File No. 201352 **Committee Item No.** _____
Board Item No. 56

COMMITTEE/BOARD OF SUPERVISORS

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Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** December 15, 2020

Cmte Board

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☐	☐	
☐	☐	
☐	☐	
☐	☐	

Prepared by: Lisa Lew **Date:** December 11, 2020
Prepared by: _____ **Date:** _____

FILE NO. 201352 MOTION NO.

[Final Map No. 9978 - 1863 Mission Street]

Motion approving Final Map No. 9978, a 37 residential unit and two commercial unit, mixed-use condominium project, located at 1863 Mission Street, being a subdivision of Assessor's Parcel Block No. 3548, Lot No. 033; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP No. 9978", a 37 residential unit and two commercial unit, mixed-use condominium project, located at 1863 Mission Street, being a subdivision of Assessor's Parcel Block No. 3548, Lot No. 033, comprising three sheets, approved November 19, 2020, by Department of Public Works Order No. 203839 is hereby approved and said map is adopted as an Official Final Map No. 9978; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the Planning Department, by its letter dated June 5, 2019, that the proposed subdivision is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes the Director of the Department of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and, be it

FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

DESCRIPTION APPROVED:

James M. Ryan, PLS

Acting City and County Surveyor

RECOMMENDED:

Alaric Degrafinried

Acting Director of Public Works

San Francisco Public Works
General – Director's Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203839

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP NO. 9978, 1863 MISSION STREET, A 37 UNIT RESIDENTIAL AND 2 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 033 IN ASSESSORS BLOCK NO. 3548 (OR ASSESSORS PARCEL NUMBER 3548-033). [SEE MAP]

A 39 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated JUNE 5, 2019 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map No. 9978", comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated JUNE 5, 2019, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED: APPROVED:

X DocuSigned by: Bruce Storrs 97ABC41507B0494...

Storrs, Bruce
City & County Surveyor

X DocuSigned by: Suzanne Suskind 3610FDB7F6564EA...

Suskind, Suzanne J.
Acting City Engineer

X DocuSigned by: Alaric Degrafinried 8179336C84404A5...

Degrafinried, Alaric
Acting Director

City and County of San Francisco
San Francisco Public Works · Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161

TENTATIVE MAP DECISION

Date: May 2, 2019

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID:	9978		
Project Type:	37 Residential and 2 Commercial Mixed use New Condominium Project		
Address#	**StreetName**	**Block**	**Lot**
1863	MISSION ST	3548	033
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(**In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.*)

Sincerely,

ADRIAN VERHAGEN Digitally signed by ADRIAN VERHAGEN
DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US
Date: 2019.05.02 11:22:46 -07'00'

for, Bruce R. Storrs, P.L.S.
City and County Surveyor

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class _____, CEQA Determination Date _____, based on the attached checklist.

☑ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed Xinyu Liang Digitally signed by Xinyu Liang
Date: 2019.06.05 16:18:15 -07'00'

Date 6/5/2019

Planner's Name Xinyu Liang
for, Corey Teague, Zoning Administrator

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2009.1011E**
Project Address:	**1801 and 1863 Mission Street**
Zoning:	UMU (Urban Mixed Use) and Mission Street NCT (Neighborhood Commercial Transit), respectively 68-X and 40-X/65-X, respectively
Block/Lot:	3548/039 and 3548/033, respectively
Lot Size:	3,600 square feet and 8,000 square feet, respectively
Plan Area:	Eastern Neighborhoods (Mission)
Project Sponsor:	Stephen Antonaros, Architect (415) 864-2261, santonaros@sbcglobal.net
Staff Contact:	Michael Li (415) 575-9107, michael.j.li@sfgov.org

PROJECT DESCRIPTION

The project site consists of two non-contiguous parcels, 1801 Mission Street (Block 3548, Lot 039) and 1863 Mission Street (Block 3548, Lot 033), in San Francisco's Mission neighborhood. Lot 039 is an approximately 3,600-square-foot rectangular parcel on the southeast corner of 14th and Mission streets, and Lot 033 is an approximately 8,000-square-foot rectangular parcel on the east side of Mission Street between 14th and 15th streets. Lot 033 is a through lot that has a second frontage on Minna Street. Both parcels are currently vacant, but there is a small storage shed near the southeast corner of Lot 039. Both parcels were previously used as surface parking lots.

