



# SAN FRANCISCO PLANNING DEPARTMENT

---

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. 18683 HEARING DATE: AUGUST 9, 2012

*Date:* August 2, 2012  
*Case No.:* **2012.0592C**  
*Project Address:* **2501 3rd STREET**  
*Zoning:* PDR-1-G (General)  
68-X Height and Bulk District  
Innovative Industries Special Use District  
*Block/Lot:* 4173/001  
*Project Sponsor:* Mark Melvin, Touchstone Climbing  
32 Heather Way  
Larkspur, CA 94939  
*Staff Contact:* Ben Fu – (415) 558-6613  
ben.fu@sfgov.org

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 249.37 AND 843.45 FOR THE ESTABLISHMENT OF AN EXERCISE FACILITY (D.B.A. TOUCHSTONE CLIMBING), WITHIN THE PDR-1-G (GENERAL) DISTRICT AND 68-X HEIGHT AND BULK DISTRICT, AND THE INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.**

### **PREAMBLE**

On May 3, 2012, Mark Melvin (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 249.37 and 843.45 for the establishment of an exercise facility (d.b.a. Touchstone Climbing), within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District.

On August 9, 2012, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0592C.

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines as described in

the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0592C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the east side of 3<sup>rd</sup> Street, between 22<sup>nd</sup> and 23<sup>rd</sup> Streets. The property is a through-lot that also fronts Illinois Street. The property is located within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District. The property is developed with a three-story, full-lot coverage, industrial use building (American Industrial Center) of approximately 480,000 square feet of space. The subject space is on the ground floor of a former wine production use, with approximately 98'-6" of frontage both 3<sup>rd</sup> and Illinois Streets.
3. **Surrounding Properties and Neighborhood.** The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in a PDR zoning district. Residential uses are also present. The Third Street median contains the T-Third Street light rail line. The subject building covers nearly 2/3 of entire block with the remaining space a surface parking lot. Buildings across the street range from one to five stories, most with residential over ground floor retail. The area east of Illinois Street and approximately three blocks away from the project site consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the adjacent block faces range from one to five stories, and approximately 15 to 65 feet in height.

The topography in the area slopes downwards from Potrero Hill on the west to the San Francisco Bay to the east. 3<sup>rd</sup> Street is at the bottom of Potrero Hill, although the topography continues to drop approximately 12 feet in elevation across the project site from 3<sup>rd</sup> Street to Illinois Street.

4. **Project Description.** The project proposes to convert an existing 17,500 square feet of space on the ground floor of a building of approximately 480,000 square feet into a climbing gym.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposed use is a neighborhood-serving use.

Touchstone Climbing was founded as a San Francisco business, in its current location at 19th and Harrison Streets in 1995, under the business name of Mission Cliffs . Mission Cliffs is a multi-activity fitness club and is an icon of indoor climbing throughout the world. Touchstone Climbing is dedicated to creating innovative and exciting indoor rock climbing centers. The gyms offer the opportunity for climbers of all abilities to challenge and enjoy themselves in a fun and safe environment.

5. **Public Comment.** The Department has received no comments from members of the public regarding the proposal.
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. **Retail Controls in the PDR-1-G District and the Innovative Industries Special Use District (SUD).** In the PDR-1-G District, up to 4,000 gross square feet (gsf) of retail use are permitted per use in the Innovative Industries Special Use District (as defined in Planning Code Sections 249.37 and 843.45). A Conditional Use (CU) authorization is required for exceeding 4,000 gsf of retail use.

*The project proposes the conversion of a vacant ground floor space of approximately 17,500 gsf into a climbing gym, dba Touchstone Climbing. The proposed use is neighborhood serving and provides an active storefront in a vacant and underutilized space.*

- B. **Parking.** Planning Code Section 151.1 does not require off-street parking for any commercial use located within the PDR-1-G District.

