



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JUNE 2, 2011

*Date:* May 26, 2011  
*Case No.:* **2011.0422 C**  
*Project Address:* **2 HARRISON STREET**  
*Zoning:* RH-DTR (Rincon Hill Downtown Residential Mixed Use)  
84-X/105-X Height and Bulk District  
*Block/Lot:* 3744/005  
*Project Sponsor:* Jackie Crivinar of  
BCCI Construction  
On behalf of  
The Trustees of the University of Pennsylvania  
The Wharton School of Business  
3101 Walnut Street  
Philadelphia, PA 19104  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to establish an Other Institutions use (d.b.a. The Wharton School of Business, University of Pennsylvania) on the 6th floor of an existing office building occupying approximately 35,000 square feet, in excess of the 25,000 square foot use size limit principally permitted for non-residential uses in the RH-DTR district.

The Wharton School specializes in professional adult education designed for middle and upper-level managers who wish to continue their careers while pursuing an MBA degree. Approximately 90 attendees participate in the Wharton MBA Program for Executives annually and classes are primarily held on weekends. The Wharton School also provides non-degree executive programs which consist of short term, four day certificate programs with approximately 30 to 60 attendees.

The Wharton School has approximately 16 full time staff members. There are approximately one to three faculty members at the Wharton School during the week and approximately three to six faculty members on the weekends for the MBA Program for Executives.

## **SITE DESCRIPTION AND PRESENT USE**

The proposed project is located at 2 Harrison Street on the north side of Harrison Street, between Spear Street and the Embarcadero, Lot 005 in Assessor's Block 3744. The site is located within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) District and an 84-X/105-X Height and Bulk district. The block is improved with two multistory buildings currently used primarily for office purposes. The project site, 2 Harrison, is identified as an historic landmark, the Hills Brothers Coffee Plant, and is one of two buildings on the block. There are other uses on the lot, including an eating establishment. A mid-block passage separates the two buildings into a north and a south building. Both buildings front the Embarcadero and Harrison, Folsom and Spear Streets.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located within the Rincon Hill neighborhood. To the east of the site is the Embarcadero and the bay waterfront. To the south are other office buildings and the San Francisco Bay Bridge. To the west and north of the project site are multistory office and commercial buildings. The surrounding properties are located within the RH-DTR (Rincon Hill Downtown Residential Mixed Use), RC-4 (Residential Commercial Combined, High Density), P (Public Use) and M-1 (Light Industrial) Districts.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	May 13, 2011	May 13, 2011	20 days
Posted Notice	20 days	May 13, 2011	May 13, 2011	20 days
Mailed Notice	10 days	May 24, 2011	May 12, 2011	22 days

## **PUBLIC COMMENT**

- The Department is not aware of any opposition to this project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Wharton School of Business has submitted an Abbreviated Institutional Master Plan (Case 2011.0118I). The Zoning Administrator will report the filing to the Planning Commission of the Abbreviated Institutional Master Plan to the Planning Commission on June 2, 2011.
- The Wharton School of Business is currently located at 101 Howard Street, which is approximately 2 blocks from the proposed project site.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Planning Commission must grant Conditional Use authorization to establish an Other Institutions use in excess of the 25,000 square foot use size limit principally permitted for non-residential uses within the RH-DTR District.

## **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The proposed project maintains a post-secondary educational institution in the City of San Francisco.
- The proposed project is located in an area that is aptly suited to handle such use as the area is characterized by a number of office and commercial uses, with lesser amounts of retail to serve the employees and users of these spaces.
- The proposed project is in an area is reasonable well served by transit.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map  
Sanborn Map  
Aerial Photographs  
Photographs  
Reduced Plans