(Continued on next page)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

March 19, 2015

SARAH B. JONES
Environmental Review Officer

Date

cc: 1801 Mission LLC and 1863 Mission LLC, Project Sponsor
Chris Townes, Current Planning Division
Supervisor David Campos, District 9
Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List

In total, the proposed project would provide 54 dwelling units (22 studios, five one-bedroom units, and 27 two-bedroom units), approximately 2,125 square feet of retail space, approximately 740 square feet of office space, 25 off-street parking spaces, 68 Class 1 bicycle parking spaces, and one Class 2 bicycle parking space.

At 1801 Mission Street, the project sponsor would construct a seven-story, 68-foot-tall, approximately 22,610-square-foot mixed-use building containing 17 dwelling units, approximately 1,110 square feet of ground-floor retail space, approximately 740 square feet of second-floor office space, seven parking spaces, and 28 Class 1 bicycle parking spaces. A total of approximately 2,430 square feet of usable open space would be provided. The parking garage would be accessed from 14th Street. Of the seven parking spaces being provided, two would be at grade, and the other five would be housed in a mechanical stacker. The Class 1 bicycle parking spaces would be located in secure storage rooms on the first and second floors. This building would rest on a mat foundation that is supported by deep-seated piers or densified soils; pile driving could be required. Construction of this building would require the excavation and removal of approximately 1,400 cubic yards of soil.

At 1863 Mission Street, the project sponsor would construct an approximately 35,265-square-foot mixed-use building that would be four stories and 38 feet tall along Minna Street and seven stories and 65 feet tall along Mission Street. The building would contain 37 dwelling units, approximately 1,015 square feet of retail space, 18 parking spaces, 40 Class 1 bicycle parking spaces, and one Class 2 bicycle parking space. A total of approximately 3,790 square feet of usable open space would be provided. The parking garage would be accessed from Minna Street. All 18 parking spaces would be housed in a mechanical stacker. The Class 1 and Class 2 bicycle parking spaces would be inside the building on the first floor. This building would rest on a mat foundation; pile driving would not be required. Construction of this building would require the excavation and removal of approximately 4,100 cubic yards of soil.

PROJECT APPROVAL

For the purposes of environmental review, the buildings are being analyzed together as if they were a single project. For the purposes of the approval/entitlement process, the buildings are considered two separate projects.

The proposed building at 1801 Mission Street requires the following approvals:

- **Site/Building Permit** *(Planning Department and Department of Building Inspection)*
- **Condominium Map** *(Department of Public Works)*

Issuance of the building permit by the Department of Building Inspection would constitute the Approval Action for the proposed building at 1801 Mission Street. 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.

The proposed building at 1863 Mission Street requires the following approvals:

- **Site/Building Permit** *(Planning Department and Department of Building Inspection)*
- **Condominium Map** *(Department of Public Works)*

Issuance of the building permit by the Department of Building Inspection would constitute the Approval Action for the proposed building at 1863 Mission Street. 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.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent; (c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or (d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1801 and 1863 Mission Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).[1] Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 1801 and 1863 Mission Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion No. 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.[2, 3]

In December 2008, after further public hearings, the Board of Supervisors adopted and the Mayor signed the Planning Code amendments related to the Eastern Neighborhoods Rezoning and Area Plans. New

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1 San Francisco Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048.

2 San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, Case No. 2004.0160E, certified August 7, 2008. Available online at: http://www.sf-planning.org/index.aspx?page=1893, accessed January 26, 2015.

3 San Francisco Planning Commission Motion No. 17659, August 7, 2008. Available online at: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268, accessed January 26, 2015.

zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The *Eastern Neighborhoods Draft EIR* evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's *General Plan*.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to a UMU (Urban Mixed Use) District and the Mission Street NCT (Neighborhood Commercial Transit) District. These districts are intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area while optimizing the available access to existing public transportation. They are also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The 1801 and 1863 Mission Street lots, which are located in the Mission Plan Area of the Eastern Neighborhoods program, were designated as 68-X and 40-X/65-X Height and Bulk Districts, respectively. This would allow a building up to 68 feet in height at the southeast corner of 14th and Mission streets, a building up to 40 feet in height fronting Minna Street, and a building up to 65 feet in height fronting Mission Street.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1801 and 1863 Mission Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 1801 and 1863 Mission Street project and identifies the mitigation measures applicable to the 1801 and 1863 Mission Street project. The proposed project is also consistent with the zoning controls and the provisions of the

