

File No. 190783

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

Board Item No. 73

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: July 23, 2019

#### 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. 201483
- Tentative Map Decision - 09/27/18
- Planning Department Variance Decision - 07/12/17
- Notice of Special Restrictions - 12/26/17
- Tax Certificate - 06/28/19
- Final Maps
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew

Date: July 19, 2019

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

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

1 [Final Map 9743 - 719 Larkin Street]

2  
3 **Motion approving Final Map 9743, a 42 residential and four commercial unit, mixed-use**  
4 **condominium project, located at 719 Larkin Street, being a subdivision of Assessor's**  
5 **Parcel Block No. 0717, Lot No. 003; and adopting findings pursuant to the General Plan,**  
6 **and the eight priority policies of Planning Code, Section 101.1.**

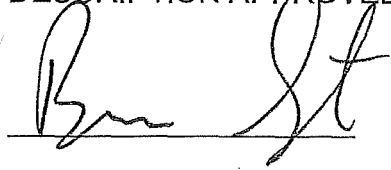
7  
8       MOVED, That the certain map entitled "FINAL MAP 9743", a 42 residential and four  
9 commercial unit, mixed-use condominium project, located at 719 Larkin Street, being a  
10 subdivision of Assessor's Parcel Block No. 0717, Lot No. 003, comprising three sheets,  
11 approved July 9, 2019, by Department of Public Works Order No. 201483 is hereby approved  
12 and said map is adopted as an Official Final Map 9743; and, be it

13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated September 27, 2018, that the proposed subdivision is  
16 consistent with the General Plan, and the eight priority policies of Planning Code,  
17 Section 101.1; and, be it

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

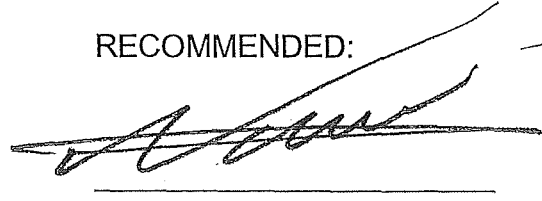
22       FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and  
24 amendments thereto.

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of Public Works

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City and County of San Francisco

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



London N. Breed, Mayor  
Mohammed Nuru, Director

Public Works Order No: 201483

CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9743, 719 LARKIN STREET, A 42 RESIDENTIAL AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003 IN ASSESSORS BLOCK NO. 0717 (OR ASSESSORS PARCEL NUMBER 0717-003). [SEE MAP]

A 42 RESIDENTIAL AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated SEPTEMBER 27, 2018 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 9743", comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated SEPTEMBER 27, 2018, 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:

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 JUL 12 PM 3:13




San Francisco Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 97ABC41507B0494...

County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed 45AB17F474FA...

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  
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



### TENTATIVE MAP DECISION

Date: August 27, 2018

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

Project ID: 9743			
Project Type: 42 Residential and 4 Commercial Units Mixed Use New Condominium Project			
Address#	StreetName	Block	Lot
719 - 725	LARKIN ST	0717	003
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

**ADRIAN  
 VERHAGEN**

Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US  
 Date: 2018.08.27 15:05:07 -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.

Subject to conditions per Conditional Use Authorization (Motion No. 19924), Variance and Transportation Demand Management approvals.

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: **Nancy Tran** Digitally signed by Nancy Tran  
 Date: 2018.09.27 10:55:12 -07'00'

Date: 9/27/18

Planner's Name: Nancy Tran 415-575-9174  
 for, Scott F. Sanchez, Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

## Rear Yard Reduction and Variance Decision

*Date:* July 12, 2017  
*Case No.:* 2015-005329VAR  
*Project Address:* 719 Larkin Street  
*Zoning:* RC-4 [Residential-Commercial, High Density]  
North of Market Residential Special Use District  
80-T Height and Bulk District  
*Block/Lots:* 0717/003  
*Applicant:* Jon Heimdahl  
JS Sullivan  
2044 Fillmore Street, Third Floor  
San Francisco, CA 94115  
*Owner:* 719 Larkin Street, LLC  
2044 Fillmore Street, Third Floor  
San Francisco, CA 94115  
*Staff Contact:* Carly Grob - (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### DESCRIPTION – REAR YARD REDUCTION AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT:

The applicant proposes to demolish the existing single-story commercial building and to construct an eight-story mixed-use building that is approximately 80 foot tall with 42 residential units over ground floor retail. The proposed building would include 42 one-bedroom units which range from 556 square feet to 921 square feet, as well as four commercial storefronts ranging from 544 square feet to 921 square feet. The project also includes 42 Class 1 and six Class 2 bicycle parking spaces at the ground floor. Common usable open space for residents is provided on the 2,016 square foot roof deck. The rear yard setback, which begins at the second floor, would be landscaped with both traditional and flow-through planters, and would not be considered private open space, as it is not open to residents.

Section 134 of the Planning Code requires a minimum rear yard setback equal to 25% of lot depth at the first residential level and above in the RC-4 Zoning District. The project, which is located on a corner lot, proposes a 25' by 47' 8" open area in the southwest corner of the lot beginning at the second story and above. Since the project does not meet the rear yard requirements, the applicant is seeking a rear yard reduction for properties located in the North of Market Residential Special Use District per Planning Code Sections 134(g) and 249.5.

Section 140 of the Planning Code requires at least one room within a dwelling unit that is at least 120 square feet must face directly onto a public street or alley at least 20 feet in width, an open area at least 25 feet in width which increases in five foot increments beyond the second floor, or a code-compliant rear yard. The project proposes 42 total dwelling units, 28 of which face streets and alleys that are greater than 20 feet wide. The remaining 14 dwelling units face the rear yard setback, which is not considered a Code-complying rear yard.

[www.sfplanning.org](http://www.sfplanning.org)

中文詢問請電: 415.575.9010 | PARA INFORMACION EN ESPAÑOL LLAMAR AL: 415.575.9010 | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA: 415.575.9121 | [WWW.SFPLANNING.ORG](http://WWW.SFPLANNING.ORG)

**PROCEDURAL BACKGROUND:**

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.
2. The Zoning Administrator held a public hearing on Variance Application No. 2015-005329VAR on May 18, 2017.
3. On May 18, 2017, the Planning Commission held a public hearing and approved a related Conditional Use Authorization pursuant to Planning Code Sections 249.49 and 303 to allow the construction of a building exceeding 40 feet in height (Case No. 2015-005329CUA – Motion No. 19924).

**DECISION:**

**GRANTED**, in general conformity with the plans on file with this application, shown as EXHIBIT B, to allow the new construction of an eight story mixed-use building with 42 dwelling units and ground floor commercial space, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

**FINDINGS:**

**SECTION 134 – REAR YARD**

Section 134(g) of the Planning Code states that in order to grant a rear yard reduction, the Zoning Administrator must determine the following criteria are met:



**CRITERIA 1**

Substituted open space in the new or expanding structure will improve the access of light and air to and view from existing abutting properties.

**Requirement Met.**

- A. The substituted open space in the new structure will provide a 25' by 47'-8" interior court, which would contribute to interior block open space where there currently is none. The open area would maintain light and air to a portion of the existing property line windows of the adjacent residential building to the south.

**CRITERIA 2**

The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.

**Requirement Met.**

- A. All abutting lots contain buildings that are constructed to their rear property line. As a result, there is no existing pattern of interior block open space exists in the vicinity of the site. However, in the case that adjacent properties are redeveloped in the future, the project includes a 25' by 47' 8" open area in the southwest corner of the lot beginning at the second story and above.

**SECTION 140 – EXPOSURE**

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

**FINDING 1.**

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

**Requirement Met.**

- A. The subject property is located on a corner lot within the Uptown Tenderloin National Register Historic District. The proposed eight-story building must be compliant with the Secretary of the Interior's Standards, and must incorporate design features consistent with the character-defining features of the District. Character defining features may include materials, architectural features, and massing. Similarly scaled infill development projects are not always subject to additional design and massing review.

