

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: 555 Golden Gate Avenue LLC

Address: 2044 Fillmore Street, 3rd Fl.

City: San Francisco

State: CA **ZIP:** 94115

CONFORMED COPY of document recorded

12/07/2018, 2018K701960

on _____ with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

I (We), Hyun Sean Sullivan, 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:

(LEGAL DESCRIPTION AS ON DEED ATTACHED – Exhibit A)

BEING ASSESSOR'S BLOCK: 0766, LOT: 010;

COMMONLY KNOWN AS: 555 GOLDEN GATE AVENUE;

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 Conditional Use Authorization Application No. 2014.1102CUA authorized by the Planning Commission of the City and County of San Francisco on May 17, 2018 as set forth in Planning Commission Motion No. 20192 to demolish a one-story over basement commercial building and construct an 11-story mixed-use building containing approximately 1,600 square feet of ground floor commercial space, 55 dwelling units, 21 off-street parking spaces, and 55 Class 1 bicycle parking spaces in the RC-4 Zoning District, Van Ness Avenue Special Use District, and 130-V Height and Bulk District.

The following units in the Project have been designated as affordable to satisfy the requirements of Planning Code Section 415 et. al. the Inclusionary Affordable Housing Program. The unit numbers listed below are reflected in the reduced set of plans, dated October 26, 2018, which are attached to this document.

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UNIT NUMBER (PLANS)	UNIT TYPE	UNIT SIZE
202	Two-Bedroom	839 square feet
206	Two-Bedroom	991 square feet
305	Two-Bedroom	935 square feet
403	One-Bedroom	575 square feet
502	Two-Bedroom	840 square feet
601	Two-Bedroom	846 square feet
704	One-Bedroom	663 square feet

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

Affordable Units. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.

- 1. Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 55 units; therefore, seven (7) affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the seven affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- 2. Unit Mix.** The Project contains 17 one-bedroom units, 35 two-bedroom units, three (3) three-bedroom units; therefore, the required affordable unit mix is two (2) one-bedroom units and five (5) two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
- 3. Unit Location.** The affordable unit(s) shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit (Exhibit B).
- 4. Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 13.5% of each phase's total number of dwelling units as on-site affordable units.
- 5. Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
- 6. Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval

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and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection (“DBI”). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to Qualified Buyer households, as defined in the Procedures Manual, including but not limited to a First-time Homebuyer requirement. The units shall be priced to be affordable to households whose gross annual income, adjusted for household size, does not exceed ninety (90) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and, (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the

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Planning Department that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.

- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

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.

(Signature)  _____
(Printed Name) Hyun Sean Sullivan

Dated: December 6, 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).

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 December 6, 2018 before me, Gayle Kuzmich, Notary Public
(insert name and title of the officer)

personally appeared Hyun Sean Sullivan,
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 Gayle Kuzmich (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT A

The property referred to in this Notice of Special Restrictions is situated in the State of California, City and County of San Francisco, and is described more particularly as follows:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF GOLDEN GATE AVENUE, DISTANT THEREON 181 FEET 6 INCHES WESTERLY FROM THE WESTERLY LINE OF POLK STREET; RUNNING THENCE WESTERLY AND ALONG SAID LINE OF GOLDEN GATE AVENUE 66 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF REDWOOD STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF REDWOOD STREET 66 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF COMMENCEMENT.

BEING PART OF WESTERN ADDITION BLOCK NO. 65

APN: LOT: 010; BLOCK 0766

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EXHIBIT B

PLANS OF PROJECT INDICATING LOCATION OF AFFORDABLE UNITS

555 Golden Gate Avenue

Inclusionary Affordable Unit Designation Summary

Number of Inclusionary Affordable Units

13.5% of total residential units of 55 = 7 Units

Average Unit Size

TYPE	AVERAGE SIZE (square feet)	TOTAL UNIT COUNT	BMR UNIT COUNT
1-Bedroom	596	17	2
2-Bedroom	882	35	5
3-Bedroom	1,337	3	0

Inclusionary Affordable Units Designation

ROOM TAG	TYPE	UNIT SIZE (square feet)	% OF AVERAGE
SECOND FLOOR			
#202	2-Bedroom	839	95%
#206	2-Bedroom	991	112%
THIRD FLOOR			
#305	2-Bedroom	935	106%
FOURTH FLOOR			
#403	1-Bedroom	575	97%
FIFTH FLOOR			
#502	2-Bedroom	840	95%
SIXTH FLOOR			
#601	2-Bedroom	846	96%
SEVENTH FLOOR			
#704	1-Bedroom	663	111%



