

File No. 210375

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: April 20, 2021

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OTHER

- Public Works Order No. 204474
- Tentative Map Decision 11/14/19
- Planning Department CEQA Categorical Exemption Determination
- Tax Certificates - 3/19/21
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- _____
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- _____

Prepared by: Jocelyn Wong

Date: April 16, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 10134 - 88 Broadway]

2

3 **Motion approving Final Map No. 10134, a seven lot vertical subdivision project**
4 **consisting of 125 apartment units, located at 88 Broadway, being a subdivision of**
5 **Assessor’s Parcel Block No. 0140, Lot No. 007; 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 No. 10134”, a seven lot vertical
9 subdivision project consisting of 125 apartment units, located at 88 Broadway, being a
10 subdivision of Assessor’s Parcel Block No. 0140, Lot No. 007, comprising six sheets,
11 approved March 26, 2021, by Department of Public Works Order No. 204474 is hereby
12 approved and said map is adopted as an Official Final Map No. 10134; 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 14, 2019, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; 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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DESCRIPTION APPROVED:



James M. Ryan, PLS
Acting City and County Surveyor

RECOMMENDED:



Alaric Degrafont
Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 204474

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

APPROVING FINAL MAP NO. 10134, 88 BROADWAY, A 7 LOT VERTICAL SUBDIVISION PROJECT CONSISTING OF 125 APARTMENT UNITS, BEING A SUBDIVISION OF LOT 007 IN ASSESSORS BLOCK NO. 0140 (OR ASSESSORS PARCEL NUMBER 0140-007). [SEE MAP]

A 7 LOT VERTICAL SUBDIVISION PROJECT

The City Planning Department in its letter dated NOVEMBER 14, 2019 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 10134”, comprising 6 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 14, 2019, 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:

X

DocuSigned by:

Ryan, James

Ryan, James 368042466DEB4E8...

Acting City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan 18178336C84404A5...

Acting Director of Public Works



TENTATIVE MAP DECISION

Date: September 20, 2019

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

Project ID: 10134			
Project Type: 7 Lot Vertical Subdivision and 125 BMR Apartments (NOT CONDOS)			
Address#	StreetName	Block	Lot
88	BROADWAY	0140	007
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

ADRIAN VERHAGEN Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=DPW-BSM,
 email=adrian.verhagen@sfpw.org, c=US
 Date: 2019.09.19 16:35:50 -07'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 ~~based on the attached findings~~. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class NA, CEQA Determination Date 11/14/19, 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 Nancy Tran Digitally signed by Nancy Tran
 Date: 2019.11.14 11:39:49 -08'00' Date 11/14/19

Planner's Name Nancy Tran 415-575-9174
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
88 Broadway		0140007
Case No.		Permit No.
2019-017314PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. CatEx Category 1 for (no lot boundary changes) 7 lot Vertical Subdivision and 125 BMR Apartments (NOT CONDOS)		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the 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></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional):</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 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 PROJECT 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 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):
<input checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): airspace subdivision, no changes lot boundaries (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: DPW approval	Signature: Nancy Tran
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/14/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
88 Broadway		0140/007
Case No.	Previous Building Permit No.	New Building Permit No.
2019-017314PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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.	

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0140**

Lot: **007**

Address: **88 BROADWAY**

David Augustine, Tax Collector

Dated **March 19, 2021** this certificate is valid for the earlier of 60 days from **March 19, 2021** or **December 31, 2021**. 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.

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 10134".

