

File No. 200358

Committee Item No. \_\_\_\_\_

Board Item No. 37

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: April 14, 2020

#### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

#### OTHER

- Public Works Order No. 202685 - 02/18/20
- Tentative Map Decision - 10/31/19
- Planning Department Motion No. 20083 - 12/21/17
- Tax Certificates - 04/06/20
- Final Maps
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew

Date: April 10, 2020

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 10140 - 1010 Stanyan Street, 1022 Stanyan Street, and 199 Carl Street]

2

3 **Motion approving Final Map 10140, a four unit residential condominium project within**  
4 **Lot No. 035, located at 1010 Stanyan Street, 1022 Stanyan Street, and 199 Carl Street,**  
5 **being a merger and re-subdivision of Assessor’s Parcel Block No. 1273, Lot Nos. 034**  
6 **through 036; and adopting findings pursuant to the General Plan, and the eight priority**  
7 **policies of Planning Code, Section 101.1.**

8

9           MOVED, That the certain map entitled “Final Map 10140”, a four unit residential  
10 condominium project within Lot No. 035, located at 1010 Stanyan Street, 1022 Stanyan  
11 Street, and 199 Carl Street being a merger and re-subdivision of Assessor’s Parcel Block No.  
12 1273, Lot Nos. 034 through 036, comprising two sheets, approved February 18, 2020, by  
13 Department of Public Works Order No. 202685 is hereby approved and said map is adopted  
14 as an Official Final Map 10140; and, be it

15           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
16 and incorporates by reference herein as though fully set forth the findings made by the  
17 Planning Department, by its letter dated October 31, 2019, that the proposed subdivision is  
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section  
19 101.1; and, be it

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

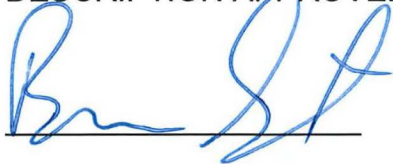
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FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
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](http://www.SFPublicWorks.org)

**Public Works Order No: 202685**

**CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP 10140, 1010 STANYAN STREET, 1022 STANYAN STREET, AND 199 CARL STREET, A 4 UNIT RESIDENTIAL CONDOMINIUM PROJECT WITHIN LOT 035, BEING A MERGER AND RE-SUBDIVISION OF LOTS 034 THROUGH 036 IN ASSESSORS BLOCK NO. 1273 (OR ASSESSORS PARCEL NUMBERS 1273-034 THROUGH 1273-036). [SEE MAP]

**A 4 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated OCTOBER 31, 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 10140”, comprising 2 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 OCTOBER 31, 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

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Storrs, Bruce<sup>97ABC41507B0494...</sup>  
City and County Surveyor

X

DocuSigned by:

Alan Degrafinried

---

Degrafinried, Alan<sup>18179336C84404A5...</sup>  
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  
 sfpbpublicworks.org · tel 415-554-5810 · fax 415-554-6161



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: 2019.10.07 13:42:36 -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

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator



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,

[Redacted signature box]

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 **Matthew Dito** Digitally signed by Matthew Dito  
Date: 2019.10.31 13:32:56 -07'00'

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 20083

HEARING DATE: DECEMBER 21, 2017

Case No.: 2016-000260CUA  
 Project Address: 1010 STANYAN STREET  
 Zoning: RH-3 (Residential House, Three-Family) District  
 40-X Height and Bulk District  
 Block/Lot: 1273/017  
 Project Sponsor: Jonathan Pearlman  
 Elevation Architects  
 1159 Green Street, Suite 4  
 San Francisco, CA 94109  
 Staff Contact: Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 207, 209.1, AND 303(c) OF THE PLANNING CODE TO CONSTRUCT A 40-FOOT TALL FOUR-UNIT DWELLING ON AN APPROXIMATELY 3,900 SQUARE FOOT VACANT LOT WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) DISTRICT AND 40-X HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On June 21, 2016, Jonathan Perlman (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 207, 209.1 and 303(c) to construct a 40-foot tall four-unit dwelling on an approximately 3,900 square foot vacant lot within the RH-3 (Residential House, Three-Family) District and 40-X Height and Bulk District.

On December 13, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption;

On December 21, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-000260CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-000260CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the east side of Stanyan Street, between Carl Street and Parnassus Avenue; Lot 017 in Assessor's Block 1273. The property is vacant with 37.5 feet of frontage on Stanyan Street, a depth of 100 feet, and a total lot area of 3,750 square feet. The property slopes diagonally upwards from the lot's northwest corner to its southeast corner. There is an active Tentative Map application proposed under Case No. 2016-005235SUB for a lot line adjustment that increases the property to a width of 39 feet and results in a total lot area of 3,900 square feet. The proposed lot line adjustment is accommodated by shifting the side property lines shared with the adjacent neighbors at 199 Carl Street and 1022 Stanyan Street; both of which are under the same ownership as the subject property.
3. **Surrounding Properties and Neighborhood.** The project site is located in the center of the Cole Valley neighborhood and the contiguous RH-3 Zoning District. The immediate vicinity varies in density from single-family dwellings to 28-unit apartment buildings, and in height from three to five stories. The higher density properties are characteristic of corner buildings, and the variation in height reflects the topographic conditions of the neighborhood. Immediately north and downhill from the subject property is a three-story with attic five-family dwelling. Immediately east and downhill from the subject property is a three-story with attic three-family dwelling. Immediately south and uphill from the subject property is a three-story with attic single-family dwelling. And finally, immediately west of the property and across Stanyan Street is a three-story eight-unit building with a ground floor retail grocery use (d.b.a. The Real Food Company).
4. **Project Description.** The project proposes construction of a four-story 40-foot tall four-unit dwelling of approximately 6,984 square feet. The residential building will contain three three-bedroom units and one two-bedroom unit ranging in size from 1,323 sf to 1,861 sf and resulting in 11 bedrooms total. The project includes eight Class 1 bicycle parking spaces. As previously noted, there is also an active Tentative Map application proposed under Case No. 2016-005235SUB that will adjust the lot lines shared with the adjacent neighbors at 199 Cole Street and 1022 Stanyan Street.
5. **Public Comment.** As of the drafting of this motion, the Department has not received any public comment on the proposal.



6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Lot Size and Area.** Planning Code Section 121 requires that every lot in an RH-3 District has a minimum street frontage of 16 feet, a minimum width of 25 feet and a minimum lot area of 2,500.

*The proposal includes a lot line adjustment proposed under Case No. 2016-005235SUB that involves the two adjacent properties at 199 Carl Street and 1022 Stanyan Street, both of which are under the same ownership as 1010 Stanyan Street. As proposed, the lot width/frontage and area for each property would change as follows: 199 Carl Street would increase in width from 37.5 feet to 38.5 feet, and increase in area from 3,750 sf to 3,850 sf; 1010 Stanyan Street would increase in width from 37.5 feet to 39 feet, and increase in area from 3,750 sf to 3,900 sf; and, 1022 Stanyan Street would decrease in width from 50 feet to 49.50 feet, and decrease in area from 5,000 sf to 4,950 sf. Therefore, all properties remain in compliance with the Planning Code.*

- B. **Residential Use and Density.** Pursuant to Planning Code Section 209.1, the maximum principally permitted density in RH-3 Districts is three units per lot. However, with Conditional Use Authorization from the Planning Commission, the maximum density may be increased up to one unit per 1,000 square feet of lot area.

*Per Planning Code Section 207, when calculating the number of dwelling units allowed on a site, a remaining fraction of one-half or more of the minimum of lot area per Dwelling Unit may be "rounded up." Therefore, the minimum lot size required to provide four units in an RH-3 District is 3,500 square feet. Both the existing lot size of 3,750 sf and the 3,900 sf lot size proposed under the active Tentative Map application exceed the area required for four dwelling units. Therefore, the project is seeking Conditional Use authorization to construct four dwelling units on a 3,900 square foot lot within an RH-3 District.*

- C. **Front Setback.** Planning Code Section 132 requires that properties in the RH-3 District provide a front setback equal to the average front setback of the two adjacent properties. Further, Section 132 also requires that the project must provide landscaping in 20 percent of the required front setback area and that 50 percent of the front setback area must have permeable surfaces.

*The property at 199 Carl Street has a front setback of 8.29 feet and the property at 1022 Stanyan Street has a front setback of 12.21 feet. Therefore, the subject property has a required front setback of 10.25 feet, which is currently proposed and results in a total area of 400 square feet. Within the required front setback area, the project includes 190 square feet of landscaping (47.5 percent) and 324 square feet of permeable surfaces (81 percent). This complies with the Planning Code requirements.*

- D. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 45 percent of the lot depth, or the average depth of the two adjacent neighbors. If the proposal relies on averaging, then the last 10 feet of the building depth, up to the 45 percent requirement, must not exceed a height of 30 feet. Further, a projection into the rear yard, such

as a two story extension that provides five foot side setbacks on each side, is permitted per Planning Code Section 136(c)(25)(B)(ii).

*The subject property has a depth of 100 feet and a general rear yard requirement of 45 feet. However, based on averaging of the neighbors' rear yards, the required rear yard for the subject property is reduced to 37.94 feet. The proposal complies with this requirement and is below the applicable 30 foot height limit for the portion of the rear yard reduced through averaging. The project also includes a Code-complying two-story extension with five-foot setbacks on each side.*

- E. **Open Space.** Planning Code Section 135 requires that the project provide 100 square feet of useable open space per unit if privately accessible, or 133 square feet of useable open space per unit if shared.