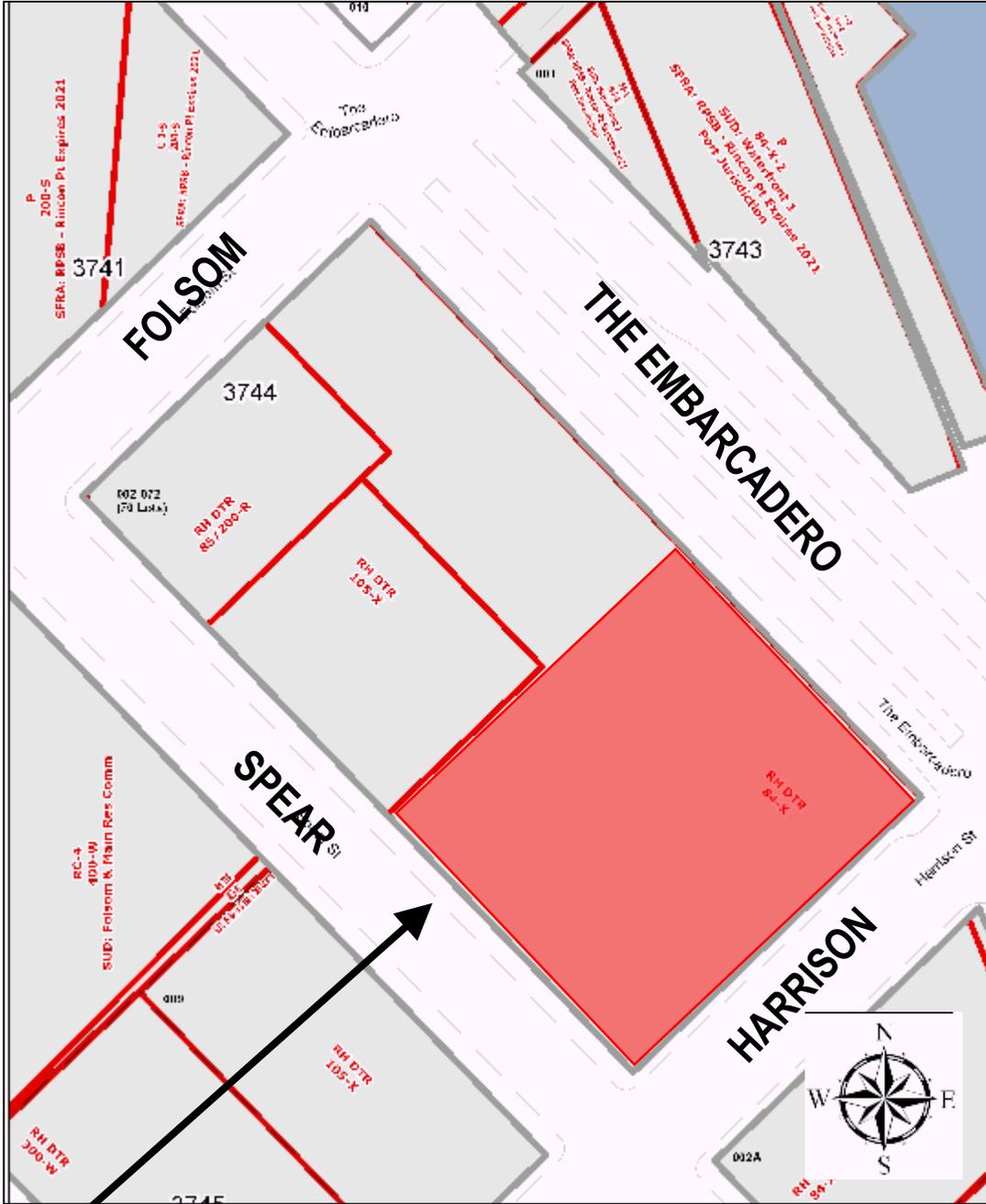
Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

