



SAN FRANCISCO PLANNING DEPARTMENT

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

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Planning Commission Motion No. 18953

HEARING DATE: AUGUST 15, 2013

Date: August 15, 2013
Case No.: **2012.0906X**
Project Address: **333 BRANNAN STREET**
Zoning: MUO (Mixed Use Office) Zoning District
65-X Height and Bulk District
Block/Lot: 3788/042
Project Sponsor: John Kevlin, Reuben, Junius & Rose
1 Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS INCLUDING: (1) CORNER BAY WINDOW (PERMITTED STREET OBSTRUCTIONS) PURSUANT TO PLANNING CODE SECTION 136, (2) GARAGE ENTRY WIDTH PURSUANT TO PLANNING CODE SECTION 145.1, AND (3) HORIZONTAL MASS REDUCTION PURSUANT TO PLANNING CODE SECTION 270.1, TO ALLOW CONSTRUCTION OF A NEW SIX-STORY OFFICE BUILDING OF 178,500 GSF, LOCATED AT 333 BRANNAN STREET, LOT 042 IN ASSESSOR'S BLOCK 3788, WITHIN THE MUO (MIXED USE OFFICE) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 28, 2013, John Kevlin of Rueben, Junius & Rose (hereinafter "Project Sponsor") filed Application No. 2012.0906BX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization and an Office Development Authorization to construct a new six-story office building containing approximately 175,450 sq ft of office and ground floor retail at 333 Brannan Street (Block 3788 Lot 042) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public

hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On **July 31, 2013**, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On August 15, 2013, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2012.0906X.

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 Large Project Authorization requested in Application No. 2012.0906X, 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 proposed project is located on a rectangular corner lot (measuring approximately 140-ft by 255 ft and containing approximately 35,700 sq ft) at the southwest corner of Brannan and Stanford Streets. Currently, the subject lot contains a surface parking lot and two small accessory buildings (measuring approximately 13,740 sq ft).
3. **Surrounding Properties and Neighborhood.** The project site is located in the MUO (Mixed Use Office) Zoning District along a largely commercial corridor within the East SoMA Area Plan and is approximately one block south of South Park. The immediate neighborhood consists of two-to-six-story tall, older brick or reinforced-concrete warehouses (largely converted into office or commercial space). Other properties in the area are commercial and light industrial in nature with residential uses from the project site one block away. Nearby, South Park is mixed-use in character. To the west of the project site is another surface parking lot, while to the east across Stanford Street is a six-story tall, former brick warehouse (currently used as an office). Other zoning districts in the vicinity of the project site include: SB-DTR (South Beach Downtown Residential); SLI (Service-Light Industrial); and, SPD (South Park District).
4. **Project Description.** The proposed project includes the demolition of the surface parking lot (containing approximately sixty-six (66) off-street parking spaces) and two small light industrial accessory buildings (measuring approximately 13,740 sq ft together) on the subject lot, and the new construction of a six-story tall, office building with ground-floor retail. The proposed project would construct approximately 178,500 gsf, consisting of: 175,450 sq ft of office space, 3,050 sq ft of retail space, 2,800 sq ft of car share parking space, and 12,250 sq ft of parking space. The proposed project would include a total of twelve (12) bicycle parking spaces, forty-five (43) parking spaces (consisting of five (5) car share parking spaces, thirty-eight (38) off-street parking spaces for the office use, and two (2) off-street parking spaces for the retail use), and two (2) off-street loading spaces. The proposed project is designed with one courtyard (measuring approximately 1,510 sq ft) located off of Stanford Street and an entry courtyard (measuring

approximately 1,695 sq ft) off of Brannan Street. The proposed project would be designed to meet a minimum of gold for core and shell using the LEED Building Rating System.

5. **Public Comment.** To date, the Department has received one public correspondence regarding the proposed project. This correspondence has expressed neither support nor opposition to 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. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the MUO Zoning District and a 65-X Height and Bulk District.

The subject lot is 35,700 sq ft, thus resulting in a maximum floor area ratio of 178,500 sq ft. The proposed project would construct approximately 178,500 sq ft of non-residential space, and would comply with Planning Code Section 124.

- B. **Front Setback/Permitted Street Obstructions.** Planning Code Section 132 allows only those obstructions specified in Planning Code Section 136 within a required front setback area.

Based on the existing conditions of adjacent buildings, the proposed project is not required to provide a front setback. However, the project is proposing a corner bay window at Stanford and Brannan Streets that exceeds the maximum allowed envelope for bay windows, as specified within Planning Code Section 136; therefore, the project is seeking an exception pursuant to Planning Code Section 329 Large Project Authorization from this requirement (See Below).

- C. **Useable Open Space.** Planning Code Section 135.3 requires one square foot of useable open space for every fifty (50) square feet of occupied floor area of new office use, and one square foot of useable open space for every two hundred and fifty (250) square feet of occupied floor area of new retail use within the MUO Zoning District.

For the proposed 3,050 sq ft of retail space and 175,450 sq ft of office space, the proposed project is required to provide approximately 3,515 square feet of useable open space. The project would construct approximately 3,690 sq ft of useable open space via two courtyards (an entry courtyard on Brannan Street and a below-grade courtyard along Stanford Street); therefore, the project complies with Planning Code Section 135.3.

