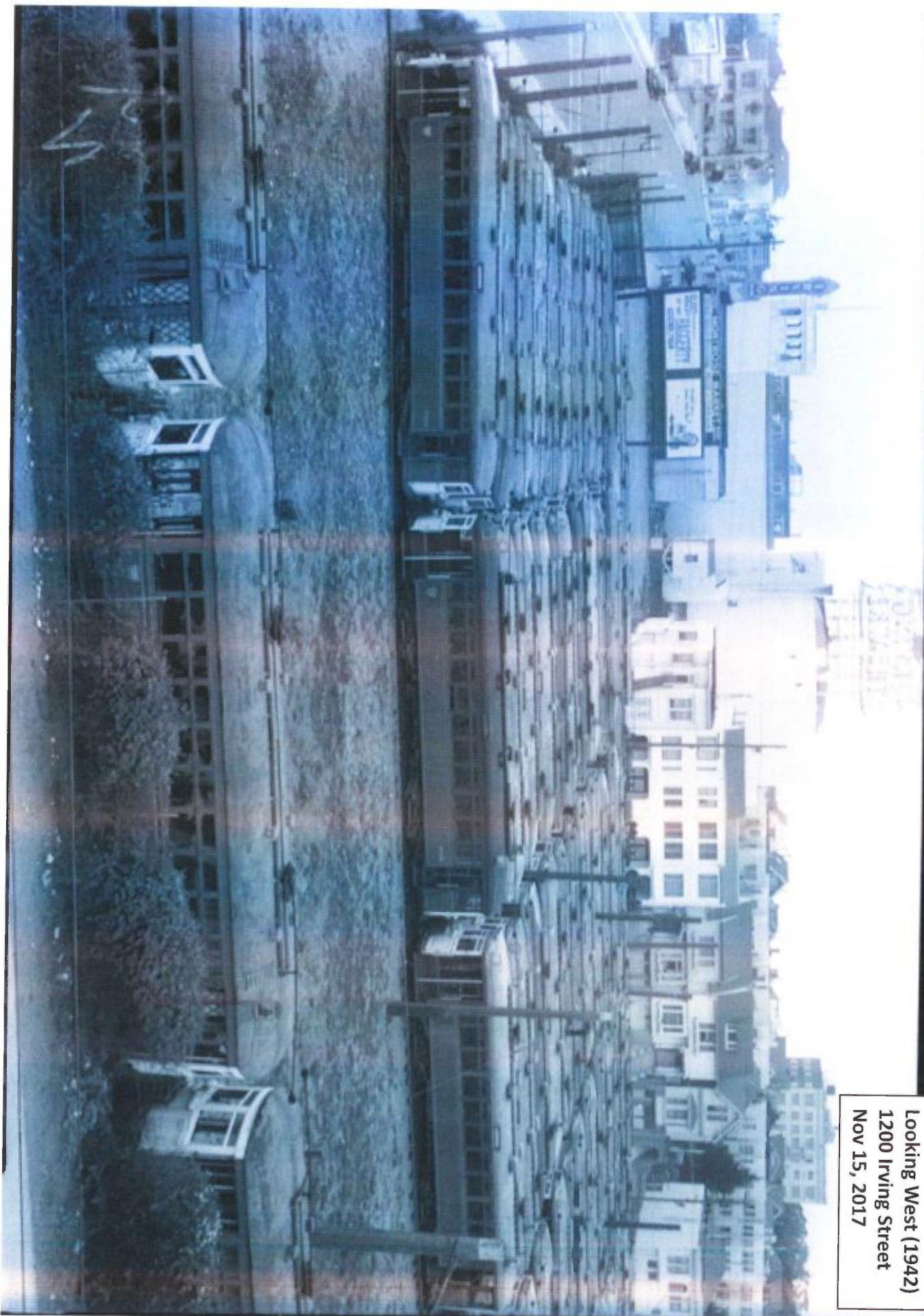


Parking lot, looking south on 14th

Elevations / Photographs
 Parking Lot
 1200 Irving Street
 Nov 15, 2017

A-7326 8-7-42

Historical Photo
Looking West (1942)