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION

BY: Andrico A. Penick
NAME: Andrico A. Penick
TITLE: Director of Property

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 December 11, 2020 BEFORE ME
Rachel Gosiengfiao, notary public PERSONALLY
APPEARED Andrico A. Penick

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: Rachel Gosiengfiao
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2252852
MY COMMISSION EXPIRES: August 5, 2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 10134".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 BRIDGE HOUSING IN OCTOBER 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2021, 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: Jacqueline Luk DATE: 8/4/2020
JACQUELINE LUK, P.L.S. 8934



CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

JAMES M. RYAN, ACTING,
BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan DATE: 3-11-21
BRUCE STORRS L.S. NO. 8630



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 THIS: _____ DAY OF _____, 20____.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 SUPERVISORS IN FILE NO. _____

APPROVALS

THIS MAP IS APPROVED THIS 26th DAY OF March, 2021, BY ORDER NO. 204474

BY: Alaric Degraffried DATE: March 31, 2021
ALARIC DEGRAFFRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY
BY: Dennis J. Herrera
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____
20_____, AT _____ M. IN BOOK _____
OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF THE CITY AND COUNTY OF SAN FRANCISCO.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 10134

BEING A 7 LOT VERTICAL SUBDIVISION (125 APARTMENT UNITS), BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT RELATING TO THE TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN REEL B308, IMAGE 686, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK "J"

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
JUNE 2020

FINAL MAP GENERAL NOTES

1. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "AGREEMENT RELATING TO TRANSFER OF THE PORT OF SAN FRANCISCO TO THE CITY AND COUNTY OF SAN FRANCISCO", EXECUTED BY THE STATE OF CALIFORNIA AND THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED JANUARY 30, 1969 IN REEL B308 OF OFFICIAL RECORDS, IMAGE 686, WHICH DESCRIBE THE TRANSFER OF PROPERTY FROM THE PORT OF SAN FRANCISCO TO THE CITY AND COUNTY OF SAN FRANCISCO, INCLUDING TIMING, TRANSFER OF FUNDS, LIMITATIONS OF PROPERTY TRANSFERRED, CONDITIONS AND REQUIREMENTS OF TRANSFER, AND USE OF PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED MAY 31, 2019, INSTRUMENT NO. 2019-K776858, OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE AFFORDABLE HOUSING PROJECT AUTHORIZATION NO. 2016-007850PRJ AND BUILDING PERMIT APPLICATION NOS. 2017.1115.4095 & 2017.1115.4101 AUTHORIZED BY THE PLANNING DIRECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO ON MAY 3, 2018 FOR NEW CONSTRUCTION OF A SIX-STORY BUILDING AT 88 BROADWAY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
3. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN, LESSOR BEING THE CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, LESSEE BEING 88 BROADWAY FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP, AS DISCLOSED BY THE MEMORANDUM OF GROUND LEASE, RECORDED MARCH 29, 2019, INSTRUMENT NO. 2019-K748756, OF OFFICIAL RECORDS. THE INITIAL TERM OF THE GROUND LEASE IS 57 YEARS, WHICH MAY BE EXTENDED FOR 18 YEARS SUBJECT TO THE PROVISIONS OF THE GROUND LEASE. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
4. THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

FINAL MAP 10134

BEING A 7 LOT VERTICAL SUBDIVISION (125 APARTMENT UNITS), BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT RELATING TO THE TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN REEL B308, IMAGE 686, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK "J"

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

JUNE 2020

SHEET 2 OF 6 SHEETS

APN 0140-007 88 BROADWAY

ASSESSOR'S BLOCK 0137

VALLEJO STREET (68.75' WIDE)

MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS FOUND MONUMENTS ON BROADWAY BETWEEN DAVIS AND SANSOME STREETS AS SHOWN ON MONUMENT MAPS NO. 2 AND 4 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

RECORD REFERENCES

- (1) MONUMENT MAP NO. 2, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (2) MONUMENT MAP NO. 4, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (3) HISTORIC BLOCK DIAGRAM OF 50 VARA BLOCK J, SHOWING A DATE OF APRIL 10, 1908, ON FILE AS 0140a.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (4) DIRECTOR'S DEED RECORDED 12/30/1994, DOCUMENT NO. 94-F736015, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- (5) GRANT DEED RECORDED 2/16/1955, BOOK 6549, PAGE 526, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- (6) DIRECTOR'S DEED RECORDED 11/30/1959, BOOK A-60, PAGE 345, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- (7) MONUMENT MAP OF THE FIFTY VARA DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO PREPARED UNDER RESOLUTION NO. 2764 (NEW SERIES) OCTOBER 12TH, 1908. APPROVED AND MADE OFFICIAL BY ORDINANCE NO. 1028 (NEW SERIES) DECEMBER 20TH 1909.
- (8) STATE OF CALIFORNIA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RIGHT-OF-WAY RECORD MAP, R-28.10, UPDATED JULY 29, 1969
- (9) ACTIVE PARCEL MAP 10133.