# Parcel Map

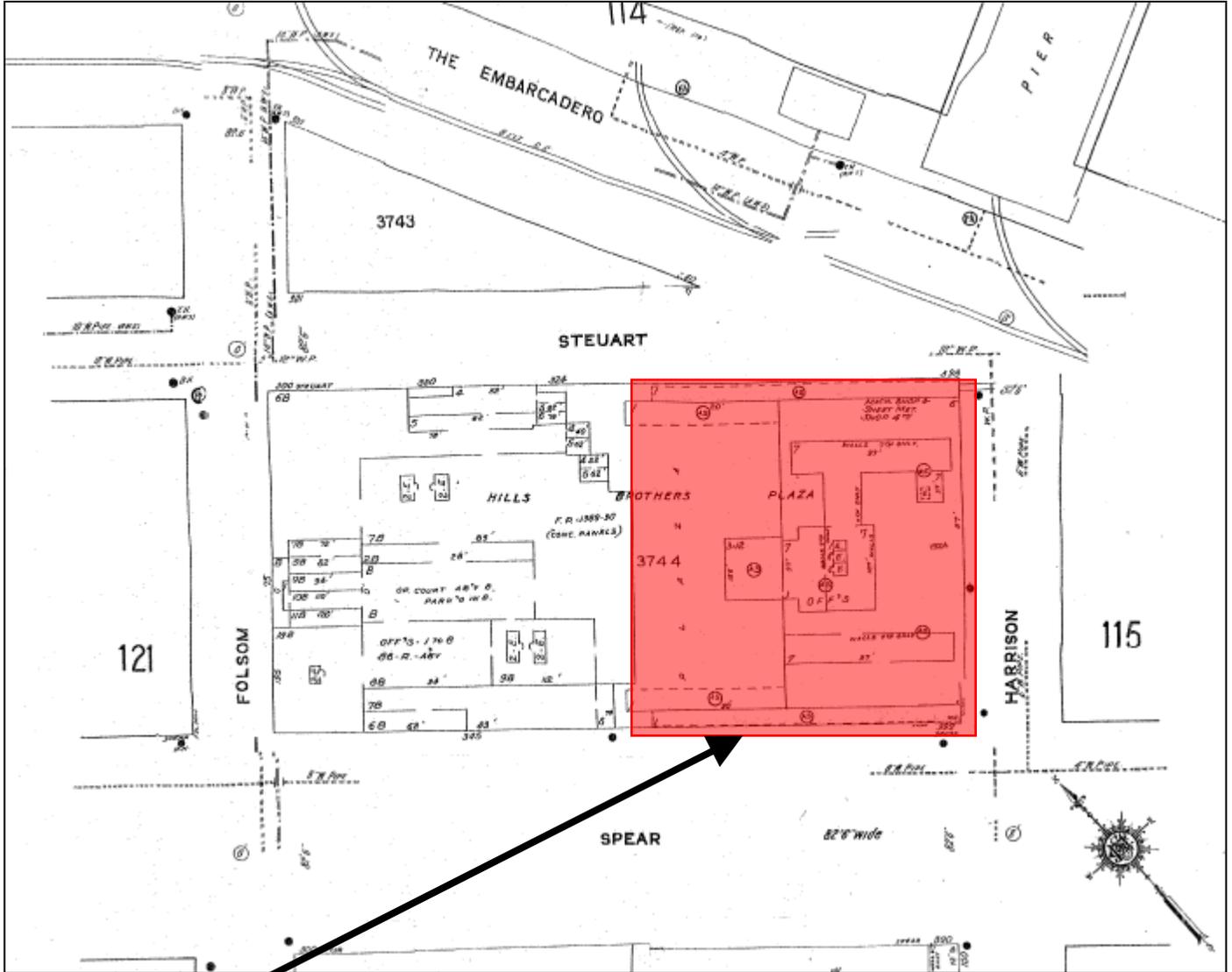


**SUBJECT PROPERTY**



Conditional Use authorization  
Case Number 2011.0422C  
The Wharton School of Business  
2 Harrison Street

# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**



Conditional Use authorization  
Case Number 2011.0422C  
The Wharton School of Business  
2 Harrison Street

