



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. 19011 HEARING DATE: OCTOBER 24, 2013

*Date:* October 17, 2013  
*Case No.:* **2013.0160CV**  
*Project Address:* **470-476 Castro Street**  
*Zoning:* Castro Neighborhood Commercial District (Castro NCD)  
 40-X Height and Bulk District  
*Block/Lot:* 2647/012  
*Project Sponsor:* Nancy Durlleston Dubois  
 San Francisco AIDS Foundation  
 1035 Market Street  
 Suite 400  
 San Francisco, CA 94103  
*Staff Contact:* Jessica Look – (415) 575-6812  
[jessica.look@sfgov.org](mailto:jessica.look@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 121.2 AND 715.21 OF THE PLANNING CODE FOR ALLOW AN INSTITUTION, OTHER LARGE AS DEFINED IN SECTION 790.50 THAT IS BEING OPERATED BY A NON-PROFIT AND IS NEIGHBORHOOD SERVING TO EXCEED 4,000 SQ.FT. (D.B.A SF AIDS FOUNDATION) WITHIN THE CASTRO NEIGHBORHOOD COMMERCIAL DISTRICT (CASTRO NCD) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 8, 2013, Nancy Durlleston Dubois/SF AIDS Foundation (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303, 121.2 and 715.21 to allow an institution, other large (and a non-profit/neighborhood serving use) to exceed 4,000 sq.ft. within the Castro Neighborhood Commercial District and a 40-X Height and Bulk district.

On October 24, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0160CV.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0160CV, 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 subject property, 470-474 Castro Street, is located on a rectangular-shaped lot measuring 45 x 125 feet on the western side of Castro Street. It is bounded by Market, Collingwood and 18th streets. The existing two-story, 35-foot-tall building on the project site contains approximately 10,963 sq.ft. of space (5,625 sq.ft. of retail and 5,338 sq.ft. of office). Currently, Blush Wine Bar operates out of 476 Castro Street and contains approximately 1,157 sq.ft. of retail space and is on the ground floor. In addition, various medical and professional offices were previously leasing the space.

3. **Surrounding Properties and Neighborhood.**

The project site is located on Castro Street in the Corona Heights/Castro neighborhood. The land-use pattern in the area is a mix of two- to three stories mixed use buildings with ground floor commercial and residential on the upper stories. The parcels immediately adjacent to the site include a three story mixed use (commercial/residential) to the north, a two story mixed use building to the south. Other uses on the subject block include two- to three-story mixed-use buildings with ground floor commercial uses including a hardware/variety store, retail, eating and drinking establishments and a movie theater. Transit lines, including bus and light rail are within a short walking distance of the site.

The surrounding properties are located within the Upper Market Street Neighborhood Commercial District and RH-3 (Residential House Three-Family) Districts. Surrounding parcels are also within the 65-B height and bulk district, with areas transitioning to 40-X districts in the core commercial corridor and residential areas.

4. **Project Description.**

The San Francisco AIDS Foundation, the project sponsor, has proposed to consolidate three existing programs, which are currently housed at three separate locations in the Castro neighborhood, into the project site at 470-476 Castro Street. The concept is to bring these groups together to be a holistic wellness clinic for gay, bi and trans gender men in the Castro. This

consolidation will allow for a more visible presence, greater efficiencies in service delivery and expansion of the range of services offered. The San Francisco AIDS Foundation is a non-profit that was established in 1982, and whose mission is to work to end the HIV epidemic in San Francisco through education, advocacy and direct services.

The proposed project would include a 3,750 sq. ft., one-story addition, which would approximately result in a 14,713 sq. ft., 40-foot, three-story tall structure. The project also includes a façade alteration and interior renovations..

5. **Public Comment.** To date, the Planning Department has received four letters of support in regards to the proposed entitlement from the Castro Community Benefit District (Castro CBD), Merchants of Upper Market & Castro (MUMC), Castro/Eureka Valley Neighborhood Association (EVNA) and a Castro homeowner.
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. **Rear Yard .** Planning Code Section 134 requires a rear yard equal to 25% of the depth of the lot measured at grade level and all stories above. Planning Code Section 134(e) permits this requirement to be modified or waived by the Zoning Administrator.