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 7/31/19. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

FINAL MAP 10134

BEING A 7 LOT VERTICAL SUBDIVISION (125 APARTMENT UNITS), BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT RELATING TO THE TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN REEL B308, IMAGE 686, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK "J"

CITY AND COUNTY OF SAN FRANCISCO

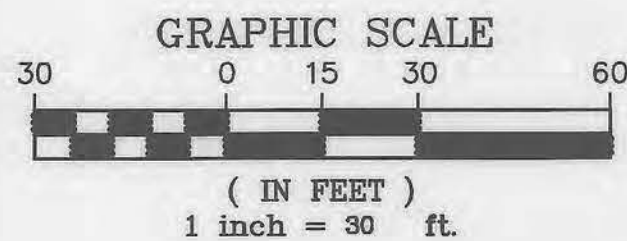
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

JUNE 2020

SHEET 3 OF 6 SHEETS

APN 0140-007 88 BROADWAY



LEGEND

	BOUNDARY
	RIGHT OF WAY LINE
	MONUMENT LINE
	ADJOINER LOT LINE
	TIE LINE
	BUILDING LINE
30.04' MEAS.	MEASURED DISTANCE
AB	ASSESSORS BLOCK
ABC	ADJACENT BUILDING CORNER
0.05' S/PL	0.05' SOUTH OF PROPERTY LINE
2-STY BRICK BUILDING	2-STORY BRICK BUILDING
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
(30.00' (1))	RECORD DISTANCE PER RECORD REFERENCE
	2" BRASS DISC PLS 8934 TO BE SET AT 1' PROPERTY LINE EXTENSION

ASSESSOR'S BLOCK 0141

FRONT STREET (69.29' WIDE)

BATTERY STREET (68.92' WIDE)

ASSESSOR'S BLOCK 0142

DAVIS STREET (69.79' WIDE)

ASSESSOR'S BLOCK 0139

BROADWAY (82.58' WIDE)

ASSESSOR'S BLOCK 0167

APN 0140-007
RE B308 IMG 686
37,812 S.F.±

WILLIAMS-SONOMA, INC.
DOC. NO. 2011-J211639
APN 0140-001

2-STY BRICK BUILDING

SITE UNDER CONSTRUCTION

FORMER CALTRANS
RIGHT-OF-WAY LINES PER (8)

CITY & COUNTY OF SAN FRANCISCO
DOC. NO. 94-F736015
APN 0140-008

ACTIVE PARCEL MAP 10133

SITE UNDER CONSTRUCTION

REALTIME PROPERTIES, LLC
DOC. NO. 2001-G978408
APN 0140-005

2-STY BRICK BUILDING

137.50'(3)

137.50' MEAS.&(3)(5) (137.57')(4)(6)

37.27' MEAS.
(37.29')(1)
MID 34775
MK. COR.
GRAN. BASE
0.8' UP
2-STY BRK.

37.48' MEAS.
(37.45')(1)
MID 34774
MK. COR.
GRAN. W.T.
1.7' UP
2-STY BRK.

