

File No. 190651

Committee Item No. _____

Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 11, 2019

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Order No. 201177 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 01/10/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates - 04/12/19 and 06/04/19 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Maps |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: June 7, 2019

Prepared by: _____

Date: _____

1 [Final Map 9545 - 3900-3906 24th Street]

2
3 **Motion approving Final Map 9545, a two lot vertical subdivision, and a three residential**
4 **and one commercial unit condominium project, located at 3900-3906 24th Street, being**
5 **a subdivision of Assessor's Parcel Block No. 3654, Lot No. 040; and adopting findings**
6 **pursuant to the General Plan, and the priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 9545", a two lot vertical
9 subdivision, and a three residential and one commercial unit condominium project, located at
10 3900-3906 24th Street, being a subdivision of Assessor's Parcel Block No. 3654, Lot No. 040,
11 comprising four sheets, approved May 14, 2019, by Department of Public Works Order No.
12 201177 is hereby approved and said map is adopted as an Official Final Map 9545; 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 January 10, 2018, that the proposed subdivision is
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;
17 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.

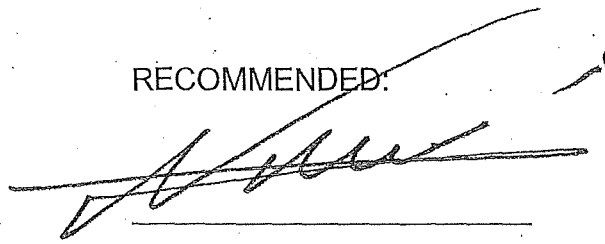
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

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: 201177

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9545, 3900-3906 24th Street, A 2 LOT VERTICAL SUBDIVISION, AND A 3. RESIDENTIAL AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 040 IN ASSESSORS BLOCK NO. 3654 (OR ASSESSORS PARCEL NUMBER 3654-040). [SEE MAP]

The City Planning Department in its letter dated JANUARY, 10, 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 9545", comprising 4 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 JANUARY, 10, 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:


 2019 MAY 24 PM 12:49
 BOARD OF SUPERVISORS
 SAN FRANCISCO, CA



X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed^{H45AB17F474FA...}
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
 sfpwpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: December 8, 2017

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

Project ID: 9545			
Project Type: 2 Lot Vertical Subdivision and 3 Residential and 1 Commercial mixed use New Condominium Project			
Address#	StreetName	Block	Lot
3900 - 3906	24TH ST	3654	040
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, ou=DPW-BSM, email=adrian.verhagen@sfpw.org, c=US
 Date: 2017.12.08 10:38:34 -08'00'

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 15, CEQA Determination Date: 1/10/18, 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.
 See Case No. 2013.0761E for environmental clearance for new construction.
 Attached: recorded conditions for the new construction with respect to rear yard variance granted.

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
 DN: dn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Nancy Tran, email=Nancy.Tran@cityplanning.org, Date: 2018.01.10 13:59:55 -08'00'

Date: 1/10/2018

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3900-3906 24th Street		3654/040	
Case No.	Permit No.	Plans Dated	
2013.0761CND SUB	2015.05.29.7566	11/20/17	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HREER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Condominium conversion of 3 units (new construction, ground floor commercial) & airspace subdivision (existing lot configuration to remain).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 15 Vertical subdivision (airspace) - average slope < 20%

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): No work physical work to the Category A building. Condo conversion for the new construction on the same lot and an airspace subdivision. See also 2013.0761E.

