



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19721 HEARING DATE: AUGUST 11, 2016

Case No.: 2016-006168CUAGPR
 Project Address: 752 Vallejo Street
 Zoning: North Beach NCD (North Beach Neighborhood Commercial District)
 40-X Height and Bulk District
 Block/Lot: 0130/012
 Project Sponsor: Jeff Suess
 City and County of San Francisco
 Real Estate Division
 25 Van Ness Avenue, Suite 400
 San Francisco, CA 94102
 Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 722.83 AND 303 OF THE PLANNING CODE TO ESTABLISH A PUBLIC USE WITHIN THE GROUND-FLOOR OF THE SUBJECT BUILDING WITHIN THE NORTH BEACH NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PREAMBLE

On May 11, 2016, Jeff Suess from the Real Estate Division of the City and County of San Francisco ("Project Sponsor"), submitted an application with the Planning Department ("Department") for a General Plan Referral, Case No. 2016-006168GPR, related to the City's proposed lease of property ("Property") located at 752 Vallejo Street, for use by the San Francisco Police Department (SFPD). The project ("Project") involves a change of use of an existing, vacant tenant space located on the ground-floor of the subject building from Retail Sales and Services Use to Public Use.

On June 23, 2016, the Project Sponsor filed an application with the Department for Conditional Use Authorization pursuant to Planning Code Sections 722.83 and 303 to establish a Public Use within a vacant ground-floor storefront, previously used as a Retail Sales and Services Use to Public Use, located at 752 Vallejo Street.

On July 25, 2016, the Project was issued a Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301). Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco *Administrative Code*.

On July 29, 2016, the Department administratively approved the General Plan Referral, Case No. 2016-006168GPR, related to the City's proposed lease of Property located at 752 Vallejo Street, for use by the San Francisco Police Department (SFPD).

On August 11, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-002834CUAGPR.

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. 2016-002834CUAGPR, 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 4,031 square foot project site ("Site") (Lot 012 in Assessor's Block 0130) is located on the block bounded by Vallejo Street the south, Powell Street to the west, Green Street to the north, and Stockton Street to the east. The subject lot has 57'-9" feet of street frontage along Vallejo at a depth of 68'. The lot contains two buildings: a three-story building and a two-story building, both constructed in 1907. Within the subject, three-story building, the upper two floors contain 28 group housing units, per the Assessor-Recorder's Report, and three (3) separate, ground-floor commercial tenant spaces, with two of the tenant spaces fronting onto Vallejo Street (750-752 Vallejo Street), and one tenant space fronting onto Emery Lane (2 Emery Lane). The ground-floor tenant space located immediately adjacent the subject tenant space, at 750 Vallejo Street, contains a Restaurant (d.b.a. "Little Garden Restaurant"). The subject tenant space is approximately 650 square feet, measuring 17'-5" along the Vallejo Street frontage, and 37'-3" along the Emery Lane frontage. The subject tenant space was previously occupied by a Retail Sales and Services Use ("d.b.a. Big Bam Vapes SF").
3. **Surrounding Properties and Neighborhood.** The Site is located within the southern portion of the Russian Hill neighborhood, near the eastern boundary of the North Beach neighborhood, and the northern boundary of the Nob Hill and Chinatown neighborhoods, within the North Beach

Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The neighborhood contains a mix of uses, generally with residential uses located above ground-floor Retail Sales and Service Uses. The bulk and massing of building is fairly unified along both sides of Vallejo Street, with most buildings ranging between 3 and 4 stories. SFPD's Central Station is located adjacent the subject tenant space, at 766 Vallejo Street, and a 4-story public parking garage (North Beach Garage) is located directly across the street from the subject property.

4. **Project Description.** The proposed project ("Project") involves a change of use of an existing, vacant tenant space on the ground-floor of the subject building from Retail Sales and Services Use to Public Use. The subject tenant space, totaling approximately 650 square feet, would be utilized by the San Francisco Police Department (SFPD) for their Investigative Unit. Currently, SFPD's Investigative Unit operates out of the adjacent facility, Central Station, located at 766 Vallejo Street. Minor interior tenant improvements are proposed as part of the change of use, with no expansion of the existing building. Interior tenant improvements include the following: installing level III ballistic glass behind the existing storefront, new paint, new carpet, and other minor repairs as-needed.
5. **Public Comment.** To date, the Department has not received any public comment on 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. **Public Use.** Planning Code Section 722.83 states that Conditional Use Authorization is required to establish a Public Use, as defined by Planning Code Section 790.80.