36.24' MEAS.
(36.23')(1)
MID 34773
MK. COR.
2-STY
CONC. 1.0'
UP #847

41.40' MEAS.&(2)
MID 34772
MK. COR.
2-STY
CONC. 0.9'
UP #250

41.22' MEAS.
(41.20')(2)
MID 34771
MK. COR.
5-STY CONC.
1.0' UP

33.33'
MEAS.&(1)(3)
MID 34781

1.00' TO PL
MID 34782

1.00' TO PL
MID 34783

40.98' MEAS.&(1)
MID 34770
MK. COR.
2-STY BRK.
1.2' UP

59.00'
ABC 0.03' E/PL

58.92'
ABC 0.02' W/PL

ABC 0.00' E/PL,
0.10' N/PL

ABC 0.10' E/PL
& 0.27' S/PL

ABC 0.14' E/PL
& 0.18' N/PL

ABC 0.14' E/PL
& 0.00' N/PL

ABC 0.04' E/PL,
0.15' N/PL

ABC 0.02' E/PL
& 0.01' S/PL

MID 34778
1.00' TO PL

MID 34779
1.00' TO PL
MID 34780

216.08'

58.92'

137.50'(3)

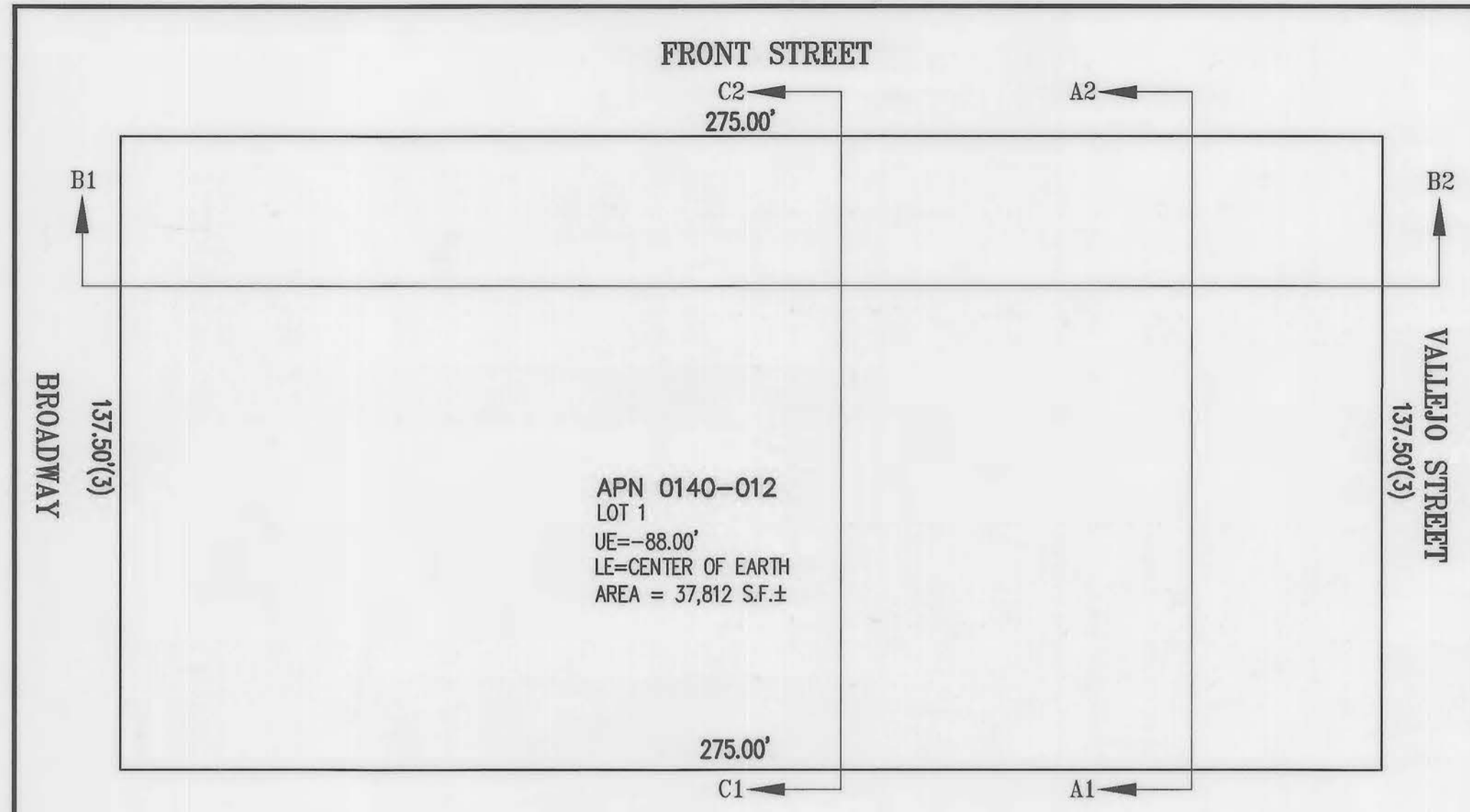
137.50'

