



NOTICE OF SPECIAL RESTRICTION

City and County of San Francisco
Carmen Chu, Assessor-Recorder

Doc # **2020032437**

Fees	\$44.00
Taxes	\$0.00
Other	\$0.00
SB2 Fees	\$75.00
Paid	\$119.00

RECORDING REQUESTED BY:)

10/19/2020 12:56:42 PM

DS Electronic

Pages 11 Title 394

Customer 9001

And When Recorded Mail To:)

Name: Joseph P. Toboni)

Address: 3364 Sacramento Street)

City: San Francisco, Ca 94118)

State: California)

Space Above this Line For Recorder's

Use

I (We) 2100 Mission Street, LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 3576; LOT: 001

COMMONLY KNOWN AS: 2100 Mission Street;

See Exhibit B

hereby give notice that there are special restrictions on the use of said property under the San Francisco Planning Code. This Notice of Special Restrictions (NSR) under the Planning Code wholly supersedes the previously recorded NSR No. 2018K65743 with the San Francisco Assessor-Recorder on August 20, 2018.

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. 2014.0623.9172 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.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

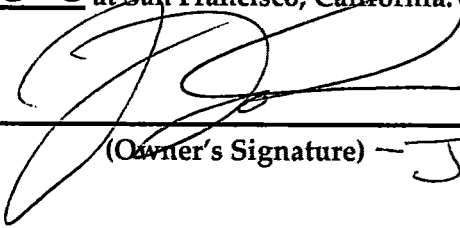
- (2) Throughout the life of the Development Project, the property owner, and all successors, shall:
- Maintain a TDM coordinator, as defined in the TDM Program Standards, who shall coordinate with the City on the Development Project's compliance with its approved TDM Plan.
 - Allow City staff access 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.
 - 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, Land Use Category Residential	Points
ACTIVE-2: Bicycle Parking – Option A	1
PKG-4: Parking Supply – Option K	11
Required Target Points	(10 x 50%) = 5
Points Achieved	12

- (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 16, 2020 at San Francisco, California.



(Owner's Signature) – Joseph P. Taboni

(Agent's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

EXHIBIT A – TDM MEASURE DETAILS

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 the October 16, 2020 before me, Helen Dumont a Notary Public, personally appeared Joseph P. Toboni, 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.

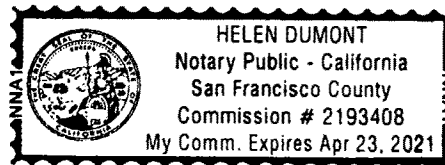
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Helen Dumont

(Typed or Printed)



(Seal)



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

OPTION C

POINTS:

3

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.

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.

OPTION D

POINTS:

4

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.

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.

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.
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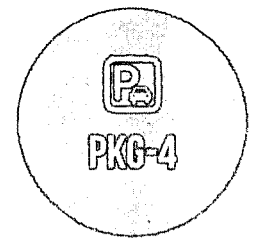
PRE-OCCUPANCY MONITORING AND REPORTING:	The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the bicycle parking meets the standards specified in the project approvals. Additionally, City staff shall provide the TDM coordinator with a copy of the approved 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.
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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 A

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 B

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 C

POINTS:

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

3

APPLICABILITY:

This measure is applicable to Development Projects in any land use category.

POINTS:

1-11 ○○○○○○○○○○○○

Parking Supply Management

PKG-4

OPTION D	POINTS:
Four points for providing less than or equal to 70 percent and greater than 60 percent of the neighborhood parking rate; OR	4
OPTION E	POINTS:
Five point for providing less than or equal to 60 percent and greater than 50 percent of the neighborhood parking rate; OR	5
OPTION F	POINTS:
Six points for providing less than or equal to 50 percent and greater than 40 percent of the neighborhood parking rate; OR	6
OPTION G	POINTS:
Seven points for providing less than or equal to 40 percent and greater than 30 percent of the neighborhood parking rate; OR	7
OPTION H	POINTS:
Eight points for providing less than or equal to 30 percent and greater than 20 percent of the neighborhood parking rate; OR	8
OPTION I	POINTS:
Nine points for providing less than or equal to 20 percent and greater than 10 percent of the neighborhood parking rate; OR	9
OPTION J	POINTS:
Ten points for providing less than or equal to 10 percent of the neighborhood parking rate but at least one parking space; OR	10
OPTION K	POINTS:
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.

**RELEVANT
MUNICIPAL
CODE(S):**

San Francisco Planning Code Sections 150, 151, 151.1, and 161.

EXHIBIT B

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point of intersection of the Southerly line of Seventeenth Street with the Westerly line of Mission Street; thence Southerly along said line of Mission Street 70 feet; thence a right angle Westerly 91 feet; thence at a right angle Northerly 70 feet to the Southerly line of Seventeenth Street; and thence at a right angle Easterly along said line of Seventeenth Street 91 feet to the point of beginning.

Being a part of Mission Block No. 69.

Assessor's Lot: 001, Block: 3576