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Subject to: (Select only if applicable)

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- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
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Planning Commission Motion No. 20076

HEARING DATE: DECEMBER 14, 2017

Case No.: 2017-007658CUA
 Project Address: **4522 3RD STREET**
 Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District
 40-X Height and Bulk District
Third Street Alcohol Restricted Use District
Third Street Special Use District
 Block/Lot: 5296/019
 Project Sponsor: Jeremy Paul
 584 Castro Street #466
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 249.62, 303 AND 712 OF THE PLANNING CODE TO RELOCATE AN EXISTING LIQUOR ESTABLISHMENT/GROCERY STORE (D.B.A. SAV MOR MARKET) WITHIN THE THIRD STREET ALCOHOL RESTRICTED USE DISTRICT AT 4522 THIRD STREET WITHIN THE NEIGHBORHOOD COMMERCIAL, MODERATE SCALE (NC-3) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 20, 2017, Jeremy Paul (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization for the subject property at 4522 3rd Street, Lot 019 in Assessor's Block 5296, (hereinafter "subject property"), pursuant to Planning Code Sections 249.62, 303 and 712 to relocate an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) within the Third Street Alcohol Restricted Use District in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk Districts.

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

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2017-007658CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On December 14, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-007658CUA.

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. 2017-007658CUA, 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 site ("Project Site"), Lot 019 in the Assessor's Block 5296, is located on the western side of 3rd Street, between La Salle and Mc Kinnon Avenues in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Third Street Alcohol Restricted Used District, Third Street Special Use District, Fringe Financial Service Restricted Use District, and a 40-X Height and Bulk District. The property is developed with a single-story over basement commercial building with one storefront. The subject tenant space is currently vacant, and the last known use was a retail use in the early 1990's. The subject property is located mid-block lot, with approximately 27 feet of frontage on 3rd Street. The subject commercial space is approximately 1,125 square feet in size and occupies approximately 27 feet of frontage on 3rd Street. In total, the site is approximately 2,374 square feet.
3. **Surrounding Properties and Neighborhood.** The subject property is located mid-block on the west side of 3rd Street, between La Salle and Mc Kinnon Streets, in Bayview Hunters Point neighborhood. As stated in the Planning Code, the surrounding zoning district is intended to provide a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, while also providing convenient goods and services to the surrounding neighbors. The Project site is located in an area of mixed-use character and on a corridor composed primarily of ground floor commercial/retail uses and upper floor residential. Uses surrounding the Project site include a grocery store, bar, eating and drinking establishments, convenience markets, retail sales and residential uses. Most commercial businesses are open during the day while the District's bars and restaurants are also active in the evening. Dwelling units are generally located above the limited ground-story commercial uses

along 3rd Street within the NC-3 Zoning District. The surrounding neighborhood to the west and across 3rd Street to the east, which are predominantly residential, are located within the RH-1 (Residential House, Single-Family) and RH-2 (Residential House, Two-Family) Districts.

4. **Project Description.** The Project Sponsor proposes to relocate an existing liquor establishment/grocery store (d.b.a. Sav Mor Market) to 4522 3rd Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery store. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

The Project Sponsor has operated Sav Mor Market at 4500 3rd Street for approximately 27 years. The Project Sponsor recently lost their lease and seeks to relocate the business and off-sale liquor license to a vacant commercial space four doors down, within the same block, at 4522 3rd Street. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of fresh food and produce. The existing hours of operation are seven days a week from 6:00 am to 2:00 am and are proposed to remain the same in the new location.

5. **Public Comment.** The Department has received one letter in opposition of the project and ten letters in support.

The opponent states that the sale of alcohol in this location is not appropriate due to its proximity to a future school, which will occupy the space at 4500 3rd Street (current location of Sav Mor Market). Further, he states this use is inconsistent with Policy 2.3 of the Bayview Hunters Point Area Plan, since the plan calls for a restriction of uses such as liquor sales establishments on Third Street.

