



Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



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Subdivision.Mapping@sfdpw.org

Department of Public Works  
Office of the City and County Surveyor  
1155 Market St 3<sup>rd</sup> Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

RECEIVED  
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# TENTATIVE MAP DECISION

August 14, 2013

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

Attention: Mr. Scott F. Sanchez

2013.1156 P

<b>Project ID:</b>	7726		
<b>Project Type:</b>	26 Residential Units and 1 Commercial Unit Condominium Project		
<b>Address #</b>	<b>Street Name</b>	<b>Block</b>	<b>Lot</b>
870	Harrison Street	3752	019

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 environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):  
*SEE ATTACHED NOTICES OF SPECIAL RESTRICTIONS.*

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

**PLANNING DEPARTMENT**

DATE 09.17.13

*[Signature]*  
Mr. Scott F. Sanchez, Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

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Per Final Mitigated Negative Declaration and NSRs #J246259 and #J420323 for Case No. 2006.0430CEK and 2012.0150C adopted by the Planning Commission of the City and County of San Francisco on June 18, 2009 and May 10, 2012, as set forth in Planning Commission Motion Nos. 17906 and 18617, per Building Application Nos. 200607146552, 200607146549, and 201307151816 to demolish a vacant two-story building and construct a six-story building (26 dwelling units and 1 commercial unit).

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

RECORDING REQUESTED BY )  
 )  
 And When Recorded Mail to )  
 )  
 Name: Reuben & Junius, LLP )  
 )  
 Address: One Bush Street, Suite 600 )  
 )  
 City: San Francisco )  
 )  
 State: California )

CONFIRMED COPY of document recorded  
 on 05/29/2012, 2012J420323  
 with document no \_\_\_\_\_  
 This document has not been compared with the original  
 SAN FRANCISCO ASSESSOR-RECORDER

7-25-12

Space Above This Line For Recorder's Use

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

I, (We) 870 Harrison Street LLC - 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).

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

BEGINNING at a point on the northwesterly line of Harrison Street, distant thereon 206 feet and 3 inches northeasterly from the northeasterly line of Fifth Street; running thence northeasterly along said line of Harrison Street, 68 feet and 9 inches; thence at a right angle northwesterly 85 feet; thence at a right angle southwesterly 68 feet and 9 inches; thence at a right angle southeasterly 85 feet to the point of beginning.

BEING portion of 100 Vara Block No. 374.

APN: Lot 19, Block 3752

BEING Assessor's Block 3752, Lot 019, commonly known as 870 Harrison Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to the Conditional Use Application No. 2012.0150C approved by the Planning Commission of the City and County of San Francisco on May 10, 2012, as set forth in Planning Commission Motion No. 18617.

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

**GENERAL CONDITIONS**

1. Performance. This authorization is valid until June 18, 2015. Any subsequent request to modify the project or performance period beyond June 18, 2015 shall be subject to provisions of the Planning Code in force at the time such application is submitted.

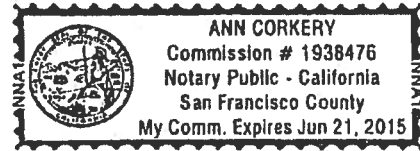
State of California )  
County of San Francisco )

On May 29, 2012 before me,  
Ann Corkery, Notary Public (here insert name and title of the officer),  
personally appeared 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 *Ann Corkery* (Seal)



Used  
4/10

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )  
)  
And When Recorded Mail To: )  
)  
Name: 870 Harrison Street, LLC )  
)  
Address: 1699 Valencia St. )  
)  
City: San Francisco )  
)  
California 94110 )

CONFIRMED COPY of document recorded

ON 08/17/2011 2011.1246259  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

) Space Above This Line For Recorder's Use

I (We) Sean Sullivan the Managing Member of 870 Harrison Street, LLC the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

Being Assessor's Block 3752, Lot 019, commonly known as 870 Harrison Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to Conditional Use Application No. 2006.0430C, authorized by the Planning Commission of the City and County of San Francisco on June 18, 2009 as set forth in Planning Commission Motion No. 17906, to demolish an existing vacant two-story industrial building and construct a six-story, 65-foot-tall mixed-use building containing up to 26 dwelling units and Production Distribution and Repair (PDR) space pursuant to Planning Code Section 263.11, and to construct a Community Residential Automobile Parking Garage pursuant to Planning Code Sections 157 and 815.26.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

