



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 10, 2019
CONTINUED FROM THE NOVEMBER 29, 2018

Date: January 3, 2019
Record No.: **2017-007943CUA**
Project Address: **3848 24TH STEET**
Zoning: NCD 24th Street- Noe Valley (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 3651/022
Applicant: Rachel Swan
3848 24th Street
San Francisco, CA 94114
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is for the legalization of an existing real estate brokerage (d.b.a. "The Agency") within an approximately 903 square-foot tenant space located at the ground floor of a three-story mixed-use building. The subject tenant space was previously occupied by a glass retail store (d.b.a. "Cradle of the Sun") in 2016. No exterior and interior alterations of the subject tenant space are proposed. The proposed real estate brokerage (d.b.a. "The Agency") will operate between the hours of 9 A.M. and 5:30 P.M. Monday through Friday, and 10 A.M. and 4 P.M. on Saturday and Sunday.

BACKGROUND

On June 25, 2017, the Applicant filed Application No. 2017-007943CUA with the Planning Department for a Conditional Use Authorization to legalize an existing real estate brokerage (d.b.a. "The Agency") at the ground floor of an existing three-story mixed-use building within the NCD 24th Street- Noe Valley (Neighborhood Commercial District) and the 40-X Height and Bulk District.

On November 29, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-007943CUA. After hearing the item, the Commission voted to continue the item to the January 10, 2019 hearing date and requested the attendance of the Applicant at the January 10th hearing date.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must adopt the attached Draft Motion pursuant to Planning Code Sections 303 and 728 for the establishment of a real estate brokerage use located at the ground floor of an existing three-story mixed-use building.

ISSUES AND OTHER CONSIDERATIONS

- **Vacancy Rate.** Based on a survey conducted in December of 2018, there are currently 14 vacant commercial storefronts within the 24th Street-Noe Valley commercial corridor and a vacancy rate of 8.2 percent.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will provide a service that both enhances and reinforces the neighborhood's existing commercial corridor. Additionally, the Project will not displace an existing neighborhood serving retail use, but rather provide new business and job opportunities to the neighborhood. The Department also 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.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion – Conditional Use Authorization
Exhibit A



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 29, 2018

Record No.: **2017-007943CUA**
Project Address: **3848 24TH STREET**
Zoning: NCD- 24th Street-Noe Valley (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 3651/022
Project Sponsor: Rachel Swan
3848 24th Street
San Francisco, CA 94114
Property Owner: Iglesias Properties, LLC
Santa Cruz, CA 95060
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 728 TO LEGALIZE AN EXISTING REAL ESTATE BROKERAGE (D.B.A. "THE AGENCY") AT THE GROUND FLOOR OF AN EXISTING THREE-STORY MIXED-USE BUILDING LOCATED WITHIN THE 24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND 40-X BULK AND HEIGHT DISTRICT.

PREAMBLE

On June 25, 2017, Rachel Swan (hereinafter "Project Sponsor") filed Application No. 2017-007943CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to legalize an existing real estate brokerage (d.b.a. "The Agency") at the ground floor of an existing three-story mixed-use building (hereinafter "Project") at 3848 24th Street, Block 3651, Lot 022 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-007943CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 29, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-007943CUA.

The Project is exempt from California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-007943CUA, 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 proposal is for the legalization of an existing real estate brokerage (d.b.a. "The Agency") within an approximately 903 square-foot tenant space located at the ground floor of a three-story mixed-use building. The subject tenant space was previously occupied by a glass retail store (d.b.a. "Cradle of the Sun") in 2016. No exterior and interior alterations of the subject tenant space are proposed. The proposed real estate brokerage (d.b.a. "The Agency") will operate between the hours of 9 A.M. and 5 P.M. Monday through Friday, and 10 A.M. and 4 P.M. on Saturday and Sunday.
3. **Site Description and Present Use.** The 1,875 square-foot property is located on the north side of 24th Street, between Vicksburg and Church Streets; Lot 022 of Assessor's Block 3651. The subject property is developed with a three-story mixed-used building which measures 75 feet in length and 25 feet in width. The approximately 5,125 square-foot building consists of one commercial tenant space located at the ground floor and four dwelling units located at remainder upper two floors. The subject building, constructed in 1910, is located within the 24th Street Commercial Corridor Historic District and is considered a Historical Resource "Class A" per the California Environmental Quality Act (CEQA). The subject tenant space is currently occupied by the proposed business (d.b.a. "The Agency"). Previously, the tenant space was occupied by a glass retail store (d.b.a. "Cradle of the Sun") for over 33 years until their departure in 2016.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the 24th Street-Noe Valley Neighborhood Commercial (NCD) Zoning District, the 40-X Height and Bulk District, and the Noe Valley neighborhood, adjacent to the Mission and Castro/Upper Market neighborhoods. The 24th Street-Noe Valley Neighborhood Commercial (NCD) Zoning District is located to the south, west, and east of the subject property, and the Residential-House, Two Family (RH-2) Zoning District is located to the north of the property.

The immediate neighborhood includes single-to-three story residential, commercial, and mixed-use developments with mixed-use developments consisting of commercial tenant spaces at the

ground-floor and residential units located at the remainder floors. The neighborhood includes a mix of land-uses including residential, retail, restaurants, gym, and personal service.