*The Subject Property is located within the PDR-1-G District and does not propose new off-street parking of any type. There are no existing off-street parking spaces provided within the building.*

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

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

*Much of the district is mixed-use in character. The subject area is home to a unique mixture of activities which includes PDR businesses, as well as offices, housing, retail and other uses. The proposed project is desirable because it would occupy a vacant space and provide an active storefront*

*for a use that has proven desirable and appropriate for the City and similar neighborhoods. Furthermore, the project serves a predominately local clientele*

*The project is compatible with the immediate neighborhood, an area that acts as a buffer between the PDR districts to the north and east and the residential districts to the south and west. The area contains mostly mixed-use buildings with uses including office, retail, housing, and various light industrial uses.*

*The scale of the project is relatively modest in terms of full fitness facilities. While the proposed 17,500 square feet is larger than boutique fitness centers, it is smaller than the average health clubs that support more than a fringe group of users in U.S. Furthermore, the project does not propose an expansion to the existing building envelope; rather it proposes to improve accessibility (ADA compliance) to the subject site by providing a new storefront that is in character with renovations performed in the immediate neighborhood, and consistent with the Secretary of Interior Standards for historic buildings.*

- 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:

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

*The proposed project will operate within the existing building envelope and is in keeping with the existing size and scale of uses located in the immediate industrial area.*

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

*The Planning Code does not require new off-street parking for retail uses within the PDR-1-G District. The Eastern Neighborhoods Mixed Use Districts have eliminated minimum off-street parking requirements in new commercial developments, while continuing to permit reasonable amounts of parking if desired.*

*The project site is located immediately adjacent to the T-Third Street MUNI Metro Line and a block away from MUNI Lines 22 and 48. Bicycle use is also a desirable alternative to the automobile as a means of urban transportation in San Francisco. It can successfully be used for most transportation needs, including commuting, shopping, errands, and recreation. Bicycle use is a practical and economical transportation alternative which produces no emissions or noise. In addition, each bicycle user enjoys health benefits through increased physical activity. The project proposes ample interior bike parking spaces to accommodate up to 40 bikes.*

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

*The gym operation is not expected to generate noxious or offensive emissions such as noise, glare dust and odor. The gym is located within an industrial area, and operates within enclosed building walls.*

- iv. 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 propose an expansion to the existing building shell; rather it proposes to improve accessibility (ADA compliance) to the subject site by providing a new storefront that is in character with renovations done in the immediate neighborhood.*

- 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.*

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

## **NEIGHBORHOOD COMMERCE**

### **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.

*The proposed development will provide a necessary and desirable service to both the immediate and greater neighborhoods. Further, the proposed project is consistent with the stated purpose of the*

*PDR-1-G District in that the intended use maintains all characteristics of the existing building and preserves the commercial and industrial nature of the area.*

**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.

*The Project will reuse and retain the existing building and thereby enhancing the diverse economic base of 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.

*No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**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 proposed use is a neighborhood serving use. This is not a Formula Retail use.*

## **TRANSPORTATION ELEMENT**

### **Objectives and Policies**

**OBJECTIVE 1:**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA

**Policy 1.3**

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

*The project site is located immediately adjacent to the T-Third Street MUNI Metro Line and a block away from MUNI Lines 22 and 48. Bicycle use is also a desirable alternative to the automobile as a means of urban transportation in San Francisco. It can successfully be used for most transportation needs, including commuting, shopping, errands, and recreation. Bicycle use is a practical and economical transportation alternative which produces no emissions or noise. In addition, each bicycle user enjoys health benefits through increased physical activity. The project proposes ample interior bike parking spaces to accommodate up to 40 bikes.*

## **CENTRAL WATERFRONT AREA PLAN**

### **Objectives and Policies**

#### **Land Use**

##### **OBJECTIVE 6**

ENCOURAGE NEW DEVELOPMENT TO BE ORIENTED TO TRANSIT, PEDESTRIANS, AND BICYCLES.