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>: _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> <p>Proposal for airspace subdivision, no work physical work to existing CatA building. New construction on empty portion on lot.</p>	
<p>Preservation Planner Signature: Elizabeth Gordon Jonckheer</p> <p style="font-size: small; text-align: right;">Digitally signed by Elizabeth Gordon Jonckheer DN: dc=org, dc=sfgov, dc=cityplanning, ou=Current Planning, ou=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org, Date: 2018.01.10 16:47:07 -0800</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>		
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Planner Name: Nancy Tran</p> <p>Project Approval Action:</p> <p>Other (please specify) SFDPW issues final r</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> <p style="font-size: 2em; font-weight: bold;">Nancy Tran</p> <p style="font-size: small;">Digitally signed by Nancy Tran DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Nancy Tran, email=Nancy.H.Tran@sfgov.org, Date: 2018.01.10 13:48:19 -08'00'</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	<p>Planner Name: Nancy Tran</p> <p>Project Approval Action:</p> <p>Other (please specify) SFDPW issues final r</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold;">Nancy Tran</p> <p style="font-size: small;">Digitally signed by Nancy Tran DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Nancy Tran, email=Nancy.H.Tran@sfgov.org, Date: 2018.01.10 13:48:19 -08'00'</p>
<p>Planner Name: Nancy Tran</p> <p>Project Approval Action:</p> <p>Other (please specify) SFDPW issues final r</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold;">Nancy Tran</p> <p style="font-size: small;">Digitally signed by Nancy Tran DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Nancy Tran, email=Nancy.H.Tran@sfgov.org, Date: 2018.01.10 13:48:19 -08'00'</p>		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: John Kevlin)
c/o Reuben, Junius & Rose, LLP)

Address: One Bush Street, Suite 600)

City: San Francisco)

State: California Zip: 94104)

CONFORMED COPY of document recorded
12/31/2015, 2015K182967
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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Mazen Khouri, Muhammad Khouri
I, (we) *Mousa Khouri, Maher Khouri* 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: 3654, LOT(S): 040 ;

COMMONLY KNOWN AS: 3902 24th 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 a variance granted by the Zoning Administrator of the City and County of San Francisco on December 9, 2015 (Case No. 2013.0761V) permitting to contain two buildings. One mixed-use building (3900 24th Street) and one commercial building (3902 24th Street). The proposal seeks to demolish the one-story commercial structure (3902 24th Street) and construct a four-story mixed-use building with three dwelling units, a ground floor commercial space and a below-grade basement.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this 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.

Mosa Khouri
(Signature)

Mousa Khouri
(Print Name)

Dated: 12/29, 2015 at San Francisco, California.
(Month, Day) (City)

Mazen Khouri
(Signature)

Mazen Khouri
(Print Name)

Dated: 12/29, 2015 at San Francisco, California.
(Month, Day) (City)

Please See The Attached
California Acknowledgement

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Muhammad Khouri
(Signature)

Muhammad Khouri
(Print Name)

Dated: 12-29- 2015 at San Francisco, California.
(Month, Day) (City)

Maher Khouri
(Signature)

Maher Khouri
(Print Name)

Dated: 12/30 2015 at San Francisco, 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) below.

~~\\Houssain\Documents\WSR\WAL502 2nd Floor - 2016\05-11-VAR.doc~~

Please See The Attached
California Acknowledgment
Certificate

EXHIBIT "A"

PARCEL I:

BEGINNING at a point of intersection of the Northerly line of 24th Street with the Westerly line of Sanchez Street; running thence Northerly along said line of Sanchez Street 85 feet, 8 inches; thence at a right angle Westerly 20 feet; thence at a right angle Southerly 9 inches; thence at a right angle Westerly 31 feet, 9 inches; thence at a right angle Southerly 54 feet, 11 inches to the Northerly line of 24th Street; thence Easterly and along said line of 24th Street 51 feet, 9 inches to the point of beginning.

BEING a portion of Horner's Addition Block No. 134

PARCEL II:

TOGETHER WITH and as appurtenant thereto, a perpetual non-exclusive and unobstructed easement of right of way for pedestrian ingress and egress and sewer lines, in, on, over and along the following described property:

BEGINNING at a point on the Westerly line of Sanchez Street, distant thereon 85 feet, 8 inches Northerly from the Northerly line of 24th Street; running thence Northerly along said line of Sanchez Street 3 feet, 6 inches; thence at a right angle Westerly 32 feet, 6 inches; thence at a right angle Southerly 4 feet, 3 inches; thence at a right angle Easterly 12 feet, 6 inches; thence at a right angle Northerly 9 inches; thence at a right angle Easterly 20 feet to the point of beginning.

Assessor's Lot 40, Block 3654.