**FINDING 2.**

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

**Requirement Met.**

- A. Strict enforcement of the Planning Code could adversely impact the project's ability to comply with the Secretary of the Interior Standards. In order for the rear units to comply with dwelling unit exposure, the project would need to provide a code-compliant rear yard or a larger open area. However, the project is compliant with the Secretary of the Interior Standards, in part, because the building does not propose setbacks along Olive or Larkin Streets<sup>1</sup>, which reinforces the street wall. The project requires compliance with the Secretary of Interior Standards due to its location within the National Register Historic District. Literal enforcement of the exposure requirement may result in a massing that is not compliant with the Standards, and does not relate to the massing found in the surrounding Historic District.

**FINDING 3.**

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

**Requirement Met.**

- A. Granting this variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by many other properties in the same class of district, because multiple residential projects in this district have a similar, or larger, massing than the proposed project. The subject property is located in a heavily developed area where many existing residential properties do not meet the current exposure requirements for all units. Many of these properties are built to the rear property line and include internal light wells, or do not provide Code-compliant rear yards, and therefore do not meet the required minimum dimensions for dwelling unit exposure. These residential developments were constructed long before the current exposure requirements came into effect, and provide significantly less light and air to the interior facing units. The project, as proposed, will provide more light and air to the units facing the rear court, while also allowing the property owner to provide a comparable number of dwelling units to other residential buildings in the vicinity.

**FINDING 4.**

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

**Requirement Met.**

- A. Granting the variance would improve the livability of the subject property and would not be materially detrimental to the public welfare or materially injurious to the neighboring properties. Granting the variance would allow for the provision of additional dwelling units within a dense, residential Zoning District. Of the 42 proposed units, 28 are compliant with the exposure requirement. The remaining 14 units would retain access to light and air, as they face an open area that is 25 feet by approximately 47 feet, eight inches.

<sup>1</sup> Planning Department Preservation Team Review Form - March 20, 2017.

**FINDING 5.**

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

**Requirement Met.**

A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.

1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal will allow for the construction of 42 dwelling units on the property.
3. The proposed project will provide new housing and comply with the affordable housing requirements of the Planning Code.
4. The proposed project does not adversely affect neighborhood parking or public transit.
5. The project will have no effect on the City's industrial and service sectors.
6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
7. The project will have no effect on the City's landmarks or historic buildings.
8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted decision is utilized, all specifications and conditions of this authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary

Variance Decision  
July 12, 2017

CASE NO. 2015-005329VAR  
719 Larkin Street

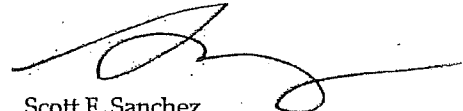
Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

**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.

**APPEAL:** Any aggrieved person may appeal this Decision to the Board of Appeals within ten (10) days after the date of the issuance of this Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3<sup>rd</sup> Floor (Room 304) or call 575-6880.

Very truly yours,



Scott F. Sanchez  
Zoning Administrator

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THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

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

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:** 719 LARKIN STREET, LLC

**Address:** 2044 FILLMORE ST, 3RD FL

**City:** SAN FRANCISCO

**State:** CA **ZIP:** 94115

CONFORMED COPY of document recorded  
 12/26/2017, 2017K560855  
 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: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK 0717, LOT: 003,**

**COMMONLY KNOWN AS: 719 LARKIN 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. 2015-005329CUAENV/TDMVAR authorized by the Planning Commission of the City and County of San Francisco on May 18, 2017, as set forth in Planning Commission Motion No. 19924, to allow the construction of a building exceeding 40 feet in height with over 50 feet of frontage located at 719 Larkin Street, Block 0717 and Lot 003 pursuant to Planning Code Section(s) 235 and 303 within the RC-4 (Residential-Commercial, High-Density) District.

The following units in the Project have been designated as affordable to satisfy the Inclusionary Affordable Housing Requirements. The Unit Numbers listed below are reflected in the reduced set of plans, dated November 11, 2017, which are attached to this document.

UNIT NUMBER	UNIT TYPE	UNIT SIZE
204	One-Bedroom	645 square feet
206	One-Bedroom	656 square feet
303	One-Bedroom	636 square feet
401	One-Bedroom	588 square feet
405	One-Bedroom	593 square feet
502	One-Bedroom	572 square feet

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

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

**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 Sponsor 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 415.3, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 42 units; therefore, six affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the six 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").

*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Unit Mix.** The Project contains 42 one-bedroom units; therefore, the required affordable unit mix is six one-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.

*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

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.

*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one half percent (14.5%), or the applicable percentage as discussed above, 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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

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.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

("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 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.

*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

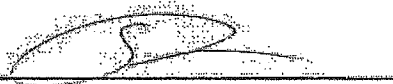
- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (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 first time home buyer households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and 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 Area Median Income under the income table called, "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." 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.

## 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 with a corresponding table 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 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 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)



HYUN SEAN SULLIVAN  
(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.

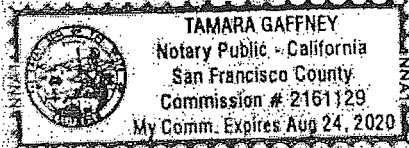
State of California  
County of SAN FRANCISCO

On 12-21-2017 before me, Tamara Gaffney  
(insert name and title of the officer)

personally appeared H VAN 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 [Handwritten Signature] (Seal)

Exhibit 'A'

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF OLIVE STREET WITH THE WESTERLY LINE OF LARKIN STREET AND RUNNING THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE OF LARKIN STREET 60 FEET, THENCE AT RIGHT ANGLE WESTERLY 100 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 60 FEET TO THE SOUTHERLY LINE OF OLIVE STREET AND THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF OLIVE STREET 100 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LARKIN STREET AND THE POINT OF COMMENCEMENT, BEING A PORTION OF WESTERN ADDITIONAL BLOCK NUMBER 9,

APN: LOT: 003, BLOCK: 0717



PROJECT NAME	718 Larkin Street
PROJECT ADDRESS	718 Larkin Street, San Francisco, CA 94102
PROJECT NUMBER	123456789
DATE	10/15/2010
SCALE	AS SHOWN
DESIGNED BY	J. Smith
DRAWN BY	A. Jones
CHECKED BY	M. Brown
DATE OF PUBLICATION	10/15/2010