*The project proposes four dwelling units, all of which have access to Code-complying open space. Units 1 and 2 both have access to the rear yard area of approximately 1,016 sf. Unit 3 has access to a 245 sf roof deck above the fourth floor. And Unit 4 has access to two decks at the rear of the structure above the 2<sup>nd</sup> and 3<sup>rd</sup> floors, providing 525 sf of open space.*

- F. **Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room with a window that meets the 120 sf minimum floor area requirements of the Housing Code that has exposure onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

*The project proposes four dwelling units, all of which have exposure onto at least one of the required open areas. Units 1 and 2 have exposure onto both Stanyan Street and the Code-complying rear yard. Unit 3 has exposure onto Stanyan Street and Unit 4 has exposure onto the Code-complying rear yard.*

- G. **Off-Street Parking.** Planning Code Section 151 requires that one off-street parking space is provided for each dwelling unit in an RH District. However, Section 150 allows for the replacement of such required spaces by bicycle parking spaces.

*The project proposes four dwelling units. In addition to the required bicycle parking noted below, the project proposes an additional four Class 1 bicycle parking spaces as a replacement for the off-street parking spaces required by Section 151.*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking space per every 20 units.

*The project proposes four dwelling units and therefore requires four Class 1 and zero Class 2 bicycle parking spaces. The proposal includes a bike storage area on the ground floor level that accommodates up to eight Class 1 bicycle parking spaces, satisfying both the bicycle and off-street parking requirements.*

- I. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.



*The subject lot is not located in close proximity to an Urban Bird Refuge and is not a location-related hazard. To comply with the Planning Code's bird-safe standards any glazed segments greater than 24 square feet will be treated in compliance with Bird Safe standards.*

- J. **Residential Child Care Fee.** Per Planning Code Section 414A, projects that include at least one net new residential unit must comply with the requirements of the Residential Child Care Impact Fee.

*The Project Sponsor will comply with the requirements of this section prior to the issuance of the first construction document.*

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

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood of the community.

*The project provides a four-unit building on a lot that is appropriately sized to accommodate such density while meeting the requirements of the Planning Code. Further, the scale and siting of the proposed residential building is compatible with the neighborhood context. The project includes side setbacks and applies a pitched roof form at the front of the building; together these elements facilitate a successful transition between the two immediate neighbors.*

- B. That the use or feature as proposed will not be 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, with respect to aspects including but not limited to the following:

- i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.

*Given the mixed density of the transit-friendly neighborhood, as well as the project's appropriate form, the proposal will not be detrimental to the residents and workers of the neighborhood.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code;

*The project does not include off-street parking spaces, and instead substitutes bicycle parking for vehicular parking spaces. The project provides a total of eight Class 1 bicycle parking spaces and is within an area well-served by public transit.*



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

*The project will adhere to the standard conditions of approval for this type of proposal, such as maintenance of sidewalks in a clean and sanitary condition, and enclosed location of garbage and recycling storage.*

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

*The proposal includes more landscaping than required by the Planning Code, adequate open space for all units, sufficient storage spaces for bicycle parking, and preserves the walkability of the sidewalk directly in front of the lot.*

- C. That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the RH-3 District.

*The RH-3 District is characterized by a predominant form of large flats (rather than apartments) with 25 foot wide lots, moderate scale and individual entrances for each unit, complementary building styles, and outdoor space at the ground level or decks/balconies for individual units. The proposed project is on a 39 foot lot and reflects all of the aforementioned characteristics while enabling the accommodation of one additional dwelling unit. Given the diversity of dwelling unit density within the immediate neighborhood, the fourth unit conforms to the stated purpose of the subject district.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 4:**

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

#### **Policy 4.1:**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

*The project proposes new construction of a family friendly four-unit dwelling that provides three three-bedroom units and one two-bedroom unit with Code-complying access to useable open space and exposure onto open areas.*

**OBJECTIVE 11:**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS

**Policy 11.1:**

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility and innovative design, and respects existing neighborhood character.

**Policy 11.2:**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3:**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

*The proposed residential building is well-designed and compatible with the neighborhood character. The project complies with the accepted residential design standards while accommodating additional growth beyond the principally permitted density.*

**OBJECTIVE 12:**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUTURE THAT SERVES THE CITY'S GROWING POPULATION

**Policy 12.1:**

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

*The project does not provide off-street vehicular parking spaces, instead providing twice the required amount of Class 1 bicycle parking and is in close proximity to transit lines.*

**TRANSPORTATION**

**Objectives and Policies**

**OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

**Policy 28.1:**

Provide secure bicycle parking in new governmental, commercial, and residential developments.

**OBJECTIVE 30:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

**Policy 30.8:**

Consider lowering the number of automobile parking spaces required in buildings where Class 1 bicycle parking is provided.

*The project provides eight secure Class 1 bicycle parking spaces within the building.*

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

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

*The project includes residential uses on a lot that does not permit retail uses, and therefore, will not affect existing neighborhood-serving uses.*

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

*No housing will be removed by the Project. The project is proposed on a vacant lot.*

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

*No housing is removed for this Project.*

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

*The subject property is well-served by public transit and within a block of the N-Judah Muni line and the 37-Corbett and 43-Masonic Muni bus lines.*

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

*The Project will not displace any service or industry establishment.*

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

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

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will not diminish the access to sunlight and vistas for parks and public open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.



### DECISION


That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-000260CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 28, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 20083. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 21, 2017.

  
Jonas P. Ionin  
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: December 21, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to construct a 40-foot tall four-unit dwelling on an approximately 3,900 square foot vacant lot within the RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **November 28, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-000260CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 21, 2017**, under Motion No **20083**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 21, 2017**, under Motion No **20083**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20083** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.2, the Project shall provide no fewer than **eight** Class 1 bicycle parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

9. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

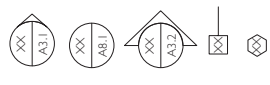
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**GENERAL NOTES**

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR CONSEQUENTIAL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, COSTS AND EXPERTISE, LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING GROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLESOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS AND THE PROPERTY OWNER. WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT, THESE DOCUMENTS SHALL NOT BE USED BY ANYONE OTHER THAN THE ARCHITECT OR OWNER WITHOUT THE WRITTEN PERMISSION OF ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICAS WITH DRAINAGE CODES. CONTRACTOR SHALL VERIFY THE LOCAL CODES WITH THE ARCHITECT. WHERE A REQUIREMENT IS IN CONFLICT WITH THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED THEY ARE TO BE ADHERED TO EXACTLY UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.



**GLOSSARY**

ABV	ABOVE	AD	AREA DRAIN	ADJ	ADJACENT	ALUM	ALUMINUM	BKG	BLOCKING BOARD	BLDG	BUILDING	CL	CENTERLINE	CLR	CLEAR	CONT	CONTIGUOUS	CPT	CERAMIC TILE	DA	DIAMETER	DIMS	DIMENSIONS	DN	DOWN	DWG	DRAWING	EX	EXISTING	EA	EACH	EL	ELEVATION JOINT	EL	ELEVATION	EQ	EQUAL	EXT	EXTERIOR	FA	FIRE ALARM	FD	FLOOR DRAIN	FF	FINISH FLOOR	FR	FLOOR	FS	FLOOR STUD	FS	FACE OF MASONRY	GA	GAUGE	GL	GLASS	GND	GROUND	GSM	GAUVANIZED SHEET METAL	GWB	Gypsum WALLBOARD	HB	HOSE BB	HC	HANDICAPPED	HP	HOUSE PANEL	HT	HEIGHT	INSUL	INSULATION	JAN	JANITOR CLOSET	KIT	KITCHEN	LAV	LAVATORY	LT	LIGHT	MAX	MAXIMUM	MEB	MEDICINE CABINET	MECH	MECHANICAL	MIN	MINIMUM	MTL	METAL	PH	PHOROVANE	(N)	NEW	N/C	NOT IN CONTRACT	N/S	NOT TO SCALE	OC	ON CENTER	OV	OVER	OD	OVERBLOW DRAIN	OH	OPPOSITE HAND	PLM	PLASTIC LAMINATE	PLY	PLYWOOD	PTD	PAINTED	REF	REFRIGERATOR	REQ	REQUIRED	RB	RUBBER BASE	RO	ROUGH OPENING	RDWD	REDWOOD	SC	SOLID CORE SHEETING	SHT	SHEET	SM	SMILAR	SQ	SQUARE	STR	STRUCTURAL DWGS	STL	STEEL	STL	ST. STILL STORAGE	STR	STRUCTURAL	T&G	TONGUE AND GROOVE	TC	TOP OF CURB	TEL	TELEPHONE	TL	TOP OF LAMP	TOW	TOP OF WALL	TP	TYPICAL	UN	UNLESS OTHERWISE NOTED	VERT	VERTICAL	VF	VERY IN FIELD
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**PERMITS**

- SITE PERMIT
- ADDENDUM #1: STRUCTURAL BUILDING PERMIT
- ADDENDUM #2: ARCHITECTURAL AND MECHANICAL BUILDING PERMIT
- ADDENDUM #3: FIRE SPRINKLER

**APPLICABLE CODES**

BUILDING: 2013 CBC  
MECHANICAL: 2013 CHC  
PLUMBING: 2013 CPC  
ELECTRICAL: 2013 CEC  
ENERGY: 2013 CEC (TITLE 24 PART 6)  
WITH SAN FRANCISCO BUILDING CODE AMENDMENTS  
FIRE SPRINKLER: NFPA 13 (CURRENT)

**SCOPE OF WORK**

- NEW CONSTRUCTION OF 4 UNIT BUILDING

**PLANNING DEPARTMENT NOTES**

LOCATION: 1010 STANYAN STREET  
PARCEL: 104017  
ZONING: RH-3  
EXISTING: NONE  
PROPOSED: 4  
BUILDING USE: RESIDENTIAL HOUSE, FOUR-FAMILY  
SETBACKS: SIDE: NONE REQUIRED  
FRONT: AVERAGE  
REAR: AVERAGE  
HEIGHT & BULK: 25% OF LOT; NOT < 15'-0" OR AVERAGE  
PARKING: AUTOMOBILE NONE PROVIDED  
PARKING: BICYCLE: 4 CLASS; 1 SPACES PROVIDED

