



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 24, 2019  
CONTINUED FROM DECEMBER 20, 2018  
CONSENT CALENDAR

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

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

*Record No.:* 2018-011935CUA  
*Project Address:* 2505 THIRD STREET  
*Zoning:* [PDR-1-G](#) (Production, Distribution & Repair -1 – General) Zoning District  
[Innovative Industries](#) Special Use District  
68-X Height and Bulk District  
*Block/Lot:* 4173/001  
*Applicant:* Dick Cantwell  
2505 Third Street  
San Francisco, CA 94107  
*Staff Contact:* Michael Christensen – 415-575-8742  
[Michael.christensen@sfgov.org](mailto:Michael.christensen@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project includes the conversion of approximately 3,382 square feet of space from an existing brewery to expand an existing Restaurant and Brewpub. The project would result in a Retail Sales and Service use with a total size of 6,798 square feet.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to authorize the establishment of a Retail Sales and Service use greater than 3,999 square feet in size within the PDR-1-G Zoning District and the Innovative Industries Special Use District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** No comments have been received regarding this proposal.
- **Retention of PDR.** Although the project results in a reduction of 3,382 square feet of PDR use at the site, the space in question was last used as a Warehouse and the existing PDR tenant, Magnolia Brewing, will maintain brewing operations at the space after the Project.
- **Use Size.** The Conditional Use Authorization is required for the establishment of a Retail Sales and Service use greater than 3,999 square feet in size. The proposed use operating in conjunction with the existing production use at the site requires additional space than a typical Retail Sales and Service use.





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## Planning Commission Draft Motion

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*Applicant:* Dick Cantwell  
2505 Third Street  
San Francisco, CA 94107  
*Property Owner:* American Industrial Center South  
2345 3<sup>rd</sup> Street  
San Francisco, CA 94107  
*Staff Contact:* Michael Christensen – 415-575-8742  
[Michael.christensen@sfgov.org](mailto:Michael.christensen@sfgov.org)

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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.3, 249.37 AND 303, TO ALLOW THE ESTABLISHMENT OF A RETAIL SALES AND SERVICE USE GREATER THAN 3,999 SQUARE FEET IN SIZE AS PART OF A PROJECT THAT WOULD CONVERT APPROXIMATELY 3,382 SQUARE FEET OF SPACE IN AN EXISTING BREWERY AND WAREHOUSE TO EXPAND AN EXISTING RESTAURANT AND BREWPUB, LOCATED AT 2505 THIRD STREET, LOT 001 IN ASSESSOR'S BLOCK 4173, WITHIN THE PDR-1-G (PRODUCTION, DISTRIBUTION & REPAIR – 1 – GENERAL) ZONING DISTRICT, THE INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT, AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On October 15, 2018, Dick Cantwell of Magnolia Brewing Company (hereinafter "Project Sponsor") filed Application No. 2018-011935CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 6,798 square foot Retail Sales and Service use (hereinafter "Project") at 2505 Third Street, Block 4173, Lot 001 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011935CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On December 20, 2018 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011935CUA. At this public hearing, the Commission continued the Application to the public hearing on January 24, 2019.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-011935CUA, 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 conversion of approximately 3,382 square feet of space from an existing brewery to expand an existing Restaurant and Brewpub. The project would result in a Retail Sales and Service use with a total size of 6,798 square feet.
3. **Site Description and Present Use.** The Project is located on a large, full block lot that is 160,161 square feet in size, developed with a three-story mixed-use industrial complex occupied by a mix of retail, PDR, and office uses, known as the American Industrial Center (AIC).
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-G Zoning District in the Central Waterfront Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. The immediate neighborhood includes two to three story residential and small commercial development to the west, industrial development to the north and south, and the Pier 70 Mixed-Use Project to the east.
5. **Public Outreach and Comments.** The Department has not received any comment on the proposed 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. **Use.** The proposed Restaurant and Bar uses are principally permitted as Retail Sales and Service uses. The existing brewery use is a principally permitted use of the property.
  - B. **Use Size.** Planning Code Section 249.37 states that Retail Sales and Service uses are subject to the use size limits of Planning Code Section 843.45 within the Innovative Industries Special Use District.

Planning Code Section 843.45 requires Conditional Use Authorization for the establishment of a Retail Sales and Service use greater than 3,999 square feet in size.