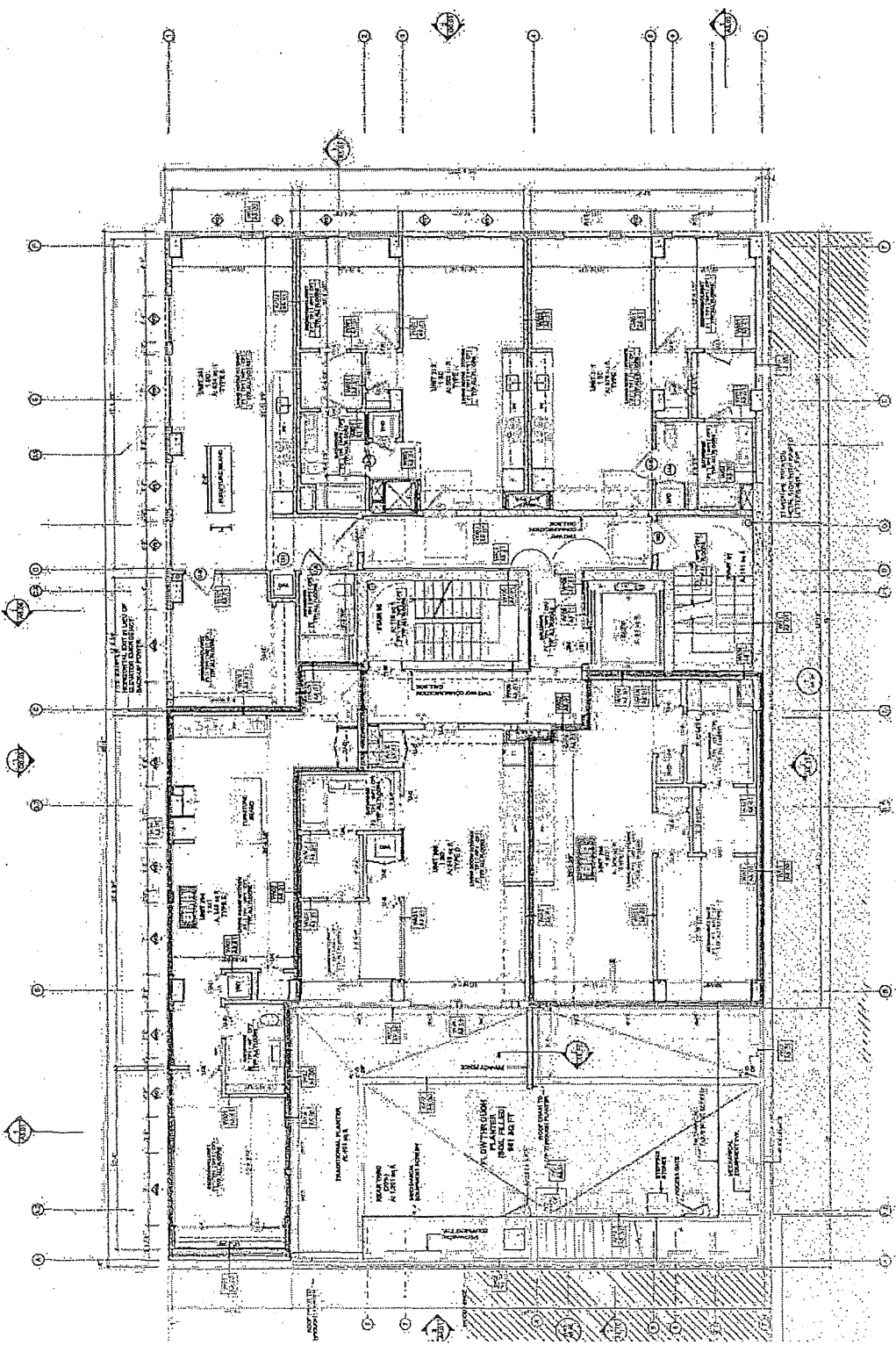
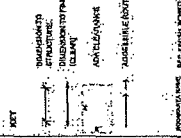
718 Larkin Street  
 San Francisco, CA 94102  
 PROJECT NAME  
 PROJECT ADDRESS  
 PROJECT NUMBER  
 DATE  
 SCALE  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE OF PUBLICATION

STORY 2

A2.01

GENERAL NOTES

REVISIONS



GENERAL NOTES

ARCHITECTURE  
1000 W. 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.A2A2.COM

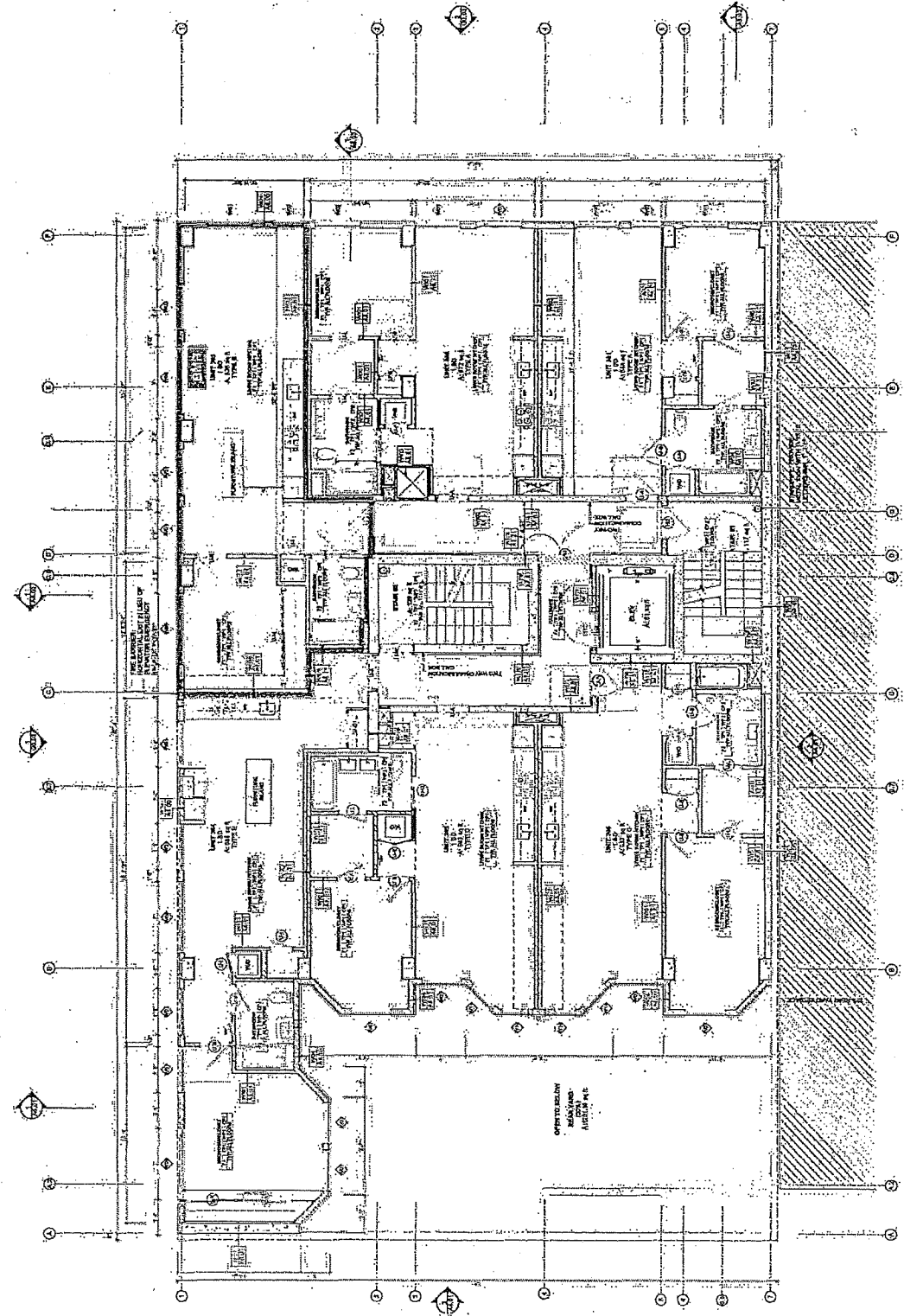


INDEX NOTES

- 1. SEE GENERAL NOTES
- 2. SEE GENERAL NOTES
- 3. SEE GENERAL NOTES
- 4. SEE GENERAL NOTES
- 5. SEE GENERAL NOTES
- 6. SEE GENERAL NOTES
- 7. SEE GENERAL NOTES
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- 13. SEE GENERAL NOTES
- 14. SEE GENERAL NOTES
- 15. SEE GENERAL NOTES
- 16. SEE GENERAL NOTES
- 17. SEE GENERAL NOTES
- 18. SEE GENERAL NOTES
- 19. SEE GENERAL NOTES
- 20. SEE GENERAL NOTES

