

File No. 170978

Committee Item No. _____

Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 19, 2017

Cmte Board

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|--------------------------|-------------------------------------|--|
| <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 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 |
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| <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 |
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OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 186172 - July 24, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - November 22, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - July 21, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: September 14, 2017

Prepared by: _____

Date: _____

1 [Final Map 9193 - 22-24 Franklin Street]
2

3 **Motion approving Final Map 9193, a 35 residential unit and 1 commercial unit, mixed-**
4 **use condominium project, located at 22-24 Franklin Street, being a subdivision of**
5 **Assessor's Parcel Block No. 0836, Lot No. 031, and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 9193", a 35 residential unit and 1
9 commercial unit, mixed-use condominium project, located at 22-24 Franklin Street, being a
10 subdivision of Assessor's Parcel Block No. 0836, Lot No. 031, comprising 3 sheets, approved
11 July 24, 2017, by Department of Public Works Order No. 186172 is hereby approved and said
12 map is adopted as an Official Final Map 9193; and, be it

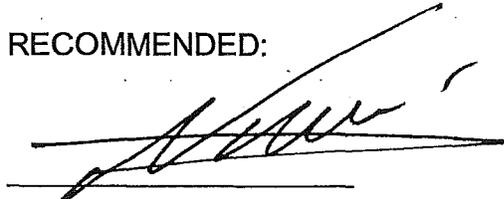
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated November 22, 2016, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, 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.
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 SEP -5 AM 10: 01

[Signature]

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 ■ www.SFPublicWorks.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 186172

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP 9193, 22-24 FRANKLIN STREET, A 36 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 0836-031.

A 36 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 22, 2016 stated that the subdivision is in conformity 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 9193", each 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 November 22, 2016, from the City Planning Department verifying conformity of the subdivision 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:



7/24/2017

7/24/2017

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed





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
 sfpublicworks.org • tel 415-554-5810 • fax 415-554-6161



TENTATIVE MAP DECISION

Date: November 9, 2016

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

Project ID: 9193			
Project Type: 35 Residential and 1 Commercial Mixed Use New Construction Condominium project			
Address#	StreetName	Block	Lot
22 - 24	FRANKLIN ST	0836	031
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,

 James Ryan
 2016.11.09 15:15:13 -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 , 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.

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 **Carly Grob** Digitally signed by Carly Grob
 • DN: cn=Grob, o=San Francisco, ou=City Planning, ou=City Planning, email=Carly.Grob@sf.gov, cn=Carly Grob, email=Carly.Grob@sf.gov
 Date: 2016.11.22 15:22:52 -08'00'

Date: 11-22-16

Planner's Name Carly Grob
 for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.1005E
 Project Address: 22-24 Franklin Street
 Zoning: C-3-G (Downtown – General)
 Van Ness & Market Downtown Residential District
 85-X Height and Bulk District
 Block/Lot: 0836/011-012
 Lot Size: 4,337 square feet
 Plan Area: Market and Octavia Area Plan
 Project Sponsor: Reza Khoshnevisan (SIA Consulting Corporation)
 1256 Howard Street
 San Francisco, CA 94103
 415-922-0200
 Staff Contact: Elizabeth Purl (415) 575-9028; Elizabeth.Purl@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

PROJECT DESCRIPTION

The project site is located on the east side of Franklin Street between Market/Page and Oak streets in the southwestern portion of San Francisco's Downtown/Civic Center neighborhood. The project site consists of two lots with a total area of approximately 4,337 square feet and includes a one-story reinforced concrete commercial building that houses an auto body shop and a vacant parcel that is currently being used as a surface parking lot. Auto repair and metalworking businesses have occupied the building on the project site since its construction in 1927.