Planning Code applicable to the project site.[4, 5] Therefore, no further CEQA evaluation for the 1801 and 1863 Mission Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on the block bounded by 14th, Mission, 15th, and Minna streets in San Francisco's Mission neighborhood and consists of residential, commercial, and industrial uses. The surrounding buildings vary in appearance and height; two- and three-story buildings are generally multi-family residential in character and consist of wood-frame construction, while the shorter one- and two-story buildings are of more industrial appearance consisting of masonry and concrete construction materials. The State Armory and Arsenal is on the west side of Mission Street across from the project site; this building reaches a maximum height of approximately 65 feet, is clad entirely in brick, and is unique in its architectural form.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation, and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued Initial Study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 1801 and 1863 Mission Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 1801 and 1863 Mission Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not remove any existing PDR uses and would therefore not contribute to any land use impact. The proposed project would not result in demolition, alteration, or modification of any historic resources. Therefore, the proposed project would not contribute to any historic resource impact. Traffic and transit ridership generated by the proposed project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Although at its highest point the proposed project would reach approximately 68 feet in height, the proposed project would not cast shadow on any parks or open spaces.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and

[4] Adam Varat, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2009.1011E, 1801 & 1837 Mission Street*, March 19, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2009.1011E.

[5] Jeff Joslin, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning Analysis, Case No. 2009.1011E, 1801 and 1863 Mission Street*, January 28, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2009.1011E.

transportation. **Table 1** lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability
E. Transportation	
E-1: Traffic Signal Installation	Not applicable: Plan-level mitigation by San Francisco Municipal Transportation Agency (SFMTA).
E-2: Intelligent Traffic Management	Not applicable: Plan-level mitigation by SFMTA.
E-3: Enhanced Funding	Not applicable: Plan-level mitigation by SFMTA & San Francisco County Transportation Authority.
E-4: Intelligent Traffic Management	Not applicable: Plan-level mitigation by SFMTA & Planning Department.
E-5: Enhanced Transit Funding	Not applicable: Plan-level mitigation by SFMTA.
E-6: Transit Corridor Improvements	Not applicable: Plan-level mitigation by SFMTA.
E-7: Transit Accessibility	Not applicable: Plan-level mitigation by SFMTA.
E-8: Muni Storage and Maintenance	Not applicable: Plan-level mitigation by SFMTA.
E-9: Rider Improvements	Not applicable: Plan-level mitigation by SFMTA.
E-10: Transit Enhancement	Not applicable: Plan-level mitigation by SFMTA
E-11: Transportation Demand Management	Not applicable: Plan-level mitigation by SFMTA
F. Noise	
F-1: Construction Noise (Pile Driving)	Applicable: Project includes pile driving. Project Mitigation Measure M-NO-1.
F-2: Construction Noise	Applicable: Temporary construction noise from use of heavy equipment. Project Mitigation Measure M-NO-2.
F-3: Interior Noise Levels	Applicable: Noise-sensitive uses where street noise exceeds 60 dBA. **Requirement satisfied by sponsor.**

Mitigation Measure	Applicability
F-4: Siting of Noise-Sensitive Uses	Applicable: Project includes siting of residential space in where street noise exceeds 60 dBA. **Requirement satisfied by sponsor.**
F-5: Siting of Noise-Generating Uses	Not applicable: Project would not include noise-generating uses.
F-6: Open Space in Noisy Environments	Applicable: Project includes open space where street noise exceeds 60 dBA. Project Mitigation Measure M-NO-3.
G. Air Quality	
G-1: Construction Air Quality	Applicable: Project required to comply with Construction Dust Control Ordinance; project located in area of poor air quality. Project Mitigation Measure M-AQ-1.
G-2: Air Quality for Sensitive Land Uses	Not applicable: Project required to comply with Health Code Article 38.
G-3: Siting of Uses that Emit Diesel Particulate Matter (DPM)	Not applicable: Project would not include uses that emit DPM.
G-4: Siting of Uses that Emit other Toxic Air Contaminants (TACs)	Not applicable: Project would not include uses that emit TACs.
J. Archeological Resources	
J-1: Properties with Previous Studies	Not applicable: No previous archeological research design and treatment plan is on file for the project site.
J-2: Properties with no Previous Studies	Applicable: Project located in Mission Dolores Archeological District. **Requirement satisfied by sponsor.**
J-3: Mission Dolores Archeological District	Applicable: Project involves 8 to 12 feet of soil excavation/disturbance where resources may be present in Mission Dolores Archeological District. Project Mitigation Measure M-CP-1.
K. Historical Resources	
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area	Not applicable: Plan-level mitigation completed by Planning Department.
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not applicable: Plan-level mitigation completed by Planning Commission.