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: 3654
Lot: 040
Address: 3906 - 3908 24Th St

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

David Augustine, Tax Collector

Dated this 12th day of April 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 to obtain another certificate.



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: 3654
Lot: 040
Address: 3906 - 3908 24Th St

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

David Augustine, Tax Collector

Dated this 4th 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 to obtain another certificate.

1772

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO THE CONSENT TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS: BY MY SIGNATURE HERETO I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

4M KHOUJI PROPERTIES, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Mohammed N. Khouri BY: Mohammed R. Khouri
Mohammed N. Khouri, manager Mohammed R. Khouri, manager
BY: Mohammed R. Khouri BY: Muhammad Rafiq Khouri
Mohammed R. Khouri, manager Muhammad Rafiq Khouri, 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 March 11, 2019 BEFORE ME, Fabrizio C. Tolbenu
A NOTARY PUBLIC, PERSONALLY APPEARED Mohammed Rafiq Khouri, Muhammad Rafiq Khouri, Dhaen Rafiq Khouri, Moysa Rafiq Khouri

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES) AND 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 Fabrizio C. Tolbenu
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2279975
MY COMMISSION EXPIRES: Mar 8 2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY

SIGNED: Stephen H. Adams
PRINT NAME: Stephen H. Adams TITLE: Senior Vice President
Banking Bank & Trust

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 APR 26, 2019 BEFORE ME, NICK DEMONDPOUS
A NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN H. ADAMS
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES) AND 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 Nick Demondpous
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2216324
MY COMMISSION EXPIRES: OCT. 27, 2021
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'S AS SHOWN HEREON ON NOVEMBER 1, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE APRIL 30, 2019, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Daniel J. Westover
DANIEL J. WESTOVER, L.S. 7776
DATE: 03-18-19



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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES 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: Bruce R. Storrs
BRUCE R. STORRS, L.S. 6914



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 9545".
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 NJRU
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

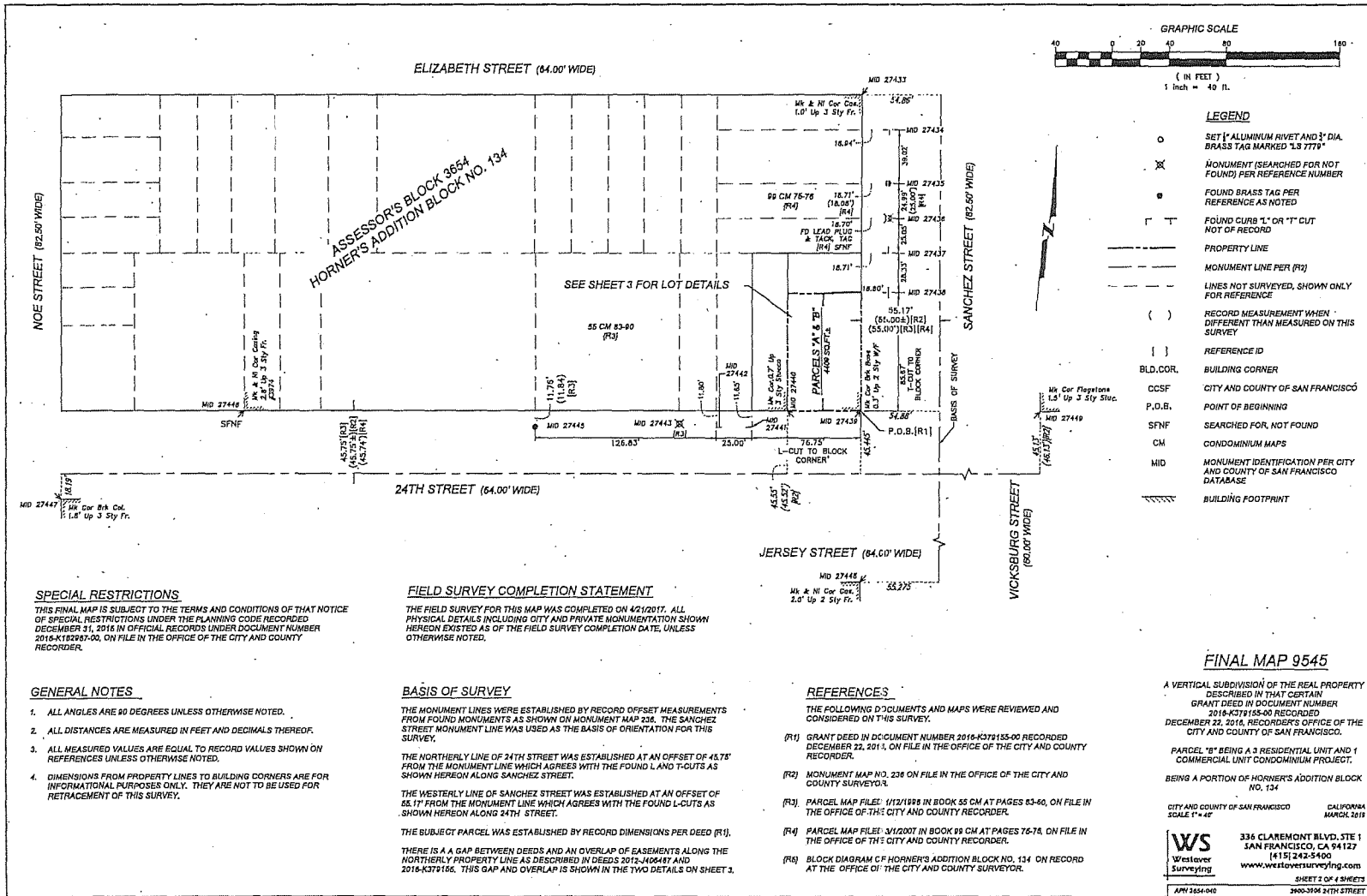
ON _____, 20____, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