(Continued on next page.)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES
 Environmental Review Officer

January 27, 2016
 Date

cc: Reza Khoshnevisan, Project Sponsor
 Supervisor London Breed, District 5
 Carly Grob, Current Planner
 Pilar LaValley, Preservation Planner

Historic Preservation Distribution List
 Citywide Distribution List
 Virna Byrd, M.D.F.
 Exemption/Exclusion File

PROJECT DESCRIPTION (CONTINUED)

The proposal is to merge lots 011 and 012 in to a single lot, demolish the existing commercial building on lot 012, and construct an 8-story, 85-foot tall mixed-use building at the site. With rooftop mechanical structures, the building would be approximately 100 feet tall. The proposed new building would include 35 dwelling units and 2,100 gross square feet (gsf) of retail space along Franklin Street. Approximately 2,900 sf of open space would be provided through a combination of private and common roof decks. The project would also provide 35 Class 1 bicycle parking spaces on the ground floor; no vehicle parking would be included in the project. An existing curb cut on Franklin Street would be removed.

The project sponsor anticipates that construction would begin in 2016 and would about last 13 months, with building occupancy in 2017. Construction of the proposed project would require minor excavation for the foundation and the removal of about 140 cubic yards of soil. The proposed building would rest on a mat foundation; no pile driving would be required.

PROJECT APPROVAL

The proposed 22-24 Franklin Street project would require the following approvals:

Actions by the Planning Commission

- **Approval of a Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and 25,000 gross square feet in size. The approval of the Large Project Authorization would be the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.
- **Downtown Project Authorization** pursuant to Planning Code Section 309 with exceptions to the requirements for ground level wind currents pursuant to Planning Code Section 148 and lot coverage pursuant to Planning Code Section 249.33(b)(5).

Actions by City Departments

- **San Francisco Planning Department (Planning Department).** Approval of a Variance from the Dwelling Unit Exposure requirements pursuant to Planning Code Section 140.
- **Department of Building Inspection (DBI).** Demolition, grading, and building permits for the demolition of the existing building and construction of the new building.
- **Department of Public Health (DPH).** Approval of a Site Mitigation Plan prior to the commencement of any excavation work.
- **Department of Public Works (DPW).** Street and sidewalk permits for any modifications to public streets and sidewalks. Approval of a condominium map if requested.
- **San Francisco Public Utilities Commission.** Approval of any changes to sewer laterals.

The proposed project is also subject to notification under Planning Code Section 312.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental

Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent; (c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or (d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 22-24 Franklin Street project described above, and incorporates by reference information contained in the Programmatic EIR for the *Market and Octavia Area Plan* (Market and Octavia PEIR).¹ Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Market and Octavia PEIR.

On April 5, 2007, the Planning Commission certified the Market and Octavia PEIR by Motion No. 17406.^{2,3} The PEIR analyzed amendments to the *San Francisco General Plan (General Plan)* to create the *Market and Octavia Area Plan* and amendments to the Planning Code and Zoning Maps, including the creation of the Hayes-Gough NCT (Neighborhood Commercial Transit) District. The PEIR analysis was based upon an assumed development and activity that were anticipated to occur under the *Market and Octavia Area Plan*. The proposed 22-24 Franklin Street project is in conformance with the height, use, and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that was forecast for the *Market and Octavia Plan* area. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed 22-24 Franklin Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The Van Ness & Market Downtown Residential District, focused on the intersections of Van Ness Avenue at Market Street and South Van Ness Avenue at Mission Street, and including both sides of Market and Mission Streets between 10th and 12th Streets, is within walking distance of the San Francisco Civic Center. This mixed-use commercial district has historically included medium- to high-density residential and commercial uses and has served as a transition zone to the lower scale residential and neighborhood commercial areas to the west, as well as a back-office and warehouse support function to downtown. This zoning district is intended to be a transit-oriented, high-density, mixed-use neighborhood with a significant residential presence; zoning controls permit high-density residential, office, retail/commercial, and institutional uses.

¹ San Francisco Planning Department Case No. 2003.0347E, State Clearinghouse No. 2004012118.

² San Francisco Planning Department, *Market and Octavia Area Plan Final Environmental Impact Report*, Case No. 2003.0347E, certified April 5, 2007. This document, and other cited Market and Octavia Area Plan documents, are available online at www.sf-planning.org/index.aspx?page=1714. Accessed November 10, 2015.