**BUILDING DEPARTMENT NOTES**

OCCUPANCY CLASS: R-2  
OCCUPANCY SEPARATION: 1-HR BETWEEN UNITS  
CONSTRUCTION TYPE: V-2  
NUMBER OF FLOORS: 4 STORIES

**SQUARE FOOTAGE CALCULATIONS**

FLOOR:	PROPOSED
1ST FLOOR:	1,900 SF
2ND FLOOR:	1,988 SF
3RD FLOOR:	1,695 SF + 310 SF DECK
4TH FLOOR:	1,401 SF + 215 SF DECK
ROOF:	545 SF DECK
TOTAL:	6,984 SF + 1,070 SF DECK
UNIT	AREA
UNIT 1	1,755 SF
UNIT 2	1,861 SF
UNIT 3	1,739 SF
UNIT 4	1,323 SF
TOTAL:	6,678 SF

**PROJECT TEAM**

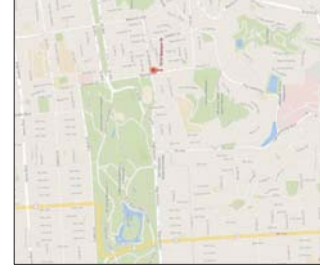
Building Owner:  
MJSF Investments LLC  
2501 Mission Street  
San Francisco, CA 94110  
Contact: James Nunemacher  
415.519.7772  
j@vanguardsf.com

Architect:  
Elevation Architects  
1159 Green Street, Suite 4  
San Francisco, CA 94109  
Contact: Jonathan Pearlman  
415.537.1125  
jonathan@elevationarchitects.com

**TABLE OF CONTENTS**


- A-01 COVER SHEET / SITE PLAN
- A-02 GREEN BUILDING REQUIREMENTS
- SITE SURVEY (BY OTHERS)
- A-1.1 SITE/ROOF PLAN
- A-1.2 PROPOSED SITE/ROOF PLAN
- A-2.1 FIRST & SECOND FLOOR PLANS
- A-2.2 THIRD & FOURTH FLOOR PLANS
- A-2.3 ROOF DECK PLAN
- A-3.1 WEST ELEVATION
- A-3.2 EAST ELEVATION
- A-3.3 NORTH ELEVATION
- A-3.4 SOUTH ELEVATION
- A-3.5 E-W BUILDING SECTION
- A-3.6 N-S BUILDING SECTION

**VICINITY MAP**



# Permit Checklist

ch requirements apply. For details, see AB 093 Attachment A Table 1.

1273 / 017  
 Address: 1010 STANYAN STREET  
 Occupancy: MULTI-FAMILY RESIDENTIAL  
 Design Professional/ Applicant: Sign & Date:  12.1.5.15  
 Number of occupied floors: 4

## Instructions:

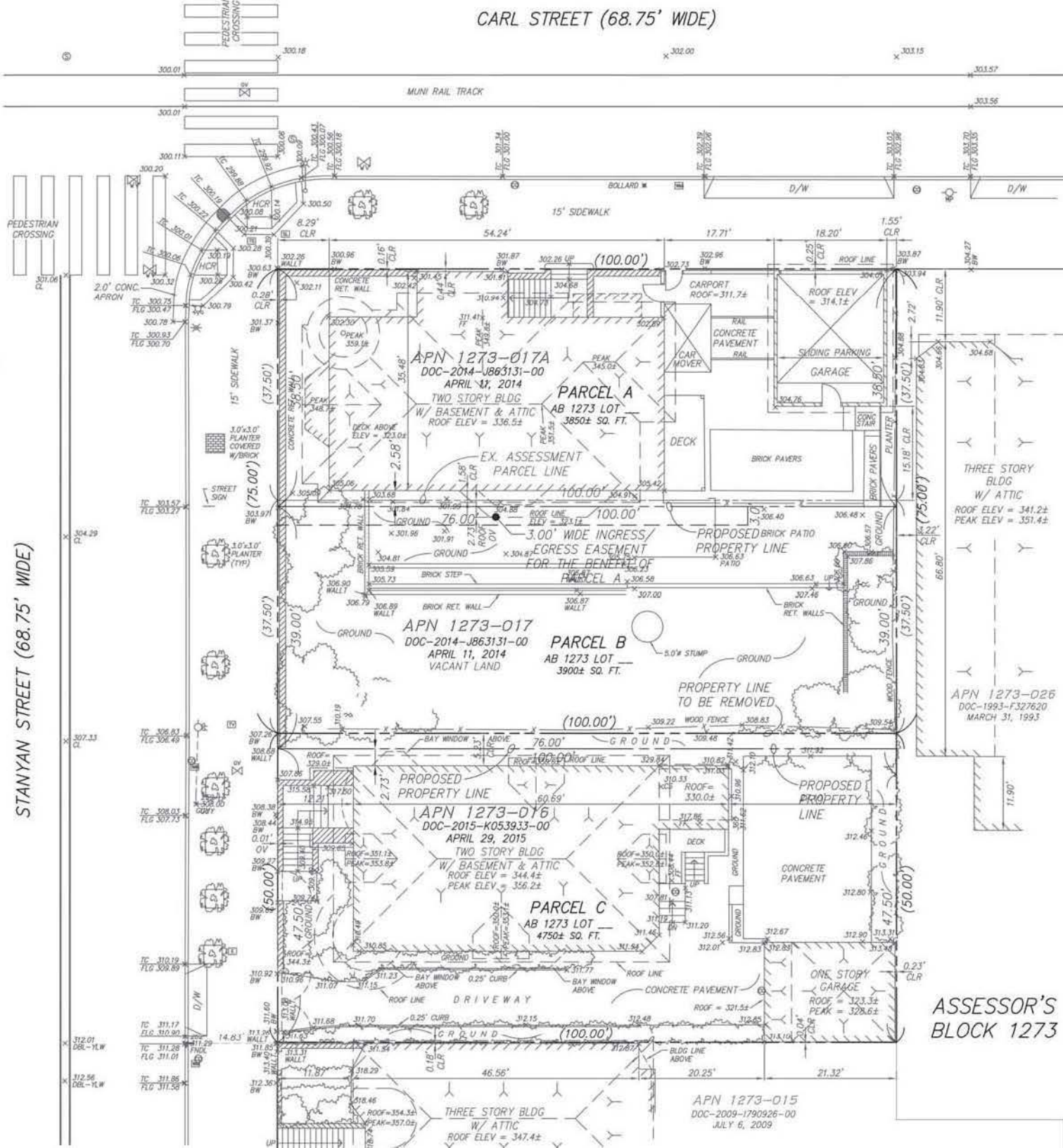
As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes, Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:  
 (a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.  
 AND  
 (b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.  
 Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level (includes prerequisites):</b>	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
<b>Base number of required points:</b>	60	50	50	60	60	60
<b>Adjustment for retention / demolition of historic features / building:</b>				n/a		
<b>Final number of required points (base number +/- adjustment)</b>				50		
<b>Specific Requirements:</b> (n/a indicates a measure is not required)					Meet CDD ordinance only	
<b>Construction Waste Management</b> - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED EA 2, 4 points						
<b>15% Energy Reduction</b> LEED EA 1, 3 points (or ASHRAE 90.1-2007)					LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency</b> Effective 1/1/2012: Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 9.2008), OR Demonstrate an additional 10% energy use reduction (total of 25% of total electricity use) (LEED EA6)	n/a	n/a	n/a	n/a	n/a	n/a
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3						
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points						
<b>Enhanced Refrigerant Management</b> LEED EA 4						
<b>Indoor Air Quality Management Plan</b> LEED EQ 3.1						
<b>Low-Emitting Materials</b> LEED EQ 4.1, 4.2, 4.3, and 4.4						
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet LEED credit SS2.2 (13C.5.1004.4)						
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/pool vehicles. (13C.5.106.5)						
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gallons, or more than 100 gallons if in building over 50,000 sq. ft. (13C5.503.1)						
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces and readily ventilated buildings (or LEED credit EQ 5.1) (13C.5.504.5.2)						
<b>Air Filtration:</b> Provide at least MERV-13 filters in residential buildings (or LEED credit EQ 5.1) (SF Health Code Article 38 and SF Building Code 1209.5)						
<b>Acoustical Control:</b> Meet or exceed LEED EQ 4.2, outdoor windows 5.7.14.7 and floor-ceiling STC 50, corridor windows STC 46 (13C.5.507.4)						

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >50,000 sq ft
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C5.201.1.1)		
<b>Bicycle Parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155.		
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gallons, or >100 gallons if in buildings over 50,000 sq. ft.		
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20%, for showrooms, bar/cafes, kitchen faucets, wash fountains, water closets, and urinals. (13C5.504.3)		
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning systems and components must meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.		
<b>Protect duct openings and mechanical equipment during construction</b> (13C.5.504.3)		
<b>Adhesives, sealants and caulks:</b> Comply with VOC limits in SCAQMD Rule 116B (VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)		
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Title 17 for aerosol paints. (13C.5.504.4.3)		
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)		
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)		
<b>Resilient flooring systems:</b> For 50% of floor area meeting minimum testing standards for High Performance Schools (HPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)		
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entrance, outdoor air intakes, and operable windows. (13C5.504.7)		
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)		
<b>Acoustical Control:</b> Wall and roof-ceiling STC 50, exterior windows STC 30, entry walls and floor-ceiling STC 40. (13C5.5.507.4)		
<b>CFDs and Halons:</b> Do not install equipment that contains CF2 or Halons. (13C.5.508.1)		
<b>Construction Was to Management:</b> Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Ordinance) (13C.5.509.1)		
<b>Renewable Energy or Enhanced Energy Efficiency</b> Demonstrate an additional 10% energy use reduction (total of 25% of total electricity use) (LEED EA6), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Chapter 13C for details).		



