Dear Mr. Ledoux:

This letter is in response to your request for a Letter of Determination regarding the property at 815-827 Hyde Street. This parcel is located in the RC-4 (Residential-Commercial, High Density Zoning District) and 130-E Height and Bulk District. The request is whether the administrative support offices of On Lok Senior Health Services would be permitted to operate at the first and second floors of the subject building, consistent with Planning Commission Motion No. 15965 (Case No. 1999.086C).

Motion No. 15965 allows for office space above the ground floor at the subject property, establishing 4,697 square feet of office space on the second floor and 4,774 square feet of office space on the third floor, under Section 209.8(d) of the Planning Code at the time of approval (August 24, 2000). The proposed use of On Lok Senior Health Services at 815-827 Hyde Street is to enroll participants in the PACE program and provide office space for administrative support. The first and second floors would operate as On Lok Senior Health Services. The first floor would be open to the public and include space to conduct outreach and enroll participants and the second floor would consist of office space for administrative support. The third floor office space is currently operating as a medical office and would be retained as office space separate from On Lok. The proposed office falls under the definition of Business or Professional Service (Section 790.108) and is principally permitted at the ground floor per Section 209.8(a). Section 209.8(c) permits the use above the ground floor with Conditional Use authorization. The Conditional Use authorization to operate as a Business or Professional Service use above the ground floor was granted by Planning Commission Motion No. 15965. However, Planning Code Section 209.8(f) requires Conditional Use authorization for all non-residential uses exceeding 6,000 gross square feet. As the combined use size of the first and second floors total 9,471 square feet, a Conditional Use authorization for use size is required for the proposed use.

If you wish to operate the proposed On Lok Senior Health Services office at 815-827 Hyde Street, a Conditional Use Authorization from the Planning Commission under Section 209.8(f) of the Planning
Code is required. A building permit application for the change of use to Service, Business or Professional would also be required for the ground floor. Additionally, as the building is a Known Historic Resource in a National Register Historic District, any storefront, signage and façade alterations would have to be reviewed by a Preservation Planner for impacts to the architectural character.