The proposed project also includes an optional roof deck; however, the Project Sponsor is not using the roof deck to meet their open space requirements.

- D. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction and requires streetscape and pedestrian elements in conformance with the Better Streets Plan

when a project is on a lot that is greater than ½-acre in total area and the project includes new construction.

The project is proposing the new construction of a six-story office building with ground floor retail on a lot that is more than ½ an acre in size with 140 feet of frontage along Brannan Street and 255 feet of frontage along Stanford Street.

Per Planning Code Section 138.1(c)(1), a total of seven street trees would be required along Brannan Street and a total of thirteen street trees would be required along Stanford Street. The project is providing a total of seventeen street trees: seven along Brannan Street and thirteen street trees along Stanford Street in the public right of way and adjacent to the new courtyard.

Per Planning Code Section 138.1(c)(2), the proposed project is required to submit a streetscape and pedestrian plan in conformance with the Better Streets Plan. The proposed project includes a streetscape plan, which calls for improvements to the public realm, including a street bulb out, a raised walk along Brannan Street at the alley crossing to Stanford Street, planting strips along Brannan and Stanford Streets, new bicycle racks along Brannan Street, and planters and benches at street level, which overlook the new courtyard along Stanford Street.

Therefore, the proposed project complies with Planning Code Section 138.1.

- E. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge. The proposed project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the proposed project complies with Planning Code Section 139.

- F. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level

The proposed project is generally in conformance with Planning Code Section 145.1, and addresses the street frontage requirements by: providing active uses at the ground floor level via a ground floor retail shop and lobby along Brannan Street and office use along Stanford Street; providing below-grade parking; a ground floor ceiling height of approximately 16-ft 3-in; and, by providing the necessary

transparency and fenestration at the ground floor level. However, the proposed project includes a garage entry that is 25-ft wide. Planning Code Section 145.1 requires garage entrances to be no wider than 20-ft; therefore, the proposed project is seeking an exception pursuant to Planning Code Section 329 Large Project Authorization from this requirement (See Below).

- G. Off-Street Parking.** Planning Section 151.1 of the Planning Code allows up to seven percent of the gross floor area of office use to be dedicated to off-street parking. The off-street parking area is subject to the pricing conditions of Section 155(g).

The proposed project includes 3,050 square feet of retail use and 175,450 square feet of office use, thus allowing up to 12,282 square feet of off-street parking use. The proposed project will provide a total of forty-seven off-street parking spaces, which include ten standard parking spaces, twenty-six compact parking spaces, two accessible parking spaces, five car-share parking spaces, two freight loading parking spaces and two parking spaces dedicated to the retail use. The proposed project includes 12,250 square feet of off-street parking use; therefore, the proposed project complies with Planning Code Section 151.1.

- H. Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires 0.1 off-street freight loading spaces for every 10,000 square feet of gross floor area of office use.

The proposed project includes 175,450 square feet of office use, thus at least two off-street freight loading spaces are required. The project is proposing two off-street freight loading spaces; therefore, the proposed project complies with Planning Code Section 152.1.

- I. Shower Facility and Clothes Locker Requirement in New Buildings.** Planning Section 155.3 of the Planning Code requires at least four showers and eight clothes lockers when gross square footage exceeds 50,000 square feet of the office use floor area.

The proposed project includes 175,450 square feet of office use, thus at least four showers and eight clothes lockers are required. The proposed project includes four showers and eight clothes lockers at the basement level; therefore, the proposed project would comply with Planning Code Section 155.3.

- J. Bicycle Parking Requirement in new buildings.** Planning Section 155.4 of the Planning Code requires at least twelve (12) bicycle parking spaces when gross square footage of the office use floor area exceeds 100,000 square feet.

The proposed project includes 175,450 square feet of office use, thus requiring at least twelve bicycle parking spaces. The proposed project includes twelve bicycle parking spaces at the basement level; therefore, the proposed project complies with Planning Code Section 155.3.

- K. Transportation Management Program.** Planning Section 163 requires the Project Sponsor to execute an agreement with the Planning Department for the provision of on-site transportation brokerage services and preparation of a transportation management program to be approved by the Director of Planning and implemented by the provider of

transportation brokerage services for projects within the MUO District, where the gross square feet of new, converted or added floor area for office use equals at least 25,000 square feet

The proposed project includes 175,450 square feet of office use, thus the Project Sponsor must execute an agreement to provide on-site transportation brokerage services. The agreement will be reviewed by the Planning Department prior to the issuance of a temporary certificate of occupancy, in accordance with Planning Code Section 163.

- L. **Car Share Requirements.** Planning Code Section 166 outlines the requirements for optional car-share parking spaces. For projects providing 20,000 or more sq. ft of non-residential use, a maximum of five optional car-share parking spaces may be provided.

