



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19226

HEARING DATE: SEPTEMBER 4, 2014

Date: September 4, 2014
Case No.: **2012.1220C**
Project Address: **2233 UNION STREET**
Zoning: Union Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 0539/032
Project Sponsor: Reuben, Junius & Rose, Melinda Sarjapur
1 Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317 & 725.53 OF THE PLANNING CODE TO ALLOW A BUSINESS/PROFESSIONAL SERVICE USE (D.B.A. INGRID AND ISABELLA LLC) FOR A TWELVE MONTH EXTENSION OF A TEMPORARY RESIDENTIAL UNIT CONVERSION IN THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 25, 2012, Reuben, Junius and Rose, LLC, (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 317, and 725.53 to allow the temporary conversion of a residential dwelling unit into a business/professional service use (d.b.a. Ingrid and Isabella LLC) on the third floor of the subject building within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

On August 7, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1220C, and continued the hearing to the regularly scheduled meeting on September 4, 2014.

On September 4, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1220C.

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

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 approves the Conditional Use requested in Application No. 2012.1220C, 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. **Background and Entitlement History.** In October 2009, the Planning Commission heard and approved a request for Conditional Use Authorization, Case No. 2009.0747C, for the temporary conversion of the subject two-bedroom, dwelling unit into a business/professional service use for Ingrid and Isabella LLC, for a maximum period of three year, after which the space was conditioned to revert back to a residential unit. At the time of the 2009 approval, the business owners, who are also the owners of the building, anticipated that their business would exceed the space available in the third floor unit and that the business would be relocated to a new space. In September 2012, the Applicant submitted a new Conditional Use Authorization to continue this temporary use. The subject entitlement application was deemed to be incomplete in 2012 and was inactive, during which time the three year period lapsed. The subject business is currently operating illegally.

On July 31, 2014, the Planning Department forwarded a disapproval recommendation to the Planning Commission for the Conditional Use Authorization request. At the August 7, 2014, hearing, the Planning Commission heard the subject case, closed public comment and passed a motion to continue the case to September 4, 2014, with the intent to grant Conditional Use Authorization to allow the business/professional service use to remain for an additional three years, after which the use must revert to a residential unit. At the September 4, 2014, hearing the Commission further reduced the use extension to a 12 month period.

3. **Site Description and Present Use.** The subject property is 137.5 feet deep by 25 feet wide. The subject building is a two-story over garage, three-unit building, constructed circa 1906. The subject stucco-clad building is approximately 73.5 feet deep. A garage occupies the ground floor

of the building, two dwelling units occupy the second floor and the subject unit occupies the third floor. The dwelling units on the second floors are rented and the subject third floor unit has been occupied by Ingrid and Isabella LLC, since 2009.

4. **Surrounding Properties and Neighborhood.** The project is located on the south side of Union Street between Steiner and Fillmore Streets in the Marina District. The Union Street Neighborhood Commercial District provides limited convenience goods for the residents of sections of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately surrounding the street. Important aspects of this commercial corridor's business activity are eating and drinking establishments and specialty shops. There are also a significant number of professional, realty, and business offices.
5. **Project Description.** The applicant proposed a three year extension to the previous three year temporary conversion of a residential unit located on the third floor of the subject building into a Business or Professional Service Use (d.ba. Ingrid and Isabella LLC). The Planning Commission reduced the extension request to a 12 month period at the September 4, 2014, hearing. The business has approximately eight employees and provides by-appointment clients a pregnancy wardrobe styling service for daily needs and special events. The proposal does not include any physical modifications to the subject space.
6. **Public Comment.** The Department has received 17 letters of support and no opposition to the project.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Business/Professional Services Use.** Planning Code Section 725.53 requires Conditional Use Authorization to establish a business or professional service use on the third floor in the Union Street Neighborhood Commercial District.

The Project Sponsor is seeking Conditional Use Authorization to establish a business or professional service use on the third floor of the subject building.
 - B. **Hours of Operation.** Planning Code Section 725.27 permits operation between 6a.m. and 2a.m., as defined by Planning Code Section 790.48.