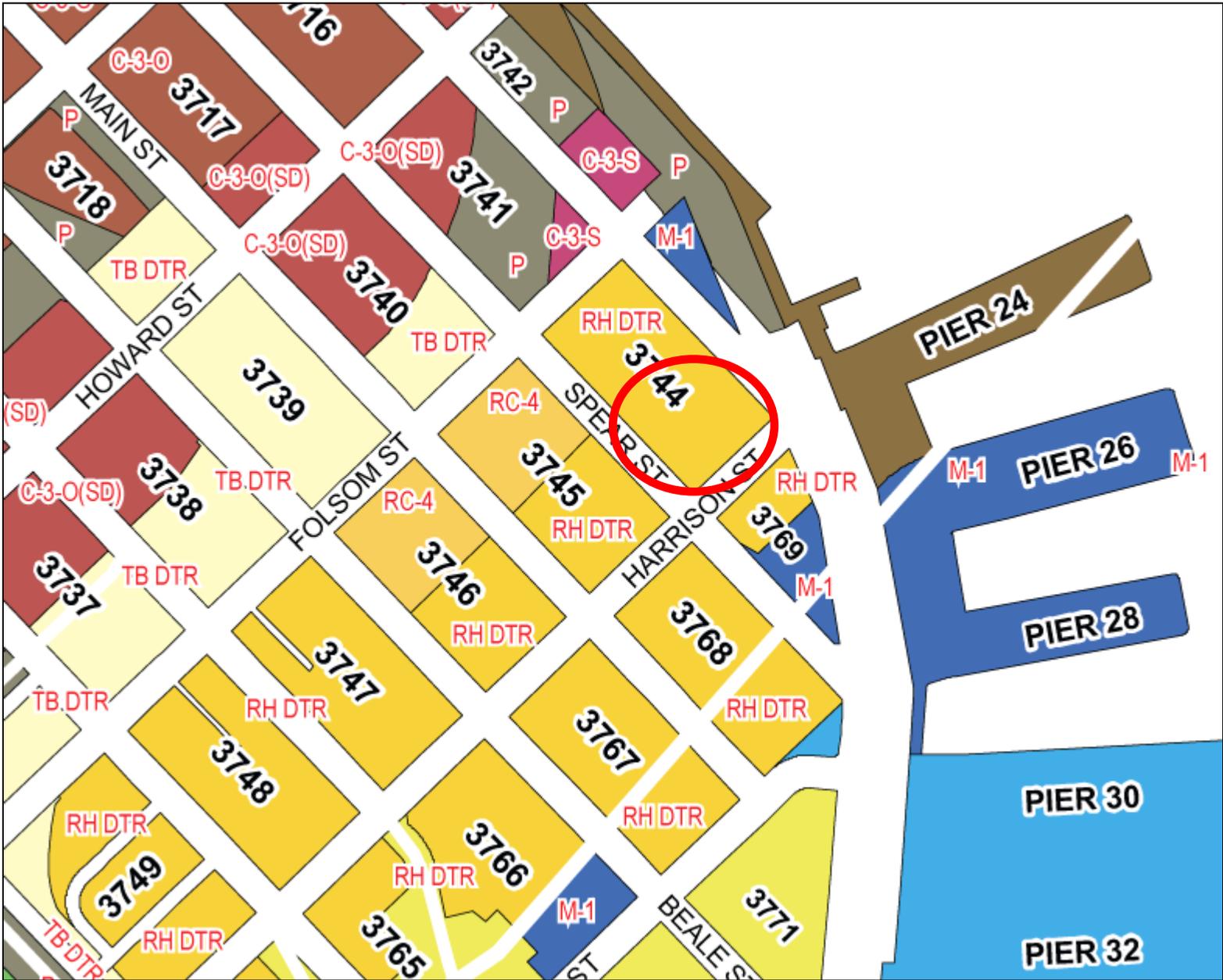
# Aerial Photo



SUBJECT PROPERTY



# Zoning Map



Conditional Use authorization  
Case Number 2011.0422C  
The Wharton School of Business  
2 Harrison Street

# Site Photo



Conditional Use authorization  
Case Number 2011.0422C  
The Wharton School of Business  
2 Harrison Street



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <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  
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## Planning Commission Draft Motion