**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

Scott F. Sanchez  
Zoning Administrator

cc:  Kanishka Burns, Planner  
Ming Zhu, LLC through Santino Derose: email only to sd@deroseappelbaum.com  
Hanford and Freund: email to TFalvey@hanfordfreund.com  
Neighborhood Groups (see attached list)
<table>
<thead>
<tr>
<th>FIRST</th>
<th>LAST</th>
<th>TITLE</th>
<th>ORGANIZATION</th>
<th>ADDRESS</th>
<th>CITY</th>
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<th>TELEPHONE</th>
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<tr>
<td>Carolynn</td>
<td>Abel</td>
<td>Secretary</td>
<td>Lower Polk Neighbors</td>
<td>1033 Polk Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94109</td>
<td>415-351-3900</td>
<td><a href="mailto:ca@casenobarchitects.com">ca@casenobarchitects.com</a></td>
<td>Downtown/Civic Center, Nob Hill</td>
</tr>
<tr>
<td>Don</td>
<td>Falk</td>
<td>Executive Director</td>
<td>Tenderloin Neighborhood Development Corporation</td>
<td>201 Eddy Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102</td>
<td>415-377-2751</td>
<td><a href="mailto:dfalk@tndc.org">dfalk@tndc.org</a></td>
<td>Downtown/Civic Center, Haight Ashbury, Inner Sunset Mission, Outer Sunset, South of Market</td>
</tr>
<tr>
<td>Ian</td>
<td>Lewis</td>
<td>0 HEP Executive Officer</td>
<td>Tenderloin Neighborhood Development Corporation</td>
<td>209 Golden Gate Avenue</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102</td>
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<td></td>
<td>Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market</td>
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<tr>
<td>James</td>
<td>Haas</td>
<td>Chairman</td>
<td>Civic Center Stakeholder Group</td>
<td>1633 Polk Street</td>
<td>San Francisco</td>
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<td>94109</td>
<td>415-285-5048</td>
<td><a href="mailto:jwhaa5esq@aol.com">jwhaa5esq@aol.com</a></td>
<td>Downtown/Civic Center, North Beach, South of Market, Treasure Island, Yerba Buena</td>
</tr>
<tr>
<td>Jane</td>
<td>Kim</td>
<td>Supervisor, District 6</td>
<td>Board of Supervisors</td>
<td>1 Dr. Carlton B Goodlett Place, Room #244</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102-4088</td>
<td>415-554-7970</td>
<td><a href="mailto:jane.kim@sfgov.org">jane.kim@sfgov.org</a></td>
<td>Downtown/Civic Center, Downtown/Civic Center, North Beach, South of Market</td>
</tr>
<tr>
<td>Jason</td>
<td>Henderson</td>
<td>Vice Chairman</td>
<td>Market/Octavia Community Advisory Board</td>
<td>300 Buchanan Street, Apt. 503</td>
<td>San Francisco</td>
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<td>94102-4088</td>
<td>415-732-0617</td>
<td><a href="mailto:jahenderson@sbcglobal.net">jahenderson@sbcglobal.net</a></td>
<td>Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition</td>
</tr>
<tr>
<td>London</td>
<td>Breed</td>
<td>Supervisor, District 5</td>
<td>Board of Supervisors</td>
<td>1 Dr. Carlton B Goodlett Place, Room #244</td>
<td>San Francisco</td>
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<td>94102-4088</td>
<td>415-554-7830</td>
<td><a href="mailto:londbreed@sfgov.org">londbreed@sfgov.org</a></td>
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</tr>
<tr>
<td>Mariaye</td>
<td>Morgan</td>
<td>President</td>
<td>Cathedral Hill Neighbors Association</td>
<td>1450 Sutter Street</td>
<td>San Francisco</td>
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<td>94109</td>
<td>415-572-8093</td>
<td><a href="mailto:mariaye16@gmail.com">mariaye16@gmail.com</a></td>
<td>Downtown/Civic Center, Nob Hill</td>
</tr>
<tr>
<td>Marvin</td>
<td>Phillips</td>
<td>Land Use Chair</td>
<td>Alliance for a Better District 6</td>
<td>230 Eddy Street #1206</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102-4088</td>
<td>415-574-1935</td>
<td><a href="mailto:marvinphillips@gmail.com">marvinphillips@gmail.com</a></td>
<td>Downtown/Civic Center, Mission, South of Market, Western Addition</td>
</tr>
<tr>
<td>Randy</td>
<td>Shaw</td>
<td>Director</td>
<td>Tenderloin Housing Clinic</td>
<td>126 Hyde Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102</td>
<td>415-771-9850</td>
<td><a href="mailto:randy@tncinc.org">randy@tncinc.org</a></td>
<td>Downtown/Civic Center</td>
</tr>
<tr>
<td>Tiffany</td>
<td>Bohre</td>
<td>Executive Director</td>
<td>Office of Community Investment and Infrastructure, City and County of San Francisco</td>
<td>1 South Van Ness Avenue, 5th Floor</td>
<td>San Francisco</td>
<td>CA</td>
<td>94103</td>
<td>0</td>
<td><a href="mailto:tiffanybohre@sfgov.org">tiffanybohre@sfgov.org</a></td>
<td>Bayview Downtown/Civic Center, South of Market, Visitacion Valley</td>
</tr>
<tr>
<td>William</td>
<td>Bulkeley</td>
<td>President</td>
<td>Hayes Valley Neighborhood Association</td>
<td>1800 Market St., PMB #104</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102</td>
<td>415-503-1970</td>
<td><a href="mailto:president@hayesvalley.org">president@hayesvalley.org</a></td>
<td>Downtown/Civic Center, Western Addition</td>
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October 29, 2013

Scott F. Sanchez
Zoning Administrator
City of San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 815-827 Hyde Street; Block 0279; lot 4

Dear Mr. Sanchez:

On Lok Senior Health Services, a California 501(c)(3) nonprofit corporation, requests a Letter of Determination with regard to its proposed use of both the first and second floor of 815 Hyde Street, San Francisco, CA. On Lok Senior Health Services intends to enter into a lease with the current owner, Ming Zhu, LLC. A check in the amount of $615 is enclosed. On Lok requests a determination that its proposed use of the first and second floor is authorized without further authorizations such as a conditional use permit.