The project proposes to operate four days a week from 9a.m. to 5p.m.
 - C. **Conversion of Dwelling Unit.** Planning Code Section 317 requires a mandatory Discretionary Review hearing when a proposal seeks to eliminate residential units. When Conditional Use Authorization is required for another aspect of the proposal, the authorization for the dwelling unit conversion is processed as part of the Conditional Use authorization.

The Project Sponsor is seeking Conditional Use Authorization to convert a residential unit to an office for a business or professional service use on the third floor of the subject building.

- D. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 500 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The subject unit contains approximately 1,500 square-feet of occupied floor area and thus does not require any off-street parking.

8. **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 site is located within a Neighborhood Commercial District where it is not uncommon to have business offices on the upper floors of buildings. Several adjacent buildings have businesses on their third floors including 2227, 2228, and 2250 Union Street. The proposed size and intensity of the business is at a scale that is compatible with the neighborhood. The proposed use is desirable, in that the conversion is for a limited period of three additional years, and that approving the conversion will allow a locally-owned business to stay in San Francisco, thereby bringing more economic activity to the Neighborhood Commercial District. The temporary nature of the conversion also protects against the permanent loss of housing in this neighborhood.

- 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 project will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope or have any impact on the visual characteristic of the 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 Planning Code does not require parking or loading for the proposed use at this square footage. At the business's current location, three of the eight employees take public transportation to work,

while five drives. The business provides consultations by appointment, and therefore there will be limited trips generated per day by the proposed use. Furthermore, the site is well served by public transportation with the 41, 45 and 22 MUNI bus lines within one block of the subject property.

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

The proposed use will not generate any noxious or offensive emissions such as noise, glare, dust and odor.

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

The proposal will not alter the exterior of the building.

- 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of the Union Street Neighborhood Commercial District in that the proposed use will provide growth opportunities for commercial development that is in keeping with the existing scale and character of the neighborhood. It will not disrupt the continuous retail frontage along Union Street and will not negatively affect the adjacent residential livability. Because this conditional use is intended for a maximum 12 month extension, the residential use will not be permanently lost in this district.

- 9. **Planning Code Section 317** established criteria that need to be evaluated when converting a residential unit to another use. The project does not comply with a number of said criteria in that:

- a. Whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

The unit is currently owned by the sponsor and is rented to the sponsor's business. The unit was previously vacant prior to the sponsor purchasing the subject building. The unit is considered a rental unit and subject to rent control. The Conditional Use Authorization is limited to a 12 month extension, after which time the space must revert back to a residential unit, and there will be no permanent loss of residential use at this site.

- b. Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

The proposed business/professional service use is appropriate for a Neighborhood Commercial District and it is not uncommon to have these types of uses on the upper floors in this Zoning District. The 12 month extension limit on this conditional use permit also assures that the residential use will be restored after the temporary conversion period.

- c. In districts where Residential Uses are not permitted, whether Residential Conversion will bring the building closer into conformance with the uses permitted in the zoning district;

It is not uncharacteristic to have either residential or commercial uses on the upper floors of buildings within the Union Street Neighborhood Commercial District. While non-residential use of the upper floors is less common, this Conditional Use Authorization is time-limited so that the space will revert back to a residential use, which is more characteristic of this District.

- d. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

While the removal of a unit would have a negative effect on the City's housing stock, the proposed conversion will be conditioned for 12 months, so that any negative effects will be temporary. Without the 12 month time limit, the proposed project would not be consistent with Planning Code Section 317's intent or the Mayor's Executive Directive to protect existing housing. In short, the project would not be consistent with Planning Code Section 317 if it were not a temporary loss of housing for a limited period of time.

- e. Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

The subject building was constructed as a three-unit building and there are no design, functional, or habitability deficiencies with the unit. According to the project sponsor, the unit is in need of repair, but not in a manner that would render this unit uninhabitable.