HEARING DATE: JUNE 2, 2011

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*Project Address:* **2 HARRISON STREET**  
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3101 Walnut Street  
Philadelphia, PA 19104  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 827.21 AND 827.30 OF THE PLANNING CODE TO ESTABLISH AN OTHER INSTITUTIONS USE (D.B.A. THE WHARTON SCHOOL OF BUSINESS, UNIVERSITY OF PENNSYLVANIA) IN EXCESS OF THE 25,000 SQUARE FOOT USE SIZE LIMIT PRINCIPALLY PERMITTED FOR NON-RESIDENTIAL USES WITHIN THE RH-DTR (RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE) DISTRICT AND A 84-X/105-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 21, 2011 Jackie Crivinar of BCCI Construction on behalf of the Trustees of the University of Pennsylvania (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 827.21 and 827.30 of the Planning Code to establish an Other Institutions use (d.b.a. The Wharton School of Business, University of Pennsylvania) in excess of the 25,000 square foot use size limit principally

permitted for non-residential uses within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) District and a 84-X/105-X Height and Bulk District.

On June 2, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0422C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1(a) 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 authorizes the Conditional Use requested in Application No. 2011.0422C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located at 2 Harrison Street on the north side of Harrison Street, between Spear Street and the Embarcadero, Lot 005 in Assessor's Block 3744. The site is located within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) District and an 84-X/105-X Height and Bulk district. The block is improved with two multistory buildings currently used primarily for office purposes. The project site, 2 Harrison, is identified as an historic landmark, the Hills Brothers Coffee Plant, and is one of two buildings on the block. There are other uses on the lot, including an eating establishment. A mid-block passage separates the two buildings into a north and a south building. Both buildings front the Embarcadero and Harrison, Folsom and Spear Streets.
3. **Surrounding Properties and Neighborhood.** The project site is located within the Rincon Hill neighborhood. To the east of the site is the Embarcadero and the bay waterfront. To the south are other office buildings and the San Francisco Bay Bridge. To the west and north of the project site are multistory office and commercial buildings. The surrounding properties are located within the RH-DTR (Rincon Hill Downtown Residential Mixed Use), RC-4 (Residential Commercial Combined, High Density), P (Public Use) and M-1 (Light Industrial) Districts.
4. **Project Description.** The project proposes to establish an Other Institutions use (d.b.a. The Wharton School of Business, University of Pennsylvania) on the 6th floor of an existing office building occupying approximately 35,000 square feet, in excess of the 25,000 square foot use size limit principally permitted for non-residential uses in the RH-DTR district.

The Wharton School specializes in professional adult education designed for middle and upper-level managers who wish to continue their careers while pursuing an MBA degree. Approximately 90 attendees participate in the Wharton MBA Program for Executives annually and classes are primarily held on weekends. The Wharton School also provides non-degree executive programs which consist of short term, four day certificate programs with approximately 30 to 60 attendees.

The Wharton School has approximately 16 full time staff members. There are approximately one to three faculty members at the Wharton School during the week and approximately three to six faculty members on the weekends for the MBA Program for Executives.

5. **Public Comment.** The Department has not received any input from the public regarding the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use Size.** Planning Code Section 827.21 requires Conditional Use authorization for non-residential uses above 25,000 square feet.

*The Project proposes to occupy approximately 35,000 square feet on the 6<sup>th</sup> floor of an existing office building and is seeking Conditional Use authorization.*

- B. **Off-Street Parking (Non-Residential, other than office uses).** Planning Code Section 827.24 establishes a parking maximum for non-residential uses, other than office uses, at no more than one off-street parking space for each two classrooms, in accordance with Planning Code Section 151.1.

*The Project does not propose any new off-street parking spaces.*

- C. **Other Institutions.** Planning Code Section 827.30 requires Conditional Use authorization to establish an Other Institutions use.