DATE: 10/11/11  
 PROJECT: 710 LARK CREEK LLC  
 ARCHITECT: A2A2 ARCHITECTURE  
 SCALE: AS SHOWN  
 DRAWING NO.: 710 LARK CREEK 03  
 SHEET NO.: 710 LARK CREEK 03-01  
 PROJECT LOCATION: 710 LARK CREEK, DENVER, CO 80202  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT MANAGER: [Name]  
 ARCHITECT: [Name]  
 SCALE: AS SHOWN  
 DRAWING NO.: 710 LARK CREEK 03  
 SHEET NO.: 710 LARK CREEK 03-01  
 PROJECT LOCATION: 710 LARK CREEK, DENVER, CO 80202  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT MANAGER: [Name]  
 ARCHITECT: [Name]

STORY 3  
 A2.02



GENERAL NOTES

PROJECT NOTES

PROJEKT  
719 Larklin Street  
Baltimore, MD 21201



PROVIDER	DATE
NO. DATE	BY
REVISIONS	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

SCALE  
1/8" = 1'-0"

DATE  
10/10/10

PROJECT  
719 Larklin Street  
Baltimore, MD 21201

ARCHITECT  
[Firm Name]

SCALE  
1/8" = 1'-0"

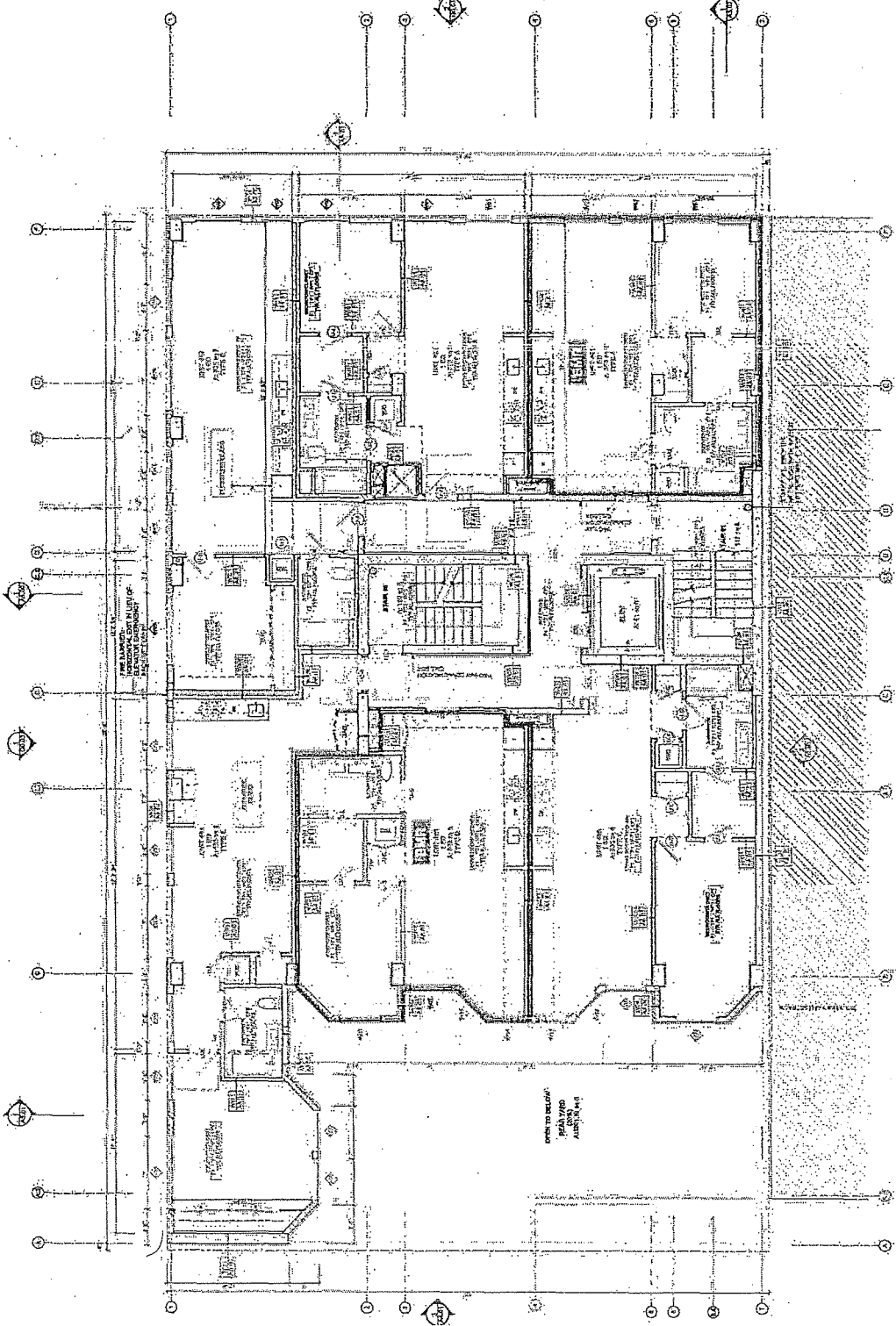
DATE  
10/10/10

PROJECT  
719 Larklin Street  
Baltimore, MD 21201

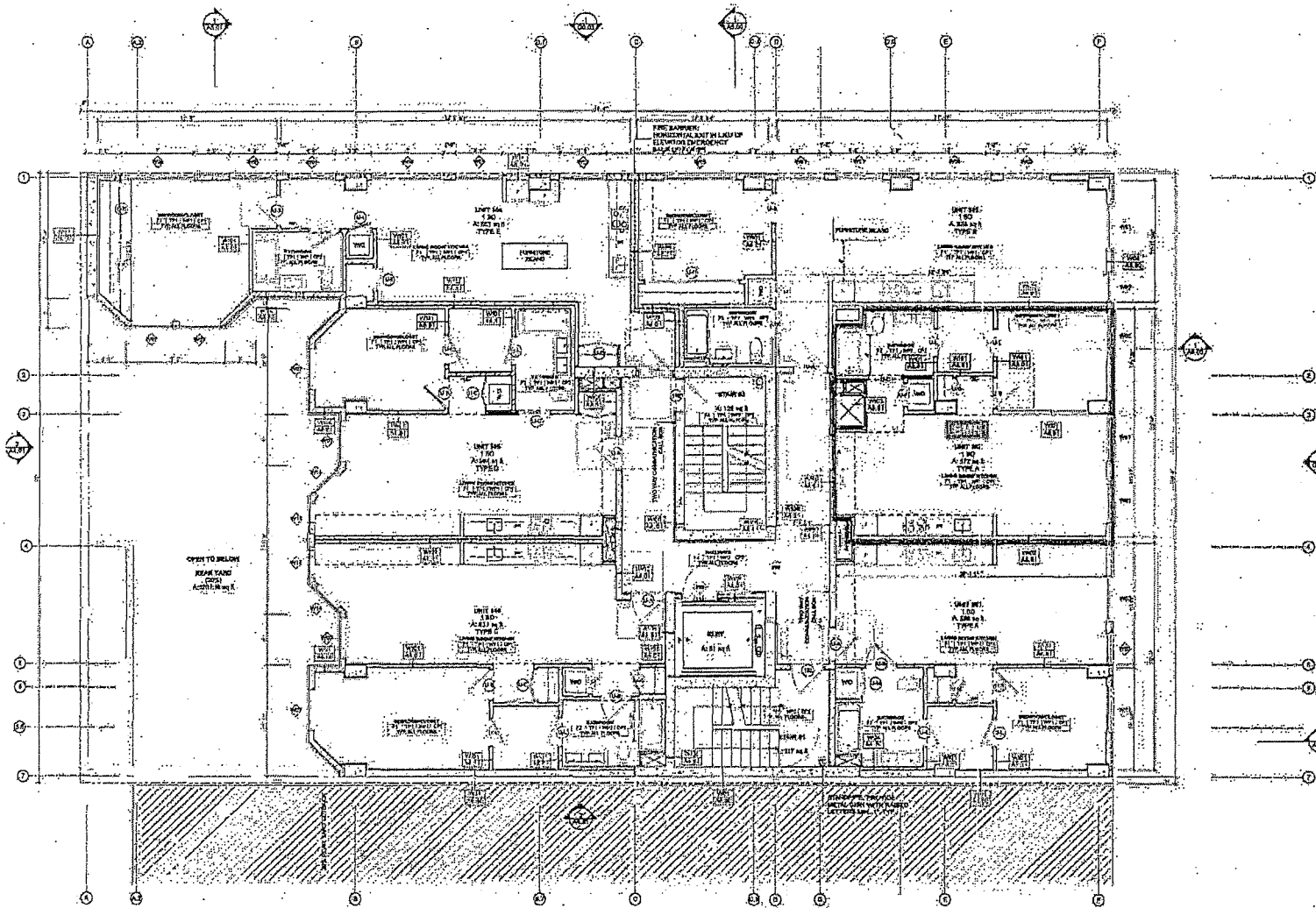
ARCHITECT  
[Firm Name]