- f. Whether the Residential Conversion will remove Affordable Housing, or units subject to the Rent Stabilization and Arbitration Ordinance.

The subject unit is not an Affordable Housing unit but is subject to the Rent Stabilization and Arbitration Ordinance, as the building was constructed prior to 1979 and the units are not condominiums. The intended maximum 12 month extension for the temporary conversion will not permanently remove a rent controlled unit from the market.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

POLICY 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

The subject dwelling would revert back to a residential use at the end of the maximum 12 month conversion extension, thereby preserving the unit for future rental opportunities.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The proposed change of use will allow a locally owned business to stay in San Francisco and the loss of the dwelling unit will be temporary.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

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

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. Granting Conditional Use Authorization for the proposed project will foster small business enterprises and entrepreneurship.

11. **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 proposal would have no effect on any 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 12 month maximum extension time limit minimizes any negative effect that the loss of housing will have on neighborhood character. Also, the unit was previously vacant at the time of purchase in 2009, so no one will be displaced by the temporary change of use

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

While the subject property is subject to rent control, it is not considered designated affordable housing. The proposal will have a temporary effect on the supply of housing in the city; however, after the 12 month extension time period the Planning Department will request that the Department of Building Inspection amend the current Certificate of Occupancy rather than issuing a new one in order to preserve the unit's status as a rent control unit when the space reverts back to a residential unit. Therefore, there will be no permanent loss of this housing.

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

At the business's current location, a number of the employees take public transportation to work. The business provides consultations by appointment, and therefore there will be limited trips generated per day by the proposed use. Furthermore, the site is well served by public transportation with the 41, 45 and 22 MUNI bus lines within one block of the subject property. The commuter traffic generated by the proposed will use not impede MUNI transit service or overburden streets and 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 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.

12. 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.
13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1220C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 25, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19226. 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 4, 2014.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Moore, Hillis, Antonini, Richards, Fong and Johnson

NAYS: Commission President Wu

ABSENT: N/A

ADOPTED: September 4, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Business/Professional Service Use (d.b.a. Ingrid and Isabella LLC) located at 2233 Union Street, Block 0539, and Lot 032, pursuant to Planning Code Sections 303, 317 and 725.23 within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated **September 25, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. 2012.1220C and subject to conditions of approval reviewed and approved by the Commission on **September 4, 2014** under Motion No **19226**. 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 **September 4, 2014** under Motion No **19226**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **19226** 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. 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 and/or the approved use must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
- 2.** A change of use permit shall be obtained from the Department of Building Inspections pursuant to the Conditions of Approval No. 9 from the October 8, 2009, Planning Commission Motion No. 17960, for the conversion to the Business or Professional Service use.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
- 3.** The 12 month time period shall commence upon the approval date of this Motion. The Business or Professional Service use shall cease after the 12 month period and the occupancy returned to a residential use. Three months prior to the end of the 12 month time period, the project sponsor shall submit a new site permit to revert the space back to a residential unit, or submit a new Conditional Use Application to continue the business use approved under this Motion, or lawfully change the use to another permitted use. Failure of the owner to comply with this condition shall be deemed a violation of the Planning Code and subject to all remedies and penalties set forth in the Planning Code and permitted by law.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
- 4.** When the unit is converted back to a residential unit at the end of the three-year time period, the owner shall obtain approval from the Department of Building Inspection for an amended Certificate of Occupancy to consider the unit as a continuation of the use of the existing dwelling unit for purposes of occupancy, with the intention of preserving the unit as a rent controlled unit subject to the Residential Rent Stabilization and Arbitration Ordinance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
- 5.** After the 12 month time period has expired, any business signs for the proposed business will be removed, and the proposed business may no longer operate unless the owner applies for a new Conditional Use Authorization and/or complies with then-current restrictions applicable to the property.

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

DESIGN

6. **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.

MONITORING

7. **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.

OPERATION

8. **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/>*