*The Wharton School of Business, University of Pennsylvania is an Other Institutions use, as defined by Planning Code Section 890.50, and is seeking Conditional Use authorization to occupy the 6<sup>th</sup> floor of the existing building.*

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

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

*The Wharton School of Business will occupy the entire 6<sup>th</sup> floor within an existing office building. The use is both necessary and desirable as it proposes to occupy a tenant space that is currently vacant. This use is particularly suited for this space as it is compatible with the existing office uses in the 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 Wharton School of Business would occupy the 6<sup>th</sup> floor of an existing office building. There is no proposed expansion of the building envelope and as such the Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.*

- 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 for non-residential uses. The Project is not proposing any new off-street parking, in conformity with the Planning Code.*

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

*Due to the nature of the proposed use, it is not anticipated that there will be any noxious or 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 use will be at the 6<sup>th</sup> floor of an existing office building. All new signage will comply with the limitations in the Planning Code for signage in the RH-DTR District.*

- 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**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.1:**

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

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The proposed project will establish a post-secondary educational institution within an area of San Francisco that is particularly suited to accommodate such a use. This use will provide a number of benefits to San Francisco and the neighborhood in particular in that it occupies a vacant tenant space, it maintains employment within San Francisco and it attracts a number of local, regional and out of state students who will patronize San Francisco's retail, commercial and hospitality establishments. Given the nature of the use it is not anticipated that there will be any noxious or offensive emissions and is nevertheless subject to performance standards intended to eliminate any undesirable effects on the surroundings.*

**OBJECTIVE 2:**

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

**Policy 2.3:**

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

*The proposed project will maintain San Francisco's reputation as an area for quality post-secondary educational opportunities. That San Francisco is an area of abundant post-secondary educational institutions is a factor in the City's favorable social and cultural climate and this enhances the City's attractiveness as a location for businesses.*

**OBJECTIVE 7:**

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

**Policy 7.2:**

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

**Policy 7.3:**

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

*The Wharton School of Business MBA Program for Executives is intended to extend the opportunity of post-secondary education to working individuals and provide extensive employment and training opportunities. The siting of the proposed project in the Rincon Hill neighborhood helps in the decentralization of educational institutions throughout San Francisco.*

## RINCON HILL AREA PLAN

### Objectives and Policies

**OBJECTIVE 6.1:**

PRESERVE AND ADAPTIVELY REUSE THOSE BUILDINGS IN THE AREA WHICH HAVE PARTICULAR ARCHITECTURAL OR HISTORICAL MERIT OR WHICH PROVIDE A SCALE AND CHARACTER OF DEVELOPMENT CONSISTENT WITH THE PLAN.

**Site 3:**

Hills Brothers Coffee Company.

*The proposed project seeks to occupy the 6<sup>th</sup> floor of the Hills Brothers Coffee Company building, thereby following in the current adaptive reuse of that building.*

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

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

*The proposal is occupying a vacant space formerly used by multiple office uses. The faculty and students of the proposed use will patronize the surrounding neighborhood serving retail, thereby preserving and enhancing those 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 use, a post-secondary educational institution, will complement the existing office / commercial neighborhood character. No housing is located at the site.*

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

*No housing is removed for this Project.*

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

*It is anticipated that the majority of faculty, employees and student will use either MUNI or BART, or walk and/or bicycle to the proposed project site. The project site does furnish an existing off-street parking garage that may also be utilized to avoid any overburdening of street 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 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.

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Historic Preservation Specialist for the Southeast Quadrant reviewed the scope of work for the proposed project and, because it is entirely internal, does not believe there will be any detrimental effects on the landmark building.*

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0422C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 21, 2011, 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. XXXXX. 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 June 02, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 02, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an Other Institutions use (d.b.a.The Wharton School of Business, University of Pennsylvania) in excess of the 25,000 square foot use size limit principally permitted for non-residential uses located at 2 Harrison Street, Lot 005 in Assessor's Block 3744, pursuant to Planning Code Section(s) 303, 827.21 and 827.30 within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) District and an 84-X/105-X Height and Bulk District; in general conformance with plans, dated XXXXXX, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0422C and subject to conditions of approval reviewed and approved by the Commission on June 2, 2011 under Motion No XXXXXX. 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 June 2, 2011 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