275.00'

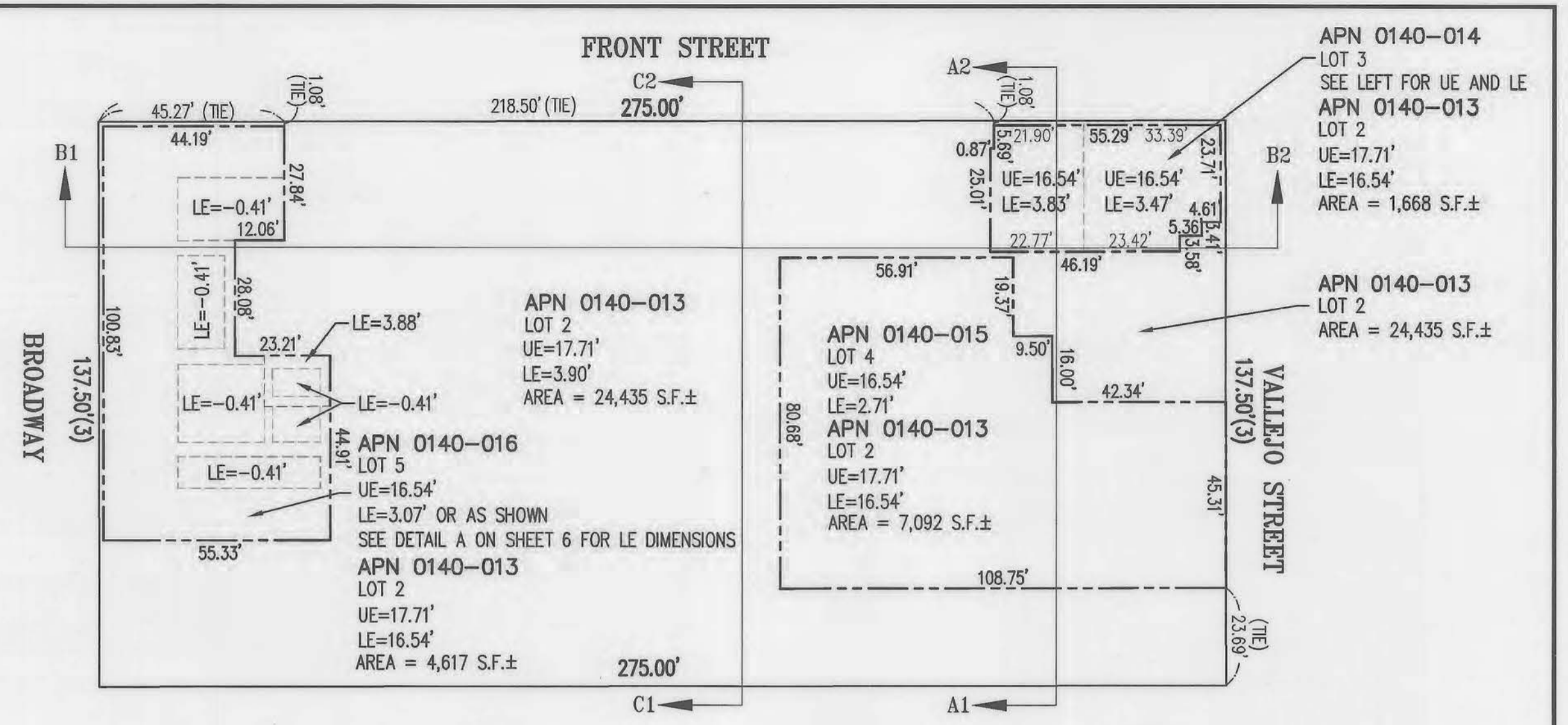
275.00'