2. **Unit Mix.** The Project contains 0 studios, 18 one-bedroom, 8 two-bedroom, and 0 three-bedroom units; therefore, the required affordable unit mix is 0 studios, 0 one-bedroom, 4 two-bedroom, and 0 three-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 MOH.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*
3. **Unit Location.** The affordable units 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. The affordable units are listed on the plans as units 10 (3<sup>rd</sup> Floor), 11 (3<sup>rd</sup> Floor), 16 (4<sup>th</sup> Floor), and 20 (5<sup>th</sup> Floor).

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*
4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (17%) of the each phase's total number of dwelling units as on-site affordable units.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*
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.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*
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 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

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- 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 the MOH 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 Inclusionary Affordable Housing Program: Planning Code Section 415*, to the Planning Department stating 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 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 or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties if applicable.

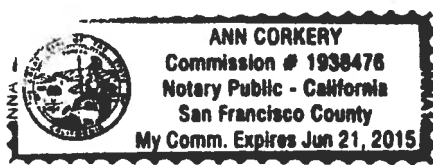
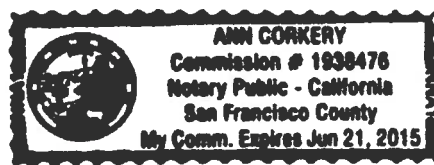
State of California )  
County of San Francisco )

On August 16, 2011 before me,  
Ann Corkery, Notary Public (here insert name and title of the officer),  
personally appeared 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.

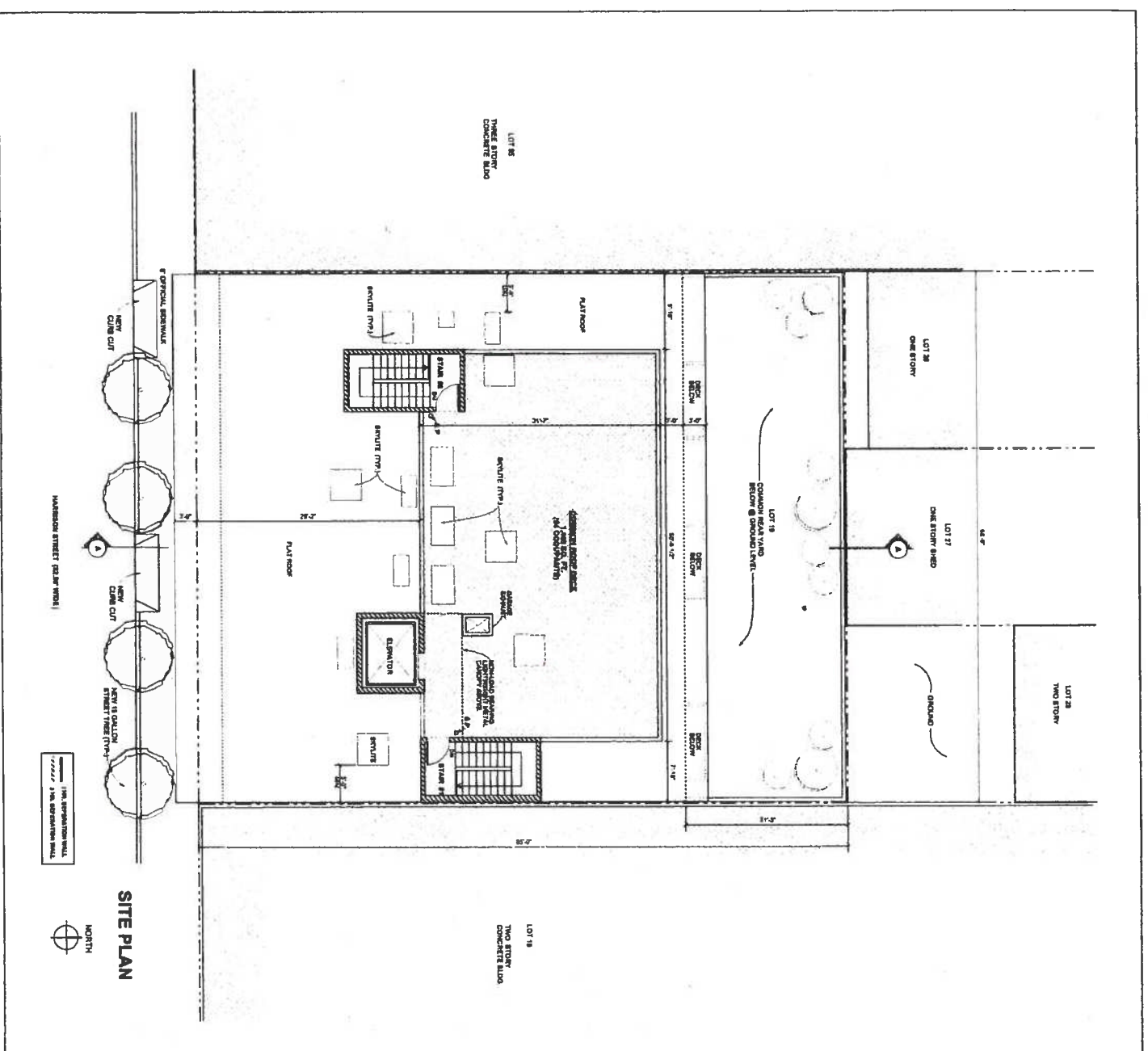
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature *Ann Corkery* (Seal)