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

### MONITORING

4. **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)*

5. **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

6. **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)*



2 Harrison Street West Building Elevation

300 Block of Spear Street, East Street View



300 Block of Spear Street, West Street View



2 Harrison Street South Building Elevation

00 Block of Harrison Street, North Street View



00 Block of Harrison Street, South Street View



2 Harrison Street East Building Elevation

300 Block of Embarcadero Street, West Street



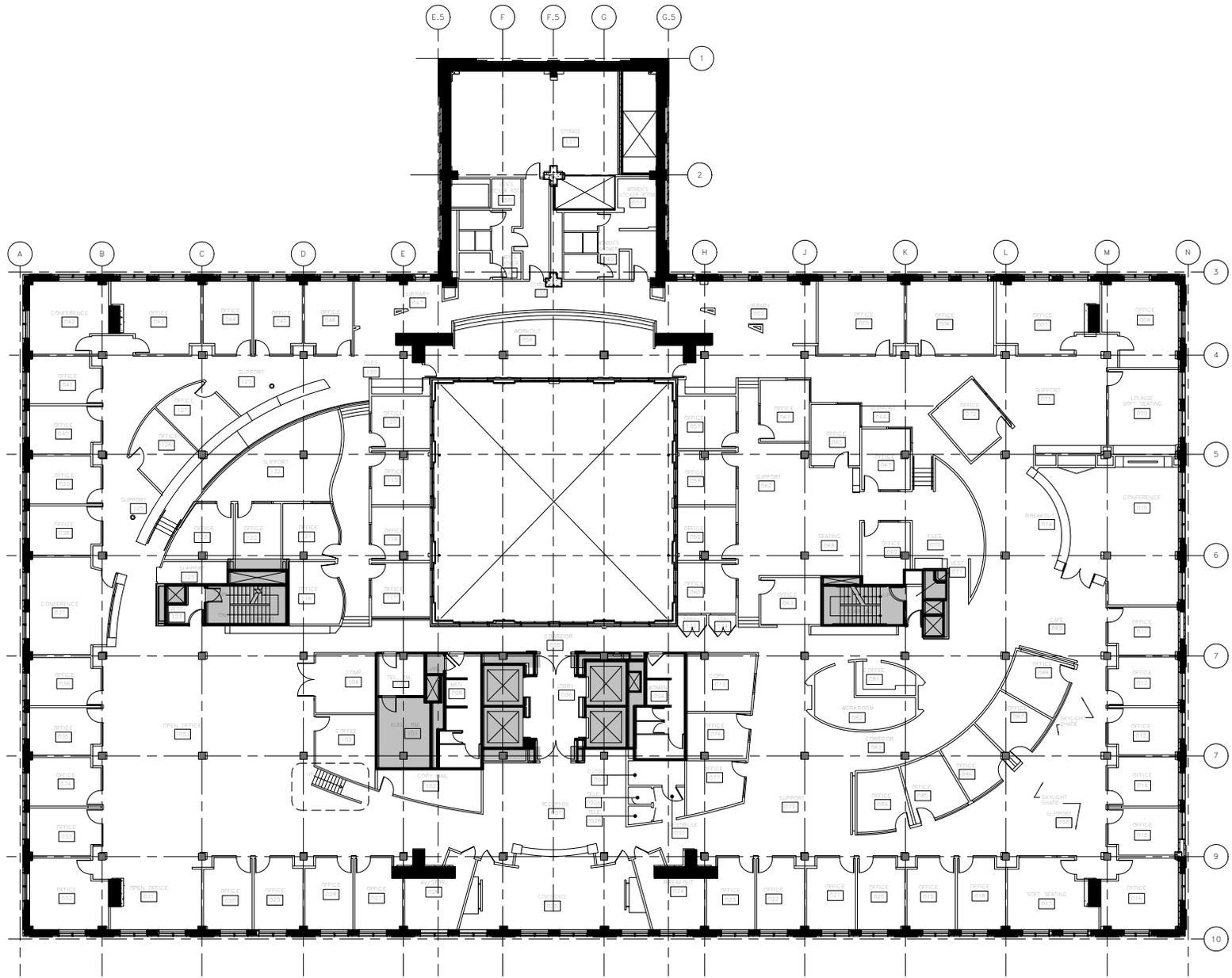
300 Block of Embarcadero Street, East Street View