1200 Irving Street
Nov 15, 2017



Block Book Map

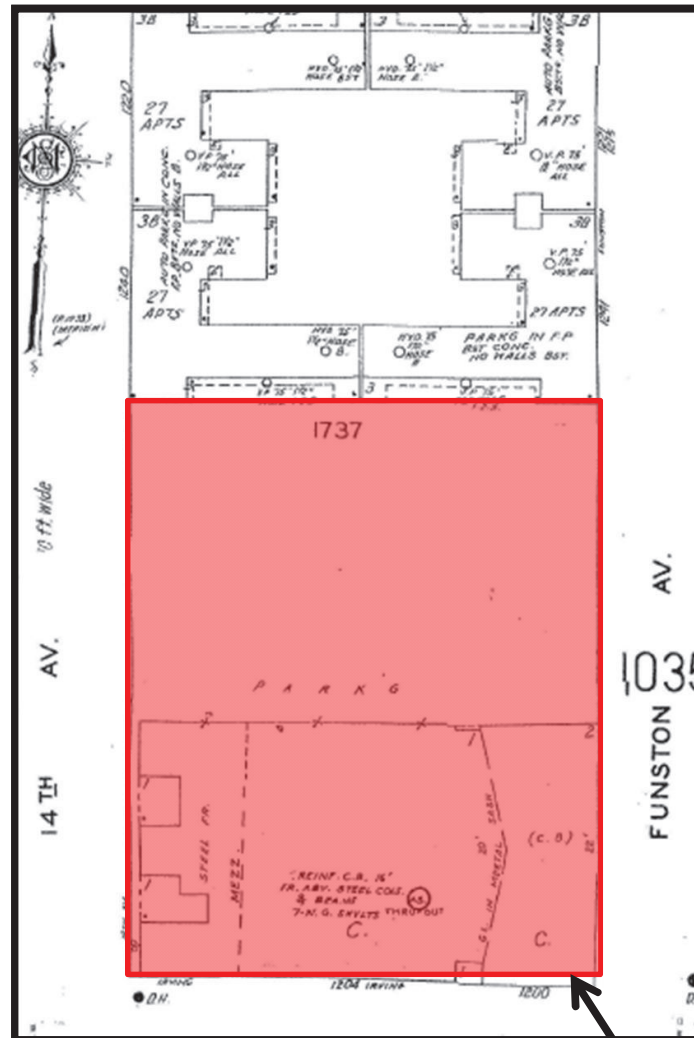


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-016089CUA
1200 Irving Street
Block 1737 Lot 005