³ San Francisco Planning Commission Motion No. 17406, April 5, 2007. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=568>, accessed November 10, 2015.

In May 2008, subsequent to the certification of the PEIR, the Board of Supervisors approved and the Mayor signed into law revisions to the Planning Code, Zoning Maps, and *General Plan* that constituted the "project" analyzed in the Market and Octavia PEIR. The legislation created several new zoning controls, which allow for flexible types of new housing to meet a broad range of needs, reduce parking requirements to encourage housing and services without adding cars, balance transportation by considering people movement over auto movement, and build walkable whole neighborhoods meeting everyday needs. The *Market and Octavia Area Plan*, as evaluated in the PEIR and as approved by the Board of Supervisors, accommodates the proposed use, design, and density of the 22-24 Franklin Street project.

Individual projects that could occur in the future under the *Market and Octavia Area Plan* will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 22-24 Franklin Street is consistent with and was encompassed within the analysis in the Market and Octavia PEIR. This determination also finds that the Market and Octavia PEIR adequately anticipated and described the impacts of the proposed 22-24 Franklin Street project, and identified the mitigation measures applicable to the 22-24 Franklin Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{4 5} Therefore, no further CEQA evaluation for the 22-24 Franklin Street project is required. Overall, the Market and Octavia PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project vicinity is characterized by a mix of residential, retail, office, light industrial, cultural/arts, and educational uses. Existing development on the project block consists of one- to six-story commercial and multi-unit residential buildings and surface parking lots. Two three-story apartment buildings are on the west side of Franklin Street across from the project site; one includes ground-floor retail uses. The International School, a private high school, and the Chinese American International School, a private elementary school, are located one-half block to the northwest. The San Francisco Conservatory of Music is on the north side of Oak Street near the project site. Several auto-service-related businesses are located both north and south of Market Street on adjacent blocks. Civic and commercial office buildings with ground-floor retail uses are located along both sides of Van Ness/South Van Ness Avenue to the east of the project site. The scale of development in the project vicinity varies widely from one-story buildings to high-rises exceeding 200 feet in height.

The project site is well served by public transportation. The San Francisco Municipal Railway (Muni) operates numerous transit lines within one-quarter mile of the project site, including surface buses and the F Line historic streetcar on Market Street, as well as a number of surface buses that run nearby on Oak, Page, and Haight streets, Van Ness/South Van Ness Avenue, and Mission Street. Muni also operates the Muni Metro light rail system, which runs underground beneath Market Street in the project vicinity. Major transit stops near the project site include those at Market and Gough streets, approximately 600

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, *Citywide Planning and Policy Analysis, Case No. 2013.1105E, 22-24 Franklin Street*, October 21, 2014. This document, and other documents cited in this CPE Certificate, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1005E.

⁵ Jeff Joslin, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning Analysis, Case No. 2013.1105E, 22-24 Franklin Street*, November 2, 2015.

feet to the southwest, and at Market Street and Van Ness Avenue, 600 feet to the east. In addition, the Bay Area Rapid Transit District (BART) operates a regional subway system that runs beneath Market Street. The Civic Center BART/Muni station is located at the intersection of Eighth and Market streets, less than one-half mile to the northeast of the project site.

