



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion No. 18814 HEARING DATE: FEBRUARY 28, 2013

Date: February 21, 2013
Case No.: **2012.1459 CV**
Project Address: **3221 20th Street**
Zoning: RH-3 (Residential House, Three-Family)
 45-X Height and Bulk District
Block/Lot: 3612/071
Project Sponsor: New Door Ventures, Inc.
 3075 21st Street
 San Francisco, CA 94110
Staff Contact: Brittany Bendix – (415) 575-9114
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 185(e) AND 303 TO ESTABLISH A LARGE INSTITUTIONAL USE (D.B.A. NEW DOOR VENTURES) OF APPROXIMATELY 14,250 GROSS SQUARE-FEET WITHIN AN EXISTING BUILDING IN AN RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 20, 2012, New Door Ventures, Inc. (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 185 to establish a large institutional use (d.b.a. New Door Ventures) of approximately 14,250 gross square-feet within an existing building in an RH-3 (Residential House, Three-family) Zoning District and a 45-X Height and Bulk District.

On February 28, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1459C.

On February 12, 2013, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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. 2012.1459C, 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 southern side of 20th Street, between Treat Avenue and Harrison Street, Lot 071 in Assessor's Block 3612. The property is located within an RH-3 (Residential House, Three-Family) Zoning District and a 45-X Height and Bulk District. The 4,750 square-foot parcel has 50 feet of frontage on 20th Street and is developed with a three-story light-industrial building that covers the entire lot. The lot is 95 feet deep. The building was constructed circa 1925 and does not include off-street parking spaces. The last known legal use of the building was light-manufacturing; however, commercial office tenants have occupied the building for at least the past 22 years.¹ Most recently the offices of a telecom service provider, Telekenex, occupied the building's entire 14,250 gross square-feet of floor area.
3. **Surrounding Properties and Neighborhood.** The project site is situated at the center of the Mission neighborhood which is generally bounded by Guerrero Street to the west, Potrero Avenue to the east, Division Street to the north and Cesar Chavez Street to the south. This neighborhood is characterized by its mixture of light-industrial, commercial, residential and institutional uses; as well as its diverse socio-economic population of residents and laborers. Immediately adjacent to and west of the subject property is a series of four, two- to three-story, two-family dwellings. East of the property is a two-story two-family dwelling and a two-story multi-unit apartment with a retail café (d.b.a Café Gratitude) that occupies the ground-floor corner commercial space. Directly across from the subject property is the soccer field for a secondary school (d.b.a. John O'Connell High School). Directly behind the subject property is partial mid-block open space and a 28-unit live work building. The surrounding properties are within RH-3 and UMU (Urban Mixed Use) Zoning Districts.

¹ The December 1991 Pacific Bell Street Address Telephone Directory lists the following tenants: Adinifinitum Films – Bilingual Film and Video, West Coast Realty & Investments, and Mora Architects.

The subject property is well served by local and regional public transit. There are ten MUNI bus routes that stop within a half-mile of the project site; as well as connections to regional bus lines such as, Golden Gate Transit and Samtrans. Two Bart Stations are also within a mile of the Project.

4. **Project Description.** The Project Sponsor is seeking a Conditional Use authorization to establish a large institutional use (d.b.a. New Door Ventures) of approximately 14,250 square-feet at the subject property. The Project Sponsor is a non-profit organization, currently operating at 3075 21st Street, which provides a life- and job-skills training program for youth between the ages of 16 and 21. The Project Sponsor is relocating operations to the subject property in order to better facilitate the growing participation of youth in the program. The Project will not expand or alter the existing building volume, nor does it include changes to the façade. Additionally, the Project will not add any off-street parking spaces to the property and is seeking a Variance from Planning Code Section 151.
5. **Public Comment.** On February 4, 2013, the San Francisco Youth Commission adopted a resolution calling on the Planning Commission to authorize the subject Project. Additionally, the Department has 9 letters in support of the proposal. The Department has not received any opposition to the Project at this time.
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. **Neighborhood Notification.** Planning Code Section 311 requires neighborhood notification to all owners and occupants within a 150-foot radius of the project site to change a use in a Residential District.

The project proposal is to change the use of the subject building from light-industrial to large institutional and therefore, requires neighborhood notification. Section 311 notification was conducted in conjunction with the Conditional Use authorization notification.

- B. **Large Institutional Use – Assembly and Social Service.** Planning Code Section 185(e) allows for the continuation of a nonconforming use in an RH-3 Zoning District provided that the use is approved as a conditional use authorization pursuant to Section 303 of the Code and that future alterations to the site comply with Planning Code Sections 180 through 183.