Sanborn Map



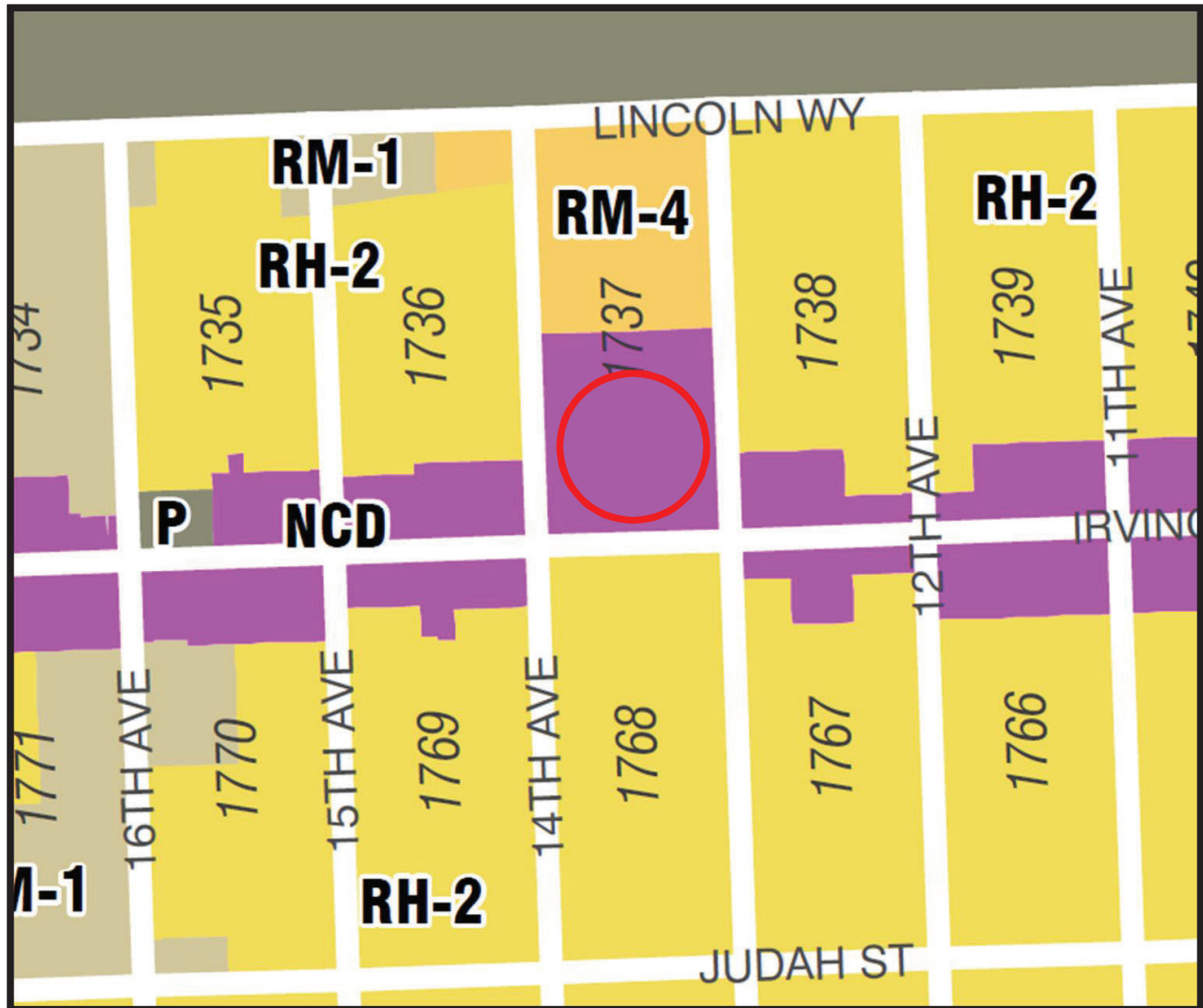
SUBJECT PROPERTY

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Conditional Use Hearing
Case Number 2017-016089CUA
1200 Irving Street
Block 1737 Lot 005