*The Zoning Administrator will consider this request as the Planning Commission considers the Conditional Use application on 10/24/2013.*

- B. **Streetscape Improvements.** Planning Code Section 138.1 requires streetscape and pedestrian improvements the addition of gross floor area equal to 20% or more the gross floor area of an existing building. One street tree is required for every 20 lineal feet of street frontage.

*The project is required to provide two street trees, however preparation of the final construction documents for the Castro Street Redesign, a project sponsored by San Francisco DPW and San Francisco Planning Department are still underway. Estimated date for final construction documents is for Winter 2013 and construction to begin in Fall 2014. Upon approval of submittal building permit, project planner will work with DPW and confirm the location of the proposed street trees per the Castro Street Design and if any additional street trees are needed, project sponsor will submit an in-lieu fee or if feasible, plant an additional street tree.*

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The

use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed.

*The project would provide active uses along the street frontages including retail space, a reception area and lobby. No less than 60 percent of the street frontage at the ground level would be fenestrated with transparent windows to allow visibility to the inside of the building.*

- D. Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*The Subject Property contains approximately 12,099 square-feet of occupied floor area and currently has no off street parking and none is proposed. As such, there is an off street parking deficit. Since the project is located within a Neighborhood Commercial District, it is allowed to seek a reduction in parking requirements pursuant to Section 161 and 307. The Zoning Administrator will consider this request as the Planning Commission considers the Conditional Use application on 10/24/2013.*

- E. Loading.** Section 152 of the Planning Code requires off-street loading be provided in the for retail uses exceeding 10,000 square feet in area and offices uses exceeding 100,000 square feet in area.

*The project contains 1,157 square feet of retail space (the space currently occupied by Blush Wine Bar) and 13,556 square feet of office. As such, the project is not required to provide off-street loading and provides none. In the event that the project sponsor converts Blush Wine Bar to office space for use, it would still not trigger loading requirements.*

- F. Bicycle Parking.** Section 155.2 of the Planning Code requires bicycle parking spaces for buildings that are undergoing an addition to a building that increases the building's gross floor area by more than 20%. As such, Medical Office use requires one Class 1 space for every 5,000 occupied square feet, and 1 Class 2 space for every 15,000 sq.ft. of occupied floor area, but no less than four located near each public entrance. In addition, when the occupied floor area exceeds 10,000 sq.ft, one shower and six clothes lockers shall be provided.

*The project proposes 3 Class 1 parking Spaces and 4 Class 2 parking spaces. The Class 2 bicycle spaces are assumed to be provided through the Castro Street Redesign and to date draft plans have the spaces located in the public right-of-way fronting the subject lot. Since the Castro Street Redesign is currently underway, project planner will work with DPW and assure that at time of building permit approval that the project complies with Section 155. In addition, the project proposed one shower and six clothes lockers.*

- G. **Signage.** Planning Code Section 186 states that any signs on the property shall be made to comply with the requirements of Article 6 of the Code applying to nonconforming uses.

*Any proposed signage will be subject to the review and approval of the Planning Department.*

- H. **Use Size Limits.** Planning Code Section 715.21 states that a Conditional Use Authorization is required for nonresidential uses within this District that exceed a floor area of 4,000 square feet for a use that is being operated by an Institution, Other Large, as defined in Section 790.50, and is a neighborhood serving non-profit. The proposed use size is approximately 14,713 sq.ft. In addition to the criteria set forth in Section 303(c), Planning Code Section 121.2 requires that, with respect to an application for Conditional Use authorization for nonresidential use size, the Planning Commission shall consider the following criteria:

- i. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The area is an active neighborhood commercial district that contains adequate small-scale uses. The project would not foreclose the location of other needed institutional uses in the area.*

- ii. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The proposed use is a much needed service that will serve the neighborhood. Currently, there are three existing programs that are in the neighborhood and they are very popular with the gay and bisexual men who reside in the area.*

- iii. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The third floor addition is setback from both the front and back building wall and respects the scale of development in the area. The design of the building has been developed in consultation with neighborhood groups and the Planning Department and is respectful of the scale of the neighborhood.*

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

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

*This project proposes to consolidate already existing services that are located within the Castro neighborhood and are currently located at 4200 18th Street, 4122 18th Street and 2128 15th*