**DRAWING INDEX**

- A0 COVER SHEET/SITE/ROOF PLAN
- A1 BASEMENT/GARAGE PLAN
- A1.1 GROUND FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 THIRD FLOOR PLAN
- A4 FOURTH FLOOR PLAN
- A5 FIFTH FLOOR PLAN
- A6 SIXTH FLOOR PLAN
- A7 HARRISON ST. ELEVATION
- A8 REAR ELEVATION
- A9 EAST SIDE ELEVATIONS
- A10 WEST SIDE ELEVATIONS
- A11 SECTION

**PLANNING DEPARTMENT NOTES**

PROJECT LOCATION:  
NORTH SIDE OF HARRISON STREET BETWEEN 7TH AND 8TH STREETS  
SAN FRANCISCO, CA

EXISTING BUILDING:  
EXISTING BUILDING FOOTPRINT  
EXISTING BUILDING HEIGHT: 100 FT  
EXISTING BUILDING USE: COMMERCIAL OFFICE

PROPOSED BUILDING:  
PROPOSED BUILDING FOOTPRINT  
PROPOSED BUILDING HEIGHT: 100 FT  
PROPOSED BUILDING USE: RESIDENTIAL

ADDITIONAL COMMENTS:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S PLANNING DEPARTMENT REQUIREMENTS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S PLANNING DEPARTMENT REQUIREMENTS.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S PLANNING DEPARTMENT REQUIREMENTS.

**SCOPE OF WORK**

DESIGN AND CONSTRUCTION OF A 100-UNIT RESIDENTIAL BUILDING WITH COMMERCIAL OFFICE SPACE ON THE GROUND FLOOR. THE BUILDING SHALL BE 100 FEET TALL AND 100 FEET WIDE. THE BUILDING SHALL BE 100 FEET TALL AND 100 FEET WIDE. THE BUILDING SHALL BE 100 FEET TALL AND 100 FEET WIDE.

**LOCATION MAP**

**870 HARRISON STREET RESIDENCES**  
BLOCK 3752 LOT 19  
SAN FRANCISCO, CA

**COVER SHEET/SITE/ROOF PLAN**

**LEAVITT architecture**

Prepared by: [Name]  
Checked by: [Name]  
Reviewed by: [Name]