The project site is located in an RH-3 Zoning District which does not permit the establishment of social service uses. However, pursuant to Planning Code Section 185(e), a nonconforming use can continue so long as the applicant seeks Conditional Use authorization from the Planning Commission. Accordingly, the Project Sponsor is requesting Conditional Use authorization to continue a nonconforming use at the site and establish a social service use (d.b.a. New Door Ventures) on all three stories of the subject building.

The last occupant was a commercial office use and the last legal recorded use was industrial/light-manufacturing. Both uses are considered non-retail and are not permitted by even the most permissive Neighborhood Commercial Zoning District in the neighborhood – the Mission Street Neighborhood Transit Zoning District. Therefore, the Proposal would bring the Property's land use into greater conformity with the Planning Code. Additionally, any future land use proposals would be required to adhere to the controls of Article 1.7 which directs development changes towards greater conformity with the Planning Code.

- C. **Off-Street Parking.** Planning Code Section 151 requires the Project provide one off-street parking space for every two classrooms and one off-street parking space for each 500 square-foot of occupied floor area dedicated to affiliated offices.

The subject building was constructed prior to the adoption of the Planning Code and does not provide any off-street parking spaces. Industrial and manufacturing uses are required by Planning Code Section 151 to provide one off-street parking space for every 1,500 square-foot of occupied floor area. The subject building has an occupied floor area of approximately 12,100 square feet and has an existing non-complying off-street parking deficiency of eight spaces. The subject proposal includes eight classrooms and approximately 10,400 square-feet of occupied floor are dedicated to affiliated offices and workspace. This configuration results in a requirement of 25 off-street parking spaces. However, this requirement is further reduced by the property's existing legal non-complying deficiency of eight spaces. Therefore, Planning Code Section 151 requires that the project provide a total of 17 spaces. The Project Sponsor is seeking a Variance from this requirement.

- D. **Bicycle Parking.** Planning Code Section 155.4 requires a major change of use to provide 3 Class-1 or Class-2 bicycle facilities when the total gross square footage of the use is greater than 10,000 square-feet and less than 20,000 square-feet.

Planning Code Section 155.4 defines a major change of use as an alteration that changes over 10,000 square-feet of the building's land uses. The proposal is to convert the building's 14,250 gross square-feet of industrial use to a large institutional use. The Project includes a minimum of three Class-1 or Class-2 bicycle spaces.

- E. **Diaper Changing Stations.** Planning Code Section 168 requires that all new public-serving establishments must provide a safe, sanitary and convenient baby diaper-changing station, deck table or similar amenity, at each floor level containing publicly accessible restrooms. This baby-diaper change accommodation must be accessible to both men and women.

Per Planning Code Section 168(a)(1) a social service use is considered a public-serving establishment. Given that the Project will establish a new public-serving establishment, the proposal includes a diaper changing station in both men and women restrooms on each floor 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.

The proposed change of use brings the Property's land use into greater conformance with the Neighborhood Commercial Zoning District controls relative to the size and intensity of the site's historic and recent land uses. Furthermore, the site's centrality to the broader neighborhood and proximity to John O'Connell High School, the Mission Community Recreation Center, Jose Coronado Playground and George Moscone Elementary, increase the reach of the social services offered. The Project also provides services to a traditionally underserved target population. This Project is necessary and desirable to the immediate neighborhood and San Francisco community at-large.

- 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 Project will not increase the size of the building or include alterations to the façade.

- 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;

Although the proposal requests a Variance from the off-street parking requirements of Planning Code Section 151, the anticipated demand for parking relative to the clientele and employees of the proposed use is minimal. The majority of trips are expected to be by public transit, bicycle or foot. Furthermore, the site is historically non-complying in regards to the off-street parking requirements of the Planning Code.

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

The nature of the use is such that noxious or offensive emissions are not anticipated. The activity programming includes workshops for groups of 15-25 youth participants and one-on-one meetings between the hours of 9 a.m. and 7 p.m. Monday through Friday.

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

Landscaping is not proposed as the building has no front setback. The Planning Department shall review all proposed signs under separate permit applications. Lighting on-site will be considered by the Project Sponsor as necessary.

- 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:

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.3:

INSTITUTE FLEXIBLE "LEGAL NON-CONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION.

Policy 1.3.1:

Continue existing, legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

The Project proposes to continue a non-residential use at the Property, which was originally constructed circa 1925 as an industrial building and has been used as an office building since the early 1990s. By enabling the continuation of the legal nonconforming building, the conversion of the existing non-residential and non-retail use to an institutional use brings the building into greater conformance with the Planning Code.

OBJECTIVE 6.2:

INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS.

Policy 6.2.1:

Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.

The Project Sponsor provides life- and job-skills training to youth between the ages of 16 and 21 who are disconnected from employment and education. Beyond classroom workshops and one-on-one counseling/tutoring, the program also facilitates paid internships between participants and over 30 local businesses. New Door also operates two social enterprise businesses with internship opportunities; a bicycle shop (d.b.a. Pedal Revolution) at 3085 21st Street, and a t-shirt printing shop (d.b.a. Ashbury Images) at 1661

Tennessee Street. To date, 87% of all New Door graduates either have a permanent job or are enrolled at school within six months of completing the program.