FINAL MAP 9545

A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED IN DOCUMENT NUMBER 2016-0378185-00 RECORDED DECEMBER 22, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO, PARCEL "B" BEING A 3 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A PORTION OF HORNERS ADDITION BLDCK NO. 134

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
MARCH 2019

WS 336 CLAREMONT BLVD, STE 1
Westover SAN FRANCISCO, CA 94127
Surveying (415) 242-2400
www.westoversurveying.com
SHEET 1 OF 4 SHEETS
APR 24 2019 3:00:30 PM 24TH STREET



SPECIAL RESTRICTIONS
 THIS FINAL MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED DECEMBER 31, 2016 IN OFFICIAL RECORDS UNDER DOCUMENT NUMBER 2016-K182987-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.

GENERAL NOTES

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
- DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

FIELD SURVEY COMPLETION STATEMENT
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 4/1/2017. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY
 THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAP 238. THE SANCHEZ STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY.
 THE NORTHERLY LINE OF 24TH STREET WAS ESTABLISHED AT AN OFFSET OF 45.75' FROM THE MONUMENT LINE WHICH AGREES WITH THE FOUND L AND T-CUTS AS SHOWN HEREON ALONG SANCHEZ STREET.
 THE WESTERLY LINE OF SANCHEZ STREET WAS ESTABLISHED AT AN OFFSET OF 55.17' FROM THE MONUMENT LINE WHICH AGREES WITH THE FOUND L-CUTS AS SHOWN HEREON ALONG 24TH STREET.
 THE SUBJECT PARCEL WAS ESTABLISHED BY RECORD DIMENSIONS PER DEED (R1). THERE IS A GAP BETWEEN DEEDS AND AN OVERLAP OF EASEMENTS ALONG THE NORTHERLY PROPERTY LINE AS DESCRIBED IN DEEDS 2012-M06487 AND 2016-K37156. THIS GAP AND OVERLAP IS SHOWN IN THE TWO DETAILS ON SHEET 3.