Zoning Map

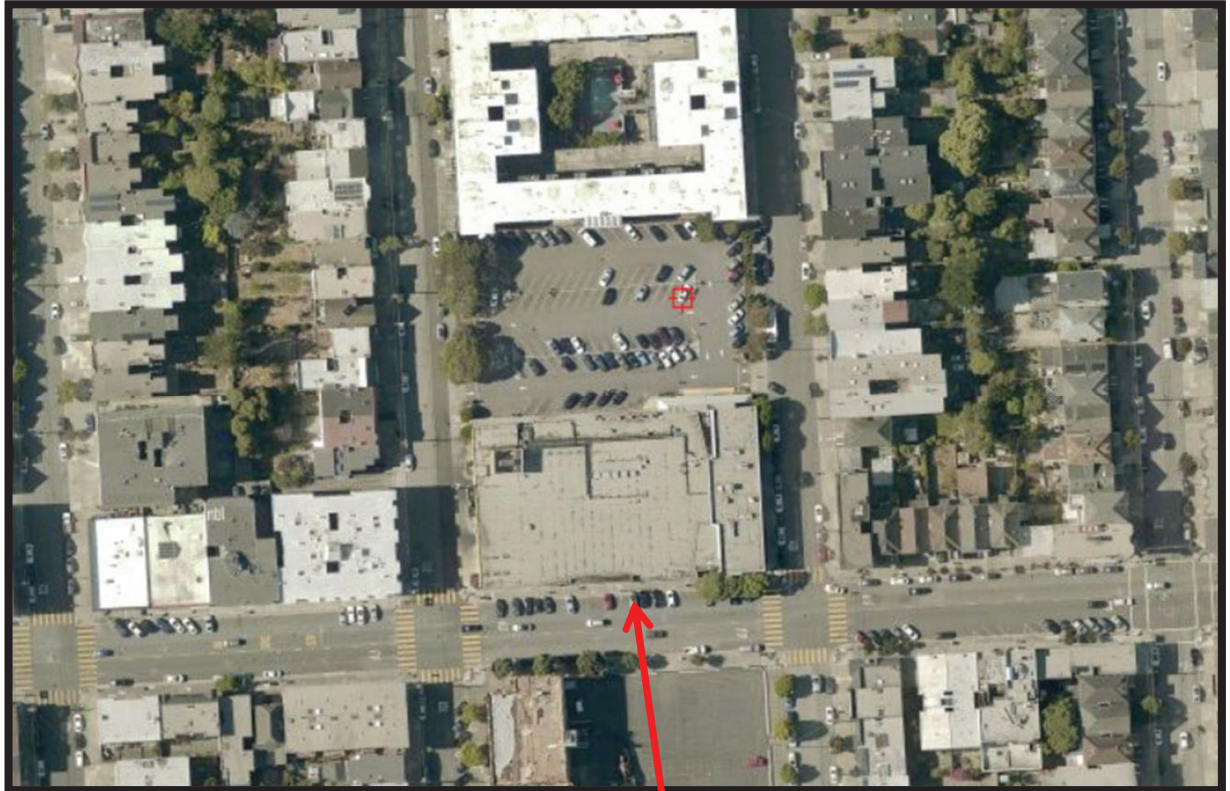


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Conditional Use Hearing
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1200 Irving Street
Block 1737 Lot 005

Aerial Photo



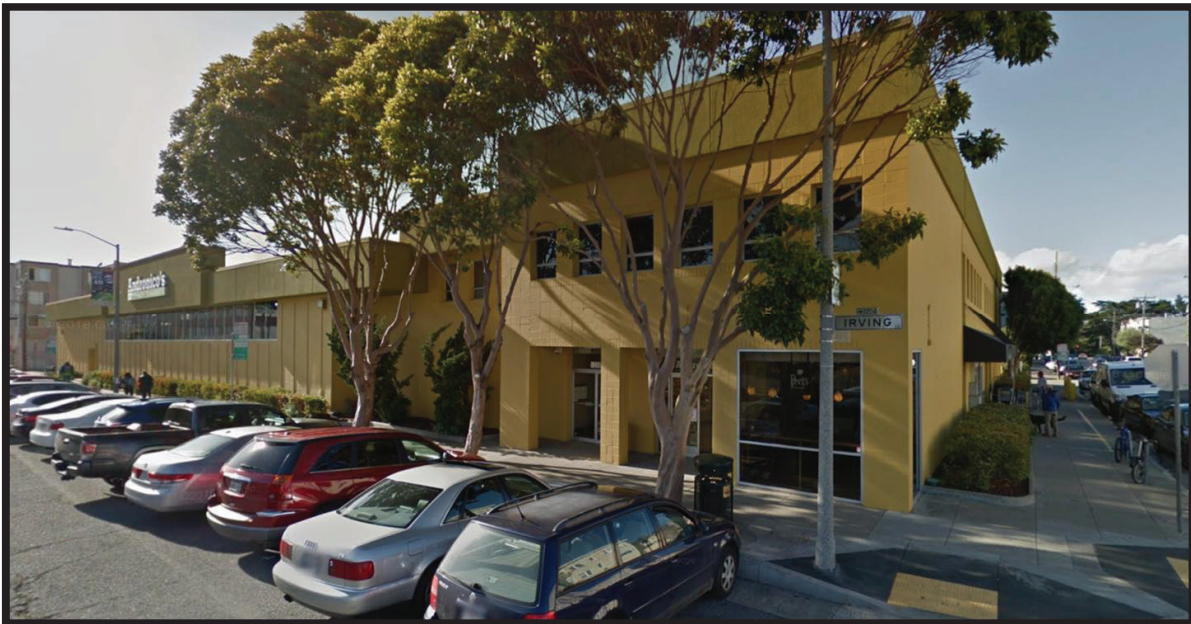
**SUBJECT
PROPERTY**

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Site Photo



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