POTENTIAL ENVIRONMENTAL EFFECTS

The Market and Octavia PEIR analyzed environmental issues including: plans and policies; land use and zoning; population, housing, and employment; urban design and visual quality; shadow and wind; cultural (historic and archeological) resources; transportation; air quality; noise; hazardous materials; geology, soils, and seismicity; public facilities, services, and utilities; hydrology; biology; and growth inducement. The proposed 22-24 Franklin Street project is in conformance with the height, use and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that was forecast for the area covered by the *Market and Octavia Plan*. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed 22-24 Franklin Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The Market and Octavia PEIR identified significant impacts related to shadow, wind, archeology, transportation, air quality, hazardous materials, and geology. Mitigation measures were identified for these impacts and reduced all of these impacts to less-than-significant levels with the exception of those related to shadow (impacts on two open spaces: the War Memorial Open Space and United Nations Plaza) and transportation (project- and program-level as well as cumulative traffic impacts at nine intersections; project-level and cumulative transit impacts on the 21 Hayes Muni line). A shadow fan analysis prepared by the Planning Department determined that the proposed project would not shadow any parks or open spaces.⁶ A wind assessment performed for the proposed project found that it would not substantially alter ground-level wind currents in a manner that would adversely affect public areas and result in a significant wind impact.⁷ Implementation of the proposed project would not involve the demolition of a building that was determined to be a historic resource. In addition, the architectural design of the proposed project would be compatible with the character of the Market Street Masonry Landmark District.⁸ For these reasons, the proposed project would not result in a significant impact on historic resources. Traffic and transit ridership generated by the project would not make a considerable contribution to the significant cumulative traffic and transit impacts identified in the Market and Octavia PEIR.

The Market and Octavia PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historic resources, hazardous materials, and transportation. Table 1 lists the mitigation measures identified in the Market and Octavia PEIR and states whether each measure would apply to the proposed project.

⁶ San Francisco Planning Department, *Shadow Fan Analysis for 22 Franklin Street*, September 5, 2013.

⁷ Rowan Williams Davies & Irwin, Inc. March 12, 2015. *22 Franklin Street, San Francisco, CA, Pedestrian Wind Conditions Consultation – Wind Tunnel Tests*.

⁸ San Francisco Planning Department, *Historic Resource Evaluation Response, 22-24 Franklin Street*, February 20, 2015.

Table 1 – Market and Octavia PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
A. Shadow		
A1. Parks and Open Space Not Subject to Section 295	Applicable: Project exceeds a height of 50 feet.	Completed: The Planning Department generated a shadow fan and determined that the proposed project would not shadow any parks or open spaces.
B. Wind		
B1: Buildings in Excess of 85 Feet in Height	Applicable: project involves new construction of an 85-foot-tall (excluding elevator, stair, and mechanical penthouses) mixed-used building. The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.	Completed: The project sponsor has designed the proposed project to minimize its effects on ground-level wind conditions.
B2: All New Construction	Applicable: project involves new construction of an 85-foot-tall (excluding elevator, stair, and mechanical penthouses) mixed-used building. The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.	Completed: The project sponsor has designed the proposed project to minimize its effects on ground-level wind conditions.
C. Archeological Resources		
C1: Soil-Disturbing Activities in Archeologically Documented Properties	Not Applicable: Project site is not an archeologically documented property.	N/A
C2: General Soil-Disturbing Activities	Applicable: Project would include soil-disturbing activities.	Completed: The Planning Department has conducted a Preliminary Archeological Review. The project sponsor has agreed to implement a mitigation measure related to

Mitigation Measure	Applicability	Compliance
		the accidental discovery of archeological resources (see Project Mitigation Measure 1).
C3: Soil-Disturbing Activities in Public Street and Open Space Improvements	Not Applicable: Project would not include soil-disturbing activities associated with public street or open space improvements.	N/A
C4: Soil-Disturbing Activities in the Mission Dolores Archeological District	Not Applicable: Project site is not in the Mission Dolores Archeological District.	N/A
D. Transportation		
D3: Traffic Mitigation Measure for Laguna/Market/ Hermann/Guerrero Streets Intersection (LOS D to LOS E PM peak-hour)	Not Applicable: Plan level mitigation by the San Francisco Municipal Transportation Agency (SFMTA).	N/A
D4: Traffic Mitigation Measure for Market/Sanchez/ Fifteenth Streets Intersection (LOS E to LOS E with increased delay PM peak-hour)	Not Applicable: Plan-level mitigation by the SFMTA.	N/A
D5: Traffic Mitigation Measure for Market/Church/ Fourteenth Streets Intersection (LOS E to LOS E with increased delay PM peak hour)	Not Applicable: Plan-level mitigation by the SFMTA.	N/A
D6: Traffic Mitigation Measure for Mission Street/Otis Street/South Van Ness Intersection (LOS F to LOS F with increased delay PM peak-hour)	Not Applicable: Plan-level mitigation by the SFMTA.	N/A
E. Air Quality		
E1: Construction Mitigation Measure for Particulate Emissions	Not Applicable: Superseded by Construction Dust Control Ordinance.	N/A
E2: Construction Mitigation Measure for Short-Term Exhaust Emissions	Applicable: Project site is in an Air Pollutant Exposure Zone.	The project sponsor has agreed to develop and implement a Construction Emissions Minimization Plan for Health Risks and Hazards (see Project Mitigation Measure 2).