*The Project Sponsor proposes a 6,798 square foot Retail Sales and Service use at the site and thus has applied for a Conditional Use Authorization to permit the establishment of the use.*

- C. **Bicycle Parking.** Planning Code Section 155.2 requires one Class One bicycle parking space for each 7,500 square feet of occupied floor area for a Retail Sales and Service use. Additionally, the Section requires one Class Two bicycle parking space for each 2,500 square feet of occupied floor area for a Retail Sales and Service use.

*The Project will provide one Class One bicycle parking space and three Class Two bicycle parking spaces as required by the Section prior to approval of a building permit to establish the use.*

- D. **Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 requires payment of the Eastern Neighborhoods Infrastructure Impact Fee for projects which propose the addition of non-residential use in excess of 800 square feet within an existing structure.

*The Project will be assessed the Eastern Neighborhoods Infrastructure Impact Fee at the time of building permit approval.*

- E. **Transportation Sustainability Fee.** Planning Code Section 411A requires payment of the Transportation Sustainability Fee for projects which propose a Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF or TIDF.

*The Project will be assessed the Transportation Sustainability Fee at the time of building permit approval.*

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 use is in keeping with the Innovative Industries Special Use District and provides an eating and drinking venue which will provide a necessary and desirable use for the growing Dogpatch neighborhood. In addition, the proposed use incorporates both PDR and Non-Residential elements, thus maintaining consistency with the surrounding neighborhood.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project 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 Planning Code does not require parking or loading for the proposed use in the PDR-1-G Zoning District, and the site is very well served by transit, being directly adjacent to the T-Third Street Light Rail Line. Thus, the project will not impact 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.*

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

*The proposed use is subject to the standard conditions of approval for full-service restaurants as outlined in Exhibit A.*

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

*The proposal does not include any exterior changes to the existing building.*

- 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 Use District.

*While the PDR-1-G Zoning District generally limits the amount of Retail Sales and Service uses, the Innovative Industries Special Use District permits such uses to encourage the establishment of innovative businesses in the City. A combination of brewing production, storage, and Retail Sales and Service uses allows the existing tenant, Magnolia Brewing, to remain competitive and innovate in the City.*

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 4**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

#### **POLICY 4.2**

Promote and attract those economic activities with potential benefit to the City.

#### **POLICY 4.3**

Carefully consider public actions that displace existing viable industrial firms.

*The proposed use converts a portion of existing warehouse space to a Retail Sales and Service use. However, the use will continue to operate as a component part of Magnolia Brewing, which will continue PDR activities at the site including manufacturing and storage of products. As such, while the project reduces the amount of PDR use at the site, it does not displace an existing viable industrial firm and promotes the retention and success of an existing one.*

## **CENTRAL WATERFRONT AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 1.1**

ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT TO A MORE MIXED-USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD

#### **POLICY 1.1.2**

Revise land use controls in formerly industrial areas outside the core Central Waterfront industrial area, to create new mixed-use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development, while protecting against the wholesale displacement of PDR uses.

#### **POLICY 1.1.9**

Permit and encourage greater retail uses on the ground floor on parcels that front 3rd Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

*The proposed use supports the transition of the Central Waterfront to a more mixed-use character by providing a necessary and desirable use that activates a key space directly along the Third Street corridor while retaining the PDR activity that is occurring at the site.*

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 proposed use allows a neighborhood serving retail use to expand. The expansion of an existing local business will provide new opportunity for resident employment and ownership.*

- 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 and does not impact existing housing in the area. The project does not change the exterior appearance of the existing building, conserving neighborhood character.*

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

*The Project does not currently possess any existing affordable housing.*

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

*The Project Site is very well served by MUNI transit service, being directly adjacent to the T-Third Street Light Rail Line.*

- 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 does not include commercial office development.*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, 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 does not change the bulk or exterior of the existing building.*

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. 2018-011935CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 29, 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 January 24, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a Retail Sales and Service use greater than 3,999 square feet in size (d.b.a. **Magnolia Brewing**) located at 2505 Third Street, Block 4173, and Lot 001 pursuant to Planning Code Section(s) **210.3, 249.37, and 303** within the **PDR-1-G** District, the Innovative Industries Special Use District, and a **68-X** Height and Bulk District; in general conformance with plans, dated **October 29, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-011935CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 24, 2019** 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 **January 24, 2019** 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

6. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 1 Class 1 and 3 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at

[bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

7. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

9. **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](http://www.sf-planning.org)*

10. **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](http://www.sf-planning.org)*

## OPERATION

11. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the

operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.*

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org).*

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- D. 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>.*

12. **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>*

13. **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](http://www.sf-planning.org)*

14. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*