379.96' (MON-ML)

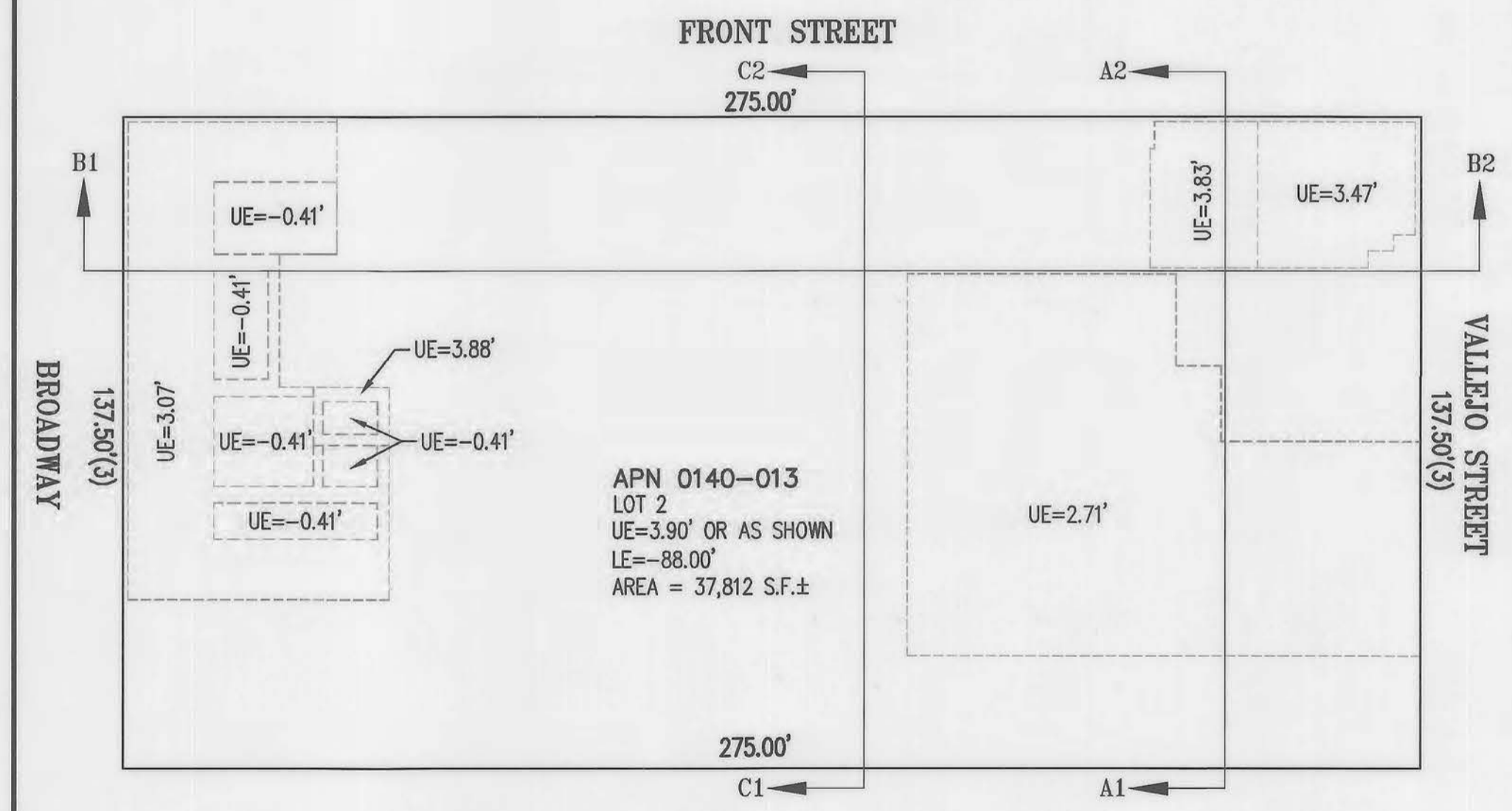
379.96' (MON-ML)