815-827 Hyde Street is in a RC-4 (residential-commercial high density) District. This three story building has always been a commercial building without housing. It was built in 1907 as the “East Exchange” building and has housed the Franklin Exchange, a dance hall, a private club and offices. Office use at the second and third story level was approved by the Planning Commission’s approval of a Conditional Use application in August of 2000, attached for your reference. It is our understanding that the second floor has been used for offices since the conditional use was authorized. At this point in time, the second floor is temporarily vacant while the third floor is used for medical offices. On Lok does not plan to lease the third floor. It would like to use the second floor in the manner described further below, with a maximum occupancy of 47 persons, and believes its use will be consistent with the conditional use authorization. No parking would be provided as none was required by the conditional use authorization.

With regard to the first floor, Planning Code section 209.9 authorizes as a principal use on the ground floor of a “Social service or philanthropic facility providing assistance of a charitable or public service nature and not of a profitmaking or commercial nature” as specified in Planning Code 209.3(d). On Lok requests a determination that its proposed use is authorized pursuant to this section of the planning code.
On Lok means “peaceful happy abode” in Cantonese. Starting in 1971, On Lok Senior Health Services pioneered the model of care known today as "Program of All-inclusive Care for the Elderly" or PACE, which is now a certified Medicare and Medi-Cal option in the San Francisco Bay Area for seniors living with chronic illness or disabilities. Currently the PACE program is provided by On Lok Lifeways PACE, but On Lok Senior Health Services enrolls participants in the PACE program and provides various other administrative services required for the PACE program to function. On Lok Senior Health Services also supports On Lok Housing, Inc. and On Lok Community Housing, Inc. These organizations provide affordable housing for seniors in San Francisco at On Lok House (1441 Powell), 1000 Montgomery and the Dr. William M. Gee House. Please refer to www.onlok.org for more information.

815 Hyde Street would be leased by On Lok Senior Health Services. On Lok Senior Health Services would use the leased space to provide information about the PACE program to interested members of the public, often in person, and to enroll people in the program. On Lok Senior Health Services would also use the space for additional services that support either the PACE services or the housing services. The offices would be used by administrative support staff such as human resources, clinical supervisors and nurses, software developers for On Lok’s IT needs, claims payment functions, facilities supervisors, and business development. On Lok Senior Health Services would appreciate as quick a response as possible, as its current lease at 1348-1368 Bush Street expires on December 31, 2013. If you have any questions or would like any additional information, please do not hesitate to contact me.

Very truly yours,

Davis Wight Tremaine LLP

Stephen R. Ledoux

cc: Ming Zhu, LLC through Santino Derose: email only to sd@deroseappelbaum.com
Hanford and Freund: email to: TFalvey@hanfordfreund.com
ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 209.8(d) FOR THE PROVISION OF OFFICE SPACE LOCATED ABOVE THE GROUND FLOOR AT 815 - 827 HYDE STREET WITHIN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED HIGH DENSITY) DISTRICT AND 130-E HEIGHT AND BULK DISTRICT. THE PROPOSAL IS TO ESTABLISH 4,697 SQUARE FEET OF OFFICE SPACE ON THE SECOND FLOOR AND 4,774 SQUARE FEET OF OFFICE SPACE ON THE THIRD FLOOR OF THE EXISTING THREE-STORY BUILDING.

Preamble

On February 10, 1999, Jardin Consulting Group, authorized agent of owner (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use Authorization to allow the upgrade and remodel the interior of an existing three-story building to provide 9,453 square feet of office space above the ground floor in conformity with plans filed with the Application (hereinafter "Project"), on the property at 815 - 827 Hyde Street, on the west side between Bush and Sutter Streets, Lot 4 in Assessor's Block 279 in an RC-4 (Residential-Commercial Combined High Density) District and 130-E Height and Bulk District.

On August 24, 2000, the San Francisco City Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 1999.086C at which time the Commission reviewed and discussed the findings prepared for its review.

The proposed Conditional Use application was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:
1. The above recitals are accurate and also constitute the findings of the Commission.

2. The applicant seeks Conditional Use Authorization under Section 209.8(d) of the Planning Code to upgrade and remodel the interior of an existing three-story building to provide office space above the ground floor. The proposal is to establish 4,697 square feet of office use at the second floor and 4,774 square feet of office space on the third floor; the first floor and basement level will also be converted to office space with 4,439 square feet and 4,658 square feet of office space, which are permitted uses within the RC-4 Zoning District. No parking would be required or provided. The maximum number of occupants for the proposed office space on each floor would be approximately 48 persons. The proposal will not involve the expansion of the existing building envelope and the front facade of the building will be retained and restored.