Those in support of the Project, including residents of the surrounding neighborhood and merchant groups, stating that Sav Mor is a great necessity within the neighborhood that has been relied upon for years and that it is one of the "few family-owned businesses on 3rd Street that have a solid, respectable businesses serving the Bayview community."

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. **Third Street Alcohol Restricted Use District.** Pursuant to Planning Code Section 249.62(a)(3)(B)(iv), re-location of an existing Prohibited Liquor Establishment in the Third Street Alcohol RUD to another location within the same Third Street Alcohol RUD with conditional use authorization from the City Planning Commission, provided that the original premises shall not be occupied by a Prohibited Liquor Establishment, unless by another Prohibited Liquor Establishment that is also relocating from within the Third Street Alcohol RUD.

The Project Sponsor seeks to relocate an existing Prohibited Liquor Establishment to another location within the Third Street Alcohol RUD and is seeking Conditional Use Authorization from the Planning Commission. The original premises will not be occupied by a Prohibited Liquor Establishment, and therefore complies with this requirement pursuant to Planning Code Section 249.62.

- b. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 4,000 square feet in size within the NC-3 Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The size of the existing ground floor non-residential tenant space is approximately 1,125 gross square feet and thus complies with this requirement.

- c. **Hours of Operation.** Principally permitted hours of operation are from 6 a.m. to 2 a.m. and conditionally permitted hours of operation are from 2 a.m. to 6 a.m. in the NC-3 District. Permitted hours of operation pertain specifically to the hours which a commercial establishment may be open for business.

The Projects proposed hours of operation are seven days per week 6:00 am to 2:00 am; therefore, the Project complies with this requirement.

- d. **Signage.** Article 6 of the Planning Code outlines the requirements for signage on the existing building.

Any proposed signage shall comply with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department. The Project Sponsor will work with staff to propose signage that is aligned with the intent of the Sign Regulations.

7. **Conditional Use Authorization.** 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 1,125 square foot liquor establishment/grocery store use is appropriately sized for the district, which consists of small-scale buildings and neighborhood serving uses, which include a grocery store, bars, restaurants, retail sales and residential uses. The Project will not introduce a new use; rather it will relocate an existing established business four doors down from the location in which it has operated for approximately 27 years. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of fresh food and produce and will provide services which are compatible with the neighborhood and desirable for the community.

- 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 proposed liquor establishment/grocery store use will operate within the existing vacant commercial space, and no expansion of the building envelope is proposed.

- 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 in the NC-3 Zoning District. Loading requirements apply to uses that are 10,000 gross square feet or more. The gross square footage of the Project is approximately 1,125 square feet, therefore loading is not required. The subject site is well-served by public transit, minimizing the need for private vehicle trips.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The proposed activities would be within an enclosed building, thus providing ample sound insulation.

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

The Planning Code does not require any parking or loading for the proposed project. There is no proposed addition of or change to signs as part of the Conditional Use Authorization. No additional landscaping is proposed. There is one existing tree in front of the building on 3rd Street.

- 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.

As the proposed liquor establishment/grocery store is relocating within the Third Street Alcohol Restricted Use District, it will continue to serve the neighborhood in code-complying manner. The

Project is consistent with the stated purpose of the Neighborhood Commercial, Moderate Scale District in that the intended use is located at the ground floor, will provide compatible convenience goods for the immediately surrounding neighborhoods and is in character with the commercial uses found within the Zoning District.

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

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.

Policy 1.2:

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

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide desirable goods and services to the residents of the neighborhood and will provide resident employment opportunities to those in the community. The proposed project is consistent with activities of the commercial land use plan of the Neighborhood Commercial, Moderate Scale District.

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 consists of the relocation of an existing liquor establishment/grocery store four doors away from its existing location into a vacant storefront, thus allowing it to remain in the neighborhood. The Project

would not add a new use to the Neighborhood Commercial District nor would it displace any current tenants.