The proposed project is not required to provide any off-street parking spaces, since the subject lot is located within the Eastern Neighborhoods Area Plan. However, since the proposed project includes thirty-eight off-street parking spaces, it is required to provide a minimum of one off-street parking space. In addition to the required one car-share parking space, the proposed project has elected to provide an additional four car-share parking spaces. Therefore, the proposed project will provide a total of five off-street car-share parking spaces, which is the maximum number of optional car-share spaces allowed; therefore, the proposed project complies with Planning Code Section 166.

- M. **Narrow Streets.** Planning Code Section 261.1 outlines height and massing requirements for projects that front onto a “narrow street,” which is defined as a public right of way less than or equal to 40-ft in width. Stanford Street measures approximately 35-ft wide, and is considered a “narrow street.” All subject frontages onto a narrow street shall have upper stories set back at least 10-ft at the property line above a height equivalent to 1.25 times the width of the abutting “narrow street.”

The proposed project features a 10-ft setback along Stanford Street at the fourth floor (approximately 41-ft above grade) and above. Therefore, the proposed project complies with Planning Code 261.1.

- N. **Horizontal Mass Reduction.** Planning Code Section 270.1 outlines the requirements for horizontal mass reduction on large lots within the Eastern Neighborhoods Mixed Use Districts. For projects with street frontage greater than 200-ft in length, one or more mass reduction breaks must be incorporated to reduce the horizontal scale of the building into discrete sections not more than 200-ft in length. Specifically, the mass reduction must 1) be not less than 30-ft in width; 2) be not less than 60-ft in depth from the street-facing building façade; 3) extend up to the sky from a level not higher than 25-ft above grade or the third story, whichever is lower; and, 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft.

The proposed project provides a horizontal mass break along Stanford Street that measures 56-ft wide by 27-ft 6-in deep and runs from below grade up the entire height of the new building. The horizontal mass break divides the Stanford Street façade into a 90-ft segment and a 102-ft 6-in segment. Since the

horizontal mass break does not meet the dimensions required by Planning Code Section 270.1, the proposed project is seeking an exception pursuant to Planning Code Section 329 Large Project Authorization from this requirement (See Below).

- O. **Mid-Block Alley.** Planning Code Section 270.2 outlines the requirements for mid-block alleys on large lots within the Eastern Neighborhoods Mixed Use Districts. This code requirement applies to all new construction on parcels that have one or more street frontages of over 200 linear feet on a block face longer than 400-ft between intersections. On lots with frontage greater than 200 linear feet but less than 300-ft, the project shall provide a publicly-accessible mid-block alley for the entire depth of the property where any of the following criteria are met: (A) There is an opportunity to establish a through-block connection between two existing alleys or streets, or (B) A portion of the subject frontage extends over the central half of the block face, or (C) Where it is deemed necessary by the Planning Department and Commission to introduce alleys to reduce the scale of large development, particularly in areas with a surrounding pattern of alleys.

Although the proposed project is located on a lot that has approximately 255-ft of street frontage along Stanford Street, the proposed project does not require a mid-block alley as outlined in Planning Code Section 270.2, since the subject lot and immediate vicinity does not conform to the specific design requirements for mid-block alleys. Specifically, there is not an opportunity to establish a through-block connection between two existing alleys or streets, a portion of the subject frontage does not extend over the central half of the block face (the entire block width measures approximately 550-ft), and the Department has determined that there is not a pattern of alleys within the immediate vicinity. Rather than introduce a mid-block alley, the proposed project provides a horizontal mass reduction and an at-grade open space along Stanford Street, as outlined in Planning Code Section 270.1. This mass reduction assists in reducing the project's overall scale and mass relative to the street, while providing for a public amenity and meeting the intent of this requirement.

- P. **Shadow Impact Analysis.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a detail shadow analysis, the proposed project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- Q. **Office Development Authorization.** Planning Code Section 321 outlines the requirements for an Office Development Authorization from the Planning Commission for new office space in excess of 25,000 gsf.

The proposed project has submitted an application for an Office Development Authorization. The proposed project will seek an office development authorization for approximately 175,450 sq ft of new office space from the Planning Commission. See Case No. 2012.0906B.

- R. **Transit Impact Development Fee.** Planning Code Section 411 applies the Transit Impact Development Fee to projects cumulatively creating more than 800 gross square feet of non-residential uses, including Retail/Entertainment, Management, Information and Professional Services and Production/Distribution/Repair

The proposed project includes 175,450 sq ft of office use and approximately 3,050 sq ft of retail use. These uses are subject to the Transit Impact Development Fee at the per gross square foot rate in place at time of building permit issuance.

- S. **Jobs-Housing Linkage Program.** Planning Code Section 413 applies the Jobs-Housing Linkage Fee to any project that increases by at least 25,000 gross square feet the total amount of any combination of entertainment use, hotel use, Integrated PDR use, office, research and development use, retail use, and/or Small Enterprise Workspace use

The proposed project includes 175,450 sq ft of office use and is subject to the Jobs-Housing Linkage Program, as outlined in Planning Code Section 413. The Project Sponsor may elect between the Housing Requirement option, the Payment to Housing Developer option, the In-Lieu Fee Payment option or compliance by combination payment to Housing Developer and payment of In-Lieu Fee at the time of building permit issuance.