CARL STREET (68.75' WIDE)



**BOUNDARY NOTES**

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

BOUNDARY INFORMATION SHOWN HEREON IS FOR LOT LINE ADJUSTMENT PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DATE OF SURVEY**

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON MAY 29, 2014.

**SURVEY REFERENCE**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEEDS:

APN 1273-017 AND APN 1273-017A, RECORDED APRIL 11, 2014, DOC-2014-0863131-00

APN 1273-016, RECORDED APRIL 29, 2015, DOC-2015-K053933-00

**UTILITY NOTE**

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THIS INFORMATION IS NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN AND CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSMEDIA ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

**PROJECT BENCHMARK - DESCRIPTION**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK AT STANYAN STREET AND PARNASSUS AVENUE (S.E. CORNER) SURVEY MONUMENT IN WALK, SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 324.957.

**OWNERS**

APN 1273-017 AND APN 1273-017A: 1268 LOMBARD STREET INVESTMENTS

APN 1273-016: M-J SF INVESTMENTS

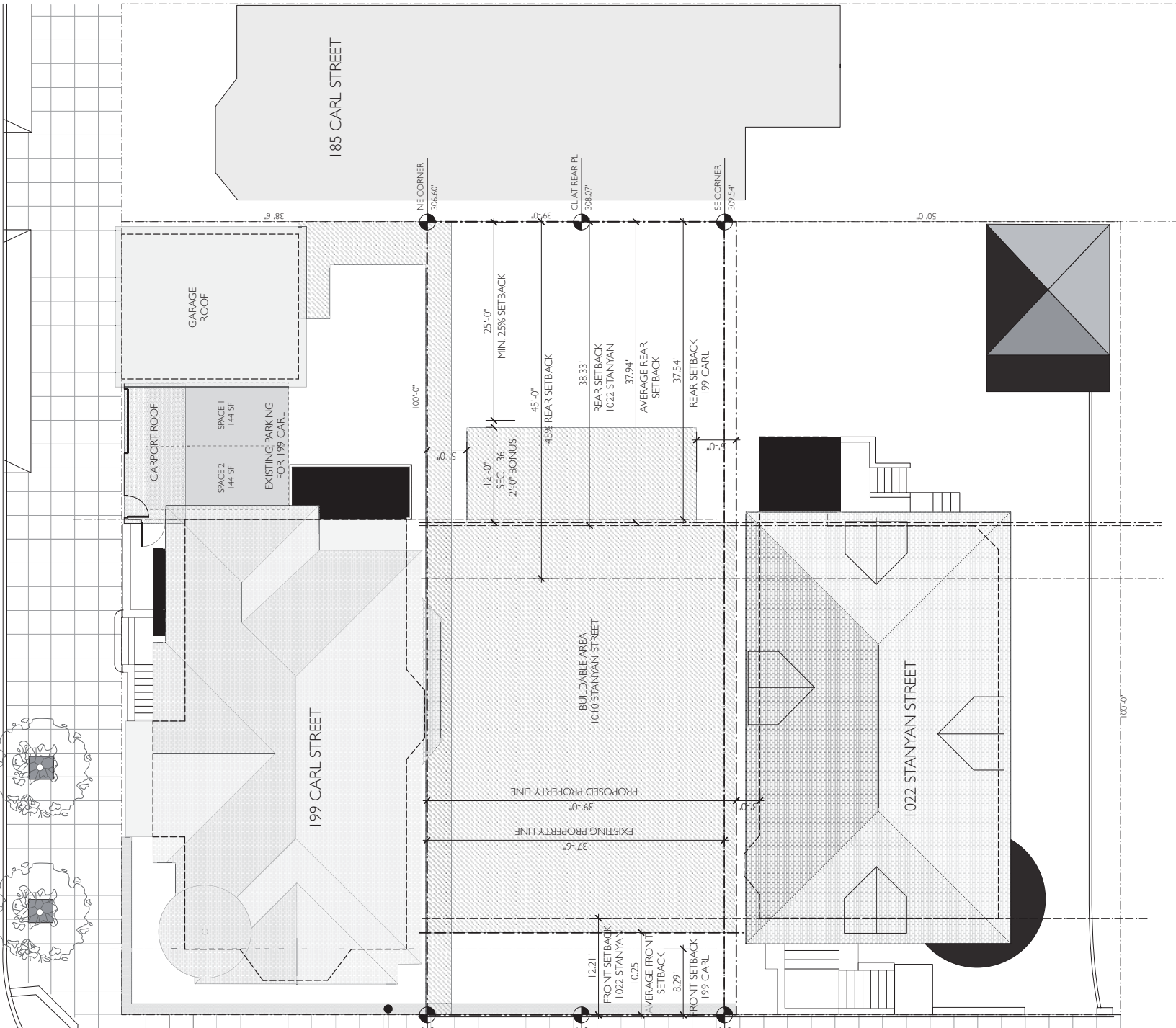
**SURVEYOR'S STATEMENT**

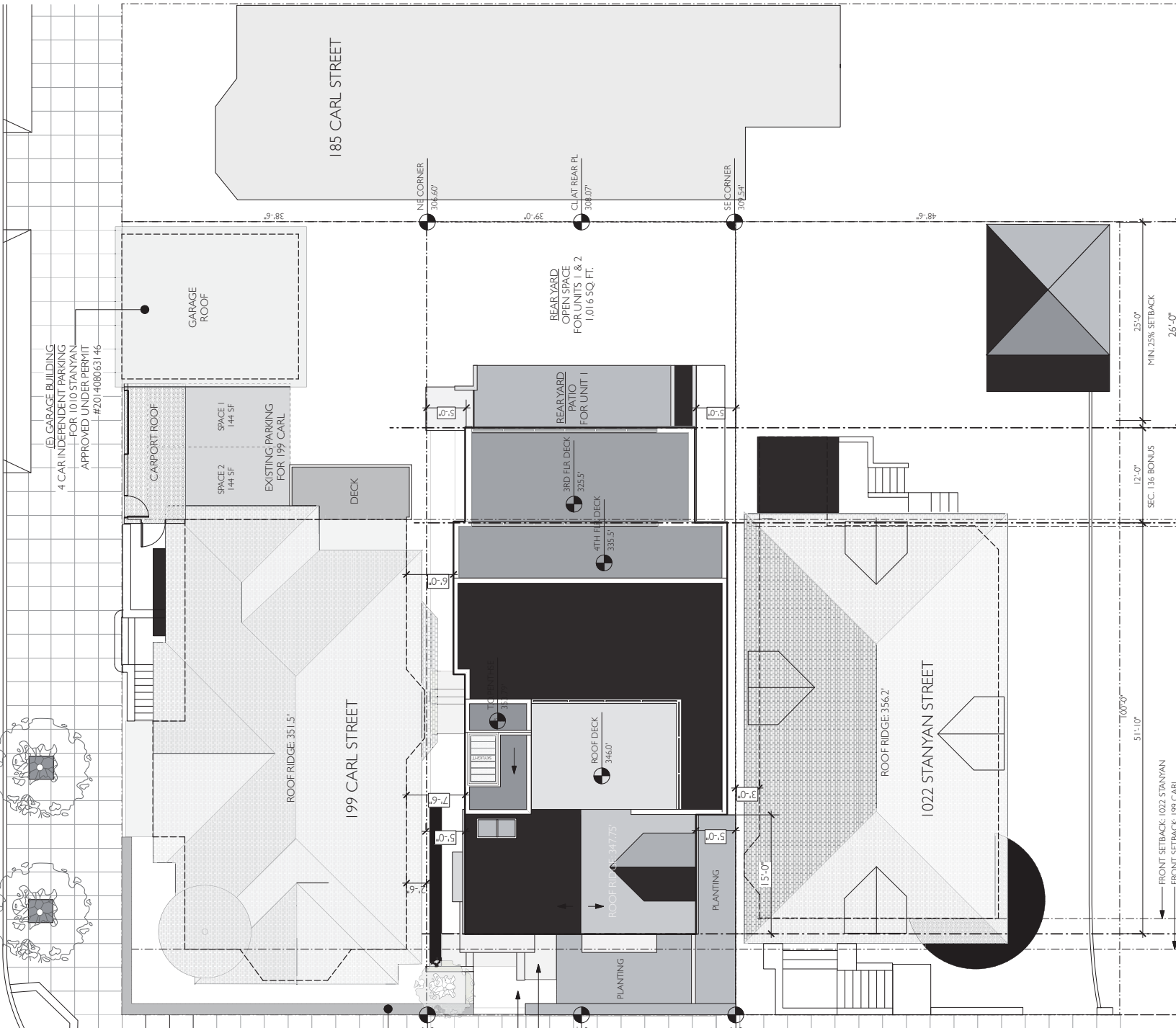
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND CONTROL IN A FIELD SURVEY.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2017

ASSESSOR'S  
BLOCK 1273





(E) GARAGE BUILDING  
4 CAR INDEPENDENT PARKING  
FOR 1010 STANYAN  
APPROVED UNDER PERMIT  
#201408063146

GARAGE ROOF

CARPORT ROOF

SPACE 1  
144 SF

SPACE 2  
144 SF

EXISTING PARKING  
FOR 199 CARL

199 CARL STREET

ROOF RIDGE: 351.5'

ROOF DECK  
346.0'

PLANTING

ROOF RIDGE: 347.75'

3RD FLOOR DECK  
325.5'

4TH FLOOR DECK  
335.5'

REAR YARD  
OPEN SPACE  
FOR UNITS 1 & 2  
1,016 SQ. FT.