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. The project site is currently vacant.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For take-out food, convenience stores, and similar quick-stop establishments, the Guidelines state, "quick-stop establishments include fast food restaurants, self-service restaurants, take-out food, convenience stores and other quick-stop establishments which may or may not involve food service. These latter uses may include small or medium-sized grocery stores, film processing stores, video rental outlets, dry cleaners, and other establishments which primarily provide convenience goods and services and generate a high volume of customer trips." Planning staff has performed a site survey of the Neighborhood Commercial, Moderate Scale District, where the proposed project is located. The Project, which will be relocating to a vacant storefront on the same block, will be interspersed with other retail businesses and will not create an undue concentration of one product type.

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 owner is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

OBJECTIVE 2:

IMPROVE USE OF LAND ON THEIRD STREET BY CREATING COMPACT COMMERCIALAREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.3:

Restrict uses such as liquor sales establishments on Third Street.

The proposed project will relocate an existing liquor establishment/grocery store within the same block on Third Street and will include the expansion of its grocery component to include fresh food and produce, which will better serve the residents in the surrounding neighborhood. The Project will not create a net new liquor sales establishment on Third Street. Furthermore, the Project will comply with Planning Code Section 249.62 which pertains to the relocation of existing liquor establishments on Third Street.

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 proposes to relocate an existing liquor establishment/grocery store within the same block and will continue to serve the neighborhood as it has for over two decades.

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

The existing residential units in the surrounding neighborhood would not be adversely affected. The proposal proposes to relocate an existing liquor establishment/grocery store within the same block and will occupy an existing commercial space that has been vacant for many years. No residential units will be lost and no exterior modifications to the building will be made.

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

The Project will not involve any modifications to the existing residential units in the building, thus preserving the supply of housing.

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

The proposed project is at mid-block at 4522 3rd Street and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use Muni to arrive at the subject location as several bus lines operate within a few blocks of the site.

- 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 does not include the creation of commercial office development, and 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. The Project will relocate an existing business into a vacant commercial storefront within the same city block, thus there is no impact.

- 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.

- G. That landmarks and historic buildings be preserved.

The Project will not involve any exterior modifications to the existing building and will not impact any landmarks or historic buildings.

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

The Project is located within an existing building and will have no negative impact on existing parks and 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

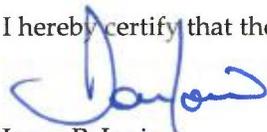
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-007658CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 30, 2017 and October 18, 2017, 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. 20076. 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 December 14, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore and Richards

NAYS: None

ABSENT: None

ADOPTED: December 14, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the relocation of an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) 4522 3rd Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery located at 4522 3rd Street, Block 5296, Lot 019 pursuant to Planning Code Sections 249.62, 303 and 712, within the Neighborhood Commercial, Moderate Scale District and 40-X Height and Bulk District; in general conformance with plans, dated May 30, 2017 and October 18, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-007658CUA and subject to conditions of approval reviewed and approved by the Commission on December 14, 2017 under Motion No. 20076. 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 December 14, 2017 under Motion No. 20076.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20076 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

MONITORING - AFTER ENTITLEMENT

6. **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
7. **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

8. **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>
9. **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>
10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. Security.

- a. The Project Sponsor shall install and maintain exterior lighting sufficient to fully illuminate the entry and sidewalk area extending to the curb for the length of the building frontage.
- b. The Project Sponsor shall install and maintain security cameras on the exterior of the property sufficient for monitoring and recording activities on the sidewalk for the length of the subject building street frontage.

12. Interior Floor Plan.

- a. The Project Sponsor shall not display alcohol within 15 feet of the store entry so that alcohol products are not visible from the street.
- b. Pursuant to the guidelines of the *HealthyRetailSF* program, not more than 15% of the floor area of the store shall be dedicated to alcohol sales.
- c. Not less than 45% of the floor area of the store shall be dedicated to sales and display of "Healthy Products" as designated by *HealthyRetailSF*.

HealthyRetailSF is led and deployed by the Office of Economic and Workforce Development (OEWD) in partnership with the San Francisco Department of Public Health (SFDPH). For more information about this program, visit www.HealthyRetailSF.org