- T. **Child Care Requirements for Office Development Projects.** Planning Code Section 414 applies the Child Care Requirements for Office Development Projects Requirement to any project that increases by at least 50,000 gross square feet the total amount of office space.

The proposed project includes 175,450 sq ft of office use and is subject to the Child Care Requirements for Office Development Projects Requirement. Prior to issuance of the first construction document, the Project Sponsor will elect between compliance by providing an on-site child-care facility, compliance in conjunction with the sponsors of other development projects to provide an on-site child care facility at another project, compliance in conjunction with the sponsors of other development projects to provide a child-care facility within one mile of the development projects, compliance by payment of an in-lieu fee, compliance by combining payment of an in-lieu fee with construction of a child care facility or compliance by entering into an arrangement with a non-profit organization.

- U. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUO (Mixed Use Office) Zoning District that results in the addition of gross square feet of no-residential space.

The proposed project includes 175,450 sq ft of office use and approximately 3,050 sq ft of retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

- V. **Office Use in MUO Zoning Districts.** Planning Code Section 842.66 states that office use is a permitted use within the MUO Zoning District.

The proposed project would construct new office space within the MUO Zoning District; therefore, the proposed project complies with Planning Code Section 842.66.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.

The proposed project's mass and scale are appropriate for the existing context as the area is characterized by larger, light industrial buildings that create strong street walls of multiple stories. In particular, the proposed project is consistent with the mass and scale of the nearby South End Landmark District, which borders the subject lot to the east. Like other properties in the vicinity, the proposed project has full lot coverage and a large rectangular massing. Thus, the project is consistent and compatible with the surrounding neighborhood.

- B. Architectural treatments, facade design and building materials:

The proposed project's architectural treatments, facade design and building materials include brick cladding, deeply-set aluminum-sash windows, and projecting sunshades. Along Brannan Street, the primary facade features a regularized grid pattern of aluminum-sash windows set within the brick exterior, which rests upon a heavily glazed ground floor level. This regularized pattern is consistent with the surrounding neighborhood, which primarily features former light industrial property constructed of brick or reinforced-concrete. Along Stanford Street, the facade is more contemporary in nature with long ribbons of glazing and brick accents. At each level, the projecting sunshades reinforce the project's horizontality and the consistent rhythm along this facade. Overall, the proposed project offers a high quality architectural treatment, which is consistent and compatible with the surrounding neighborhood.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

Along Brannan Street, the ground floor features a glazed storefront for the new retail area and lobby. This glazed storefront is accentuated by the slight setback from the main building mass. A glazed ground floor area encourages interaction between the tenant space and the public realm. In addition to the glazed storefront, the Brannan Street facade features a publicly-accessible entry courtyard, which also assists in fostering a strong public realm and street frontage. Off-street parking and freight loading are situated below grade with the entrance off of Stanford Street.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

The required useable open space for the office use is provided at the ground floor level off of Brannan Street via an entry courtyard (measuring approximately 1,695 sq ft) and below-grade off of Stanford Street via a landscaped courtyard (measuring approximately 1,510 sq ft). Along Brannan Street, the new entry courtyard assists in improving the public realm by providing for at-grade, publically accessible open space. Along Stanford Street, the new landscaped courtyard features an at-grade landscaped area complete with street furniture to improve the alley conditions along the street, which do not currently feature any public amenities.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

Although the subject lot has approximately 255-ft of street frontage along Stanford Street, the proposed project does not require a mid-block alley as outlined in Planning Code Section 270.2, since the subject lot and immediate vicinity does not conform to the specific design requirements for mid-block alleys. Specifically, there is not an opportunity to establish a through-block connection between two existing alleys or streets, a portion of the subject frontage does not extend over the central half of the block face, and the Department has determined that there is not a strong pattern of alleys within the immediate vicinity. Rather than introduce a mid-block alley, the proposed project provides a horizontal mass reduction and an at-grade open space along Stanford Street, as outlined in Planning Code Section 270.1. This mass reduction assists in reducing the project's overall scale and mass relative to the street, while providing for a public amenity.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the proposed project provides the required street trees along Brannan and Stanford Streets, and also provides a Streetscape and Pedestrian Plan, which will be in accordance with the Better Streets Plan that includes a new street bulb out, raised walk at Stanford Street crossing and planting strips along Brannan and Stanford Streets. The Department finds that the proposed streetscape and pedestrian improvements would improve the public realm.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways;

As the primary façade, the Brannan Street façade is the focal point for pedestrian access, which is facilitated via a publically-accessible entry courtyard. Automobile access is provided exclusively through the Stanford Street façade. The automobile entry is located at the rear of the lot, adjacent to an existing vehicular easement, approximately 250 feet from the Brannan Street façade. This entry accommodates the limited amount of off-street parking spaces, car share spaces and freight loading parking spaces.

H. Bulk limits;

The proposed project is within an 'X' Bulk District, which does not restrict bulk.

I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan;

The proposed project, on balance, meets the Objectives and Policies of the General Plan.

8. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

A. Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).