3. Section 206.3 defines RC-4 Districts provide for a mixture of high-density dwellings similar to those in RM-4 Districts with supporting commercial uses. The commercial uses are those permitted in C-2 (Community Business) Districts, located in or below the ground story in most instances, and excluding automobile-oriented establishments. Open spaces are required for dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at the ground level and front setback areas are not required. The high-density and mixed-use nature of these districts is recognized by certain reductions in off-street parking requirements.

4. Section 209.8(d): Conditional Use Authorization required for retail, personal service or other commercial establishment permitted as a principal use in a C-2 District, which is located in a building above the ground story.

5. Section 219: Permits professional and business offices above the ground floor as principal uses in C-2 Districts.

6. Section 150(c)(1) & Section 150(c)(2): For any structure or use lawfully existing on such effective date, off-street parking and loading spaces need be provided only in the case of a major addition to such structure or use, and only in the quantity required for the major addition itself. A "major addition" is defined as any enlargement, alteration, change of occupancy or increase in intensity of use which would increase the number of off-street parking spaces required for dwelling units by one or more spaces. Any lawful deficiency in off-street parking or loading spaces existing on such effective date may be carried forward for the structure or use, apart from such major addition.

7. Section 151: One off-street parking space for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. The proposed office space in the entire building would not require parking per Planning Code Sections 150(c)(1), 150(c)(2), and 153(a)(2). The existing building
had an exemption for parking under Planning Code Section 150(c)(1) and 150(c)(2) for 47 spaces. The proposed office use would only require 38 parking spaces. There would be no lawful deficiency in off-street parking or loading spaces from the proposed change of occupancy in the building; moreover, the intensity of use of the building will decrease from its previous use which required more off-street parking to accommodate club/assembly/office use. Therefore, no additional off-street parking is required for the proposed project.

8. Section 153(a)(2): In calculating the required number of off-street parking and freight loading spaces, where the initial quantity of floor area, rooms, seats or other form of measurement is exempted from off-street parking or loading requirements, such exemption shall apply only once to the aggregate of that form of measurement.


10. Under the provisions of Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, welfare, and convenience of persons residing or working in the vicinity, and that such use will not adversely affect the Master Plan. The proposed project does comply with the criteria of Section 303 of the Code in that:

   (1) The proposed use at the size and intensity contemplated and at the proposed location, does provide a development that is necessary and desirable for, and compatible with, the neighborhood or the community.

   The location of the office space on the site and the proposed intensity is entirely consistent with the activities in the Downtown Civic Center area and those surrounding the site on Hyde Street. The provision of office space will also provide necessary and desirable economic and employment opportunities in the neighborhood. As a result, the location of office space at the site will be a desirable asset for the City.

   (2) The project will not be potentially detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity.
(a) The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures.

The proposed use would not alter the size or shape of the existing building envelope. The historic facade work of the existing building will be retained and restored.

(b) 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.

There would be no lawful deficiency in off-street parking or loading spaces from the proposed change of occupancy in the building for office only use. The proposed use of the building will decrease from its previous use which required more off-street parking to accommodate club/assembly/office use. Worker and visitors to the site would be discourage from driving and encouraged to use alternative modes of transportation. The project site is well served by public transit. Several muni lines and a cable car line is located within walking distance of the project site. In addition, there are several existing parking lots within the vicinity of the project site that will accommodate workers and visitors traveling to the proposed office building by automobile.

(c) The safeguard afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The proposed office space would not emit noxious or offensive emissions such as noise, glare, dust or odor.

(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

Besides work to preserve the facade and modifications to the entryways to comply with the American Disability Act requirements, there will be no changes to the external configuration of the three-story building. Therefore, there are no negative impacts on landscaping, screening, open space, parking and loading areas, service areas, lighting and signs.
11. The project is consistent with the following objectives, policies, and programs under the Commerce and Industry Element and Transportation Element of the General Plan:

**Commerce and Industry Element**

**General/Citywide**

**OBJECTIVE 1** Manage economic growth and change to ensure enhancement of the total city living and working environment.