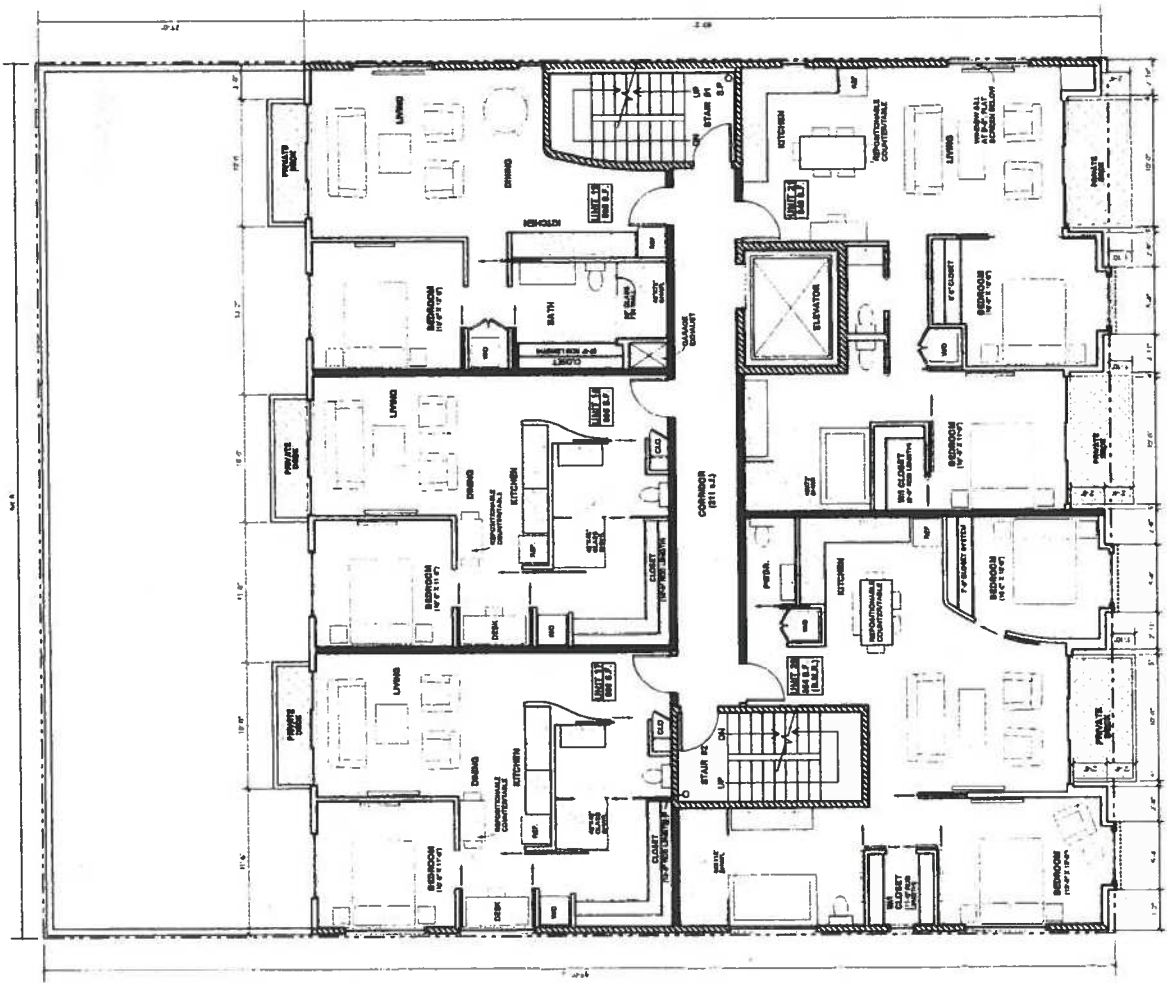
DATE: 10/15/2024  
SCALE: AS SHOWN  
SHEET NO. A0





FIFTH FLOOR PLAN

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FIFTH FLOOR PLAN

1. 1/2" = 1'-0" (VERTICAL)  
 2. 1/4" = 1'-0" (HORIZONTAL)  
 3. 1/8" = 1'-0" (HORIZONTAL)  
 4. 1/16" = 1'-0" (HORIZONTAL)