Per Planning Code Section 270.1(d), the Planning Commission may modify or waive this requirement through the process set forth in Section 329. When considering any such application, the Commission shall consider the following criteria:

(1) no more than 50% of the required mass is reduced unless special circumstances are evident;

The proposed project does not reduce more than 50% of the required mass. In fact, the proposed project exceeds the horizontal mass reduction requirements, since the mass reduction occurs at the ground, first and second floors. Typically, the horizontal mass reduction is only required to occur at the third floor or above a height of 25-ft.

(2) the depth of any mass reduction breaks provided is not less than 15 feet from the front facade, unless special circumstances are evident;

The proposed project provides a horizontal mass reduction that measures approximately 27-ft 6-in from the front façade.

(3) the proposed building envelope can be demonstrated to achieve a distinctly superior effect of reducing the apparent horizontal dimension of the building; and

The proposed project achieves a distinctly superior effect of reducing the apparent horizontal dimension of the building, since the proposed horizontal mass break occurs from below grade up the entire height of the proposed project. Although the exact width and depth are not in strict compliance with the Planning Code requirements, the proposed project is only seeking a minor deviation from the required width and depth, and the total volume of the horizontal mass break far exceeds the volumetric requirements and achieves the intent of breaking the proposed project's horizontal scale.

(4) the proposed building achieves unique and superior architectural design.

The proposed project achieves unique and superior architectural design with the proposed horizontal mass break, due to the project's overall design and composition, and usage of the horizontal mass break as open space.

- B. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located;

The proposed project is seeking modifications of Planning Code Section 136 (Permitted Obstructions) and Planning Code Section 145.1 (Garage Entry Width).

Under Planning Code Section 136, a rectangular corner bay window may only project 3-ft over the property line and would be limited to 9-ft in width. The proposed project provides a corner bay window measuring approximately 13-ft 2-in, which projects approximately 3-ft over the public right of way. Given the overall design and composition, the Department is in support of this modification, due to the project's high quality of design and the emphasis placed upon the corner by the proposed bay window, which is a strong urban design element.

Under Planning Code Section 145.1(c)(2), entrances devoted to parking and loading are limited to 20-ft wide or no more than one-third the width of the street frontage, whichever is less. The proposed project provides a parking garage entrance that measures 25-ft in width, in order to accommodate off-street loading from a narrow street and a freight truck turning radius. The larger garage width allows for combined entrances to off-street parking and freight loading, while also minimizing interference with pedestrians, cyclists, public transit and automobiles due to its placement at the southeast corner along Stanford Street (adjacent to the neighboring property's 20-ft right of way). The Department is in support of this modification, since it minimizes traffic interference, allows for a reduction in the overall curb cuts to the project site, and provides for combined vehicular entrances.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development 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 office development will provide net benefits to the City and the community in the form of new office space and in the use of an underutilized lot within a zoning district with the stated intent of encouraging the growth of office use. The nature of the office use has few physical consequences that are undesirable and the standard Conditions of Approval (Exhibit A) will help ensure that the operations will not generate any unforeseen problems.

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.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location

The proposed office development will help attract new commercial activity to San Francisco as it provides a large quantity of vacant office space for use. It also contributes to San Francisco's attractiveness as a firm location as it is within short walking distance of South Park, the amenities encircling South Park and the emerging 3rd Street Corridor near AT&T Park.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will install street trees at regular intervals along the Brannan and Stanford Street frontages.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The project includes 12 bicycle parking spaces in a secure, convenient location within the basement level along with required shower and locker facilities.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The design of the proposed office development complements the existing character of the 300 block of Brannan Street as its scale, massing and choice of façade materials draws inspiration from the light industrial and masonry buildings along Brannan Street. The proposed development does not stand out, but rather contributes to a general sense of building type along the 300 block of Brannan Street. Further, the proposed project complements the adjacent South End Landmark District, which is recognized by the City of San Francisco for its unique and historic architectural character.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The proposed development successfully melds a new building into an area with an established presence of 19th and 20th century light industrial buildings. The proposed development does not clash with the existing context as the selected building materials, massing and scale are typical of the buildings found along the 300 block of Brannan Street.

EAST SOMA PLAN AREA

Objectives and Policies

OBJECTIVE:

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN EAST SOMA.

Policy 1.4.3:

Continue to allow larger research and development office-type uses that support the Knowledge Sector in the 2nd Street Corridor.

The proposed project will provide approximately 175,450 sq ft of new office space for new businesses located within the vicinity of the 2nd Street corridor.

OBJECTIVE 3.1:

PROMOTE AN URBAN FORM THAT REINFORCES EAST SOMA'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.6:

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

The design of the proposed office development, a contemporary interpretation of 19th Century brick warehouse, complements the existing character of the 300 block of Brannan Street as its scale, massing and choice of façade materials draws inspiration from the light industrial and masonry buildings that line the Street.

OBJECTIVE 3.2:

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.3:

Minimize the visual impact of parking.

The off-street parking is located within an excavated basement level at the rear of the lot. The parking cannot be seen from the Brannan Street façade, which is the primary interface with the public realm.

10. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes eight priority planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

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

The existing buildings do not contain any neighborhood-serving retail uses. The proposal would enhance the neighborhood-serving retail district by introducing a large number of new employees and potential patrons to the retail uses in the area.

