



SAN FRANCISCO PLANNING DEPARTMENT

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- Downtown Park Fee (Sec. 412)
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Planning Commission Motion No. 19075 HEARING DATE: FEBRUARY 6, 2014

Date: January 30, 2014
Case No.: **2013.0401C**
Project Address: **875 & 901 California Street**
Zoning: RM-4 (Residential, Mixed, High Density) District
 Nob Hill Special Use District
 65-A and 320-E Height and Bulk District
Block/Lot: 0256/017 & 0255/001
Project Sponsor: Thomas Tunny
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 304, TO MODIFY CONDITIONS OF APPROVAL RELATING TO A GARAGE LOCATED AT 875 CALIFORNIA STREET FOR A PLANNED UNIT DEVELOPMENT (PUD) LOCATED AT 901 CALIFORNIA STREET (D.B.A. STANFORD COURT HOTEL) AND REDUCE THE ON-SITE PARKING REQUIREMENT FROM 25 SPACES TO SEVEN SPACES WITHIN THE RM-4 (RESIDENTIAL, MIXED, HIGH DENSITY) ZONING DISTRICT, THE NOB HILL SPECIAL USE DISTRICT, AND 65-A AND 320-E HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 3, 2013 James A. Reuben (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 178, 303, and 304 to modify conditions of approval relating to a garage located at 875 California Street for a Planned Unit Development (PUD) located at 901 California Street and reduce the parking provided for the hotel to seven spaces within the RM-4 (Residential, Mixed, High Density) Zoning District, the Nob Hill Special Use District, and 65-A and 320-E Height and Bulk District.

On February 6, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0401C.

On June 11, 2013 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0401C, 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 Stanford Court Hotel is located at the corner of California and Powell Streets and has 393 hotel rooms. The hotel is approximately 250,928 square feet in area and ten stories in height. The hotel rooms range in square footage from 350 square feet to over 600 square feet. In addition, the hotel contains approximately 3,000 square feet of restaurant and bar use at the lobby level and approximately 240 square feet of gift shop retail. A foyer, business center and staircase on the lower level occupy approximately 6,400 square feet. There is an existing porte cochere in front of the hotel that is accessed from one large curb cut on California Street. The hotel was originally constructed in 1911 as a residential hotel and an addition was constructed in 1971. The residential hotel was converted to a large tourist hotel in 1968 under Planning Commission Resolution No. 6241, Case No. CU68.018.

The garage structure at 875 California is on the southern side of California Street, just east of the intersection with Powell Street and was constructed in 1919 as a garage, minor auto repair, and gas station. It was converted to parking for the Stanford Court Hotel in 1968. There are two ramps and curb cuts which access the garage. One ramp accesses the lower level and one ramp accesses the upper level. Each curb cut is approximately ten feet wide. Although Resolution No. 6241 stipulated that the garage supply 100 spaces for the Stanford Court Hotel, there is only a 90-space capacity. On Sunday through Thursday, approximately 53 spaces are occupied. Hotel employees use 20 spaces and the public uses 18 spaces. The remaining spaces are used by hotel guests. On Friday and Saturday, approximately 71 spaces are occupied. Hotel employees use 27 spaces and the public uses 18 spaces. The remaining spaces are used by hotel guests. There are 31 striped parking spaces on the upper level and 32 striped parking spaces on the lower level. When

a valet is present, approximately 90 cars can be parked in the garage. There is a small office area on the upper level.

3. **Surrounding Properties and Neighborhood.** The subject property is located in the Nob Hill neighborhood and Nob Hill Special Use District. The surrounding area is developed with large tourist hotels. The Fairmont Hotel is located directly across California Street, occupying the entire block and the Mark Hopkins Hotel is located on the same block as the Stanford Court Hotel, but located further west at the corner of Mason and California Streets. There is a vacant parcel at the southeast corner of Powell and California Streets which abuts the subject garage. The University Club is located across the street from the subject garage at the northeast corner of Powell and California Streets. The surrounding area is developed with high density residential buildings. Cable Car lines are located on both California and Powell Streets. Huntington Park is located the west on the subject properties.

The subject property is located in the RM-4 District, which is zoned for Residential, Mixed, High Density. These districts are devoted almost exclusively to apartment buildings of high density, usually with smaller units, close to downtown. Buildings over 40 feet in height are very common, and other tall buildings may be accommodated in some instances. Despite the intensity of development, distinct building styles and moderation of facades are still to be sought in new development, as are open areas for the residents. Group housing is especially common in these districts, as well as supporting nonresidential uses.

4. **Project Description.** The proposal involves a Conditional Use Authorization to modify conditions of approval and to reduce the parking requirement from 25 spaces to seven spaces for a Planned Unit Development (PUD) located at 901 California Street (d.b.a. Stanford Court Hotel) within the RM-4 (Residential, Mixed, High Density) Zoning District, the Nob Hill Special Use District, and 65-A and 320-E Height and Bulk District. Conditional Use Authorization CU68.018 and Planning Commission Resolution No. 6241 permitted a hotel with incidental commercial uses and professional offices and conditioned that 100 parking spaces be provided within an existing garage located at 875 California Street, converting it entirely to parking for the hotel. The Project Sponsor is asking for a modification under Planning Code Section 304 to reduce the parking provided for the hotel to seven spaces, providing these spaces in the hotel's existing porte cochere. This application, 2013.0401C, is seeking to sever the ties between the two properties. There are no alterations proposed at either property.