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WWW.MADEINFILMO.COM

REVISIONS NO.	DATE	ISSUE
12/08/17		SITE PERMIT
04/10/18		100% SD
06/22/18		50% DD
07/26/18		BLDG & FIRE PLAN CHECK
07/27/18		100% DD
09/14/18		50% CD
10/26/18		75% CD

ISSUE

OWNER
555 Golden Gate Avenue LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
555 Golden Gate Avenue
San Francisco, CA 94102

BLOCK/LOT
0766/010

SCALE
AS NOTED
DRAWN BY
TG, EP
CHECKED BY
RG

PROJECT NO.
201703
DATE OF PUBLICATION
10/26/18

STORY 2

DRAWING NO. 46 OF 106

A2.04

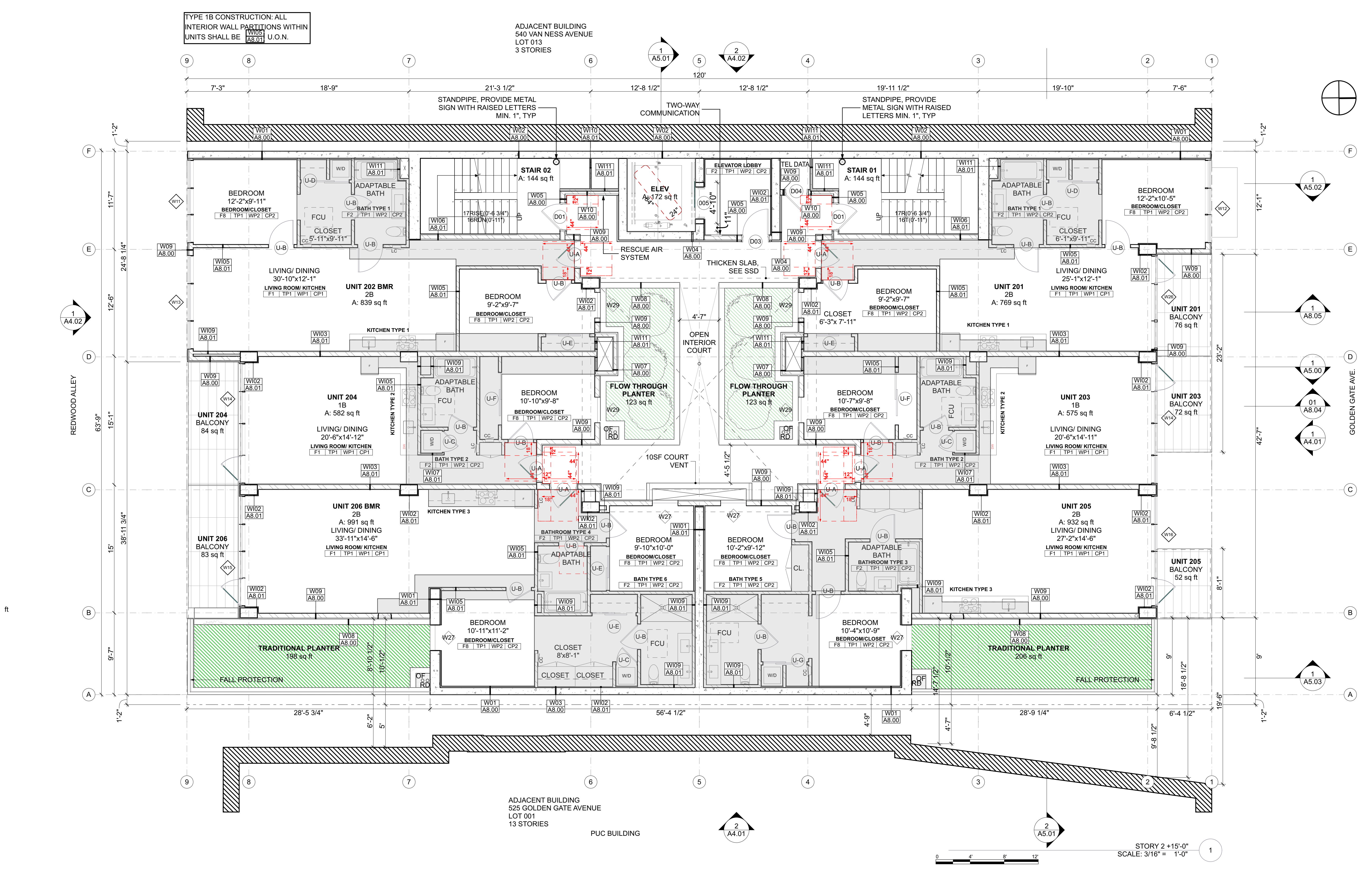
TYPE 1B CONSTRUCTION: ALL
INTERIOR WALL PARTITIONS WITHIN
UNITS SHALL BE U.O.N.