OBJECTIVE 7.2:

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS.

Policy 7.2.1:

Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.

Policy 7.2.2:

Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.

Approximately 8,000 (10%) of San Francisco youths aged 16-24 are disconnected from education, employment and social supports that are needed for a successful transition to adulthood. In 2011, New Door received 500 applications for 133 available positions in their program. Moving from their current location at 3075 21st Street will enable the program to accommodate an estimated 500 youth throughout the year. The increase in programming and capacity made available by the proposed Project will perpetuate an existing program that serves various communities within the Eastern Neighborhoods.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 6:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS

Policy 6.2:

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

Approximately 65% of New Door participants have a history of homelessness. The successful transition from adolescence into self-sufficient adulthood is a principal focus of New Door's programming. To date, 100% of the youth that enter New Door's program as homeless or at risk of homelessness are able to maintain stable housing within six months. The Project will accommodate an access to a social service that can help reduce the homelessness and risk of homelessness in San Francisco.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

Policy 3.3:

Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

New Door's programming includes access to both vocational skills training and paid internships with local businesses and non-profits. In 2011, the program was able to provide 133 jobs for youth; an increase from 44 positions provided in 2008. The Project will enable the program to continue to grow and expand the number of employment opportunities to youths between the ages of 15 and 25.

OBJECTIVE 4:

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

Policy 4.3:

Carefully consider public actions that displace existing viable industrial firms.

The Project results in the loss of an industrial use; however, the industrial activities are non-conforming in regards to the residential zoning. Furthermore, the industrial use has been abandoned for at least 20 years. The proposed institutional use is in greater conformity with the Planning Code and General Plan. Additionally, the social services provided include job-skills training that will continue to contribute to the City's industrial arts and manufacturing sectors.

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2:

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3:

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the City.

The proposed location, readily accessible by regional public transit, will reinforce the accessibility of the program's social services to its citywide and regional participants. The facilitation of this network enhances the City's overall position as a center for progressive and successful social services.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.2:

Reduce pollution, noise and energy consumption.

The Project is located within one-half mile from 10 MUNI bus routes and regional transfers with Samtrans and Golden Gate Transit. The Project is also within one-mile from the 16th Street and 24th Street BART stations. In addition to multiple public transit options, the site is well served by the San Francisco bicycle route network and within a block from the Harrison Street route.

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 9:

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

Policy 9.1:

Locate institutional uses according to the Institutional Facilities Plan.

The Institutional Facilities Plan encourages the maximization of efficiency and effectiveness for institutional uses. The Project is located directly across the street from John O'Connell High School and is on the same block as the Mission Community Recreation Center. The proximity of these sites enables the various organizations and institutions to work collaboratively and share resources in a manner that promotes social service activities within the served communities.

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 does not include a retail use, nor is it displacing a retail use. The social services provided on-site will equip participants to meet labor demands of neighborhood-serving uses.

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

The existing dwelling units in the surrounding neighborhood will not be adversely affected as New Door is already a neighbor, operating at 3075 21st Street.

- 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 site is well-served by public transit and is accessible to multiple regional rail and bus lines. The site is also situated within a neighborhood that has an extensive and growing bicycle network.

- 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 displaces an industrial land use that is considered incompatible with the existing residential zoning; thereby bringing the property into greater compliance with the Planning Code. Additionally, the scope of programming provided by the proposed social service will enhance the City's labor force dedicated to the industrial arts and manufacturing sector.

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

The Project proposes no alterations to the Property other than internal tenant improvements. All work will be done consistently with the appropriate Building Codes.

- G. That landmarks and historic buildings be preserved.

The existing building was deemed ineligible for listing on the local, state or national historic registers as part of the South Mission Historic Resource Survey. The building is also not in an identified historic district.

- 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. 2012.1459C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 5, 2013, 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. 18814. 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 February 28, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Hillis, Moore, and Wu

NAYS:

ABSENT: Commissioner Sugaya

ADOPTED: February 28, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a large institutional use (d.b.a. New Door Ventures) located at 3221 20th Street pursuant to Planning Code Section(s) 185(e) and 303 within an RH-3 (Residential House, Three-Family) Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated February 5, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.1459C and subject to conditions of approval reviewed and approved by the Commission on February 28, 2013, under Motion No. 18814. 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 February 28, 2013, under Motion No. 18814.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18814 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.

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

PARKING AND TRAFFIC

3. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than three Class 1 or Class 2 bicycle parking spaces.

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

PROVISIONS

4. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

5. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

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

MONITORING

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

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

8. **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>

9. **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>

10. **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