LEAVITT  
 architecture

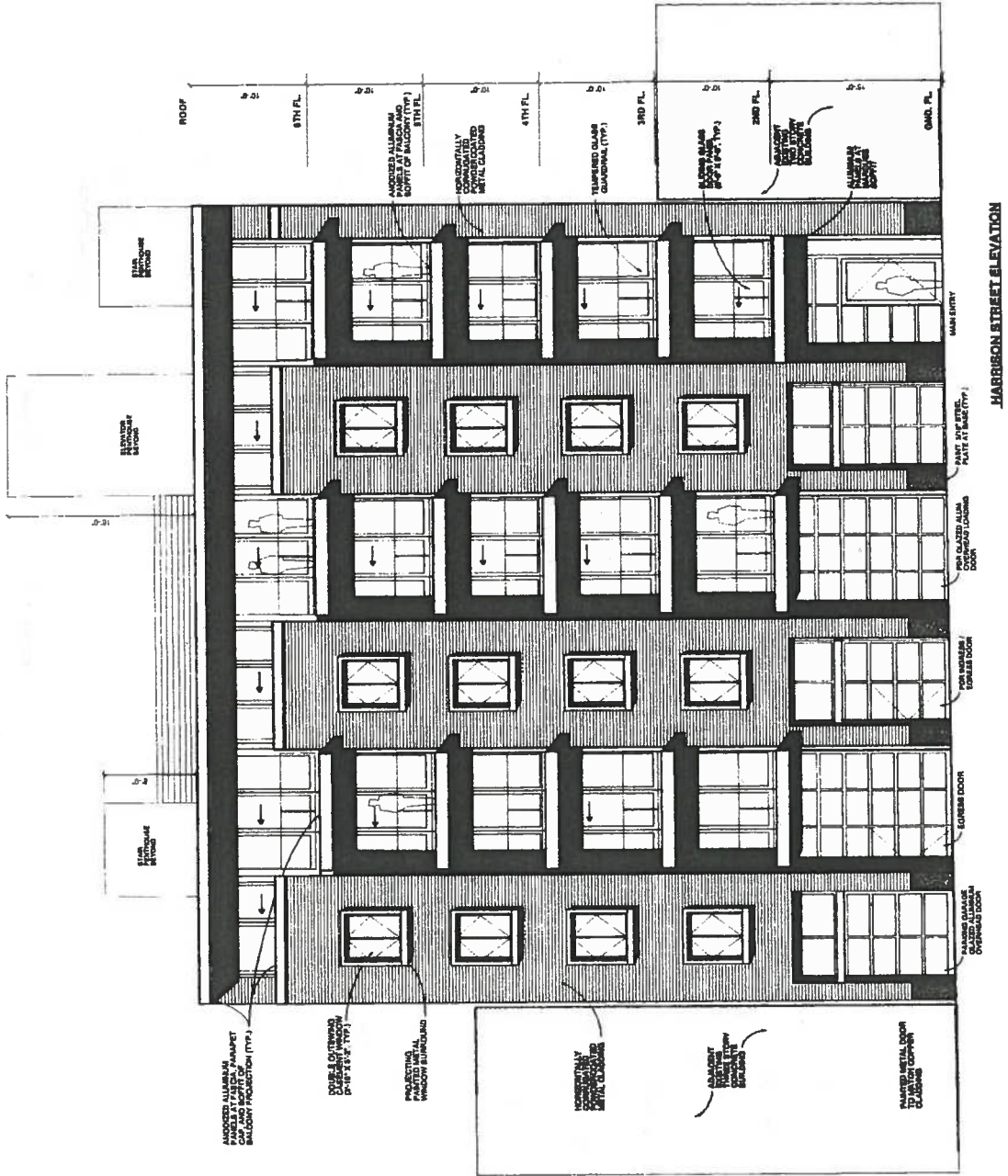
1527 MARKET ST.  
 SAN FRANCISCO, CA 94103  
 TEL: 415.774.1111  
 WWW.LEAVITTARCH.COM