ADJACENT BUILDING
540 VAN NESS AVENUE
LOT 013
3 STORIES

ADJACENT BUILDING
525 GOLDEN GATE AVENUE
LOT 001
13 STORIES

PUC BUILDING

STORY 2 +15'-0"
SCALE: 3/16" = 1'-0"



GENERAL NOTES

SHEET NOTES

KEY

- FIRE SPRINKLER RISER
- ↗ DIMENSION TO STRUCTURE
- ↔ DIMENSION TO FINISH (CLEAR)
- 30 48 ADA CLEARANCE

TYPE 1B CONSTRUCTION: ALL INTERIOR WALL PARTITIONS UNITS SHALL BE U.O.N.

ADJACENT BUILDING 540 VAN NESS AVENUE LOT 013 3 STORIES

ADJACENT BUILDING 525 GOLDEN GATE AVENUE LOT 001 13 STORIES



REVISIONS NO.	DATE	ISSUE
12/08/17		SITE PERMIT
04/10/18		100% SD
06/22/18		50% DD
07/26/18		BLDG & FIRE PLAN CHECK
07/27/18		100% DD
09/14/18		50% CD
10/26/18		75% CD

ISSUE

OWNER
555 Golden Gate Avenue LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
555 Golden Gate Avenue
San Francisco, CA 94102