POLICY 1: Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

**OBJECTIVE 2** Maintain and enhance a sound and diverse economic base and fiscal structure for the city.

POLICY 1: Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

**Neighborhood Commerce**

**OBJECTIVE 6** Maintain and strengthen viable neighborhood commercial areas easily accessible to city residents.

POLICY 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.

POLICY 2: Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

POLICY 10: Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.
The proposed project preserves an architecturally important building while at the same time providing office space for a small business enterprise in response to the Neighborhood Commerce and General/Citywide Commerce and Industry Objectives.

Transportation Element

Transit First

OBJECTIVE 11 Maintain public transit as the primary mode of transportation in San Francisco and as a means through which to guide future development and improve regional mobility and air quality.

POLICY 11.3: Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

Citywide Parking

OBJECTIVE 34 Relate the amount of parking in residential areas and neighborhood commercial districts to the capacity of the city's street system and land use patterns.

POLICY 34.3: Permit minimal or reduced off-street parking for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

The project would not provide any parking, which is appropriate in response to the Transit First and Citywide Parking Objectives.

12. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The project does comply with said policies in that:

a. That the existing neighborhood service retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses is enhanced.

The proposed project would bring employment opportunities to the area, which would also serve to strengthen the neighborhood retail uses.
b. That existing housing and neighborhood character are conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The provision of approximately 9,453 square feet of office space above the ground floor level of the existing three-story building will not affect neighborhood character and diversity.

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

As the site has never been used residentially, no housing would be displaced.

d. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

There would be no lawful deficiency in off-street parking or loading spaces from the proposed change of occupancy in the building for office only use. The proposed use of the building will decrease from its previous use which required more off-street parking to accommodate club/assembly/office use. Worker and visitors to the site would be discouraged from driving and encouraged to use alternative modes of transportation. The project site is well served by public transit. Several muni lines and a cable car line is located within walking distance of the project site. In addition, there are several existing parking lots within the vicinity of the project site that will accommodate workers and visitors traveling to the proposed office building by automobile.

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

No industrial or service industry establishment would be displaced by the project. The proposed office use will also provide a source of employment for persons in the neighborhood and the city.

f. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
Compliance with applicable structural safety and seismic safety requirements will be considered during the building permit review process.

g. That landmarks and historic buildings be preserved.

The existing historic facade of this significant building as designated by the 1976 Architectural Survey of Significant Buildings by the Planning Department will be retained and restored.

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

The project would not have an impact on open space or parks or their access to sunlight and vistas.

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

14. 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. 1999.086C subject to the following conditions attached hereto as Exhibit A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on August 24, 2000.

Linda D. Avery
Commission Secretary

AYES: Antenore, Joe Mills, Chinchilla, Salinas

NOES: None

ABSENT: Theoharis

ADOPTED: August 24, 2000
EXHIBIT A

CONDITIONS OF APPROVAL

1. This authorization is for the provision of 4,697 square feet of office on the second floor and 4,774 square feet of office on the third floor of an existing three-story building located at 815-827 Hyde Street under Section 209.8 of the Planning Code, Assessor’s Block 0279, Lot 004, in general conformity with plans filed with the Application dated March 18, 2000 and labeled “Exhibit B”.

2. The operator shall obtain all necessary permits for the operation, including Fire, Health, Building, Mechanical, and Electrical Permits.

3. All signage for the site shall comply with the provisions of the Planning Code.

4. Noise and odors shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.

5. The Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone of this officer to the Zoning Administrator. The Community Liaison Officer 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.

6. Should the implementation of the Project result in complaints from adjacent property owners, residents or commercial lessees, which are not resolved by the Project Sponsor (and/or the appointed Community Liaison for the Project) and are subsequently reported to the Zoning Administrator 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 then hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the Code to consider revocation of this Conditional Use Authorization.
7. Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator 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 report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Planning Code to consider revocation of this Conditional Use authorization.

8. Should the monitoring of the conditions of approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor shall pay fees as established in Planning Code Section 351(g)(2).

9. The Applicant will record a copy of these Conditions with the City and County of San Francisco's Office of the Recorder as part of the Property records prior to the approval of any building permit application by the Planning Department.

10. The authorization and rights vested by virtue of this action shall be deemed void and canceled if within eighteen months of the effective date of this Motion, the Conditional Use has not been activated.
This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal below.

G\NSR\SMY.HYDon.