*Street and occupy a total of approximately 7,000 square feet. The HIV/AIDS related services and programs to be consolidated generally consist of HIV testing, counseling, health related services, community building and social services. These consolidated activities would be conducted at the new SF AIDS Foundation facility being leased at 470-474 Castro Street. The project will adaptively reusing a two-story structure that currently has ground floor retail and second-story office uses. This third floor expansion would be incorporated within the existing building envelope and set back from the front and rear building wall.*

*The proposed San Francisco AIDS Foundation facility will operate at a size and intensity that is compatible with neighborhood character and appropriate to the level and types of services uniquely needed by residents of the Castro neighborhood and by patrons who frequent the Castro Neighborhood Commercial District. Providing HIV/AIDS related services at this location is eminently appropriate since it brings these services to a most convenient proximity to concentrations of people who most need these services.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

*The project site is well suited for health and wellness center for the San Francisco AIDS Foundation. The location of the property at the center of the Castro District is appropriate for the use as it is well served by transit and community services of the Castro neighborhood.*

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

*The project site is well served by MUNI, being directly adjacent to MUNI Metro, the "F" Line and Market Street MUNI service. Traffic patterns will remain substantially unaltered by the Project because patrons will have ample walking, bicycling, taxi and public transit options.*

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

*The Project will not create substantial emissions. The San Francisco AIDS Foundation facility will function as a community center, providing HIV testing, education, counseling, clinical services, and social services. Consequently, the Project, upon completion, will not prove to be offensive regarding noise, dust, glare, and odors.*

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

*The Project does not require any additional landscaping or screening, and any proposed signage shall be subject to review by the Planning Department and required to meet all applicable provisions set forth in Article 6.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **POLICY 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

### **POLICY 4.2:**

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

### **OBJECTIVE 6:**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

### **POLICY 6.1:**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

### **OBJECTIVE 7:**

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

### **Policy 7.2:**

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

*By allowing larger institutional uses/neighborhood serving nonprofits to exist in the Castro NCD, this would result in positive community and social benefit for residents and for those who come to the neighborhood to seek services. The proposed project does not have adverse environmental and or negative*

*economic effects and thus should be encouraged. The essential character of this neighborhood corridor will be maintained by encouraging and protecting uses which provide a necessary services to the area.*

## COMMUNITY FACILITIES ELEMENT

### OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

*One component contributing to the quality of the living environment is the availability of community services and facilities designed to meet the cultural, social and health needs of neighborhood residents. This project would promote the development of providing needed and desired services to the community.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The proposed project will not have a negative impact on neighborhood serving retail uses and will not impact opportunities for resident employment in and ownership of neighborhood-serving retail. It would in fact enhance future opportunities for residential employment and current institutional businesses.*

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

*The proposed project will help preserve existing housing and neighborhood character by promoting institutional and social service needs that are desired by the community. The project will not impact existing housing.*

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

*The proposed project will have no adverse effect on the City's supply of affordable housing.*

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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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;

*The proposed project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

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

*The proposed project would not affect the preparedness against injury and loss of life in an earthquake is unaffected.*

- G. That the landmarks and historic buildings be preserved;

*Landmarks and historic buildings would not be negatively impacted by the proposed project.*

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

*The City's parks and open space and their access to sunlight and vistas would be unaffected.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0160CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 10, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19011. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 24, 2013.

Jonas P. Ionin  
Acting Commission Secretary

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

NAYES: None

ABSENT: None

ADOPTED: October 24, 2013

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to allow an Institution, Large/Non-Profit (d.b.a. San Francisco AIDS Foundation) located at 470-476 Castro, Block 2647, and Lot 012 pursuant to Planning Code Section(s) 303 and 121.2 and 715.21 within as Castro Neighborhood Commercial District with a 40-X Height and Bulk District; in general conformance with plans, dated September 10, 2013, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0160CV** and subject to conditions of approval reviewed and approved by the Commission on October 24, 2013 under **Motion No. 19011**. 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 October 24, 2013 under Motion No. **19011**.

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

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **19011** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

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

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

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

### DESIGN – COMPLIANCE AT PLAN STAGE

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

2. **Street Trees.** Pursuant to Planning Code Section 138.1 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](http://www.sf-planning.org)*

3. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than the required amount of Class 1 and Class 2 bicycle parking.

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

## MONITORING

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

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

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

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

## OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

7. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

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

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

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

8. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed to prevent any significant noxious or offensive odors from escaping the premises.

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

9. **Community Liaison.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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