The design of the Stanford Court Hotel's porte cochere allows for seven parking spaces to be provided on-site. The porte cochere is located behind the primary façade. Parking spaces are not visible from California Street. This area is currently used for parking; however, these spaces are not included in the total 100 spaces required under Planning Commission Resolution No. 6241. The Stanford Court Hotel believes that given the guest and employee usage of the parking garage, the availability of nearby parking garages, and public transportation options, these seven spaces will be sufficient.

A separate Conditional Use Authorization application, 2013.1130C, is being sought to reclassify the garage at 875 California Street as a community parking garage use. The current use of the building is a garage associated with the Stanford Court Hotel. The proposal is to reclassify it as a community parking garage within the RM-4 (Residential, Mixed, High Density) Zoning District, the Nob Hill Special Use District, and 65-A Height and Bulk District. There is a separate motion for this action.

5. **Public Comment.** The Department has not received any public comment regarding the proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 209.2 (d) states that a Conditional Use Authorization is required for a hotel use.

In 1968, Conditional Use Authorization Case No.68.018 was approved to convert an existing apartment building to a hotel. Part of this Conditional Use Authorization is to modify the conditions of Planning Commission Resolution No. 6241. The hotel use will remain the same; however, the conditions regarding parking will be modified to sever the ties between the subject property and the parking garage located at 875 California Street, and to reduce the on-site parking to seven spaces.

- B. **Parking.** Planning Section 151 of the Planning Code requires one off-street parking space for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's dwelling unit, if any.

The Stanford Court Hotel contains 393 hotel rooms, thereby requiring 25 parking spaces. The Project Sponsor is asking for a reduction in the parking requirement to seven spaces which will be provided in the porte cochere area. The 100 spaces required per Planning Commission Resolution No. 6241 far exceeds the 25 required spaces and the garage has been underutilized. There are a number of other garages in the immediate neighborhood that supply parking. The Fairmont garage and Annex across the street has a total capacity of approximately 195 spaces. The Crocker garage one block west on California has a total capacity of approximately 200 spaces. The Masonic Center garage two blocks west on California has a total capacity of approximately 350 spaces and the Brocklebank garage one block north on Sacramento Street has a total capacity of approximately 100 spaces. Grace Cathedral has 120 spaces. With approximately 965 parking spaces within the immediate area and the location of both Cable car lines, a reduction is required parking is well founded. In addition, the last two recent hotels receiving Conditional Use Authorizations located at 250 4th Street and 942 Mission Street, did not provide off-street parking. In addition, the subject property is two blocks from a C-3 District, where parking would not be required.

- C. **Permitted Conditional Use.** Pursuant to Planning Code Section 178, a permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application.

This Conditional Use Authorization is seeking to modify the conditions of approval with regard to the parking garage located at 875 California Street and reducing the parking requirement for the hotel. The Stanford Court Hotel will continue to operate as a permitted Conditional Use.

- D. **Modifying Conditions.** Pursuant to Planning Code Section 303 (e), authorization of a change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use.

This Conditional Use Authorization is seeking to modify the conditions of approval in Planning Commission Resolution No. 6241, specifically Condition # 3 which requires the parking garage located at 875 California Street to be used solely by the Stanford Court Hotel.

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

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

The proposed parking reduction is necessary and desirable for, and compatible with the neighborhood as it will bring the hotels off-street parking requirement closer into conformance with the Planning Code. The amount of parking provided for the hotel far exceeds what is required under the Planning Code today and is contrary to General Plan Policies promoting transit and discouraging automobile use. In addition, by severing the tie between the two properties and authorizing a community garage located at 875 California Street, the neighboring residents can utilize the existing garage.

- 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 height and bulk of the existing building will remain the same and the proposal will not alter the existing appearance or character of the Project vicinity. Due to the hotel's proximity to existing transit lines and the abundance of parking garages provided in the area, the reduction in the parking requirement for the Stanford Court Hotel is well founded. The existing porte cochere has adequate space to include off-street parking. Currently, the porte cochere is being used for parking; therefore, there is no visual change.

- 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 proposed decrease in required parking for the Hotel will encourage the use of public transit, which will reduce traffic congestion and ease parking demand.

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

The proposed decrease in required parking for the Hotel will reduce traffic and its resulting noxious and offensive emissions.

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

The proposed parking reduction does not require any additional improvements to the Stanford Court Hotel. The existing landscaping, open space, and screening will not be affected.

- 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. **Planned Unit Development.** Conditional Use Authorization Case No.68.018 was approved to convert an existing apartment house to a hotel. Pursuant to Planning Code Section(s) 303 and 304. Planning Code Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. In cases of outstanding overall design, Projects may merit modification of certain Code requirements. PUDs must also:

- A. Provide outstanding design.