HARRISON ST.  
 ELEVATION

870 HARRISON STREET RESIDENCES  
 SAN FRANCISCO, CA  
 BLOCK 3752 LOT 19

DATE: 11/15/11  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB

AZ



HARRISON STREET ELEVATION



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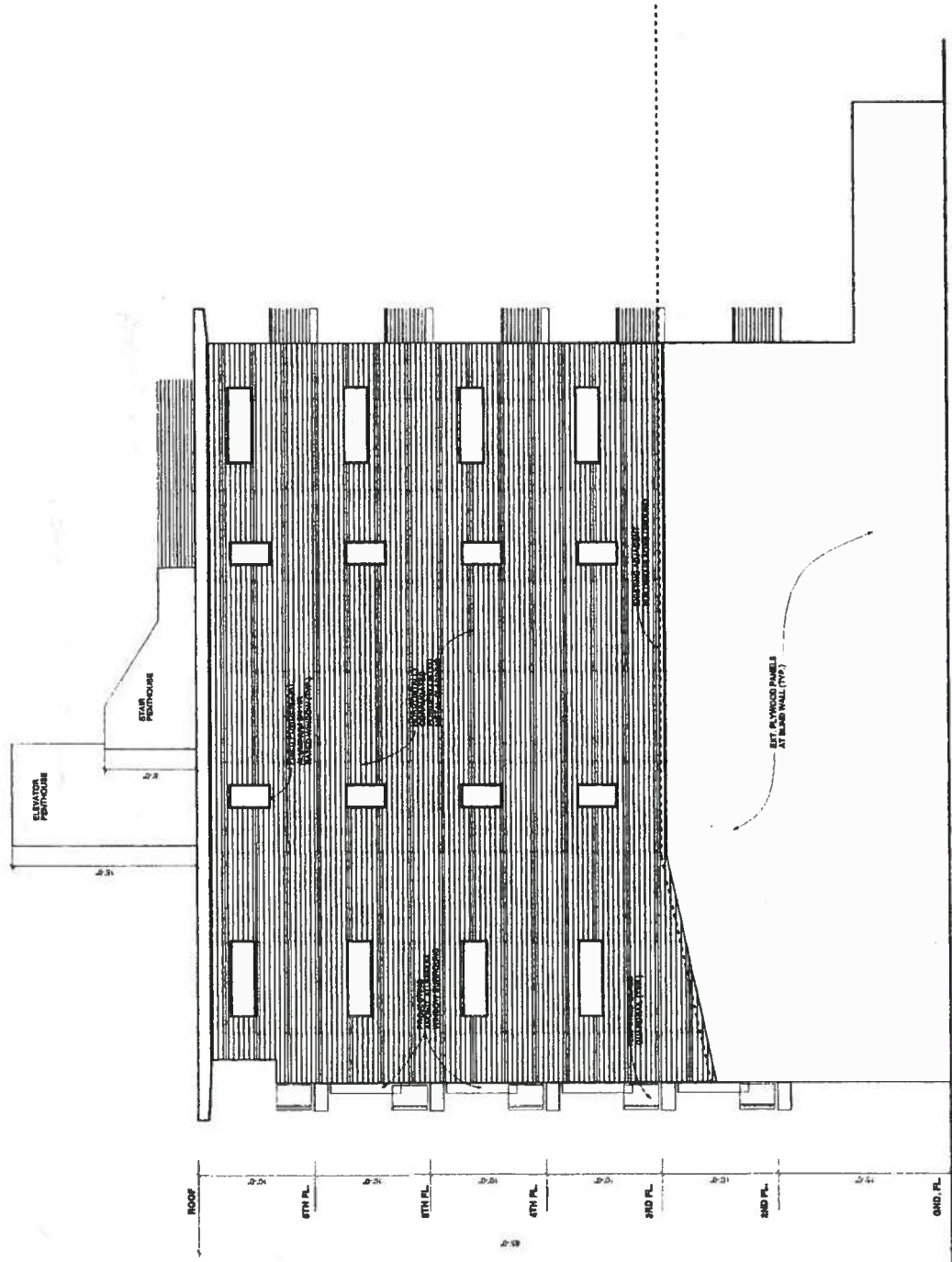
**LEAVITT**  
 Architecture