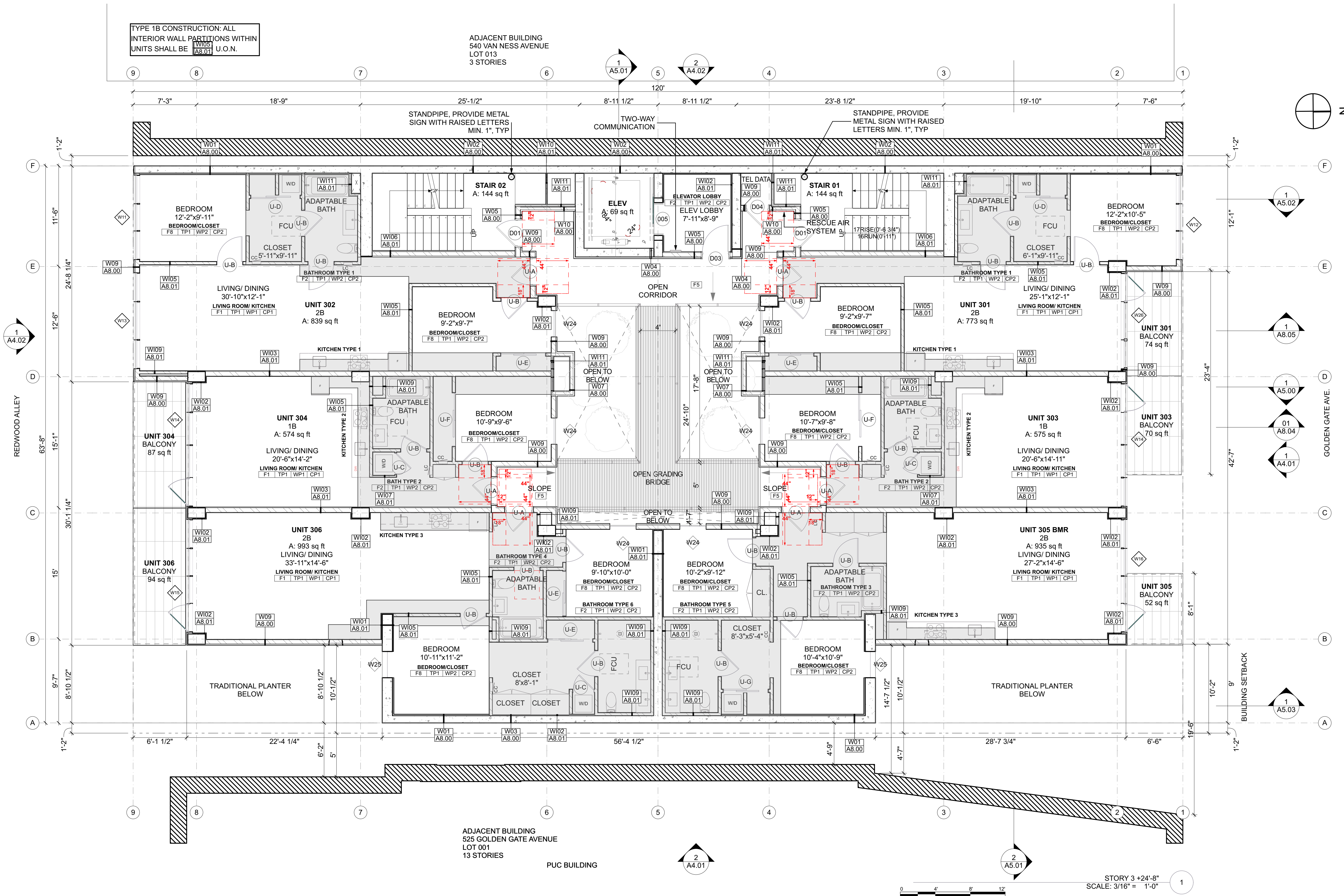
BLOCK/LOT
0766/010

SCALE
AS NOTED
DRAWN BY
TG, EP
CHECKED BY
RG

PROJECT NO.
201703
DATE OF PUBLICATION
10/26/18

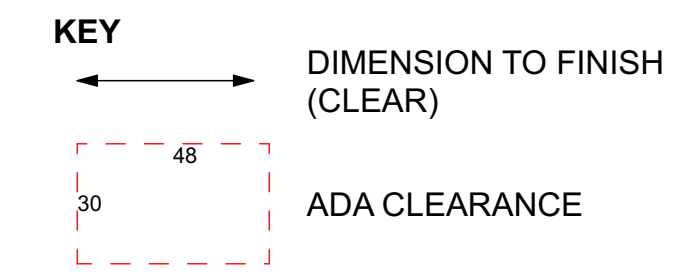
STORY 3

DRAWING NO. 47 OF 106
A2.05



GENERAL NOTES

SHEET NOTES





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07/26/18		BLDG & FIRE PLAN CHECK
07/27/18		100% DD
09/14/18		50% CD
10/26/18		75% CD

ISSUE

OWNER
555 Golden Gate Avenue LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
555 Golden Gate Avenue
San Francisco, CA 94102