5. **Public Outreach and Comments.** The Project Sponsor completed a Pre-Application Meeting on January 11, 2018 at the subject property. Forty-four members of the public attended the Pre-Application Meeting. No public comments were expressed and recorded as part of the completion of the Pre-Application Meeting. To date, the Department has received 24 correspondences in support and 20 correspondences in opposition of the Project. Members of the public expressing opposition of the Project state concerns with regards to the Project's lack of neighborhood and daily serving characteristic and its lack of ability to increase the neighborhood's foot traffic.
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 728 principally permits business hours between 6 A.M. and 2 A.M. Operation outside of the listed business hours requires the issuance of a Conditional Use Authorization.

The proposed business (d.b.a. "The Agency") will operate within the principally permitted hours of operation. The proposed business hours are Monday through Friday 9 A.M. - 5 P.M., and Saturday through Sunday 10 A.M. - 4 P.M.; therefore, the Project complies with Planning Code Section 728.

- B. **Use Size.** Planning Code Section 728 principally permits non-residential uses up to occupy 2,499 square feet of area. Non-residential uses occupying equal to or more than 2,500 square feet of area require the issuance of a Conditional Use Authorization.

The subject tenant space is approximately 903 square feet in area and does not require the issuance of Conditional Use Authorization for use-size.

- C. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires in NC Districts containing specific uses, including retail stores, that building lobbies do not exceed 40 feet of building frontage, that parking entrances are no more than 20 feet wide, that ground floors have a minimum 14-foot floor-to-floor height, active uses are provided within the first 25 feet of building depth on the ground floor, and that the ground floor non-residential street frontage be at least 60% transparent in order to 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 decorated grille work, other than wire mesh, which is placed in front or behind ground floor windows, shall be at least 75 percent open to perpendicular view.

The Project will preserve an approximately 903 square-foot tenant space and active storefront, pursuant to Planning Code Section 145.1(c)(3). Additionally, the Project will maintain the

storefront's existing interior visibility. The subject tenant space spans approximately 35 linear feet of frontage along Vicksburg Street and 25 linear feet of frontage along 24th Street approximately all of which is devoted to either the space's entrance or visually open areas. There are no exterior alterations proposed to the existing commercial frontage.

D. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code.

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 proposed legalization of an existing real estate brokerage will provide a compatible development that is both necessary and desirable for the neighborhood. While not altering the character of the existing building or neighborhood, the Project will preserve and reactivate an existing commercial tenant space along a vibrant commercial corridor, complement the mix of goods and services currently available in the neighborhood, and maintain business and job opportunities for the residents 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 Project will not alter the height and bulk of the existing building. No exterior or interior alterations of the subject building are proposed.

(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 is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability. The subject property is located along 24th Street and is well served by public transportation; the 48-bus line runs along 24th Street and the J-Muni line is located one-block east of the Project site. Furthermore, no on-street parking spaces will be removed as part of the Project.

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

The Project will not generate noxious or offensive emissions such as noise, glare, dust, or odor.

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

The Project does not require any additional landscaping or screening, and no new off-street parking spaces, loading spaces, open spaces, or service areas are proposed at the subject property. Any proposed signage will be subject to the review and approval of the Planning Department in compliance with the Planning Code.

- 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 Project is consistent with the stated purpose of the 24th Street- Noe Valley Neighborhood Commercial District (NCD) in that the intended use will be a compatible commercial use and will be located at the ground floor of an existing mixed-use building.

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

COMMERCE AND INDUSTRY ELEMENT

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 1.2

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

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 goods 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 economic and technological innovation in the marketplace and society.

Policy 6.3

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

The Project will preserve and maintain an existing commercial tenant space within an existing vibrant commercial corridor without displacing an existing tenant. Additionally, the Project will enhance and reinforce the neighborhood's existing commercial corridor and provide the neighborhood with new business and job opportunities without altering the existing building or neighborhood's character. The proposed real estate brokerage use will provide a compatible use to the neighborhood's exiting mix of goods and services.

9. **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 not remove an existing neighborhood serving retail use; the subject tenant space is currently occupied by the proposed business. Rather, the Project will enhance and provide a retail use, job opportunities, and business opportunities to the residents of the neighborhood. Furthermore, the Project will introduce new patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

- 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 the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The proposal will preserve an existing commercial tenant space in the neighborhood while not altering the character of the subject building.

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

The Project will not affect the City's supply of affordable housing; no affordable housing will be removed. The Project proposes the legalization of a real estate brokerage at an existing commercial tenant space.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located along 24th Street which is served by the 48-bus line and is located one block east of Church Street which is served by the J-Muni line. On-street metered parking is available for those patrons that do choose to drive to the area.

- 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 sectors due to commercial office development; the subject tenant space is currently occupied by the proposed business (d.b.a. "The Agency"). Instead, the Project will maintain business and job opportunities in the neighborhood.

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

The Project is designed and altered to conform to the structural and seismic safety requirements of the Building Code. The Project will not impact the subject property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building is located within the 24th Street Commercial Corridor Historic District, however, no exterior alterations are proposed to the subject building.

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

The Project will not have impacts on existing parks and open spaces and their access to sunlight and vistas.

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 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 Authorization Application No. 2017-007943CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 16, 2018, 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 29, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 29, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use for the legalization of an existing real estate brokerage (d.b.a. "The Agency") at the ground floor of an existing three-story mixed-use building located at 3848 24th Street, Block 3651, Lot 022, pursuant to Planning Code Sections 303 and 728, and within the 24th Street-Noe Valley Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District; in general conformance with plans, dated November 16, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2017-007943CUA and subject to conditions of approval reviewed and approved by the Commission on November 29, 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 29, 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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

7. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

MONITORING - AFTER ENTITLEMENT

8. **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

9. **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

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

11. **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>

12. **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