1000 MARKET STREET  
 SAN FRANCISCO, CA 94102  
 TEL: 415.774.1100  
 WWW.LEAVITTARCH.COM

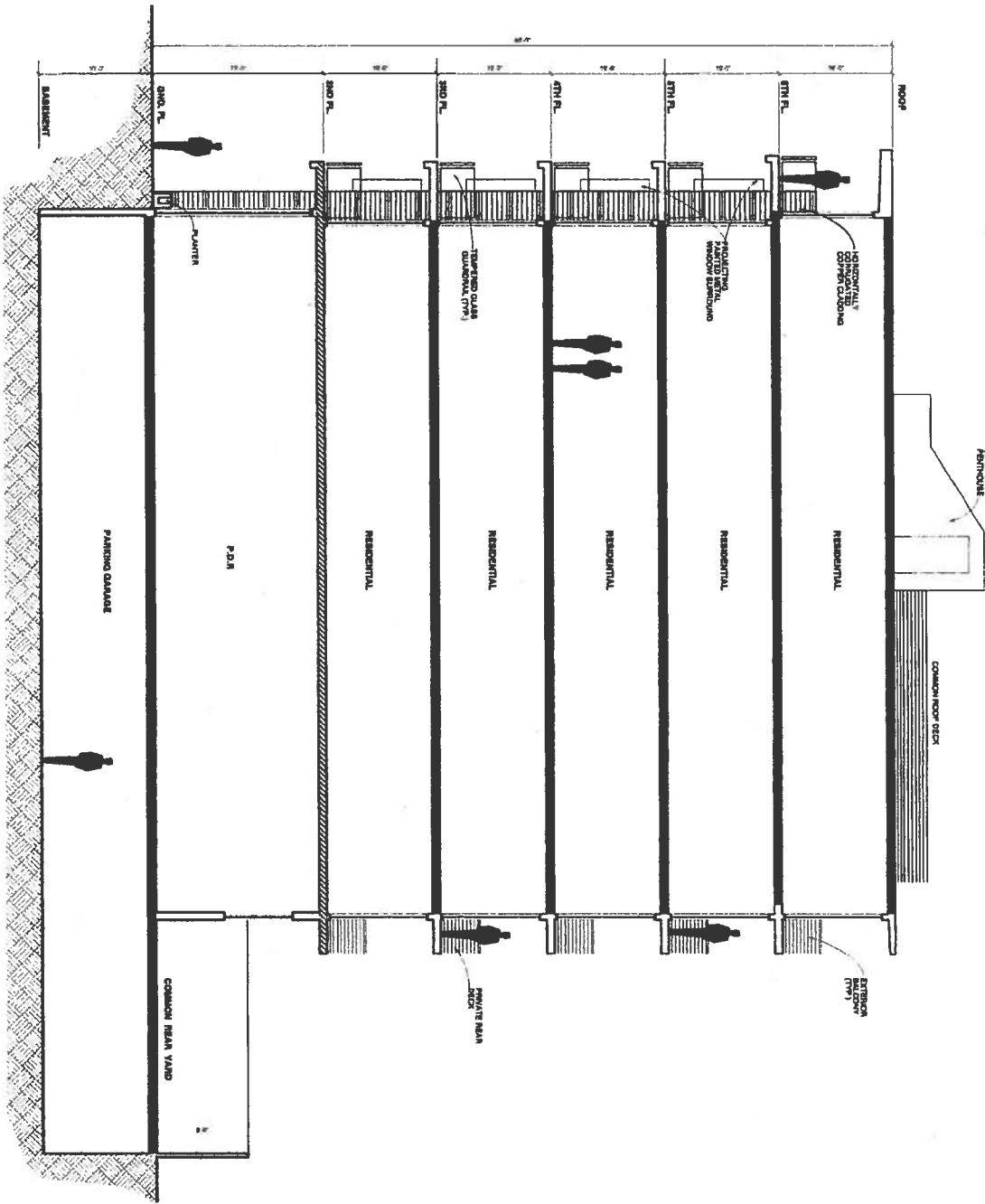
**EAST SIDE  
 ELEVATION**

870 HARRISON STREET RESIDENCES  
 SAN FRANCISCO, CA  
 BLOCK 3728 LOT 19

**A9**  
 SHEET 14 OF 18  
 DATE: 10/15/17



**EAST SIDE ELEVATION**



**KEY**  
 1/8" = 8'-0" PER SECTION WALL  
 1/8" = 8'-0" PER SECTION WALL

SECTION A-A

**A11**

870 HARRISON STREET RESIDENCES  
 BLOCK 3752 LOT 19 SAN FRANCISCO, CA

SECTION A-A

LEAVITT  
 architecture

Prepared by:  
 Checked by:  
 Drawn by:  
 1/8" = 8'-0" PER SECTION WALL  
 1/8" = 8'-0" PER SECTION WALL