BLOCK/LOT
0766/010

SCALE
AS NOTED

DRAWN BY
TG, EP

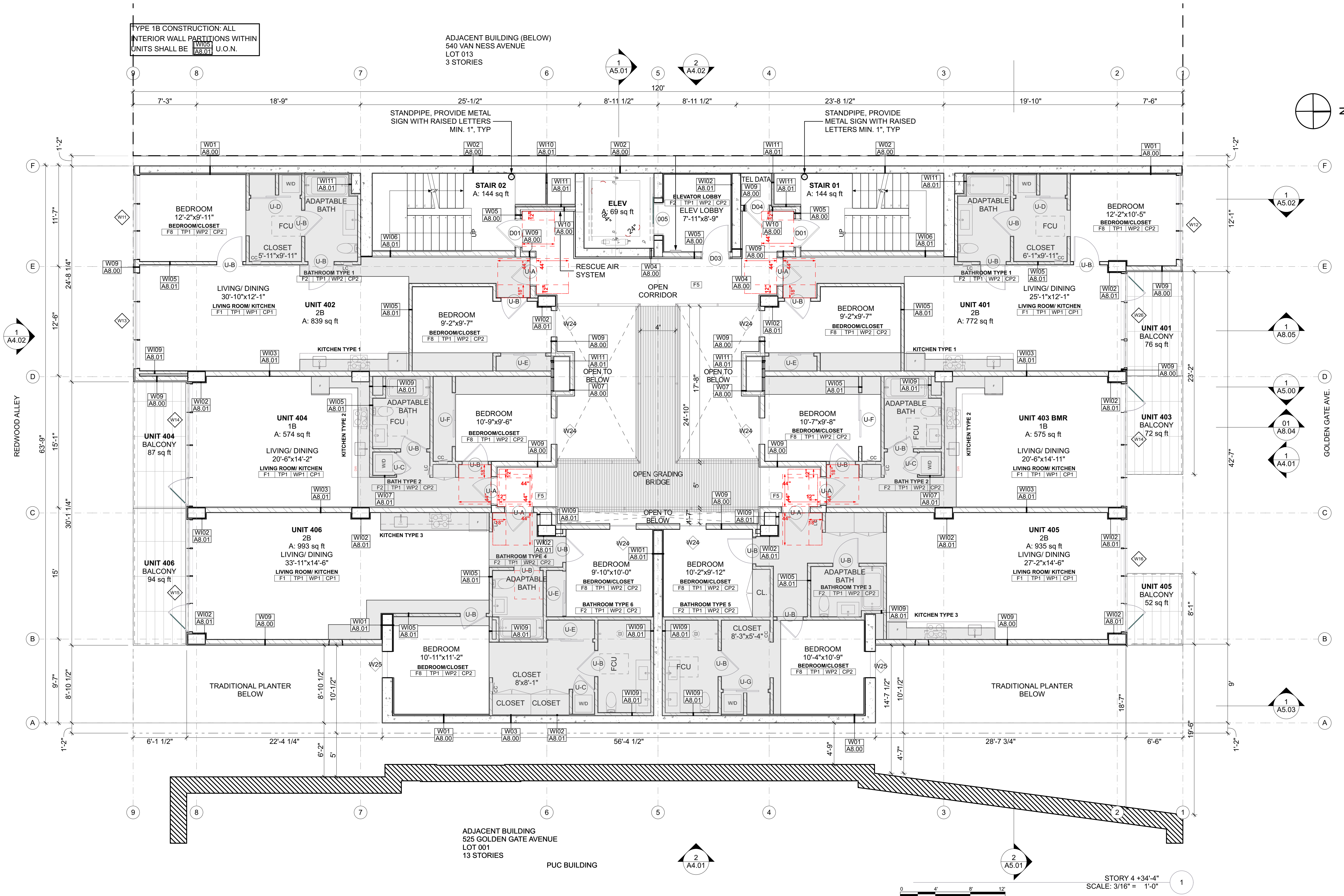
CHECKED BY
RG

PROJECT NO.
201703

DATE OF PUBLICATION
10/26/18

STORY 4

DRAWING NO. 48 OF 106
A2.06



TYPE 1B CONSTRUCTION: ALL INTERIOR WALL PARTITIONS WITHIN UNITS SHALL BE U.O.N.

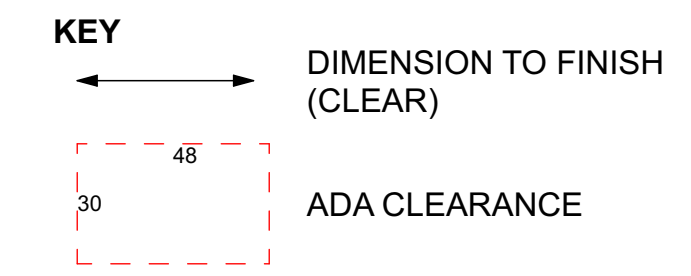
ADJACENT BUILDING (BELOW)
540 VAN NESS AVENUE
LOT 013
3 STORIES

ADJACENT BUILDING
525 GOLDEN GATE AVENUE
LOT 001
13 STORIES

PUC BUILDING

GENERAL NOTES

SHEET NOTES





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06/22/18		50% DD
07/26/18		BLDG & FIRE PLAN CHECK
07/27/18		100% DD
09/14/18		50% CD
10/26/18		75% CD

ISSUE

OWNER
555 Golden Gate Avenue LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
555 Golden Gate Avenue
San Francisco, CA 94102