Mitigation Measure	Applicability
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not applicable: Plan-level mitigation completed by Planning Commission.
L. Hazardous Materials	
L-1: Hazardous Building Materials	Applicable: Demolition of existing building. Project Mitigation Measure M-HZ-1.

Please see the attached Exhibit C: Mitigation Monitoring and Reporting Program (MMRP),[6] for the complete text of the applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on April 22, 2014 to occupants of properties adjacent to the project site and to owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. No public comments were received regarding physical environmental effects.

CONCLUSION

As summarized above and further discussed in the CPE Checklist:[7]

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

[6] The mitigation measures would be adopted as Conditions of Approval, and the MMRP would be attached to Planning Commission approval documents as Exhibit C.

[7] The CPE Checklist is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2009.1011E.

ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM

	MONITORING AND REPORTING PROGRAM			
Adopted Mitigation/Improvement Measures	**Responsibility for Implementation**	**Mitigation/ Improvement Schedule**	**Monitoring/Reporting Responsibility**	**Monitoring Schedule**
MITIGATION MEASURES **Project Mitigation Measure M-CP-1: Archeological Testing (Mitigation Measure J-3 of the Eastern Neighborhoods PEIR)** Based on a reasonable presumption that archeological resources may be present on the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the Planning Department archeologist. The project sponsor shall contact the Planning Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and	Project sponsor.	Prior to issuance of any permit for soil-disturbing activities and during construction.	Project Sponsor; ERO; archeologist.	Considered complete upon ERO's approval of FARR.

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation/ Improvement Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of 4 weeks. At the direction of the ERO, the suspension of construction can be extended beyond 4 weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Section 15064.5(a)(c).				
Consultation with Descendant Communities. On discovery of an archeological site[1] associated with descendant Native Americans, the Overseas Chinese, or other descendant group, an appropriate representative[2] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site, and to consult with ERO regarding appropriate archeological treatment of the site; of recovered data from the site; and if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant				

[1] The term "archeological site" is intended to minimally include any archeological deposit, feature, burial, or evidence of burial.

[2] An "appropriate representative" of the descendant group is defined, in the case of Native Americans, as any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission; and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Planning Department archeologist.

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation/ Improvement Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
group. **Archeological Testing Program.** The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project; the testing method to be used; and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation/ Improvement Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor, either: A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance, and that interpretive use of the resource is feasible. **Archeological Monitoring Program.** If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions: ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to the commencement of any project-related soils-disturbing activities. The ERO, in consultation with the archeological consultant, shall determine which project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), or site				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation/ Improvement Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
remediation shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context. ▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource. ▪ The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits. ▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. ▪ If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile-driving/construction activities and equipment until the deposit is				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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evaluated. If, in the case of pile-driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile-driving activity may affect an archeological resource, the pile-driving activity shall be terminated until an appropriate evaluation of the resource has been made, in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.				
Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.				
Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. The ADRP				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements: • **Field Methods and Procedures.** Descriptions of proposed field strategies, procedures, and operations. • **Cataloguing and Laboratory Analysis.** Description of selected cataloguing system and artifact analysis procedures. • **Discard and De-accession Policy.** Description of and rationale for field and post-field discard and de-accession policies. • **Interpretive Program.** Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • **Security Measures.** Recommended security				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • **Final Report.** Description of proposed report format and distribution of results. • **Curation.** Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. **Human Remains and Associated or Unassociated Funerary Objects.** The treatment of human remains and of associated or unassociated funerary objects discovered during any soils-disturbing activity shall comply with applicable state and federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco; and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines, Section 15064.5[d]). The agreement should take into				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.				
Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert in the final report.				
Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one copy, and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound, and one unlocked, searchable PDF copy on CD of the FARR, along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/CRHR. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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above.				
Project Mitigation Measure M-NO-1: Construction Noise from Pile Driving (Mitigation Measure F-1 of the Eastern Neighborhoods PEIR) The project sponsor shall ensure that piles be pre-drilled wherever feasible to reduce construction-related noise and vibration. No impact pile drivers shall be used unless absolutely necessary. Contractors shall use pile-driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. The project sponsor shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.	Project sponsor, contractor(s).	During construction period.	Project sponsor to provide monthly noise reports during construction.	Considered complete upon final monthly report.
Project Mitigation Measure M-NO-2: Construction Noise (Mitigation Measure F-2 of the Eastern Neighborhoods PEIR) The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection (DBI) to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the	Project sponsor, contractor(s).	During construction period.	Project sponsor to provide monthly noise reports during construction.	Considered complete upon final monthly report.