2 Harrison Street North Building Elevation

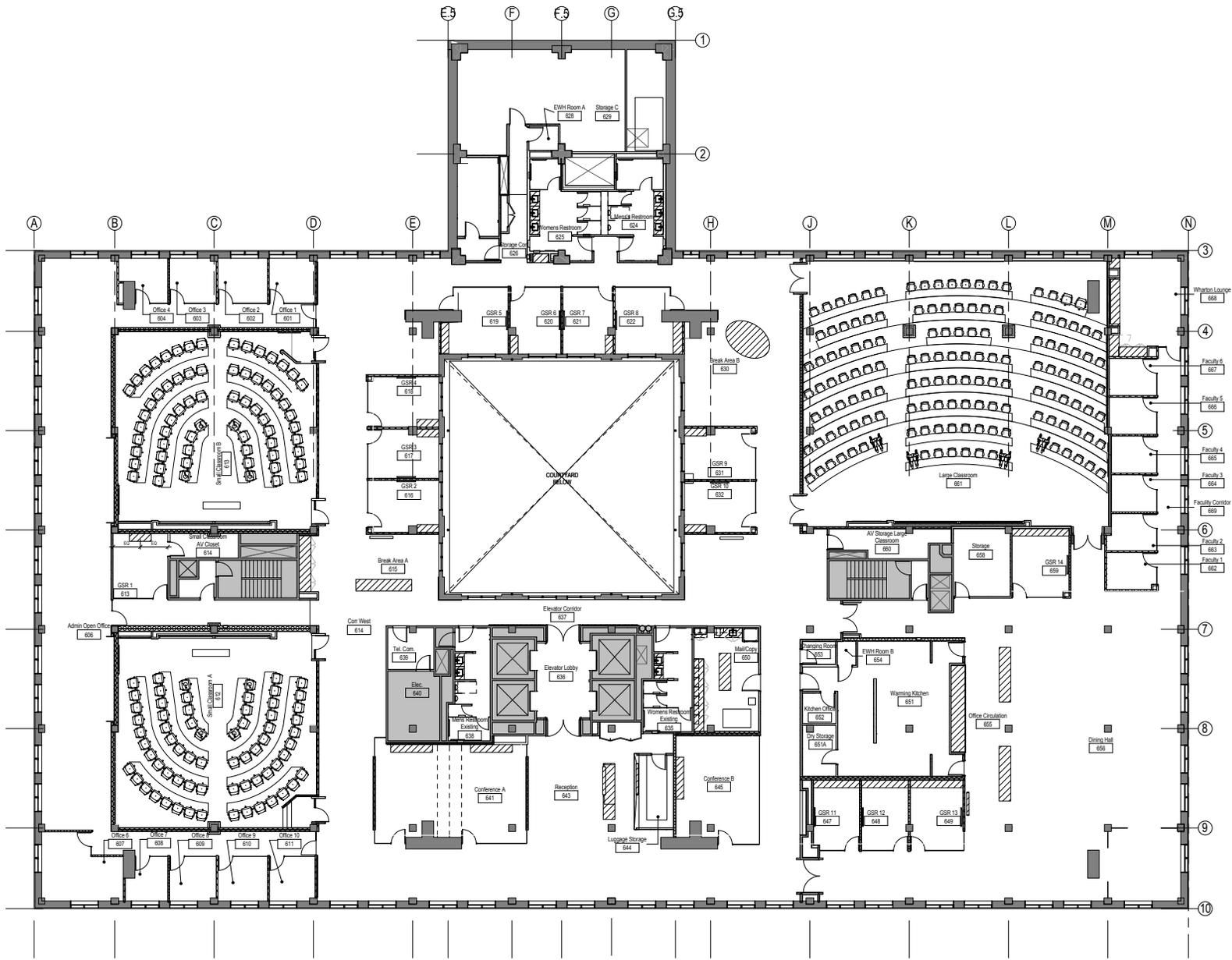
Courtyard View

NORTH ↑



2 Harrison Street Existing 6th Floor Plan

NORTH ↑



2 Harrison Street Proposed 6th Floor Plan