BLOCK/LOT
0766/010

SCALE
AS NOTED

DRAWN BY
TG, EP

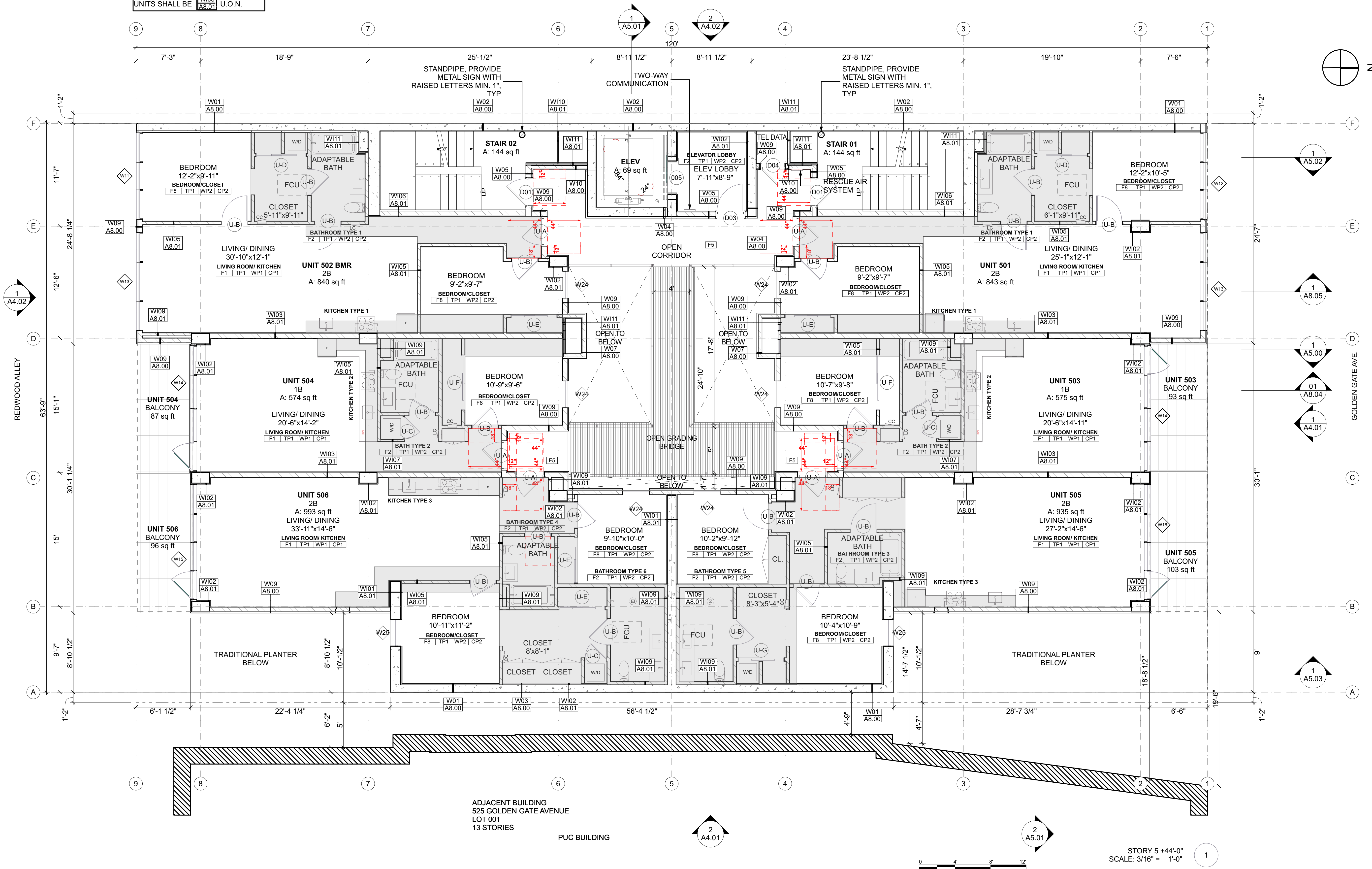
CHECKED BY
RG

PROJECT NO.
201703

DATE OF PUBLICATION
10/26/18

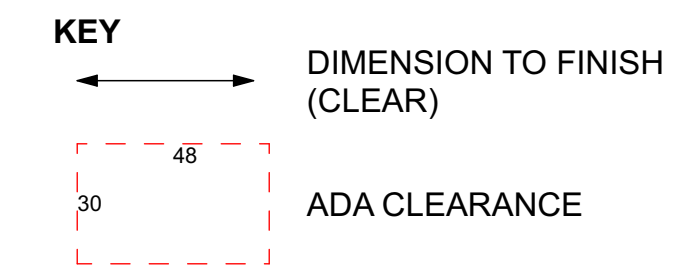
STORY 5

TYPE 1B CONSTRUCTION: ALL INTERIOR WALL PARTITIONS WITHIN UNITS SHALL BE U.O.N.



GENERAL NOTES

SHEET NOTES



ADJACENT BUILDING
525 GOLDEN GATE AVENUE
LOT 001
13 STORIES
PUC BUILDING

STORY 5 +44'-0"
SCALE: 3/16" = 1'-0"

TYPE 1B CONSTRUCTION: ALL INTERIOR WALL PARTITIONS WITHIN UNITS SHALL BE U.O.N.



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WWW.MADEINFILMO.COM

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09/14/18		50% CD
10/26/18		75% CD

ISSUE

OWNER
555 Golden Gate Avenue LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
555 Golden Gate Avenue
San Francisco, CA 94102