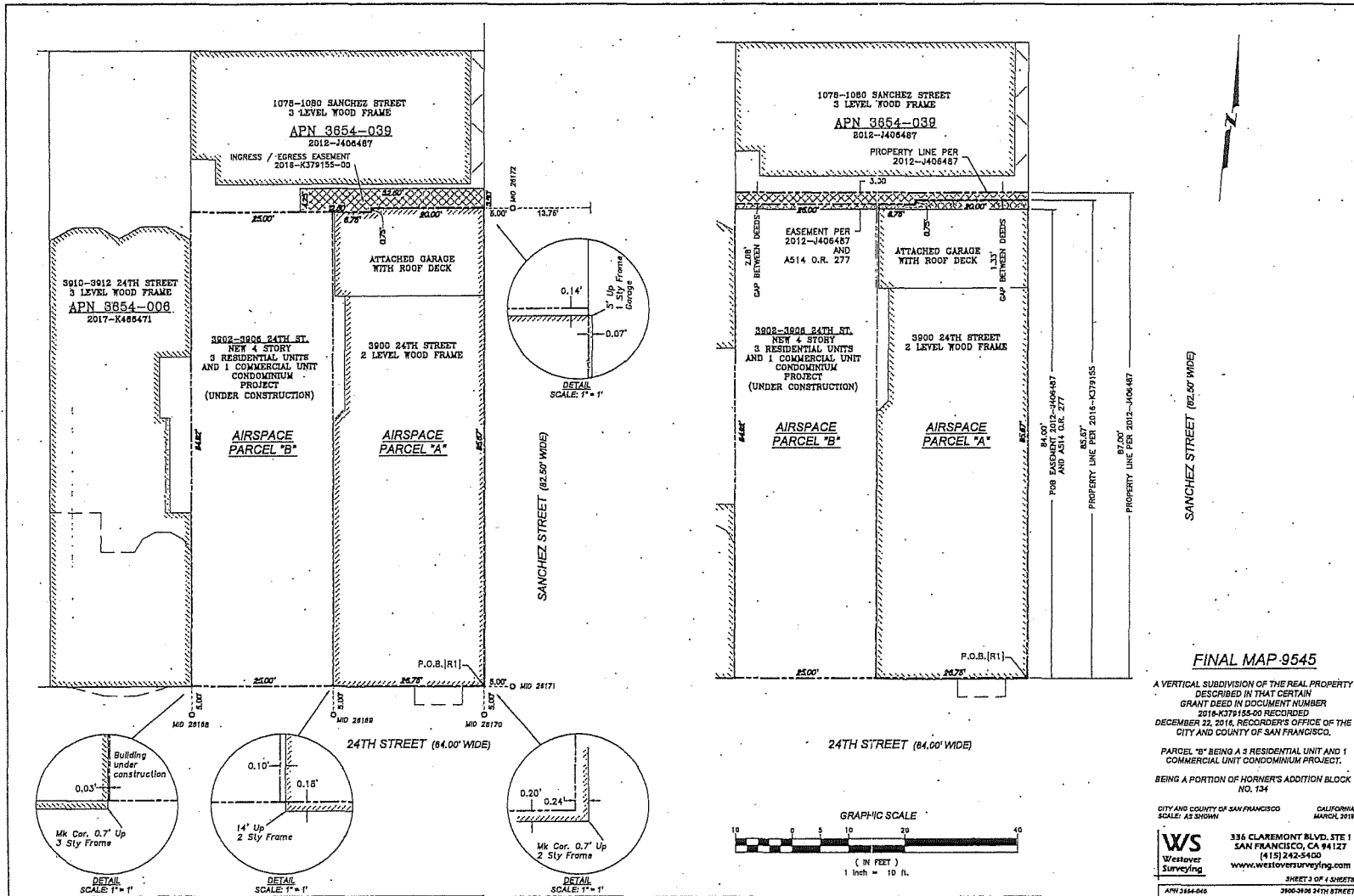
REFERENCES
 THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.
 (R1) GRANT DEED IN DOCUMENT NUMBER 2016-K37153-00 RECORDED DECEMBER 22, 2015, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
 (R2) MONUMENT MAP NO. 238 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYORS.
 (R3) PARCEL MAP FILE: 1/12/1998 IN BOOK 55 CM AT PAGES 63-60, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
 (R4) PARCEL MAP FILE: 3/1/2007 IN BOOK 59 CM AT PAGES 76-75, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
 (R5) BLOCK DIAGRAM OF HORNER'S ADDITION BLOCK NO. 134 ON RECORD AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LEGEND