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

The existing neighborhood character will be preserved as the design of the proposal is in harmony with the building scale, massing and form found along the 300 block of Brannan Street. The Project is located in the East SoMa Area Plan and is located within a zoning district that allows office use. Other nearby properties function as either commercial or light industrial spaces.

- c) The City's supply of affordable housing be preserved and enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is in compliance with this priority policy.

- d) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The area is served by a variety of transit options, including MUNI and Caltrain. It is also near several streets that are part of the City's growing bicycle network. It is not anticipated that commuter traffic will impede MUNI transit or overburden streets or neighborhood parking as the sole automobile entrance is on a minor side street (Stanford Street) and the excavated basement provides the maximum allowable off-street parking.

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

No existing industrial and service sector establishments will be displaced as a result of the office development. The Project will construct new office use on the subject lot. The Project will provide quality flexible office space that is suitable for a variety of office uses and sizes. This office space will

help maintain the local resident employment and demand for neighborhood-serving businesses in the area.

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

The proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- g) That landmarks and historic buildings be preserved.

No landmarks or historic buildings are located on the subject lot.

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

The proposed project would not affect nearby parks or open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2012.0906X** under Planning Code Section 329 to allow the new construction of a six-story office building with 175,450 sq ft of office use and 3,050 sq ft of retail use, and a modification of the requirements for permitted street obstructions, garage entry width and horizontal mass reduction within the MUO (Mixed Use Office) Zoning District and a 65-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 19, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 15, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore, and Sugaya

NAYS:

ABSENT: Wu

ADOPTED: August 15, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a six-story office building with 175,450 square feet of office use and an exception from the requirements for: 1) permitted obstructions; 2) garage entry width; and, 3) horizontal mass reduction, located at 333 Brannan Street, Lot 042 in Assessor's Block 3788 pursuant to Planning Code Section 329 within the MUO (Mixed Use Office) Zoning District and a 65-X Height and Bulk District; in general conformance with plans, dated July 19, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0906X and subject to conditions of approval reviewed and approved by the Commission on **August 15, 2013** under Motion No. **18953**. 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 15, 2013** under Motion No. **18953**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **18953** 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 Office Development 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2012.0906E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

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

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

Ground Floor Retail. The Project Sponsor shall extend the ground floor retail space to the corner at Stanford Street. This ground floor retail space shall have frontage and presence on Stanford Street.

The Commission urges the Project Sponsor to subdivide the ground floor retail space into smaller retail units, capable of hosting smaller, neighborhood-serving businesses, and lease to tenants who will operate seven days a week with evening hours. The Commission urges the Project Sponsor to avoid including a formula retail use on the ground floor.

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

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than twelve (12) 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

Showers and Clothes Lockers. Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than four showers and eight clothes lockers.

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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 12,254 square feet for off-street parking spaces.

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

Off-Street Freight Loading. Pursuant to Planning Code Section 152, the Project shall provide two off-street freight loading or service vehicle spaces.

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

Car-Share Parking Spaces. Pursuant to Planning Code Section 166, the Project shall a minimum of one car-share parking space.

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

Vehicular Entry. The Commission urges the Project Sponsor to seek an agreement with the adjacent property owners of 345 Brannan Street to consolidate the vehicular entrance and curb cuts along Stanford Street.

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

Parklet. The Commission urges the Project Sponsor to install a parklet along Brannan Street.

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

PROVISIONS

Transportation Brokerage Services - C-3, EN, and SOMA. Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director.

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

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

Jobs-Housing Linkage In-Lieu Fee. Pursuant to Planning Code Section 413 (formerly 313), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

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

Childcare Requirements for Office and Hotel Development Projects. Pursuant to Section 414 (formerly 314), the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

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

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

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

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

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>

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>

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

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

(Includes text of improvement measures as well)

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR</p>					
<p>ARCHEOLOGICAL RESOURCES</p>					
<p><i>Mitigation Measure 1 – Archeological Monitoring</i> Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by</p>	<p>Project sponsor</p>	<p>Prior to issuance of grading or building permits</p>	<p>Project sponsor to retain archeological consultant to undertake archaeological monitoring program in consultation with ERO</p>	<p>Project sponsor, archeologist consultant, and ERO</p>	<p>Complete when project sponsor retains a qualified archeological consultant</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>					
<p><i>Archeological Monitoring Program.</i> The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in 	<p>Project sponsor, archeological consultant, archeological monitor, contractor(s) at the direction of the ERO</p>	<p>ERO and archeological consultant meet prior to commencement of soil-disturbing activity. Monitor throughout all soil-disturbing activities</p>	<p>Implement AMP</p>	<p>Archeological consultant and ERO</p>	<p>Considered complete on findings by ERO that AMP implemented</p>
	<p>Archeological consultant</p>		<p>Advise project contractor(s)</p>	<p>Archeological consultant and ERO</p>	<p>During all soil disturbing activities.</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>the event of apparent discovery of an archeological resource;</p> <ul style="list-style-type: none"> The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; 	Archeological consultant		Archeological monitor(s) shall be present on site	Archeological consultant and ERO	During all soil disturbing activities
<ul style="list-style-type: none"> The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; 	Archeological consultant		Record and collect soil samples	Archeological consultant and ERO	During all soil disturbing activities
<ul style="list-style-type: none"> If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this 	Archeological consultant	Discovery of archeological deposit	Cease all soils-disturbing activities in the vicinity of the deposit	Archeological consultant and ERO	During all soil disturbing activities
			Redirect activities and equipment		
			Notify ERO if intact archeological deposit is encountered		