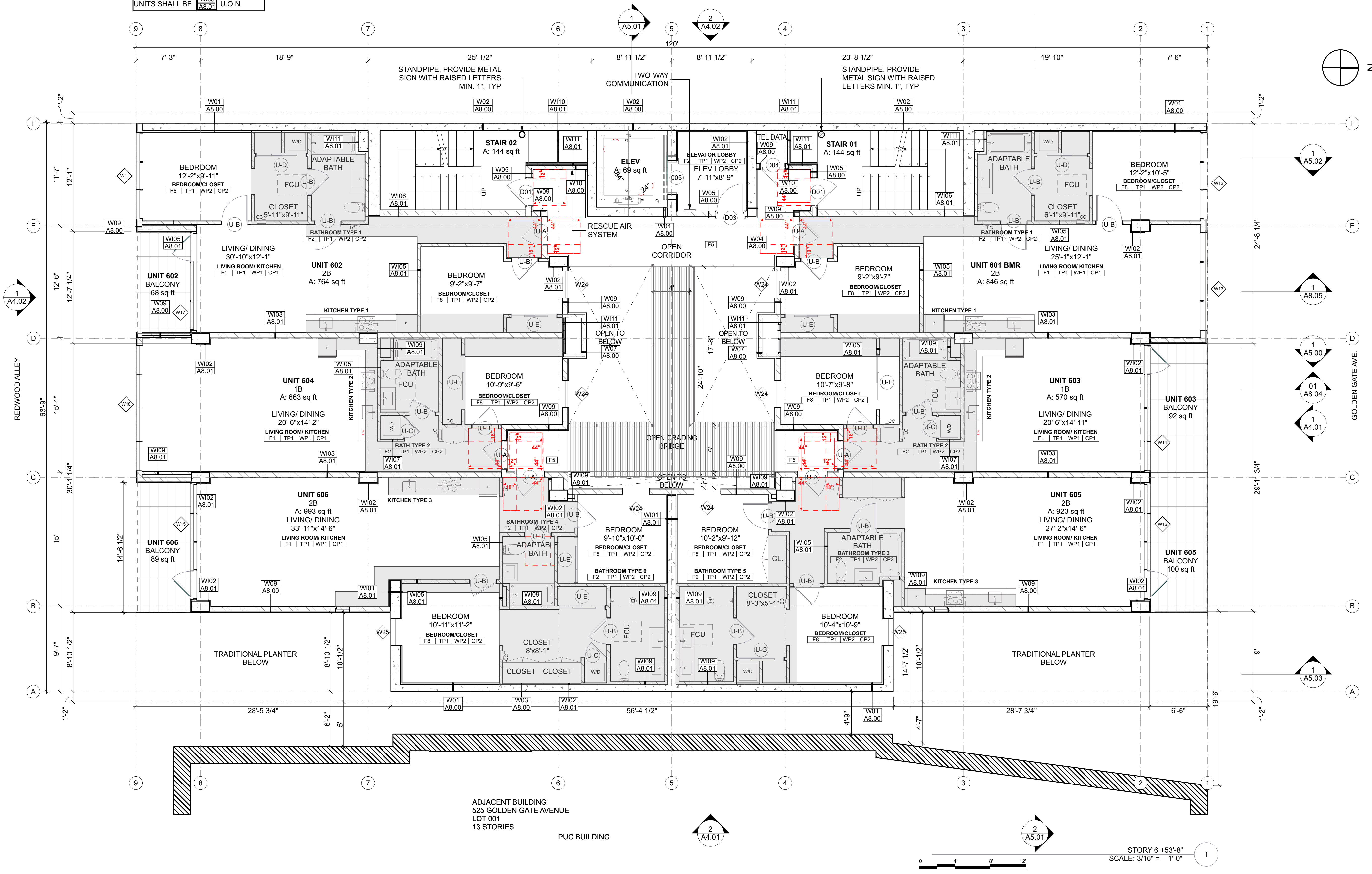
BLOCK/LOT
0766/010

SCALE
AS NOTED
DRAWN BY
TG, EP
CHECKED BY
RG

PROJECT NO.
201703
DATE OF PUBLICATION
10/26/18

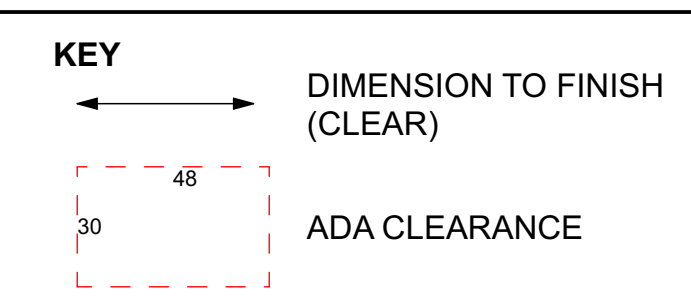
STORY 6

DRAWING NO. 50 OF 106
A2.08



GENERAL NOTES

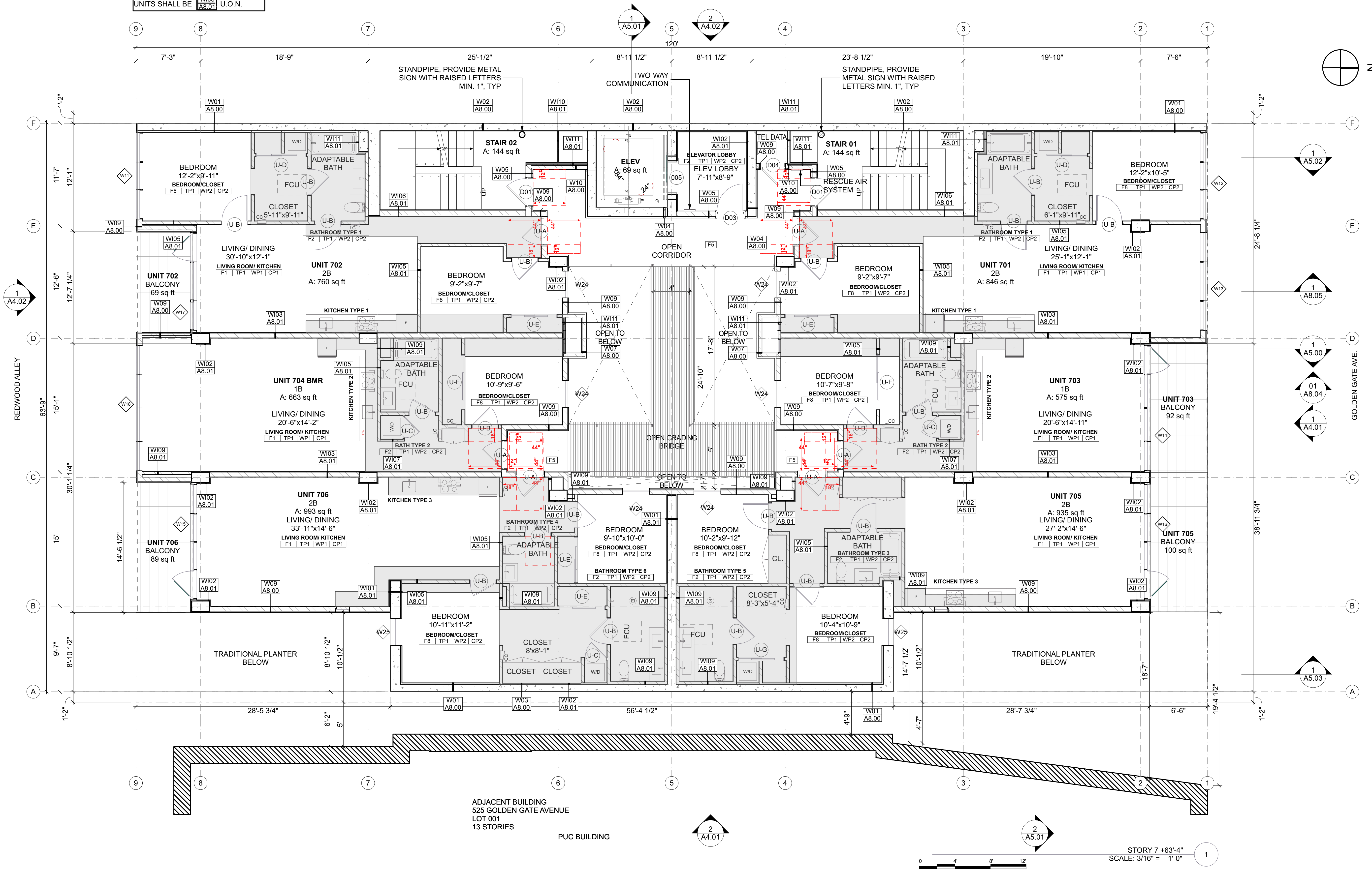
SHEET NOTES



ADJACENT BUILDING
525 GOLDEN GATE AVENUE
LOT 001
13 STORIES
PUC BUILDING

STORY 6 +53'-8"
SCALE: 3/16" = 1'-0"

TYPE 1B CONSTRUCTION: ALL INTERIOR WALL PARTITIONS WITHIN UNITS SHALL BE U.O.N.



REVISIONS

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10/26/18		75% CD

ISSUE

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555 Golden Gate Avenue LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
555 Golden Gate Avenue
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BLOCK/LOT
0766/010

SCALE
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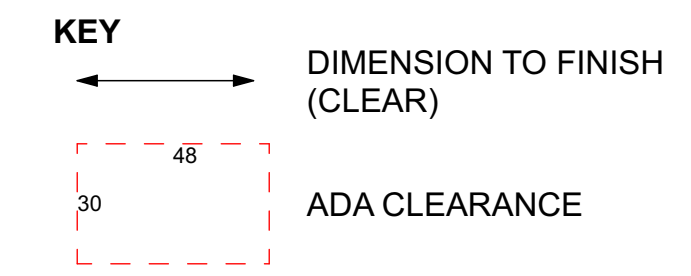
PROJECT NO.
201703
DATE OF PUBLICATION
10/26/18

STORY 7

DRAWING NO. 51 OF 106
A2.09

GENERAL NOTES

SHEET NOTES



ADJACENT BUILDING
525 GOLDEN GATE AVENUE
LOT 001
13 STORIES
PUC BUILDING

STORY 7 +63'-4"
SCALE: 3/16" = 1'-0"