Mitigation Measure	Applicability	Compliance
F. Hazardous Materials		
F1: Program- or Project-Level Mitigation Measures	Not Applicable: Superseded by Construction Dust Control Ordinance and federal, state, and local regulations related to abatement and handling of hazardous materials.	N/A
G. Geology, Soils, and Seismicity		
G1: Construction-Related Soils Mitigation Measure	Applicable: Project would include soil disturbance during construction.	The project sponsor has agreed to implement best management practices and other measures related to soil erosion (see Project Mitigation Measure 3).

Please see the attached Mitigation Monitoring and Reporting Program for the complete text of the applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Market and Octavia PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on November 23, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. No comments from the public were received.

CONCLUSION

As summarized above and further discussed in the attached Community Plan Exemption (CPE) Checklist:⁹

1. The proposed project is consistent with the development density established for the project site in the *Market and Octavia Area Plan*;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Market and Octavia PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Market and Octavia PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Market and Octavia PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Market and Octavia PEIR to mitigate project-related significant impacts.

⁹ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1005E.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

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, there are no liens against the subdivision designated on the map entitled:

Block No. 0836 Lot No. 031

Address: 22-24 Franklin St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 21st day of July. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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 the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 0836 Lot No. 031

Address: 22-24 Franklin St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$2,121,866

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$25,463.00

Amount of Assessments not yet due: \$853.00

These estimated taxes and special assessments have been paid.

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

David Augustine, Tax Collector

Dated this 21st day of July. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer

Office of the Treasurer & Tax Collector
City and County of San Francisco



valid, please contact the Office of the Treasurer and Tax Collector to obtain another certificate.

José Cisneros, Treasurer

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.

1. SST INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
SIAVASH TAHBAZOF, MANAGER

2. SB GLOBAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
BAHA HARIRI, MANAGER

BY: [Signature]
YOSEF TAHBAZOF

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 19, 2017 BEFORE ME, Todd Wertheimer

A NOTARY PUBLIC, PERSONALLY APPEARED Siyavash Tahbazof, Baha Hariri, and Yosef Tahbazof

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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT 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.

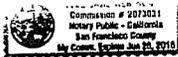
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2073031

MY COMMISSION EXPIRES: June 28, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



BENEFICIARY

FIRST REPUBLIC BANK
BY: [Signature] TITLE Vice President
DAVID PAGE

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

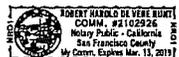
ON JULY 5, 2017 BEFORE ME, ROBERT DE VERE HUNT

A NOTARY PUBLIC, PERSONALLY APPEARED DAVID MOE

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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT 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:
SIGN: [Signature]

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



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 SIAVASH TAHBAZOF AND YOSEF TAHBAZOF ON AUGUST 12, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2017, 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.

Notary Seal for Daniel P. Weston, L.S. 7779, dated 4/21/2017. 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

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: [Signature]
BRUCE R. STORRS, L.S. 6914

DATE: JULY 25 2017



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

_____ 20___, APPROVED THIS MAP ENTITLED

"FINAL MAP 9193"

IN TESTIMONY WHEREOF, I HAVE H
SEAL OF THE OFFICE TO BE AFFIXE.

SUBSCRIBED MY HAND AND CAUSED THE

BY:

DATE:

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 24TH DAY OF July, 2017.