STORY 4

PROJECT NO. A2.03



4636



GENERAL NOTES

REVISION NOTES

architecture  
 1000 W. 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202  
 PHONE: 303.733.8800  
 WWW.A204.COM



REVISION	NO.	DATE	BY	REASON
				ISSUE SITE PERMIT
				ISSUE VENT PERMITS
				ISSUE MECH PERMITS
				ISSUE ELEC PERMITS
				ISSUE PLUMB PERMITS
				ISSUE FIRE PERMITS
				ISSUE HEALTH PERMITS
				ISSUE ENVIRONMENTAL PERMITS
				ISSUE TRAFFIC PERMITS
				ISSUE OTHER PERMITS

OWNER:  
 THE UNIVERSITY OF DENVER  
 1900 Stout Street, 5th Floor  
 Denver, CO 80202

PROJECT NAME:  
 718 Larimer Street  
 5th Floor, DENVER

ARCHITECT:  
 A204

DATE OF PUBLICATION:  
 11/11/17

STORY 5

DRAWING NO. A204.04



SCALE: 1/8" = 1'-0"

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

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:** 719 Larkin Street, LLC

**Address:** 2044 Fillmore Street, 3<sup>rd</sup> Floor

**City:** San Francisco

**State:** CA **ZIP:** 94115

CONFORMED COPY of document recorded

07/20/2017, 2017K478973

OR with document  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

I (We) Hyan 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: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK 0717, LOT: 003;**

**COMMONLY KNOWN AS: 719 LARKIN 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. 2015-005329CUAENVTDMPVAR authorized by the Planning Commission of the City and County of San Francisco on May 18, 2017, as set forth in Planning Commission Motion No. 19924, to allow the construction of a building exceeding 40 feet in height with over 50 feet of frontage located at 719 Larkin Street, Block 0717 and Lot 003 pursuant to Planning Code Section(s) 235 and 303 within the RC-4 (Residential-Commercial, High-Density) District.

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

**AUTHORIZATION**

This authorization is for a conditional use to allow the construction of a building exceeding 40 feet in height with over 50 feet of frontage located at 719 Larkin Street, Block 0717 and Lot 003 pursuant to Planning Code Section(s) 235 and 303 within the RC-4 (Residential-Commercial, High-Density) District, the North of Market Residential Special Use District, and an 80-T Height and Bulk District in general conformance with plans, dated May 2, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-005329CUA and subject to conditions of approval reviewed and approved by the Commission.

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

on May 18, 2017 under Motion No 19924. 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 May 18, 2017 under Motion No 19924.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19924 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.



# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

## 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 effective date of the Motion. 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 this Authorization was approved.  
*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)*
6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance from Section 140 (Dwelling Unit Exposure) and a Modification of Section 134 (Rear Yard) and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

### DESIGN

7. **Future Modification of Retail Spaces.** The project sponsor shall maintain four ground floor retail spaces, ranging from 556 to 921 square feet, and as illustrated in Exhibit B. Any future modifications of the size or number of retail spaces shall be reviewed by the Planning Commission as a Conditional Use Authorization to modify the Conditions of Approval set forth Motion No. 19924.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*
8. **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).*
9. **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 architectural addenda. 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).*
10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
  - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
  - b. On-site, in a driveway, underground;
  - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
  - d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
  - e. Public right-of-way, underground; and based on Better Streets Plan guidelines;

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor facade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Works Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

### PARKING AND TRAFFIC

11. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 48 bicycle parking spaces (42 Class 1 spaces for the residential portion of the Project and 6 Class 2 spaces for the residential and commercial portions of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

### PROVISIONS

13. **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).

14. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onesforSF.org](http://www.onesforSF.org).

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

15. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF) as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
16. **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)*
17. **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 Sponsor 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 415.3, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 42 units; therefore, six affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the six 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").  
*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
  2. **Unit Mix.** The Project contains 42 one-bedroom units; therefore, the required affordable unit mix is six one-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.  
*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
  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.  
*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 and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
  4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one half percent (14.5%) or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

*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 and Community Development at 415-701-5500; [www.sf-moh.org](http://www.sf-moh.org).*

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 and Community Development at 415-701-5500; [www.sf-moh.org](http://www.sf-moh.org).*
  
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 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.  
*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 and Community Development at 415-701-5500; [www.sf-moh.org](http://www.sf-moh.org).*
  - 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, and (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 first time home buyer households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. 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.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- 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 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 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.
18. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

### MONITORING

19. **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.sfplanning.org](http://www.sfplanning.org).*
20. **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.sfplanning.org](http://www.sfplanning.org).*

### OPERATION

21. **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/>*
22. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org/>*
23. **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

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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)*

### ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

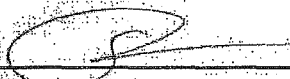
Chapter 116 Residential Projects: The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

1. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
2. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc shall be given highest consideration by the project sponsor when designing and building the project.
3. **Design Considerations.**
  - a. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
  - b. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
4. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
5. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.



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

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) Henry S. [unclear] \_\_\_\_\_  
Dated: July 19, 2017 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).

Exhibit 'A'

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF OLIVE STREET WITH THE WESTERLY LINE OF LARKIN STREET AND RUNNING THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE OF LARKIN STREET 60 FEET, THENCE AT RIGHT ANGLE WESTERLY 100 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 60 FEET TO THE SOUTHERLY LINE OF OLIVE STREET AND THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF OLIVE STREET 100 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LARKIN STREET AND THE POINT OF COMMENCEMENT. BEING A PORTION OF WESTERN ADDITIONAL BLOCK NUMBER 9.

APN: LOT: 003, BLOCK: 0717

**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.

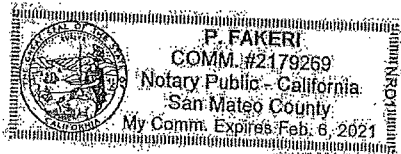
State of California  
County of San Francisco

On JULY 19, 2017 before me, P. Fakeri 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 [Handwritten Signature] (Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:



And When Recorded Mail To:

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder

Name: 719 LARKIN STREET, LLC

DOC- 2017-K524988-00

Address: 2044 FILLMORE STREET, 3RDFLR

Thursday, OCT 12, 2017 10:51:30

Ttl Pd \$54.00

Rept # 0005695673

OKC/KC/1-14

City: SAN FRANCISCO

State: California

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:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 0717 ; LOT: 003 ;

COMMONLY KNOWN AS: 719 LARKIN STREET ;

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

Pursuant to Planning Code Section 169 and the TDM Program Standards (as amended on February 17, 2017), the Development Project authorized by Building Permit No. 201612225735 (Case No. 2015-005329) shall be subject to the following:

- (1) Prior to the issuance of a first certificate of occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that all approved physical improvement measures in the Development Project's TDM Plan have been implemented and/or installed. The property owner shall also provide documentation that all approved programmatic measures in the Development Project's TDM Plan will be implemented. The process and standards for determining compliance shall be specified in the Planning Commission's TDM Program Standards.
- (2) Throughout the life of the Development Project, the property owner, and all successors, shall:

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

- a. Maintain a TDM coordinator, as defined in the TDM Program Standards, who shall coordinate with the City on the Development Project's compliance with its approved TDM Plan.
- b. Allow City staff access to relevant portions of the property to conduct site visits, surveys, inspection of physical improvements, and/or other empirical data collection, and facilitate in-person, phone, and/or e-mail or web-based interviews with residents, tenants, employees, and/or visitors. City staff shall provide advance notice of any request for access and shall use all reasonable efforts to protect personal privacy during visits and in the use of any data collected during this process.
- c. Submit periodic compliance reports to the Planning Department, as required by the TDM Program Standards.