- SET 1" ALUMINUM RIVET AND 3" DIA. BRASS TAG MARKED "LS 7770"
- ✕ MONUMENT (SEARCHED FOR NOT FOUND) PER REFERENCE NUMBER
- FOUND BRASS TAG PER REFERENCE AS NOTED
- ┌ ─┬─┐ FOUND CURB 1" OR 1" CUT NOT OF RECORD
- — — — — PROPERTY LINE
- - - - - MONUMENT LINE PER (R)
- --- --- LINES NOT SURVEYED, SHOWN ONLY FOR REFERENCE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- BLD. COR. BUILDING CORNER
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- P.O.B. POINT OF BEGINNING
- SFNF SEARCHED FOR, NOT FOUND
- CM CONDOMINIUM MAPS
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- ▤ BUILDING FOOTPRINT

FINAL MAP 9545
 A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED IN DOCUMENT NUMBER 2016-K37153-00 RECORDED DECEMBER 22, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
 PARCEL "B" BEING A 3 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT.
 BEING A PORTION OF HORNER'S ADDITION BLOCK NO. 134
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE 1" = 40'
 MARCH 2019
WS Westlover Surveying
 336 CLAREMONT BLVD., STE 1
 SAN FRANCISCO, CA 94127
 (415) 242-5400
 www.westloversurveying.com
 SHEET 2 OF 4 SHEETS
 APR 16/2019 2400-3704 24TH STREET

1774



APN 3854-016 3900-3906 24TH STREET

1775

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 three (3) residential and one (1) 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 facility(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:

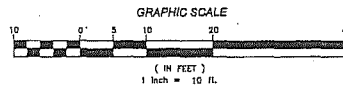
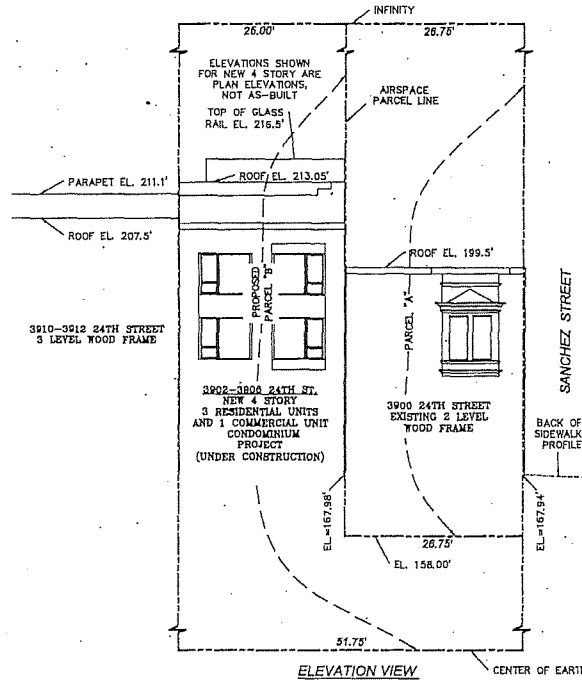
- (i) All general use common area improvements; and
- (ii) All fronting sidewalks, as permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works 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, site, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.

f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over 24th 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 owners(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.



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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
UNIT 101	3654-073
UNIT 201	3654-074
UNIT 301	3654-075
UNIT 401	3654-076
3900-24TH	3654-077

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON SAN FRANCISCO OLD CITY DATUM.
BENCHMARK: CROW CUT IN STORM WATER INLET AT NE CORNER OF 24TH STREET AND SANCHEZ. ELEVATION = 166.93'

FINAL MAP 9545

A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED IN DOCUMENT NUMBER 2016-KT78155-00 RECORDED DECEMBER 22, 2016, RECORDERS OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

PARCEL "B" BEING A 3 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT.
BEING A PORTION OF HORNERS' ADDITION BLOCK NO. 134

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA MARCH 2016



336 CLAREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127
(415) 242-3400
www.westoversurveying.com

APN 2454-040 SHEET 4 OF 4 SHEETS
3900-3908 24TH STREET