BY ORDER NO. 186172

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 9193

A 35 RESIDENTIAL AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 6, 2016 AS DOCUMENT NO. 2016-K339180-00, OFFICIAL RECORDS,

BEING A PORTION OF WESTERN ADDITION
BLOCK NO. 71

CITY AND COUNTY OF S' _____ CO CALIFORNIA
MAY, 2017



...AREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127

6061

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 thirty-five (35) residential condominium units and one (1) commercial unit.

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 proportional 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 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 Franklin 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 MONUMENT LINES WERE ESTABLISHED BY RECORD MEASUREMENTS FROM FOUND MARKS AS SHOWN ON MONUMENT MAPS NO. 015 AND NO. 26. THE FRANKLIN STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY.

THE BLOCK LINES WERE ESTABLISHED BY ANALYZING EXISTING CORNERS OF LONGSTANDING BUILDINGS WITHIN THE BLOCK AND AND DOING A BEST FIT USING RECORD DIMENSIONS AS SHOWN ON (R3). ALL BUILDING CORNERS CONSIDERED IN THIS ANALYSIS ARE SHOWN IN THE DETAILS ON SHEET 3.

THE SUBJECT PARCEL WAS ESTABLISHED AS DESCRIBED IN (R1).

REFERENCES

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- (R1) GRANT DEED RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016-K339160-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- (R2) MONUMENT MAP NO. 15 AND MAP NO. 26 ON FILE AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R3) UNDATED BLOCK DIAGRAM OF ASSESSOR'S BLOCK NUMBER 0836 ON FILE AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY OR ANY OTHER PROPERTY LINES WITHIN THE BLOCK.

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 NUMBERS
UNIT 101	0836-032
UNITS 201-205	0836-033 THRU 0836-037
UNITS 301-305	0836-038 THRU 0836-042
UNITS 401-405	0836-043 THRU 0836-047
UNITS 501-505	0836-048 THRU 0836-052
UNITS 601-605	0836-053 THRU 0836-057
UNITS 701-705	0836-058 THRU 0836-062
UNITS 801-805	0836-063 THRU 0836-067

SPECIAL RESTRICTIONS:

THIS PARCEL MAP IS SUBJECT TO THE CONDITIONS PER THAT "NOTICE OF SPECIAL RESTRICTIONS" RECORDED MAY 3, 2016 IN DOCUMENT 2016-K23905-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO;
AND
THAT "NOTICE OF SPECIAL RESTRICTIONS" RECORDED JULY 8, 2016 IN DOCUMENT 2016-K28819-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 9193

A 35 RESIDENTIAL AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED OCTOBER 4, 2016 AS DOCUMENT
NO. 2016-K339160-00, OFFICIAL RECORDS.