There is no proposed change to the exterior of the building. The modification of the conditions of approval and the reduction in parking do not affect the exterior of the building.

- B. Affirmatively promote applicable objectives and policies of the General Plan.

This Project is consistent with the objectives and policies of the General Plan as outlined in Section 9 below.

- C. Provide off street parking adequate for the occupancy proposed.

The 100 spaces required per Planning Commission Resolution No. 6241 far exceeds the 25 required spaces and the garage has been underutilized. There are a number of other garages in the immediate neighborhood that supply parking. The Fairmont garage and Annex across the street has a total capacity of approximately 195 spaces. The Crocker garage one block west on California has a total

capacity of approximately 200 spaces. The Masonic Center garage two blocks west on California has a total capacity of approximately 350 spaces and the Brocklebank garage one block north on Sacramento Street has a total capacity of approximately 100 spaces. Grace Cathedral has 120 spaces. With approximately 965 parking spaces within the immediate area and the location of both Cable car lines, and given the historic parking needs of the hotel, a reduction is required parking is well founded.

- D. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code.

There are no proposed changes to the open space provided by the Stanford Court Hotel. The modification of the conditions of approval and the reduction in parking do not affect the open space provided.

- E. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a District permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property.

The subject property is a hotel use. There are no dwelling units provided on the property.

- F. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) Districts under the Code.

The subject property is located in the RM-4 Zoning district and is already entitled as a hotel use. There are no proposed changes to the use of the property included in this Conditional Use Authorization.

- G. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

There are no proposed changes to the height of the Stanford Court Hotel. The modification of the conditions of approval and the reduction in parking do not affect the height of the building.

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

The proposed reduction in parking gives priority to public transit. The Stanford Court Hotel is well served by public transit. The Powell Hyde, Powell Mason, and California Cable car line run at the intersection of Powell and California Streets. In addition the following MUNI bus lines are within one block of the subject property: 1, 31, 38 AX and BX, 30, 45, 8X, 8A and BX.

OBJECTIVE 2:

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

Policy 2.2:

Reduce pollution, noise and energy consumption.

The proposed reduction in parking will encourage transit use and result in the reduction of pollution associated with automobile usage.

OBJECTIVE 16

DEVELOP AND IMPLEMENT PROGRAMS THAT WILL EFFICIENTLY MANAGE THE SUPPLY OF PARKING AT EMPLOYMENT CENTERS THROUGHOUT THE CITY SO AS TO DISCOURAGE SINGLE-OCCUPANT RIDERSHIP AND ENCOURAGE RIDESHARING, TRANSIT AND OTHER ALTERNATIVES TO THE SINGLE-OCCUPANT AUTOMOBILE.

Policy 16.5:

Reduce parking demand through limiting the absolute amount of spaces and prioritizing the spaces for short-term and ride-share uses.

Parking spaces are being limited at the Stanford Court Hotel. Currently the Stanford Court Hotel provides 100 spaces at the garage located at 875 California Street when only 25 spaces are required by the Planning Code. The further reduction to seven spaces is respective of the hotel's parking demand and will further encourage the hotel employees to utilize public transit.

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

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

The proposed decrease in required parking for the hotel will have no effect on neighborhood-serving retail uses.

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

The proposed decrease in required parking for the hotel will have no effect on neighborhood character as there are no exterior modifications included in the proposal.

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

The proposed decrease in required parking will have no effect on the City's affordable housing supply.

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

The proposed decrease in required parking will not impede MUNI transit service. In fact, with the approval of a community garage at 875 California Street, the availability of neighborhood parking will improve.

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

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

This proposal will not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Project will have no negative effect on existing parks and open spaces. The Project does not have an effect on open spaces.

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 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. 2013.0401C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file 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. 19075. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 6, 2014.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commission President Fong, Commissioners Borden, Moore, Sugaya, and Wu

NAYS: None.

ABSENT: Commissioners Antonini, Hillis

ADOPTED: February 6, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to modify conditions of approval of a Planned Unit Development (PUD) located at 901 California Street (d.b.a Stanford Court Hotel) and reduce the on-site parking requirement from 25 spaces to seven spaces within the RM-4 (residential, mixed, high density) Zoning District, the Nob Hill Special Use District, and 65-A and 320-E Height and Bulk District. and subject to conditions of approval reviewed and approved by the Commission on **February 6, 2014** under Motion No. **19075**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator. Planning Commission Resolution No. 6241 remains in effect except for Condition #3.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 6, 2014** under Motion No **19075**.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

PARKING AND TRAFFIC

6. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide seven (7) independently accessible off-street parking spaces located in the hotel's porte cochere.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
7. **Condition No. 3 in Planning Commission Resolution No. 6241.** This condition shall supersede Condition #3 in Planning Commission Resolution No. 6241. The garage located at 875 California Street is no longer responsible for providing parking for the Stanford Court Hotel or future operators of the hotel located at 901 California Street.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING

8. **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.
9. **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,

OPERATION

10. **Community Liaison.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org