(3) The following constitutes the TDM Plan for this Development Project:

TDM Measures	Points
PKG-4: Parking Supply – Option K	11
ACTIVE-2: Bicycle Parking – Option A	1
LU-2: On-Site Affordable Housing – Option B	2
<b>Required Target Points</b>	<b>5</b>
<b>Points Achieved</b>	<b>14</b>

(4) Details for each TDM measure included in the plan above are attached as Exhibit A of this notice.

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.

Dated: October 12, 2017 at San Francisco, California.

  
 \_\_\_\_\_ Hyun Seon Sullivan  
 (Owner's Signature)

\_\_\_\_\_  
 (Agent's Signature)

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

**ACKNOWLEDGMENT**

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

State of California  
County of SAN FRANCISCO

On 10/12/2017 before me, JOHN MINJIRAS, 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 John Minjiras (Seal)

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

**EXHIBIT A – TDM MEASURE DETAILS**



# Bicycle Parking

**TDM MEASURE:**

The property owner may choose ONE of the following options to provide Class 1 and/or Class 2 Bicycle Parking spaces as defined by the Planning Code:

**OPTION A**

POINTS:

**Residential:** Class 1 and 2 bicycle parking spaces as required by the Planning Code.

1

**Office:** Class 1 and 2 bicycle parking spaces as required by the Planning Code.

**Retail:** Class 1 and 2 bicycle parking spaces as required by the Planning Code.

**OPTION B**

POINTS:

**Residential:** One Class 1 Bicycle Parking space for each Dwelling Unit, and two Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

2

**Office:** One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

**Retail:** One Class 1 Bicycle Parking space for every 3,750 square feet of Occupied Floor Area, and one Class 2 Bicycle Parking space for every 750 square feet of Occupied Floor Area, or five percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

**APPLICABILITY:**

This measure is required for some projects under Planning Code Section 155.2, and is applicable to Development Projects in any land use category.

POINTS:

1-4 ○○○○



## Bicycle Parking

ACTIVE-2

OPTIONAL

POINTS:

**Residential:** One and a half Class 1 Bicycle Parking spaces for each Dwelling Unit, and three Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

3

**Office:** One Class 1 Bicycle Parking space for every 1,667 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

**Retail:** One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 10 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

OPTIONAL

POINTS:

**Residential:** For each Dwelling Unit, one and half Class 1 Bicycle Parking spaces or one Class 1 Bicycle Parking space for each bedroom, whichever is greater, and four Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

4

**Office:** One Class 1 Bicycle Parking space for every 1,250 square feet of Occupied Floor Area, and four Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

**Retail:** One Class 1 Bicycle Parking space for every 1,875 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 20 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

## Bicycle Parking

ACTIVE-2

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**DEVELOPMENT REVIEW:** The property owner shall submit plans that identify the amount, type (Class 1 or Class 2), and location of bicycle parking. City staff shall review the plans to ensure that the bicycle parking spaces provided meet the standards and minimums identified in the Planning Code, Zoning Administrator Bulletin No. 9, and/or those specified in this measure. City staff shall assign points based on the level of implementation. Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements may vary from Planning Code standards as to location and spacing, provided that the intent of the standards regarding convenience and security is preserved.

---

**PRE-OCCUPANCY MONITORING AND REPORTING:** The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the bicycle parking meets the standards specified in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

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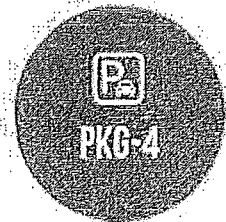
**ONGOING MONITORING AND REPORTING:** The property owner shall provide photographs of the bicycle parking. City staff shall verify that the standards specified in the project approvals are met. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

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**RELEVANT MUNICIPAL CODE(S):** San Francisco Planning Code Sections 155.1, 155.2, 155.3 and 430.

**NOTES:**

1. At least five percent of all Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements shall be designed to accommodate cargo bicycles. The number of Class 2 Bicycle Parking spaces in excess of Planning Code requirements may be reduced by up to 50 percent provided all Class 2 spaces provided are free to patrons of the project, located in one or more on-site facilities, easily accessible, monitored, protected from inclement weather, and designed and operated to reasonably allow patrons the ability to retrieve their bicycle.



# Parking Supply

**TDM MEASURE:**

The Development Project shall provide off-street private vehicular parking (Accessory Parking) in an amount no greater than the off-street parking rate for the neighborhood (neighborhood parking rate) based on the transportation analysis zone for the project site. For non-residential uses (land use categories A, B, and D), the neighborhood parking rate is shown in the non-residential neighborhood parking rate map and spreadsheet. For residential uses (land use category C), the neighborhood parking rate is shown in the residential neighborhood parking rate map and spreadsheet. The neighborhood parking rates may be updated over time to reflect refined estimates, but shall not be higher than the rates established at the time of TDM Ordinance adoption. The property owner shall be subject to the neighborhood parking rates established at the time of project approval.

**OPTION 1**

**POINTS:**

One point for providing less than or equal to 100 percent and greater than 90 percent of the neighborhood parking rate; OR

**1**

**OPTION 2**

**POINTS:**

Two points for providing less than or equal to 90 percent and greater than 80 percent of the neighborhood parking rate; OR

**2**

**OPTION 3**

**POINTS:**

Three points for providing less than or equal to 80 percent and greater than 70 percent of the neighborhood parking rate; OR

**3**

<b>APPLICABILITY:</b>	<b>POINTS:</b>
This measure is applicable to Development Projects in any land use category.	<b>1-11</b> ○○○○○○○○○○○○

## Parking Supply Management

PKB-4

OPTION	POINTS
Four points for providing less than or equal to 70 percent and greater than 60 percent of the neighborhood parking rate; OR	4
Five point for providing less than or equal to 60 percent and greater than 50 percent of the neighborhood parking rate; OR	5
Six points for providing less than or equal to 50 percent and greater than 40 percent of the neighborhood parking rate; OR	6
Seven points for providing less than or equal to 40 percent and greater than 30 percent of the neighborhood parking rate; OR	7
Eight points for providing less than or equal to 30 percent and greater than 20 percent of the neighborhood parking rate; OR	8
Nine points for providing less than or equal to 20 percent and greater than 10 percent of the neighborhood parking rate; OR	9
Ten points for providing less than or equal to 10 percent of the neighborhood parking rate but at least one parking space; OR	10
Eleven points for providing no parking.	11

---

**DEVELOPMENT REVIEW:** The property owner shall submit plans showing the proposed number of parking spaces and the spatial layout of the parking, including means of ingress/egress. In the project description, the property owner shall describe any planned components that may increase the capacity of the parking facility (e.g., by providing valet parking or installing mechanical parking systems). City staff will compare the amount of proposed parking to the parking rate in that neighborhood to confirm the Development Project's point allocation under this measure. City staff will also review the parking facilities to confirm that use of the facility would not create hazards for persons using other modes of transportation.