REAR YARD  
PATIO  
FOR UNIT 1

185 CARL STREET

1022 STANYAN STREET

ROOF RIDGE: 356.2'

PLANTING

FRONT SETBACK AREA: 10'-3" X 39'-0" = 400 SF  
CODE REQUIREMENT:  
LANDSCAPE AREA: 20% X 400 SF = 80 SF  
PERMEABLE AREA: 50% X 400 SF = 200 SF  
AREA PROVIDED:

137-6'

25'-0"

MINI-25% SETBACK

12'-0"

SEC. 136 BONUS

51'-10"

100'-0"

FRONT SETBACK 1022 STANYAN  
FRONT SETBACK 199 CARL

26'-0"



**PATH OF TRAVEL: UNIT 3**

1ST FLR TO 2ND FLR:	16'-0"
2ND FLR TO 3RD FLR:	24'-0"
3RD FLR TO 4TH FLR:	16'-8"
4TH FLR TO FURTHEST ROOF POINT:	13'-0"
<b>TOTAL COMMON PATH OF TRAVEL:</b>	<b>51'-4"</b>

TOTAL COMMON PATH OF TRAVEL: 121'-0"

CONCRETE WALKWAY  
SLOPE < 1:20  
PERMEABLE PAVEMENT

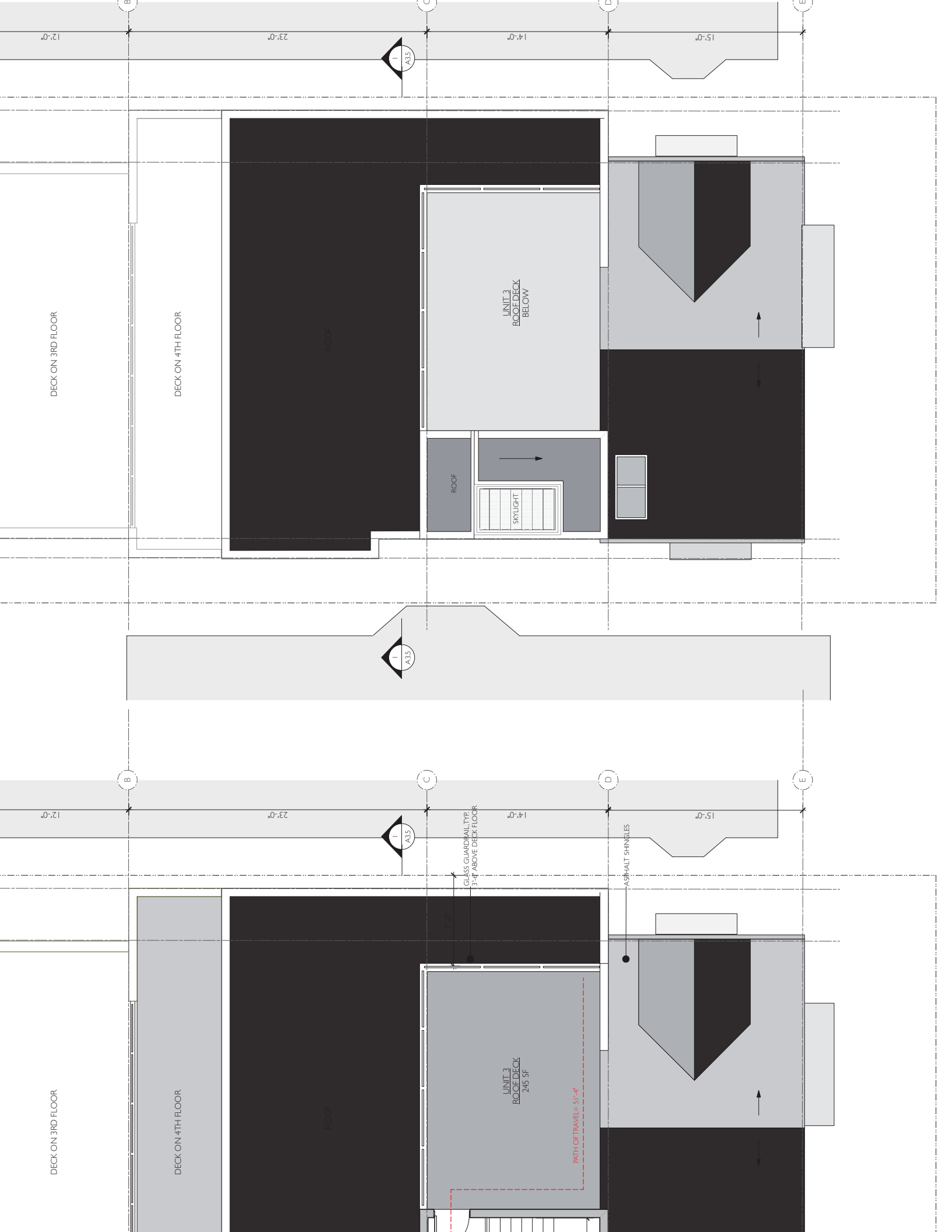
1ST FLOOR UNIT 1  
304'-6"

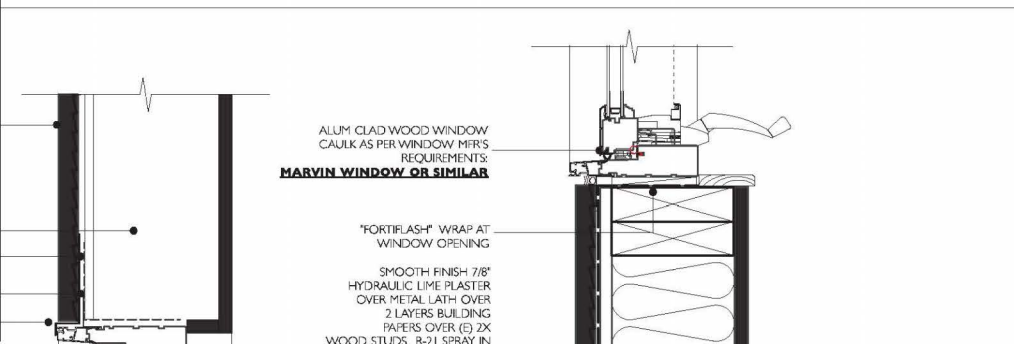
(B) CAST CONCRETE WALL  
PERMEABLE PAVEMENT

PATH OF TRAVEL: UNIT 4











STAIR PENTHOUSE - UNIT 3 BEYOND

LAMINATED GLASS GUARDRAIL ON ST STL TRACK, TYP.

ALUM. CLAD WOOD WINDOW, TYP.

INTEGRAL COLOR SMOOTH FINISH STUCCO

LAMINATED GLASS GUARDRAIL ON ST STL TRACK, TYP. ROOF DECK LEVEL

PTD WOOD TRIM RIBBED WOOD SIDING

(E) GARAGE BUILDING AT 199 CARL

199 CARL STREET

5'-0"

PL

3'-6"

3'-6"

5'-0"

PL

LINE OF ROOF DECK

LINE OF ROOF DECK

LINE OF ROOF DECK

ALUM. CLAD WOOD WINDOW, TYP. INTEGRAL COLOR SMOOTH FINISH STUCCO

BOARD-FORMED CONCRETE RIBBED WOOD SIDING, BEYOND

PTD METAL HANDRAIL CERAMIC TILE ON STAIRS

346-4 1/2" PARAPET

345-7 1/2" ROOF

335'-6" 4TH FLOOR

325'-6" 3RD FLOOR

315'-6" 2ND FLOOR

305'-7 1/2" CL OF PROPERTY

304'-6" 1ST FLOOR

TO STAIR PENTHOUSE

7'-5"

1'-0"

3/4"

9'-0"

1'-0"

9'-0"

1'-0"

9'-0"

1'-0"

10'-0"

SKYLIGHT ON STAR  
INTEGRAL COLOR  
SMOOTH FINISH STUCCO  
ON STAR PENTHOUSE  
ASPHALT SHINGLES

LINE OF 199 CARL STREET

PTD METAL GUTTER AND RAIN LEADER  
ALUM CLAD WOOD WINDOWS, TYP

INTEGRAL COLOR SMOOTH FINISH STUCCO  
PTD WOOD TRIM

BAY WINDOW BEYOND

PTD WOOD TRIM  
BOARD-FORMED CONCRETE  
GLASS GUARDRAIL  
RIBBED WOOD SIDING

SIDEWALK

14'-10"  
SIDEWALK

10'-3 1/2"  
AVERAGE FRONT SETBACK

PAINTED METAL DOORS  
ON BICYCLE PARKING ROOM  
PTD METAL HANDRAIL  
ACID-WASH CONCRETE STAIRS

44'-8 1/2"  
LINE OF REARYARD SETBACK

19'-0 1/2"