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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following control strategies as feasible: • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.				
Project Mitigation Measure M-NO-3: Open Space in Noisy Environments (Mitigation Measure F-6 of the Eastern Neighborhoods PEIR) To minimize effects on development in noisy areas, for new development including noise- sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that	Project sponsor, contractor(s).	Prior to entitlement/building permit approval.	Planning Department.	Considered completed upon approval of project plans by the Planning Department.

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open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.				
Project Mitigation Measure M-AQ-1: Construction Air Quality (Mitigation Measure G-1 of the Eastern Neighborhoods PEIR) A. *Engine Requirements.* 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this	Project sponsor/ contractor(s).	Prior to construction activities requiring the use of off-road equipment.	Submit certification statement.	Project sponsor / contractor(s) and the ERO.	Considered complete on submittal of certification statement.

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requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit. 4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. B. *Waivers.* 1. The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the				

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation/ Improvement Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule

ERO grants the waiver, the Contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.
** Alternative fuels are not a VDECS.

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation/ Improvement Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.				
1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.				
2. The ERO shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.				

Adopted Mitigation/Improvement Measures	MONITORING AND REPORTING PROGRAM			
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3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
D. *Monitoring.* After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.				
Project Mitigation Measure M-HZ-1: Hazardous Building Materials Abatement (Mitigation Measure L-1 of the Eastern Neighborhoods PEIR) The project sponsor shall ensure that any equipment containing polychlorinated biphenyls (PCBs) or di (2 ethylhexyl) phthalate (DEHP), such as fluorescent	Project sponsor	Prior to any demolition or construction activities.	Project sponsor; Planning Department.	Prior to any demolition or construction activities.

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light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.				

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: MISSION III LLC

Address: 1875 MISSION STREET
Suite 103

City: SAN FRANCISCO, CA

State: CA **ZIP:** 94103

CONFORMED COPY of document recorded
06/19/2018, 2018K627605
on 06/19/2018, 2018K627605
This document has
SAN FRANCISCO ASSESSOR
he original
CORDER

(Space Above This Line For Recorder's Use)

I (We) MISSION III LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 3548, **LOT(S):** 033 ;

COMMONLY KNOWN AS: 1863 Mission Street ;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on June 14, 2018 (**Case No. 2009.1011VAR**) permitting to include the construction of a four- to-eight-story, approximately 39-feet 7-inches to 65-foot tall, 37,441 square feet (sq. ft.) mixed-use building with 37 dwelling units, 1,425 sq. ft. of ground floor retail, 16 off-street parking spaces, 37 Class 1 bicycle parking spaces, and 6 Class 2 bicycle parking spaces. The

dwelling unit mix includes 16 studios, 6 one-bedroom, and 15 two-bedroom units. The project includes 4,822 sq. ft. of usable open space through a combination of private and common open space.

The restrictions and conditions of which notice is hereby given are:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.

2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.