---

**PRE-OCCUPANCY MONITORING AND REPORTING:** The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the project meets the standards specified in the project approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.

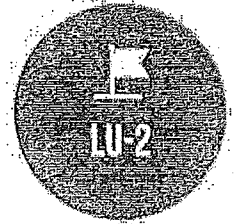
Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

---

**ONGOING MONITORING AND REPORTING:** The property owner shall submit photographs of the parking facilities. City Staff shall verify that the project continues to meet the standards specified in the Development Project's approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

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**RELEVANT MUNICIPAL CODE(S):** San Francisco Planning Code Sections 150, 151, 151.1, and 161.



# On-site Affordable Housing

**TDM MEASURE:**

The Development Project shall include on-site Affordable Housing, as defined in Planning Code Section 415, as research indicates that Affordable Housing generate fewer vehicle trips than market-rate housing units. This measure is in recognition of the amount of on-site affordable housing a Development Project may provide as permitted by City law, as opposed to a requirement.

PERCENTAGE OF UNITS BY INCOME RANGE			
Option	Low Income (Income > 55% ≤ 80%)	Low Income (Income ≤ 55%)	Points
OPTION A	≥ 5 ≤ 10%	≥ 8 ≤ 7%	● 1
OPTION B	> 10 ≤ 20%	> 7 ≤ 14%	●● 2
OPTION C	> 20 ≤ 25%	> 14 ≤ 20%	●●● 3
OPTION D	≥ 20 ≤ 25%	> 20 ≤ 25%	●●●● 4

<b>APPLICABILITY:</b>	<b>POINTS:</b>
This measure is applicable to residential Development Projects (land use category C).	1-4 ○○○○

## On-site Affordable Housing

LU-2

### OPTION A

POINTS:

1

**One point** if providing greater than or equal to five percent and less than or equal to 10 percent on-site Affordable Housing where total household income does not exceed 80 percent of Area Median Income; OR

**One point** if providing greater than or equal to three percent and less than or equal to seven percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

### OPTION B

POINTS:

2

**Two points** if providing greater than 10 percent and less than or equal to 20 percent on-site Affordable Housing where total household income does not exceed 80 percent of Area Median Income; OR

**Two points** if providing greater than 7 percent and less than or equal to 14 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

### OPTION C

POINTS:

3

**Three points** if providing greater than 20 percent and less than or equal to 25 percent on-site Affordable Housing where total household income does not exceed 80 percent of Area Median Income; OR

**Three points** if providing greater than 14 percent and less than or equal to 20 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

### OPTION D

POINTS:

4

**Four points** if providing greater than 20 percent and less than or equal to 25 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income.

## On-site Affordable Housing

LU-2

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**DEVELOPMENT REVIEW:** The property owner shall submit a project description that specifies the number of affordable units and income levels to which they are affordable. City staff will assign points based on the level of implementation.

---

**PRE-OCCUPANCY MONITORING AND REPORTING:** The property owner shall submit a copy of the Notice of Special Restrictions specifying the affordability restrictions for the project, including the number, location, and sizes for all affordable units. City staff shall confirm that affordable units are offered as described in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

---

**ONGOING MONITORING AND REPORTING:** The Mayor's Office of Housing and Community Development (MOHCD) shall monitor and require occupancy certification for affordable ownership and rental units on an annual or bi-annual basis, as outlined in the Procedures Manual<sup>1</sup>. The MOHCD may also require the owner of an affordable rental unit, the owner's designated representative, or the tenant in an affordable unit to verify the income levels of the tenant on an annual or bi-annual basis, as outlined in the Procedures Manual.

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**RELEVANT MUNICIPAL CODE(S):** San Francisco Planning Code Section 415.

**NOTES:**  
1 City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures manual, effective May, 2013.



Exhibit 'B'

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF OLIVE STREET WITH THE WESTERLY LINE OF LARKIN STREET AND RUNNING THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE OF LARKIN STREET 60 FEET, THENCE AT RIGHT ANGLE WESTERLY 100 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 60 FEET TO THE SOUTHERLY LINE OF OLIVE STREET AND THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF OLIVE STREET 100 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LARKIN STREET AND THE POINT OF COMMENCEMENT. BEING A PORTION OF WESTERN ADDITIONAL BLOCK NUMBER 9.

APN: LOT: 003, BLOCK: 0717

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: 719 Larkin Street, LLC

Address: 2044 Fillmore Street, 3<sup>rd</sup> Floor

City: San Francisco

State: CA

ZIP: 94115

CONFORMED COPY of document recorded

07/20/2017 2017K478974

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: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 0717; LOT: 003;

COMMONLY KNOWN AS: 719 LARKIN STREET;

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

Said Restrictions consist of conditions attached to Variance Application No. 2015-005329VAR authorized by the Zoning Administrator of the City and County of San Francisco on July 12, 2017, to allow the new construction of an eight story mixed-use building with 42 dwelling units and ground floor commercial space.

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

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.

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

- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
- 5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

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

\_\_\_\_\_  
(Signature) *[Handwritten Signature]* \_\_\_\_\_  
(Printed Name) *Hyun Sullivan*

Dated: *July 19*, 20*17* 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).

Exhibit 'A'

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF OLIVE STREET WITH THE WESTERLY LINE OF LARKIN STREET AND RUNNING THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE OF LARKIN STREET 60 FEET, THENCE AT RIGHT ANGLE WESTERLY 100 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 60 FEET TO THE SOUTHERLY LINE OF OLIVE STREET AND THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF OLIVE STREET 100 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LARKIN STREET AND THE POINT OF COMMENCEMENT, BEING A PORTION OF WESTERN-ADDITIONAL BLOCK NUMBER 9.

APN: LOT: 003, BLOCK: 0717

**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

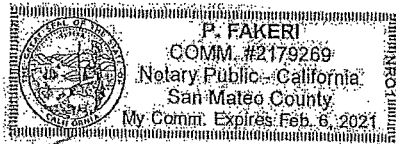
On July 19, 2017 before me, P. Fakeri Notary Public  
(Insert name and title of the officer)

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 [Handwritten Signature] (Seal)





---

**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: 0717  
Lot: 003  
Address: 719 - 725 Larkin St

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 28th day of June 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. 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 OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 715 LARKIN STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
HYUN SEAN SULLIVAN, MANAGER

**OWNER'S ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON June 14, 2019 BEFORE ME, D.G. Cwellae  
A NOTARY PUBLIC, 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 AND BY (WHICH) 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:  
SIGNATURE: [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2861795  
MY COMMISSION EXPIRES: 11.4.22  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: S.F.



**BENEFICIARY**

PREFERRED BANK  
SIGNED: [Signature]  
PRINT NAME: ALICE HUANG TITLE: EVP

**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 6-11-2019 BEFORE ME, DORA LAU  
A NOTARY PUBLIC, PERSONALLY APPEARED ALICE HUANG

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(ES) AND BY (WHICH) 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 THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2285673  
MY COMMISSION EXPIRES: MAY 16, 2023  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



**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 THE OWNER ON JANUARY 13, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]  
DANIEL J. WESTOVER, L.S. 7779



DATE: 6/6/2019

**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 ORDINANCE APPLICABLE AT THE TIME OF THE 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]  
BRUCE R. STORRS, L.S. 6914



DATE: JULY 8 2019

**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 \_\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 9743".

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

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS AT \_\_\_\_\_ PAGES \_\_\_\_\_, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED \_\_\_\_\_  
COUNTY RECORDER

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY ORDER NO. \_\_\_\_\_

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

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**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. \_\_\_\_\_

**FINAL MAP 9743**

A 42 RESIDENTIAL AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 31, 2015 AS DOCUMENT NUMBER 2015-K182808-00, OFFICIAL RECORDS, BEING A PORTION OF WESTERN ADDITION BLOCK NUMBER 9.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA JUNE, 2019

WS  
Westover  
Surveying  
336 CLAREMONT BLVD, STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

4669

**CONDOMINIUM GENERAL NOTES**

a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of forty-two (42) residential and four (4) commercial condominium units.

b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.

c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:

- (i) All general use common area improvements; and
- (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.

d) In the event the areas identified in (c) (i) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.

e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdividers' obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.

f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Larkin street and Olive street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).

g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

**BASIS OF SURVEY**

THE LARKIN STREET MONUMENT LINE PER (R2) WAS USED AS THE BASIS OF SURVEY.