12'-0"  
SEC. 136 BONUS

LINE OF ROOF DECK

LINE OF ROOF DECK

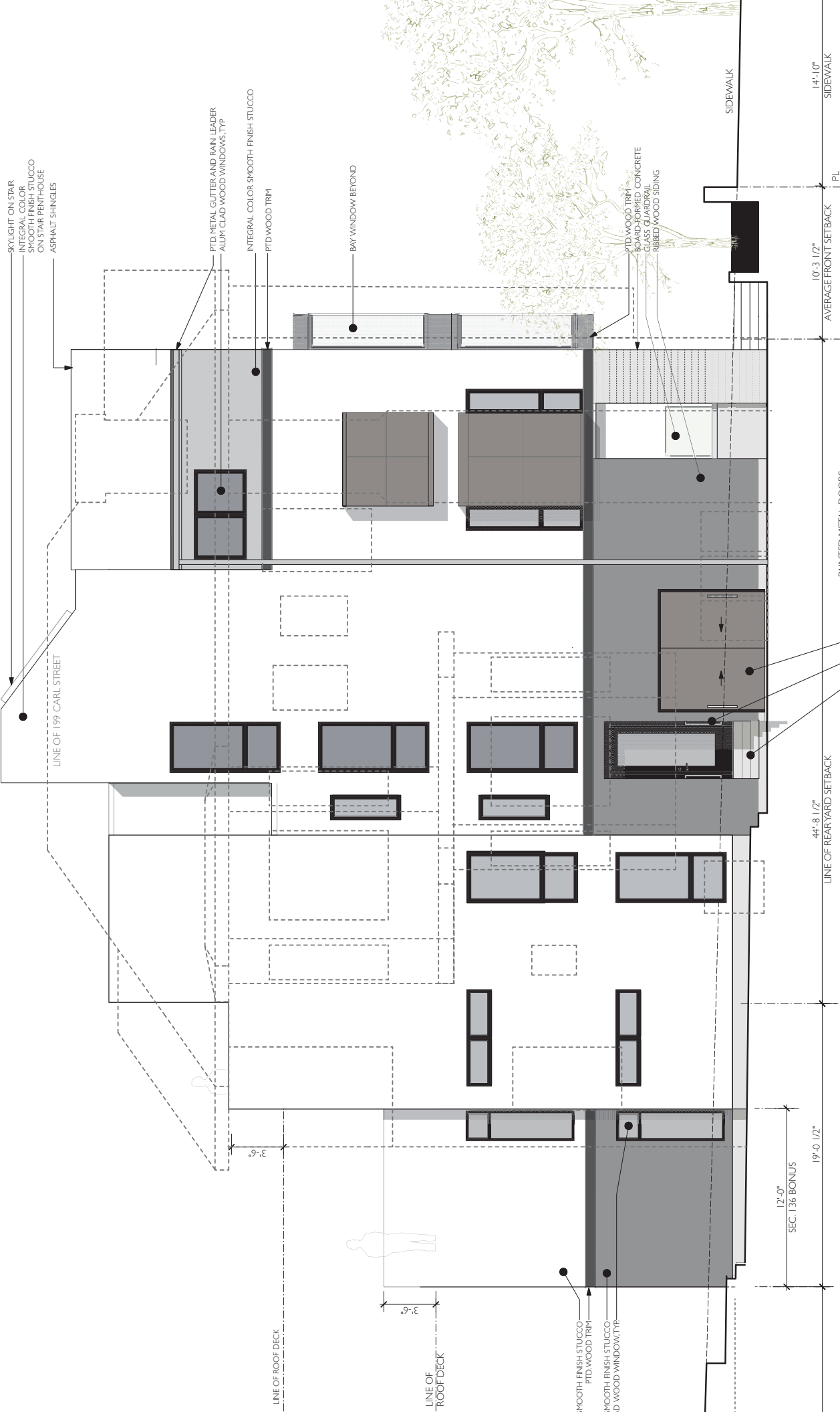
SMOOTH FINISH STUCCO  
PTD WOOD TRIM

SMOOTH FINISH STUCCO  
PTD WOOD WINDOW, TYP



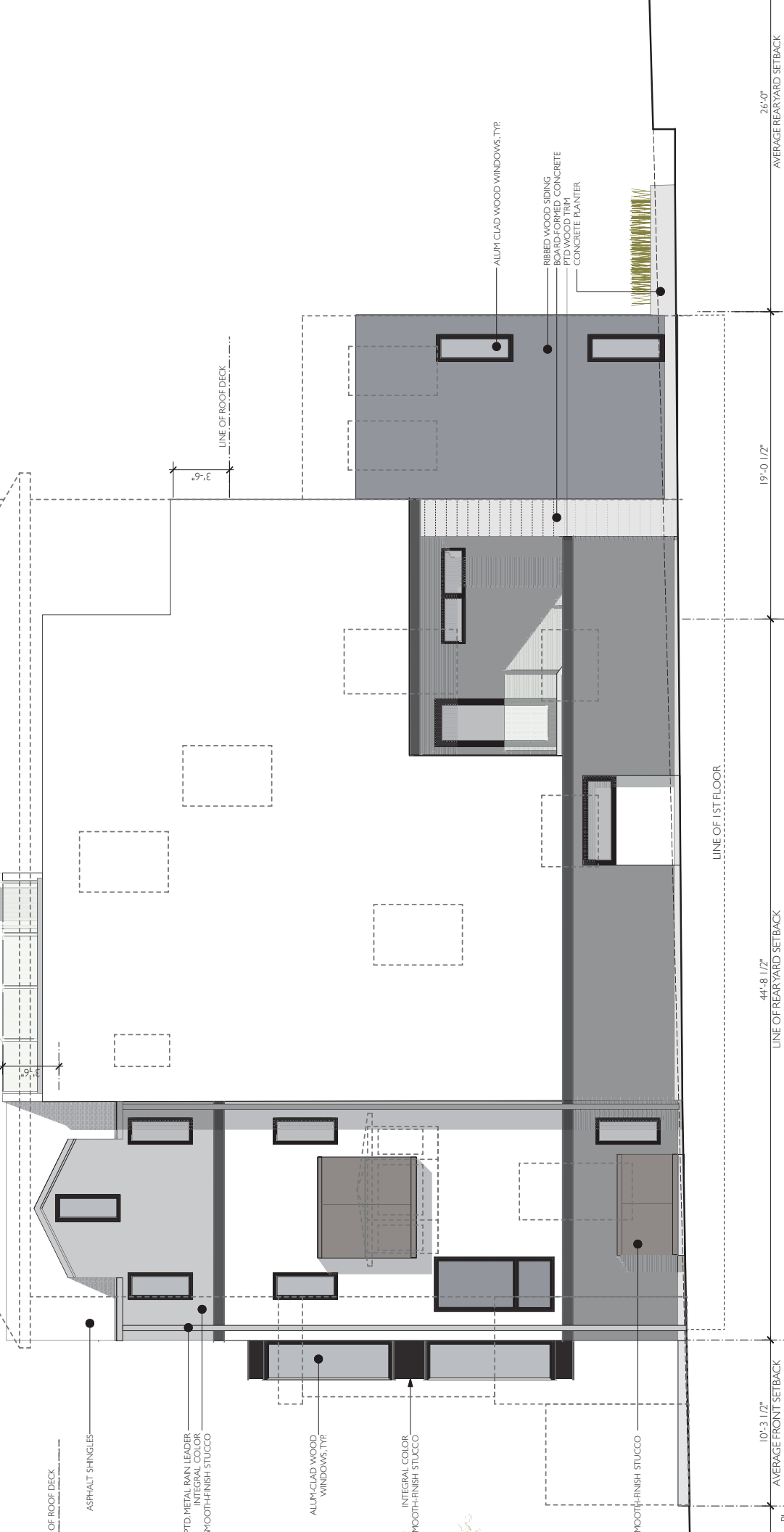
3'-6"

3'-6"



LINE OF 1022 STANNAN STREET

STAIR PENTHOUSE - UNIT 3



OF ROOF DECK

ASPHALT SHINGLES

PTD. METAL RAIN LEADER  
INTEGRAL COLOR  
SMOOTH-FINISH STUCCO

ALUM. CLAD WOOD  
WINDOWS, TYP.

INTEGRAL COLOR  
SMOOTH-FINISH STUCCO

SMOOTH-FINISH STUCCO

10'-3 1/2"

AVERAGE FRONT SETBACK

44'-8 1/2"

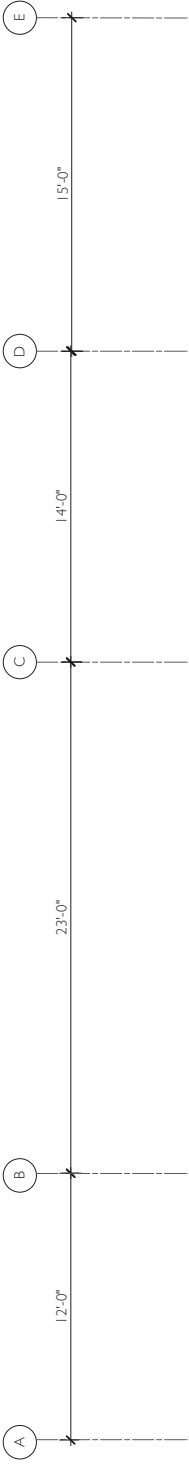
LINE OF REARYARD SETBACK

19'-0 1/2"