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
assessment to the ERO.					
<p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans or the Overseas Chinese an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p>	Project sponsor, archeological consultant in consultation with any individual listed in the current Native American Contact List and Chinese Historical Society of America	In the event of discovery of an archeological site associated with descendant Native Americans or Overseas Chinese	Contact any individual listed in the current Native American Contact List and Chinese Historical Society of America and implement any further mitigation advised	Archeological consultant and ERO	Considered complete upon notification of appropriate organization and implementation of any further mitigation as advised
<p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological</p>	Project sponsor, archeological consultant at the direction of the ERO	If ERO determines a significant archeological resource is present and could be adversely affected by the proposed	The project sponsor makes a decision on either to re-design the project or implement a	Project sponsor, archeological consultant and ERO	During all soil disturbing activities.

¹ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>resource; or</p> <p>B. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>		project	data recovery program, unless determined otherwise by ERO		
<p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p>	Archeological consultant at the direction of the ERO	If there is determination by the ERO that an ADRP is required	Prepare an ADRP	Archeological consultant and ERO	During all soil disturbing activities

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. ▪ <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. ▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 	Project sponsor, archeological consultant in consultation with	In the event human remains and/or funerary objects are encountered	Contact San Francisco County Coroner.	Archeological consultant and ERO	During all soil disturbing activities

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>shall comply with applicable State and Federal laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>the San Francisco Coroner, NAHC, and MLD</p>		<p>Implement regulatory requirements, if applicable, regarding discovery of Native American human remains and associated/unassociated funerary objects</p>		
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	<p>Project sponsor, archeological consultant at the direction of the ERO</p>	<p>After completion of archeological data recovery, inventorying, analysis, and interpretation</p>	<p>Submit a draft FARR</p>	<p>Archeological consultant and ERO</p>	<p>Considered complete on submittal of FARR</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>Written certification submitted to ERO that required FARR distribution has been completed</p>	<p>Distribute FARR</p>	<p>Archeological consultant and ERO</p>	<p>Considered complete on distribution of FARR</p>
<p>NOISE</p> <p><i>Mitigation Measure 2 – Construction Noise</i></p> <p>Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to</p>	<p>Project sponsor, contractor(s)</p>	<p>During construction</p>	<p>Identify a set of site-specific noise attenuation measures/control strategies under the supervision of a qualified</p>	<p>Project sponsor, contractor(s), DBI Provide Planning</p>	<p>Considered complete when upon receipt of final monitoring report at completion of construction</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 			acoustical consultant	Department with monthly reports during construction period	
<p>AIR QUALITY</p> <p><i>Mitigation Measure 3 – Construction Air Quality</i></p> <p>The City would also condition project approval such that each subsequent project sponsor would require the contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such</p>	Project sponsor, contractor(s)	During construction	Ensure construction equipment is properly maintained and	Project sponsor, contractor(s) to provide Planning Department with monthly reports	Considered complete when upon receipt of final monitoring report at completion of construction

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.			operated to minimize exhaust emissions	during construction period	

HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure 4 – Hazardous Building Materials

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to the applicable federal, state, and local laws.

Project sponsor, contractor(s)	Prior to demolition of structures	Ensure equipment containing PCBs or DEHP and other hazardous materials is properly disposed	Project sponsor, contractor(s), DPH, various federal and state agencies	Considered complete when equipment containing PCBs or DEHP or other hazardous materials is properly disposed
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MONITORING AND REPORTING PROGRAM

Adopted Improvement Measures	Responsibility for Implementation	Improvement Schedule	Improvement Action	Monitoring/Reporting Responsibility	Monitoring Schedule
IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR					
TRANSPORTATION AND CIRCULATION					
<i>Improvement Measure 1 – Transportation Demand Management Measures</i>					
<p>The project sponsor or property owner should develop and implement a Transportation Demand Management (TDM) program that goes beyond the requirements of Section 163 of the Planning Code and seeks to annually reduce the number of single occupancy vehicle (SOV) trips to and from the project site because persons would be arriving/departing via alternative modes of transportation (e.g., walking, bicycling, transit, other). The project sponsor or property owner should consider the following TDM measures and any others that would reduce SOV trips to and from the project site:</p> <ul style="list-style-type: none"> • Provide TDM training for property managers and coordinators; • Require that the points of access to bicycle parking, through stairwells and garage off of Stanford Street, include signage indicating the location of these facilities; • Encourage office tenants and their workers to allow bicycles into the workplace; • Ensure that bicycle safety strategies are developed along the Stanford St. side of the property, avoiding conflicts with private cars and loading vehicles accessing the garage; 	Project sponsor	Ongoing during operation	Annually reduce the number of SOV trips to and from the project site	Project sponsor, Planning Department	Annually