**FIELD SURVEY COMPLETION**

THE ORIGINAL FIELD SURVEY AROUND THE BLOCK TO TIE THE MONUMENT LINES AND REFERENCE MONUMENTS WAS COMPLETED ON 09/14/2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED. THE PROPERTY MARKERS "LS-7779" WERE SET-ON 8/12/2018.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM BUILDING CORNERS TO PROPERTY LINES OR REFERENCE LINES ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. ALL CURB CUTS AND TAGS PER REFERENCES AND ALL MONUMENT MARKS PER (R2) WITHIN THE SUBJECT BLOCK WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
CU-3 OLIVE	0717-020
CU-5 OLIVE	0717-021
CU-721 LARKIN	0717-022
CU-723 LARKIN	0717-023
UNITS 201-206	0717-024 THRU 0717-029
UNITS 301-306	0717-030 THRU 0717-035
UNITS 401-406	0717-036 THRU 0717-041
UNITS 501-506	0717-042 THRU 0717-047
UNITS 601-606	0717-048 THRU 0717-053
UNITS 701-706	0717-054 THRU 0717-059
UNITS 801-806	0717-060 THRU 0717-065

CU = COMMERCIAL UNIT

**RECORDED DOCUMENTS AFFECTING THIS MAP:**

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARAPET AGREEMENT" RECORDED DECEMBER 13, 1998 AS DOCUMENT NO. 1988-288108 OF OFFICIAL RECORDS
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE (MINOR SIDEWALK ENCROACHMENT PERMIT # 97MSE-017)" RECORDED JANUARY 28, 1987 AS DOCUMENT NO. 1987-109335 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 20, 2017 AS DOCUMENT NO. 2017-K478973 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 12, 2017 AS DOCUMENT NO. 2017-K524988 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 26, 2017 AS DOCUMENT NO. 2017-K560855 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED MAY 31, 2018 AS DOCUMENT NO. 2018-K821494 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED JULY 19, 2018 AS DOCUMENT NO. 2018-K641354 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED DECEMBER 20, 2018 AS DOCUMENT NO. 2018-K710571 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED MARCH 6, 2019 AS DOCUMENT NO. 2019-K740398 OF OFFICIAL RECORDS.

**FINAL MAP 9743**

A 42 RESIDENTIAL AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 31, 2015 AS DOCUMENT NUMBER 2015-K182908-00, OFFICIAL RECORDS, BEING A PORTION OF WESTERN ADDITION BLOCK NUMBER 9.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA JUNE 2019

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APR 0717-001

719 LARKIN STREET

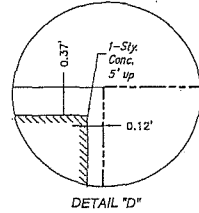
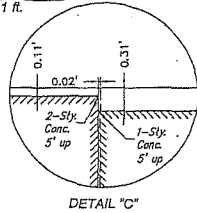
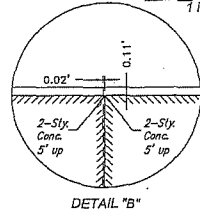
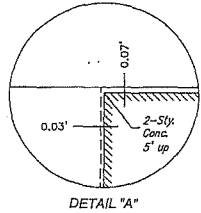
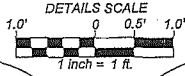
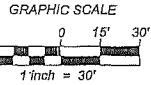
4670



4671

O'FARRELL STREET (68.75' WIDE)

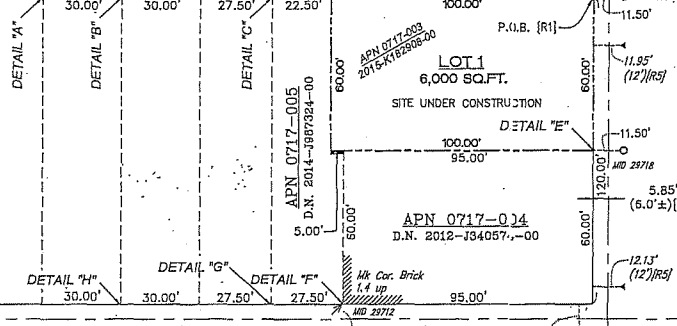
ASSESSOR'S BLOCK 0717



POLK STREET (68.75' WIDE)

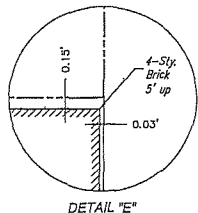
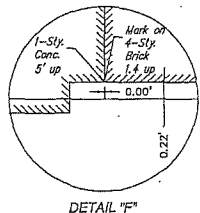
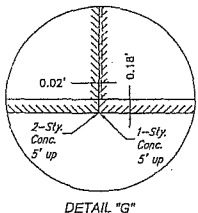
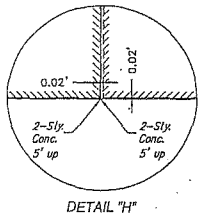
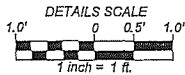
OLIVE STREET (35.00' WIDE)

ASSESSOR'S BLOCK 0717  
WESTERN ADDITION  
BLOCK NO. 9



LARKIN STREET (68.75' WIDE)

ELLIS STREET (68.75' WIDE)



EDDY STREET (68.75' WIDE)

REFERENCES

- (R1) GRANT DEED RECORDED DECEMBER 31, 2015 AS DOCUMENT NUMBER 2015-K182808-00, OFFICIAL RECORDS, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R2) MONUMENT MAP 016 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R3) BLOCK DIAGRAM OF WESTERN ADDITION BLOCK 9, UNDATED, FILENAME 07176, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R4) PARCEL MAP FILED DEC. 14, 1995 IN BOOK 42 OF PARCEL MAPS AT PAGES 114-115, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R5) GRADE MAP 016 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LEGEND

- SET RIVET AND 1/4" DIA. BRASS TAG MARKED "LS 7779"
- FOUND LEAD PLUG AND 3/4" DIA. BRASS TAG MARKED "PLS 8784" PER (R4)
- ▲ LOCATION OF FACE OF CURB MEASUREMENT
- PROPERTY LINE PER (R1)
- - - REFERENCE LINES (NOT SURVEYED)
- MONUMENT LINE PER (R2) AND (R3)
- MEASUREMENT TIE LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- D.N. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- Sty STORY
- /// BUILDING FOOTPRINT
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- SNF SEARCHED FOR, NOT FOUND

FINAL MAP 9743

A 42 RESIDENTIAL AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN PROPERTY DEED RECORDED DECEMBER 31, 2015 AS DOCUMENT NUMBER 2015-K182808-00, OFFICIAL RECORDS, BEING A PORTION OF WESTERN ADDITION BLOCK NUMBER 9.

CITY AND COUNTY OF SAN FRANCISCO  
SCALE: AS SHOWN

CALIFORNIA  
JUNE, 2019

Westover  
Surveying

336 CLAREMONT BLVD., STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

APN 0717-003

SHEET 3 OF 3 SHEETS  
717 LARKIN STREET