LINE OF 1ST FLOOR

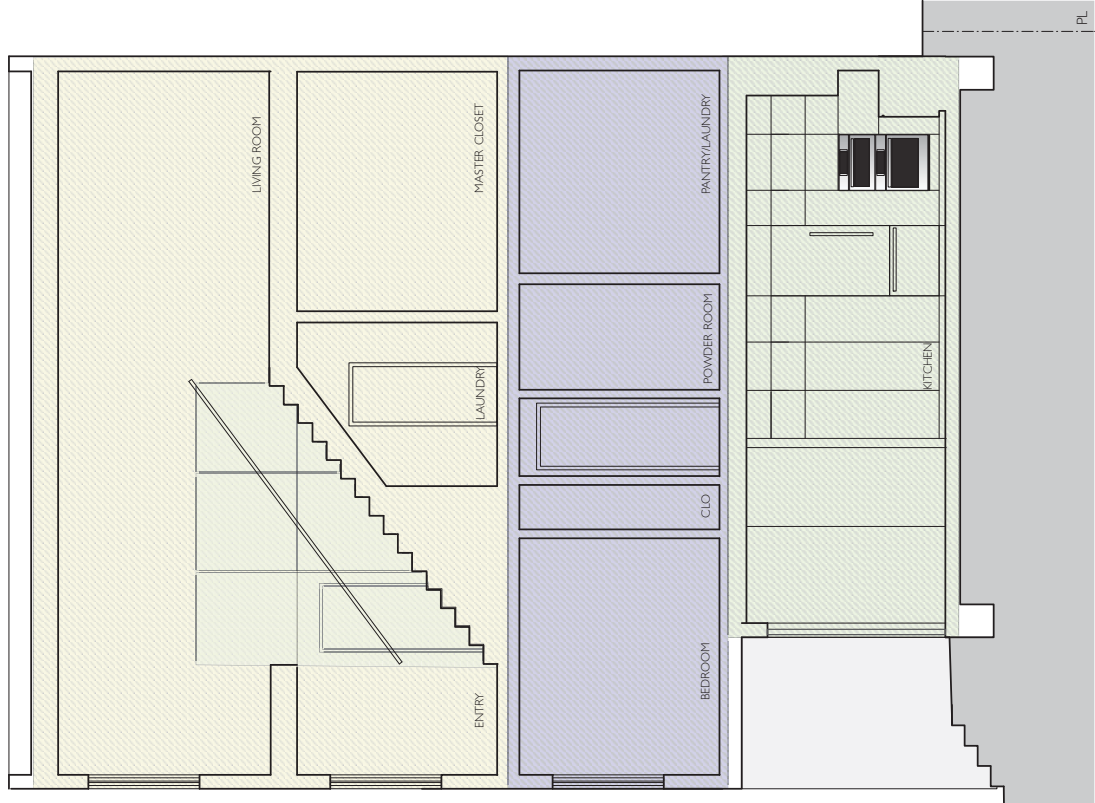
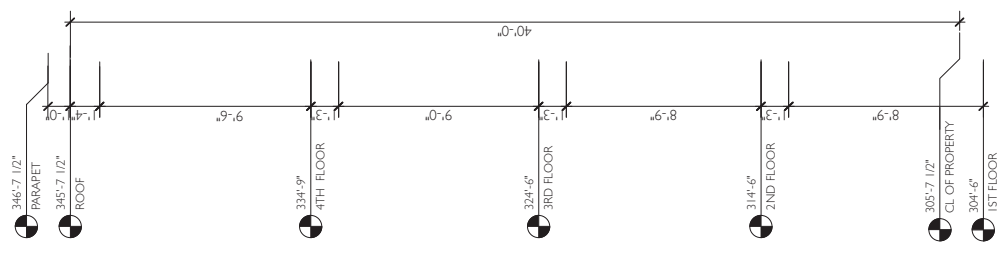
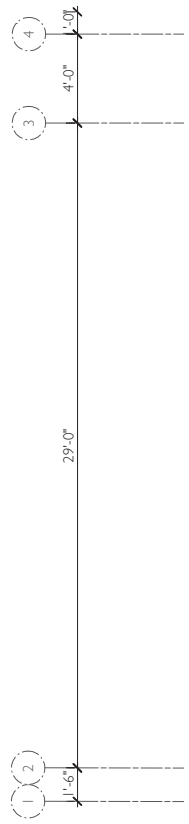
26'-0"

AVERAGE REARYARD SETBACK



LINE OF (E) AVERAGE SLOPE OF PROPERTY  
 AREA TO BE EXCAVATED:  
 AVG. X SECTION: 21.7 SQ. FT. X AVG. WIDTH  
 944 CU. FT. / 27 = 35.0 CU. YDS.

KEY







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## TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County 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:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block:       **1273**  
Lot:         **016**  
Address:     **1022 Stanyan St**

David Augustine, Tax Collector

Dated this 6th day of April 2020. This certificate is valid for the earlier of 60 days from this date 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.





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Block:       **1273**  
Lot:         **017**  
Address:     **1010V Stanyan St**

David Augustine, Tax Collector

Dated this 6th day of April 2020. This certificate is valid for the earlier of 60 days from this date 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.



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Block:       **1273**  
Lot:         **017A**  
Address:     **199 Carl St**

David Augustine, Tax Collector

Dated this 6th day of April 2020. This certificate is valid for the earlier of 60 days from this date 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING TWO (2) SHEETS. BY MY/OUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): M-J SF INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] JAMES NUNEMACHER, MANAGER

BENEFICIARY: FIRST REPUBLIC BANK

BY: [Signature] BY: [Signature] PRINT NAME: David Moe PRINT NAME: [Signature] PRINT CAPACITY: Vice President PRINT CAPACITY: [Signature]

OWNER'S ACKNOWLEDGEMENT

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 1/15/2020 BEFORE ME, Sandra Lynch,

A NOTARY PUBLIC, PERSONALLY APPEARED James Nunemacher 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

SIGNATURE [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2191335

MY COMMISSION EXPIRES: April 13, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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. 10140".

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

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 CALIFORNIA COUNTY OF San Francisco

ON February 3, 2020 BEFORE ME, WW Sisnews

A NOTARY PUBLIC, PERSONALLY APPEARED David Moe

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

SIGNATURE W. Sisnews

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2239691

MY COMMISSION EXPIRES: May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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

APPROVALS

THIS MAP IS APPROVED THIS 18th DAY OF FEBRUARY, 2020

BY ORDER No. 202685

BY: [Signature] DATE: April 3, 2020

MOHAMMED NURU ALARIF DEGRAFINRIED, ACTING DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL

ON \_\_\_\_\_, 20\_\_, THE BOARD OF

SUPERVISOR'S 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

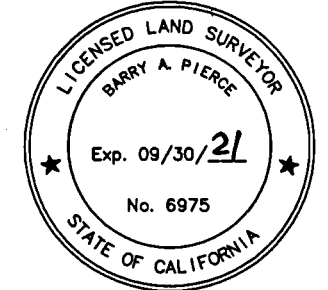
THE BOARD OF SUPERVISOR'S IN FILE No. \_\_\_\_\_

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 JONATHAN MOFTAKHAR ON JANUARY 4, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SIGNED) [Signature] (DATE SIGNED) 2.6.20

(SEAL)



BARRY A. PIERCE L.S. 6975 MY LICENSE EXPIRES SEPTEMBER 30, 2021

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: [Signature] DATE: FEBRUARY 12, 2020 BRUCE R. STORRS L.S. 6914



RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ M. IN BOOK

\_\_\_\_\_ OF \_\_\_\_\_, AT PAGES \_\_\_\_\_, AT

THE REQUEST OF BARRY PIERCE

SIGNED

COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO

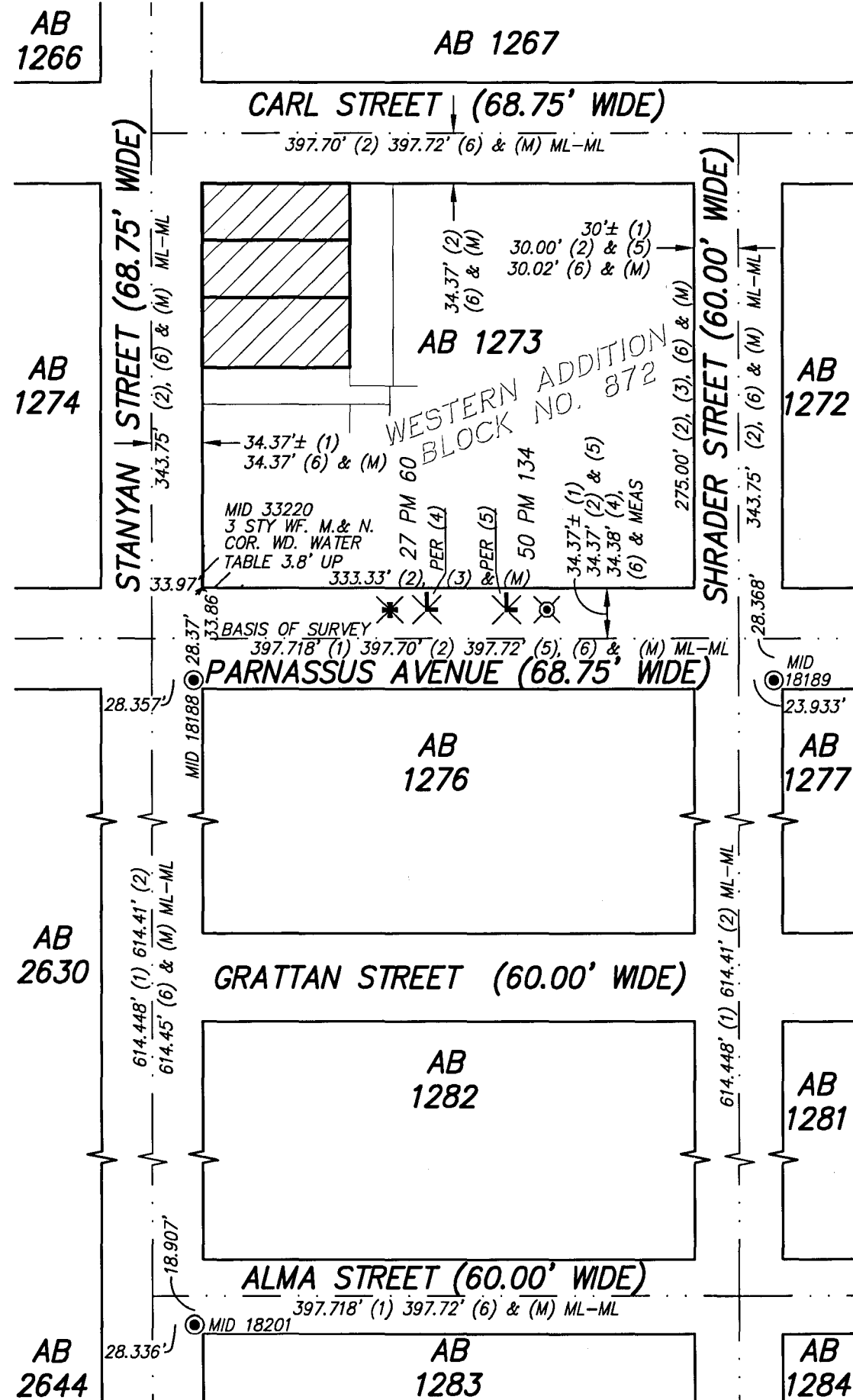
FINAL MAP No. 10140

BEING A MERGER AND RESUBDIVISION OF PARCELS A, B AND C AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 12, 2019 IN BOOK 49 OF PARCEL MAPS, AT PAGES 197 AND 198, OFFICE OF THE COUNTY RECORDER PARCEL B TO BE A FOUR UNIT RESIDENTIAL CONDOMINIUM PROJECT ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 872