BEING A PORTION OF WESTERN ADDITION
BLOCK NO. 71

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JULY 2017

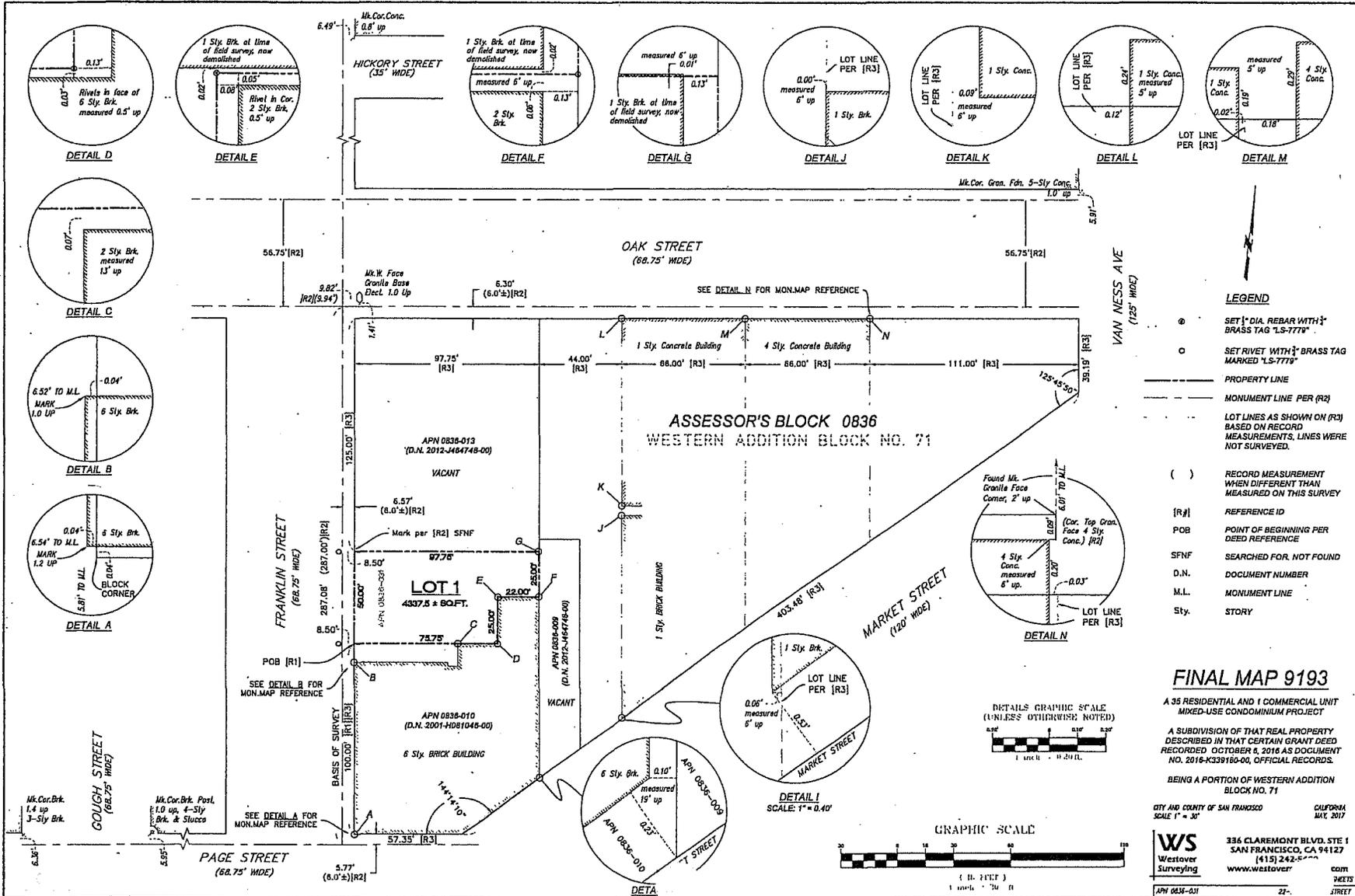
WS
Westover
Surveying

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

SHEET 2 OF 3 SHEETS

APR 03M-01

22-24 FRANKLIN STREET



- LEGEND**
- SET 1" DIA. REBAR WITH 1/2" BRASS TAG "LS-7778"
 - SET RIVET WITH 1/2" BRASS TAG MARKED "LS-7779"
 - PROPERTY LINE
 - - - MONUMENT LINE PER (R#)
 - · - · - LOT LINES AS SHOWN ON (R#) BASED ON RECORD MEASUREMENTS, LINES WERE NOT SURVEYED.
 - () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
 - [R#] REFERENCE ID
 - POB POINT OF BEGINNING PER DEED REFERENCE
 - SFNF SEARCHED FOR, NOT FOUND
 - D.N. DOCUMENT NUMBER
 - M.L. MONUMENT LINE
 - Sty. STORY

FINAL MAP 9193

A 35 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

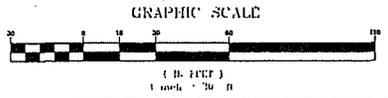
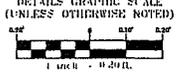
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 8, 2016 AS DOCUMENT NO. 2016-K339180-00, OFFICIAL RECORDS.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 71

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE 1" = 30'

WS
Westover
Surveying
336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5000
www.westover.com

APN 0836-011 SHEET 22-1



1311