3. Minor modifications as determined by the Zoning Administrator may be permitted.

4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Rear Yard Modification Decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

5. This Rear Yard Modification Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MISSION III LLC

Michael J. Mahone

(Signature) (Printed Name)

Dated: JUNE 19, 2018 **at** SAN FRANCISCO, **California.**

(Month, Day) (City)

_____ _____

(Signature) (Printed Name)

Dated: _____, 20____ **at** _____, **California.**

(Month, Day) (City)

_____ _____

(Signature) (Printed Name)

Dated: _____, 20____ **at** _____, **California.**

(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

[NSR_123] U:\LIAjello\Documents\NSRs\VAR\#123_NSR_2009.1011VAR - 1863 Mission Street.doc

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }

County of SAN FRANCISCO }

On 6/19/18 before me, SURINDER KUMAR, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared MICHAEL JOSEPH MAMONE,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Surinder Kumar
Notary Public Signature (Notary Public Seal)

SURINDER KUMAR
COMM. # 2080623
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
Comm. Expires OCT. 2, 2018

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the Easterly line of Mission Street, distant thereon 150 feet Northerly from the Northerly line of 15th Street; running thence Northerly along said line of Mission Street 50 feet; thence at a right angle Easterly 160 feet to the Westerly line of Minna Street; thence at a right angle Southerly along said line of Minna Street 50 feet; thence at a right angle Westerly 160 feet to the point of beginning.

BEING a portion of Mission Block No. 31.

APN/Parcel ID(s): Lot 033, Block 3548

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section

José Cisneros, Treasurer

TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **3548**
Lot: **033**
Address: **1863 MISSION ST**

David Augustine, Tax Collector

Dated **November 20, 2020** this certificate is valid for the earlier of 60 days from **November 20, 2020** or **December 31, 2020.** If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

MISSION III LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Michael J. Mamone

BY: MICHAEL J. MAMONE, MANAGING MEMBER

BENEFICIARY:

STERLING BANK AND TRUST, FSB

Deborah Starinsky — AVP

BY: — TITLE:

Deborah Starinsky

PRINT NAME:

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)

COUNTY OF SAN FRANCISCO)

ON 10/20/2020

BEFORE ME, SURINDER KUMAR, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: MICHAEL J. MAMONE

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Surinder Kumar

SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

SURINDER KUMAR — #2257423

PRINTED NAME: — COMMISSION # OF NOTARY:

OCT. 2, 2022 — SAN FRANCISCO

COMMISSION EXPIRES: — PRINCIPAL COUNTY OF BUSINESS:

JOB # 2194-18

RECORDER'S STATEMENT:

FILED THIS ..... DAY OF ....., 20....., AT ..... M.

IN BOOK ..... OF FINAL MAPS, AT PAGE(S) ....., AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED .....
COUNTY RECORDER

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

ON 10/15/2020

BEFORE ME, LAWRENCE W. BUSLEPP, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: DEBORAH STARINSKY
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Lawrence W. Buslepp

SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

LAWRENCE W. BUSLEPP — N/A

PRINTED NAME: — COMMISSION # OF NOTARY:

6/25/2024 — OAKLAND

COMMISSION EXPIRES: — PRINCIPAL COUNTY OF BUSINESS:

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MISSION III LLC ON MARCH 25, 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

PROFESSIONAL LAND SURVEYOR — FREDERICK T. SEHER — No. 6216 — STATE OF CALIFORNIA

Frederick T. Seher

FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 10-22-20

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY:
BRUCE R. STORRS L.S. 6914

DATE: NOVEMBER 5 2020

PROFESSIONAL LAND SURVEYOR — BRUCE R. STORRS — NO. 6914 — STATE OF CALIFORNIA

FINAL MAP NO. 9978

A 37 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
OCTOBER, 2020

Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

APN 3548-033 — 1863 MISSION STREET

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED ..... DAY OF ....., 20.....

.....
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. ....., ADOPTED ....., 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9978".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: ..... DATE: .....
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 19th DAY OF November, 2020

BY ORDER NO. 203839

BY: ..... DATE: December 1, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: .....

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON ....., 20....., THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

....., A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD

OF SUPERVISORS IN FILE NO. .....

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THIRTY-SEVEN (37) DWELLING UNITS AND TWO (2) COMMERCIAL UNITS.

B) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
(ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MISSION STREET AND MINNA STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON APRIL 26, 2019
DOCUMENT NUMBER 2019-K760464-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JUNE 19, 2018
DOCUMENT NUMBER 2018-K627605-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JUNE 29, 2018
DOCUMENT NUMBER 2018-K634828-00

"MEMORANDUM OF AGREEMENT"
RECORDED ON OCTOBER 1, 2018
DOCUMENT NUMBER 2018-K679177-00

FINAL MAP NO. 9978

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BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

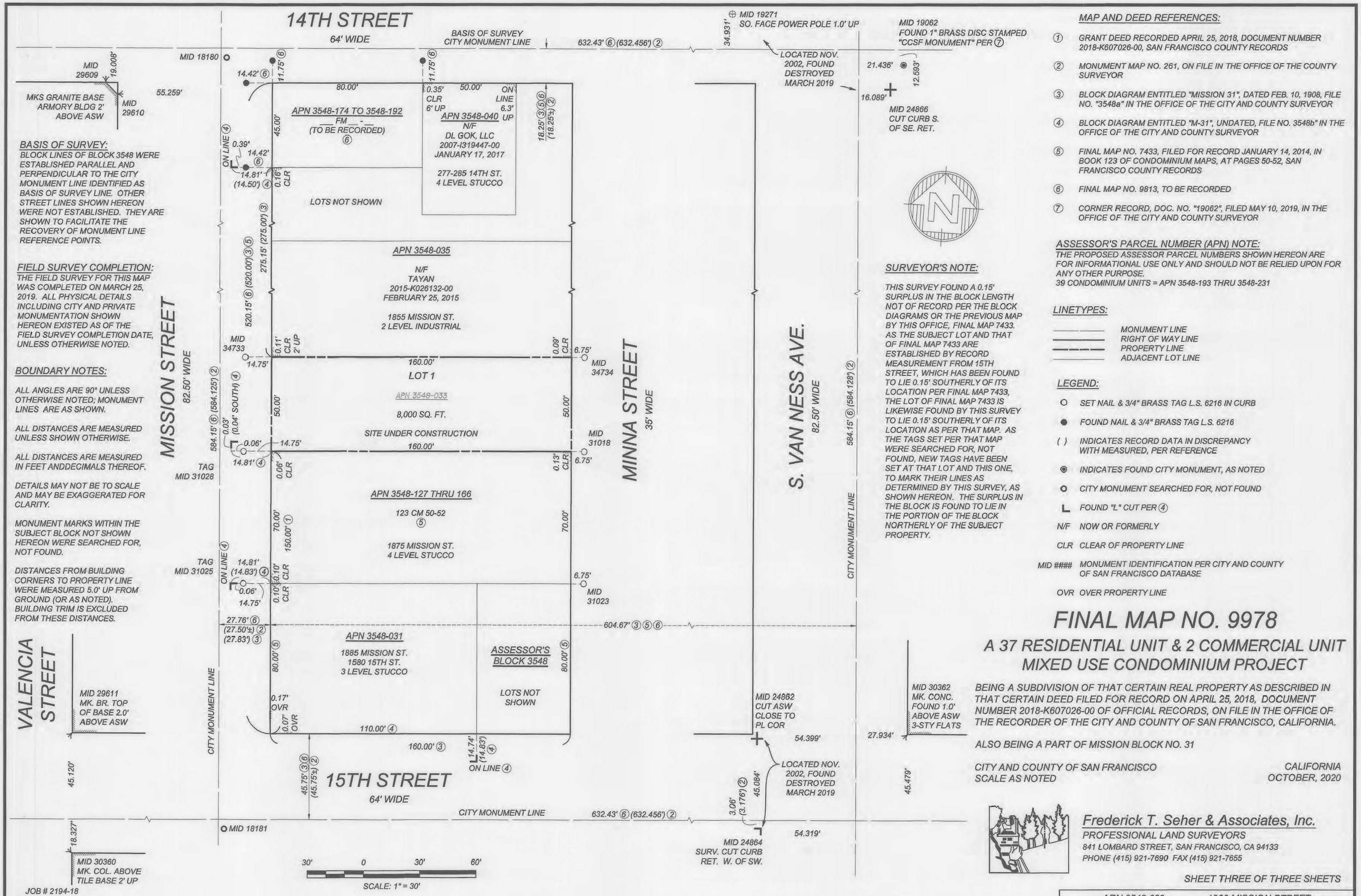
ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
OCTOBER, 2020

Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

JOB # 2194-18

APN 3548-033 1863 MISSION STREET



BASIS OF SURVEY:

BLOCK LINES OF BLOCK 3548 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 25, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BOUNDARY NOTES:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET ANDDECIMALS THEREOF.

DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

MAP AND DEED REFERENCES:

① GRANT DEED RECORDED APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00, SAN FRANCISCO COUNTY RECORDS

② MONUMENT MAP NO. 261, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR

③ BLOCK DIAGRAM ENTITLED "MISSION 31", DATED FEB. 10, 1908, FILE NO. "3548a" IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

④ BLOCK DIAGRAM ENTITLED "M-31", UNDATED, FILE NO. 3548b" IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

⑤ FINAL MAP NO. 7433, FILED FOR RECORD JANUARY 14, 2014, IN BOOK 123 OF CONDOMINIUM MAPS, AT PAGES 50-52, SAN FRANCISCO COUNTY RECORDS

⑥ FINAL MAP NO. 9813, TO BE RECORDED

⑦ CORNER RECORD, DOC. NO. "19062", FILED MAY 10, 2019, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
39 CONDOMINIUM UNITS = APN 3548-193 THRU 3548-231

SURVEYOR'S NOTE:

THIS SURVEY FOUND A 0.15' SURPLUS IN THE BLOCK LENGTH NOT OF RECORD PER THE BLOCK DIAGRAMS OR THE PREVIOUS MAP BY THIS OFFICE, FINAL MAP 7433. AS THE SUBJECT LOT AND THAT OF FINAL MAP 7433 ARE ESTABLISHED BY RECORD MEASUREMENT FROM 15TH STREET, WHICH HAS BEEN FOUND TO LIE 0.15' SOUTHERLY OF ITS LOCATION PER FINAL MAP 7433, THE LOT OF FINAL MAP 7433 IS LIKEWISE FOUND BY THIS SURVEY TO LIE 0.15' SOUTHERLY OF ITS LOCATION AS PER THAT MAP. AS THE TAGS SET PER THAT MAP WERE SEARCHED FOR, NOT FOUND, NEW TAGS HAVE BEEN SET AT THAT LOT AND THIS ONE, TO MARK THEIR LINES AS DETERMINED BY THIS SURVEY, AS SHOWN HEREON. THE SURPLUS IN THE BLOCK IS FOUND TO LIE IN THE PORTION OF THE BLOCK NORTHERLY OF THE SUBJECT PROPERTY.

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- ADJACENT LOT LINE

LEGEND:

- ○ SET NAIL & 3/4" BRASS TAG L.S. 6216 IN CURB
- ● FOUND NAIL & 3/4" BRASS TAG L.S. 6216
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- ◉ INDICATES FOUND CITY MONUMENT, AS NOTED
- ○ CITY MONUMENT SEARCHED FOR, NOT FOUND
- L FOUND "L" CUT PER ④
- N/F NOW OR FORMERLY
- CLR CLEAR OF PROPERTY LINE
- MID #### MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE

FINAL MAP NO. 9978

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ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
SCALE AS NOTED — OCTOBER, 2020

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PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF THREE SHEETS

JOB # 2194-18

APN 3548-033 — 1863 MISSION STREET

From:	Mapping, Subdivision (DPW)
To:	BOS Legislation, (BOS)
Cc:	Spitz, Jeremy (DPW); TOM, CHRISTOPHER (CAT); MARQUEZ, JENINE (CAT); SKELLEN, LAUREN (CAT); PETERSON, ERIN (CAT); Suskind, Suzanne (DPW); Ryan, James (DPW)
Subject:	PID: 9978 BOS Final Map Submittal
Date:	Thursday, December 3, 2020 4:27:25 PM
Attachments:	Order203839.docx.pdf Summary.pdf 9978_Motion_20201027.doc 9978_SIGNED_MOTION_20201202.pdf 9978_DCP_APPROVAL_20190606.pdf 9978_UPDATED_TAX_CERT_20201123.pdf 9978_SIGNED_MYLAR_20201203.pdf

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To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the December 15, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 1863 Mission Street, PID: 9978

Regarding: BOS Approval for Final Map
APN: 3548/033
Project Type: 39 Units Mixed New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of DCP conditional approval & conditions
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org