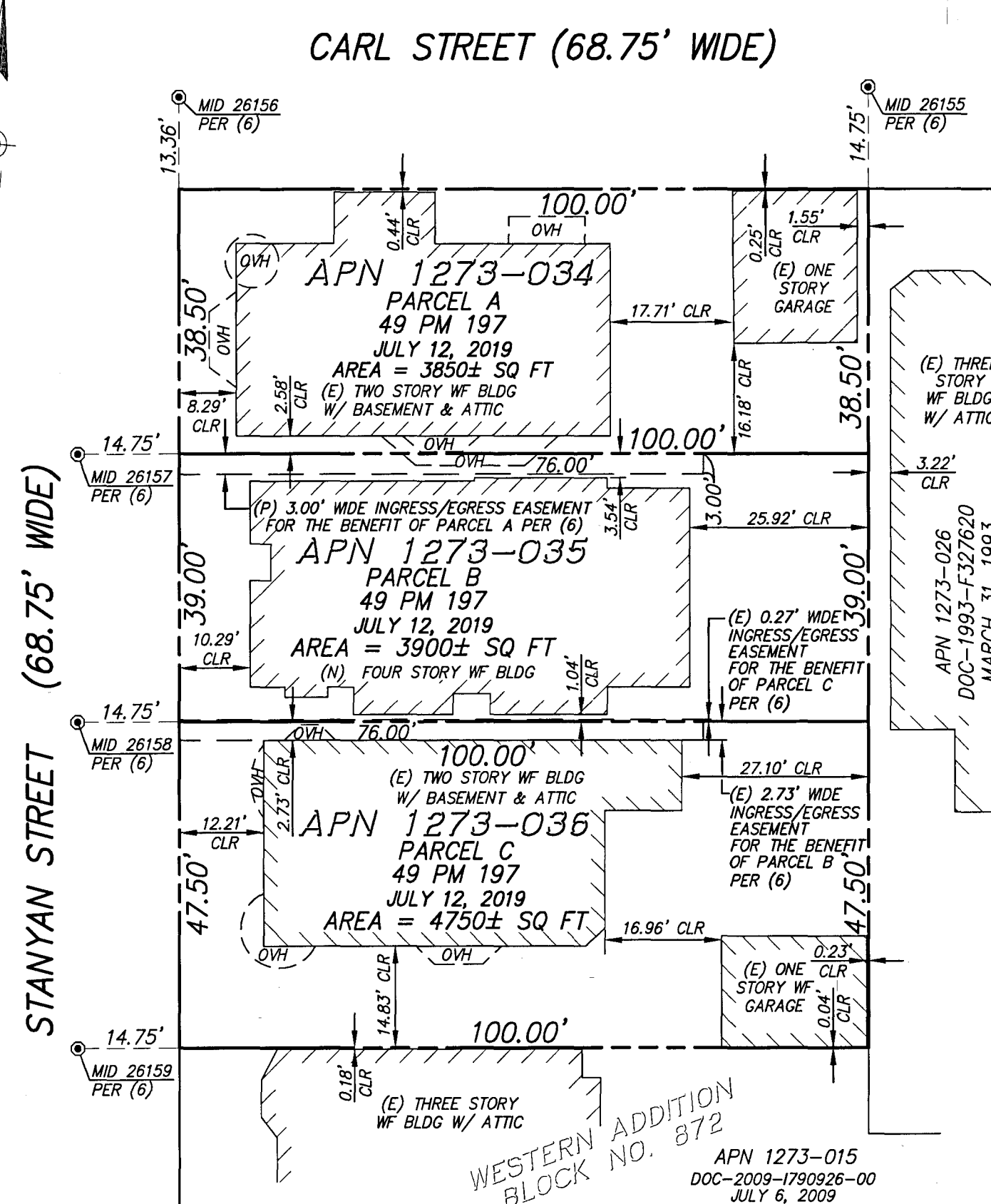
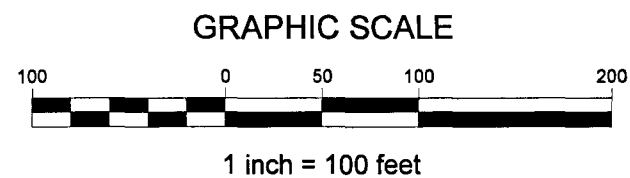
CITY & COUNTY OF SAN FRANCISCO SCALE AS SHOWN

STATE OF CALIFORNIA FEBRUARY 2020

BARRY A. PIERCE TRANSAMERICAN ENGINEERS & ASSOCIATES



**CONTROL DIAGRAM**



**SITE DETAIL**

GRAPHIC SCALE



**ABBREVIATIONS**

AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
(C)	CALCULATED
CLR	CLR
CM	CONDOMINIUM MAP
DOC	DOCUMENT
(E)	EXISTING
FND	FOUND
(M)	MEASURED
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
M-ML	MONUMENT TIO MONUMENT LINE
OV	OVER
( )	REFERENCE NUMBER
WF	WOOD FRAME
MID	MONUMENT IDENTIFICATION, CITY AND COUNTY OF SAN FRANCISCO DATABASE

**NOTE:**

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

CONDO UNIT DESIGNATION	ASSESSOR'S PARCEL NUMBER
1	1273 - 037
2	1273 - 038
3	1273 - 039
4	1273 - 040

**REFERENCES**

- MONUMENT MAP 211, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- MONUMENT MAP A-10-17 DATED APRIL 1907, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- LIBER 1 OF MAPS PAGE 264, MAP FILED FEBRUARY 20, 1904
- 27 PM 60, MAP FILED JANUARY 11, 1984
- 50 CM 134, MAP FILED JULY 29, 1996
- 49 PM 197, MAP FILED JULY 12, 2019

**LEGEND**

---	(E) PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	EASEMENT LINE
---	TIE LINE
---	BUILDING LINE
---	CROSS PER R4, SFNF
---	L CUT, SFNF
---	LP & BT L.S. 3614 PER R5, SFNF
---	FND NAIL & 3/4" DIA. BRASS TAG PLS 6975
---	STONE OR CONC MONUMENT

**CONDOMINIUM NOTES**

- 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 FOUR (4) DWELLING UNITS.
- 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.
- 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:
  - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - 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.
- IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) 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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER STANYAN 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).
- SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM 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.

**SPECIAL NOTES**

- CITY MONUMENT LINES PER MONUMENT MAP 211 DATED 7/14/82 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS IN THE SURVEY.
- THE SURVEY OF APNs 1273-034, 035 AND 036 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN PARCEL MAP FILED JULY 12, 2019 IN BOOK 49 OF PARCEL MAPS, AT PAGES 197 AND 198, OFFICE OF THE COUNTY RECORDER.
- ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAPS REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
- ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
- BASIS OF SURVEY IS THE MONUMENT LINE ON PARNASSUS AVENUE FROM THE INTERSECTIONS OF STANYAN STREET TO SHRADER STREET AS SHOWN ON MONUMENT MAP 211.
- THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 4, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.
- POINT OF MEASUREMENT FOR BUILDING OFFSETS IS 5.00 FEET UP FROM GROUND LEVEL.
- ALL MAP AND DOCUMENT REFERENCES ARE ON FILE IN THE OFFICE OF THE COUNTY RECORDER UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED MARCH 15, 2018 AS DOCUMENT NO. 2018-K569680 OF OFFICIAL RECORDS.

**FINAL MAP No. 10140**

BEING A MERGER AND RESUBDIVISION OF PARCELS A, B AND C AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 12, 2019 IN BOOK 49 OF PARCEL MAPS, AT PAGES 197 AND 198, OFFICE OF THE COUNTY RECORDER  
 PARCEL B TO BE A FOUR UNIT RESIDENTIAL CONDOMINIUM PROJECT ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 872

CITY & COUNTY OF SAN FRANCISCO SCALE AS SHOWN STATE OF CALIFORNIA FEBRUARY 2020

BARRY A. PIERCE  
 TRANSAMERICAN ENGINEERS & ASSOCIATES

## Lew, Lisa (BOS)

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**From:** Mapping, Subdivision (DPW)  
**Sent:** Friday, April 3, 2020 3:40 PM  
**To:** BOS Legislation, (BOS)  
**Cc:** Spitz, Jeremy (DPW); Rodis, Nathan (DPW); Fewer, Sandra (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Brown, Vallie (BOS); Haney, Matt (BOS); Yee, Norman (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); PETERSON, ERIN (CAT); MARQUEZ, JENINE (CAT); SKELLEN, LAUREN (CAT); Suskind, Suzanne (DPW); Storrs, Bruce (DPW); Banks, Ernie (DPW); Crooms, Michael (DPW)  
**Subject:** PID: 10140 BOS Final Map Package Submittal  
**Attachments:** 10140\_Order202685\_20200218.pdf; 10140\_Summary.pdf; 10140\_Motion\_20200211.doc; 10140\_RoutingSheet\_20200211.docx; 10140\_SIGNED\_MYLAR\_20200212.pdf; 10140\_CONDITIONAL\_APPROVAL\_20191031.pdf; Tax Certificate - 1273\_016.pdf; Tax Certificate - 1273\_017.pdf; Tax Certificate - 1273\_017A.pdf

**Categories:** 200358

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 April 14, 2020 meeting.

RE: BOS Final Map Approval for 1010 Stanyan Street, PID: 10140

Regarding: BOS Approval for Final Map  
APN: 1273/035  
Project Type: 4 Units Condominium Conversion

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion
- Word document of Routing Sheet
- PDF of signed Mylar map
- PDF of Conditional DCP Approval/Motion
- PDF of current Tax Certificate

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at [bruce.storrs@sfdpw.org](mailto:bruce.storrs@sfdpw.org).

**Note: We are aware that the tax certificates have expired, however the project surveyor is working diligently to get these submitted to us by noon, April 6 2020.**

All the best,



Jessica Mendoza | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)