##### **Policy 6.3:**

Require new development to incorporate design features that support pedestrians, bicyclists, and transit users.

*The project, although not a new construction, nonetheless provides ample interior bicycle parking spaces to accommodate an existing building located near public transit.*

#### **Historic Preservation**

##### **OBJECTIVE 1**

PRESERVE NOTABLE LANDMARKS IN THE CENTRAL WATERFRONT OF HISTORIC, ARCHITECTURAL, OR AESTHETIC VALUE, AND PROMOTE THE PRESERVATION OF OTHER BUILDINGS AND FEATURES THAT PROVIDE CONTINUITY WITH THE PAST.

##### **Policy 1.1:**

Encourage preservation and rehabilitation of historic buildings and resources.

*The project maintains the existing historic building. Most of the construction is interior; the new storefront design is proposed to be consistent with the Secretary of Interior Standards for historic buildings*

##### **OBJECTIVE 2**

USE CARE IN REHABILITATING OLDER BUILDINGS TO ENHANCE RATHER THAN WEAKEN THEIR ORIGINAL CHARACTER.

##### **Policy 2.2:**

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties for all projects that affect individually designated buildings at the local, state, or national level.

*The existing American Can Company building has a National Register of Historic Places Status Code 4S1. The proposed new storefront is consistent with the Secretary of Interior Standards for historic buildings.*

**Moving About**

**OBJECTIVE 3**

KNIT ACCESS TO PUBLIC TRANSPORTATION INTO THE FABRIC OF THE NEIGHBORHOOD BY ENSURING THAT NEW AND EXISTING RAIL TRANSIT SERVICES ARE USED TO THEIR FULL POTENTIAL AND BY STRENGTHENING OTHER TRANSIT CONNECTIONS TO THE CENTRAL WATERFRONT.

**Policy 3.1:**

Efficiently and effectively link the residents and workers of the Central Waterfront to Third Street Light Rail.

**OBJECTIVE 4**

PROMOTE TRAVEL BY BICYCLE BY PROVIDING A SAFE, CONVENIENT, AND ATTRACTIVE NETWORK OF ROUTES.

**Policy 4.2:**

Provide quality bicycle parking, particularly at transit stops, outside stores, near concentrations of employment, and in new housing developments.

*The project provides ample interior bicycle parking spaces to encourage the use of bicycles and public transit. The project site is on the T-Third Street MUNI Metro Line and a block away from MUNI Lines 22 and 48.*

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 does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The project site has historically provided non-retail uses. Therefore, the project will not displace a neighborhood serving retail use.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposed project is consistent with the stated purpose of the PDR-1-G District in that the intended use maintains and preserves all characteristics of the existing building. Moreover the subject*

*zoning district is located in an area serving as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.*

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

*No housing is removed for this Project.*

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

*The Planning Code does not require parking for any use within the PDR-1-G District.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project as the space has been vacant.*

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

- G. That landmarks and historic buildings be preserved.

*The proposal is consistent with the Secretary of Interior Standards for 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 impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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 Application No. 2012.0592C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 3, 2012, 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 No. 18683. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on August 09, 2012.

Linda D. Avery  
Commission Secretary

AYES: Commissioners Sugaya, Fong, Antonini, Moore, and Wu

NAYES: None

ABSENT: Commissioner Borden, Hillis

ADOPTED: August 9, 2012

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to allow an exercise gym (d.b.a. Touchstone Climbing) located at 2501 3<sup>rd</sup> Street, Block 4173 and Lot 001, pursuant to Planning Code Sections 249.37 and 843.45 within the PDR-1-G District and a 68-X Height and Bulk District; in general conformance with plans, dated May 3, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0592C and subject to conditions of approval reviewed and approved by the Commission on August 9, 2012, under Motion No 18683. 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 August 9, 2012, under Motion No. 18683.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18683 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

### MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

4. **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

5. **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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*
6. **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>*
7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
8. **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.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*