The proposed Project involves a change of use of an existing, vacant tenant space on the ground-floor of the subject building from Retail Sales and Services Use to Public Use. The subject tenant space, totaling approximately 650 square feet, would be utilized by the San Francisco Police Department (SFPD) for their Investigative Unit. Currently, SFPD's Investigative Unit operates out of the adjacent facility, Central Station, located at 766 Vallejo Street.

- B. **Use Size.** Planning Code Section 722.21 states that within the North Beach Neighborhood Commercial District, nonresidential uses up to 1,999 square feet are principally permitted, nonresidential uses between 2,000 square feet and 3,999 square feet require Conditional Use Authorization, and nonresidential uses above 4,000 square feet are not permitted.

The proposed Project would convert approximately 650 square feet of use, which, is under the use size limitations set forth in Planning Code Section 722.21.

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 project is necessary or desirable, and compatible with the neighborhood, as the expansion of the San Francisco Police Department's Investigative Unit into the subject tenant space at 752 Vallejo Street is required to sustain the operations of SFPD's Central Station, thereby supporting the SFPD's role in facilitating community safety in neighborhoods throughout the City.

- 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;

No physical expansion of the existing commercial space or structure is proposed as part of the Project.

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

The Project would not adversely affect MUNI service or overburden the streets within the neighborhood. The Project Site is already well-served by transit (several MUNI lines serve the Broadway and Columbus Avenue corridors, each located approximately two blocks away from the subject property).

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

The conditions of approval for this Project require the Project Sponsor to ensure that noise and odors are contained within the premises so as not to cause a nuisance to neighboring businesses or residents. The Planning Department's Standard Conditions of Approval specifically obligates the Project Sponsor to mitigate odor and noise generated by the Public Use.

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

All lighting and signage for the existing use would continue to comply with the requirements of the Planning Code.

- 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 Use District.

The proposed project is consistent with the stated purpose of the North Beach Neighborhood Commercial Zoning District.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 7

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

Policy 7.1:

Promote San Francisco, particularly the civic center, as a location for local, regional, state and federal governmental functions

Approval of the proposed lease of additional administrative space for the San Francisco Police Department's Central Station would support the Department's role in facilitating community safety in neighborhoods throughout the City.

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 1

DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT AND RESPONSIVE PERFORMANCE OF POLICE FUNCTIONS.

Policy 1.1:

Locate police functions that are best conducted on a centralized basis in a police headquarters building.

Policy 1.4:

Distribute, locate, and design police support facilities so as to maximize their effectiveness, use, and accessibility for police personnel.

Policy 1.6:

Design facilities to allow for flexibility, future expansion, full operation in the event of a seismic emergency, and security and safety for personnel, while still maintaining an inviting appearance that is in scale with neighborhood development.

The proposed Project supports the evolving needs and functions of the San Francisco Police Department (SFPD) by providing additional administrative space necessary for operations; only minor, interior tenant improvements are proposed to accommodate the SFPD Investigative Unit.

OBJECTIVE 2

LOCATE AND DESIGN FACILITIES IN A MANNER THAT ENCOURAGES CONSTRUCTIVE POLICE/NEIGHBORHOOD INTERACTION.

Policy 2.3:

Design police facilities to maximize opportunities for promoting community/police relations through dual use of facilities.

The proposed ground-floor administrative space for use by the San Francisco Police Department (SFPD), which is adjacent to the current Central Station, will maintain the existing level of accessibility by transit and other transportation modes. With only minor, interior tenant improvements proposed, the storefront is in keeping with the character of the existing neighborhood.

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 Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The existing retail space is currently vacant, so no businesses will be displaced.

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

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not negatively affected.

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

The Project would have no adverse effect on the City's supply of affordable housing.

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

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current 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 would not affect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project would not adversely impact this existing historic resource, as it would not change the façade of the building.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

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

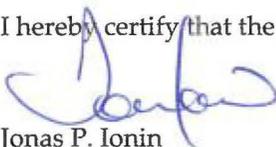
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-006168CUAGPR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 20, 2016, 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. 19721. 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 August 11, 2016.


Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Moore, Richards

NAYS: None

ABSENT: Johnson, Wu

ADOPTED: August 11, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a Public Use on the ground-floor of the subject building located at 752 Vallejo Street, Lot 012 in Assessor's Block 0130, pursuant to Planning Code Section(s) 722.83 and 303 within the North Beach Neighborhood Commercial Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated July 20, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-006168CUAGPR and subject to conditions of approval reviewed and approved by the Commission on August 11, 2016 under Motion No. 19721. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 11, 2016 under Motion No. 19721.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19721 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.** 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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **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 building permit plans. 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
8. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

10. **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
11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

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

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

13. **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>

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

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

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

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

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

16. **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

17. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