MONITORING AND REPORTING PROGRAM

Adopted Improvement Measures	Responsibility for Implementation	Improvement Schedule	Improvement Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<ul style="list-style-type: none"> Facilitate access to the Townsend St. bike lane and the Second St. bike route through on-site signage; Facilitate access to carshare spaces provided in the parking garage through on-site signage; and Explore the potential for providing a free or subsidized transit pass to each tenant and/or encourage each tenant to provide this benefit. 					
<p><i>Improvement Measure 2 – Queue Abatement Condition of Approval</i></p>					
<p>The owner/operator of the off-street parking facility shall ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.</p>	<p>Owner/operator of off-street parking facility</p>	<p>Upon operation of the off-street parking facility</p>	<p>Ensure a vehicle queue does not block any portion of public street, alley, or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis</p>	<p>Owner/operator; Planning Department</p>	<p>Ongoing during operation</p>
<p>If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Suggested abatement methods include but are not limited to the following: redesign of facility to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available</p>			<p>Hire transportation consultant to evaluate conditions</p> <p>Employ abatement methods</p>		

MONITORING AND REPORTING PROGRAM

Adopted Improvement Measures	Responsibility for Implementation	Improvement Schedule	Improvement Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>spaces; travel demand management strategies such as additional bicycle parking, customer shuttles, delivery services; and/or parking demand management strategies such as parking time limits, paid parking, time-of-day parking surcharge, or validated parking.</p> <p>If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.</p>	Project sponsor	Prior to occupancy	Work with SFMTA to remove parking along Stanford Street and provide adjacent on-street	Project sponsor and SFMTA	Considered complete upon decision by SFMTA
<p><i>Improvement Measure 3 – Reallocate Parking to Accommodate Loading</i></p>	Project sponsor	Prior to occupancy	Work with SFMTA to remove parking along Stanford Street and provide adjacent on-street	Project sponsor and SFMTA	Considered complete upon decision by SFMTA

MONITORING AND REPORTING PROGRAM

Adopted Improvement Measures	Responsibility for Implementation	Improvement Schedule	Improvement Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Impact Study.³ In addition, the project sponsor or property owner should seek approval from the SFMTA for an adjacent on-street commercial loading space.</p>			<p>commercial loading space</p>		
<p><i>Improvement Measure 4 – Construction Transportation Management Plan</i></p>	<p>Project sponsor, contractor(s)</p>	<p>Prior to issuance of a construction permit</p>	<p>Develop CMP</p>	<p>Project sponsor, SFMTA, DPW, and other government agencies, as applicable</p>	<p>Complete when project sponsor develops CMP</p>
<p>The project sponsor should develop and implement a Construction Management Plan (CMP), addressing transportation-related circulation, access, staging, and hours for deliveries. The CMP would disseminate appropriate information to contractors and affected agencies with respect to coordinating construction activities to minimize overall disruptions and ensure that overall circulation in the project area is maintained to the extent possible, with particular focus on ensuring transit, pedestrian, and bicycle connectivity. The CMP would supplement and expand, rather than modify or supersede, any manual, regulations, or provisions set forth by the San Francisco Municipal Transportation Agency (SFMTA), the Department of</p>					

³ Fehr & Peers, *Transportation Impact Study, 333 Brannan Street*, July 2013. This study is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.09061.

MONITORING AND REPORTING PROGRAM

Adopted Improvement Measures	Responsibility for Implementation	Improvement Schedule	Improvement Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Public Works (DPW), or other City departments and agencies, and the California Department of Transportation. The CMP should include, but not necessarily limited to, the following:</p> <ul style="list-style-type: none"> • Identify construction traffic best management practices in San Francisco, as well as others that, although not being implemented in the City, could provide valuable information for the project. Management practices include, but are not limited to the following: <ul style="list-style-type: none"> ○ Identifying ways to reduce construction worker vehicle-trips through transportation demand management programs and methods to manage construction worker parking demands. ○ Identifying best practices for accommodating pedestrians, such as temporary pedestrian wayfinding signage or temporary walkways. ○ Identifying best practices for accommodating bicyclists and bicycle facilities such as bicycle wayfinding signage or temporary detours. ○ Identifying ways to consolidate truck delivery trips, including a plan to consolidate deliveries from a centralized construction material and equipment storage facility. ○ Identify a route for construction-related trucks to utilize during construction. ○ Restricting deliveries and trucks trips to the project site during off-peak hours (generally 7 AM to 9 AM and 4 PM to 6 PM, but may include other times during Giants game 		<p>Ongoing during construction</p>	<p>Implement CMP</p>		<p>Complete when construction is complete</p>

MONITORING AND REPORTING PROGRAM

Adopted Improvement Measures	Responsibility for Implementation	Improvement Schedule	Improvement Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>days), where feasible.</p> <ul style="list-style-type: none"> Require consultation with surrounding community, including business and property owners near the project site to assist coordination of construction traffic management strategies as they relate to the needs of other users adjacent to the project site. Develop a public information plan to provide adjacent residents and businesses with regularly-updated information regarding project construction activities, peak construction vehicle activities, (e.g. concrete pours), travel lane closures, and other lane closures. 					