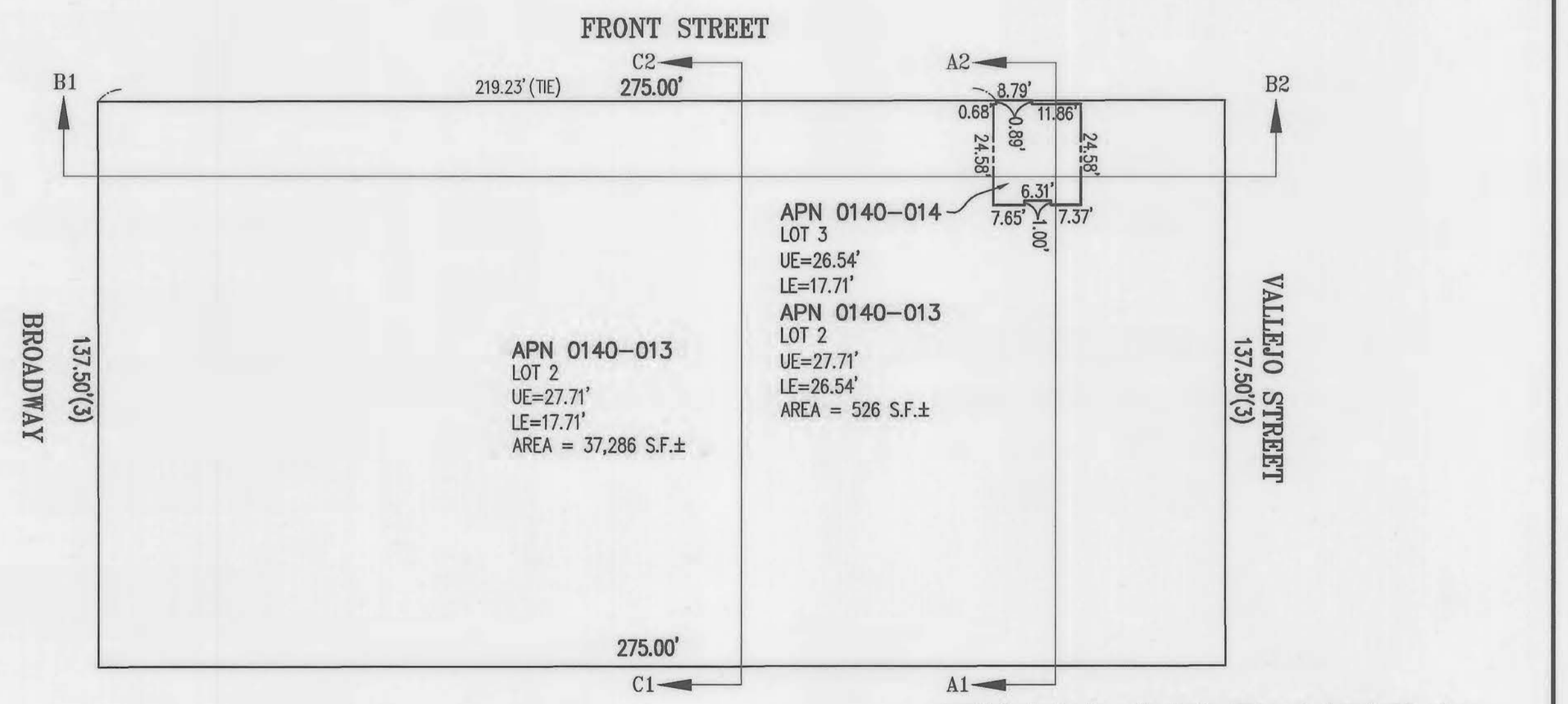
SECTION NO. 1 - LAND PARCEL



SECTION NO. 3 - 1ST FLOOR



SECTION NO. 2 - FOUNDATION

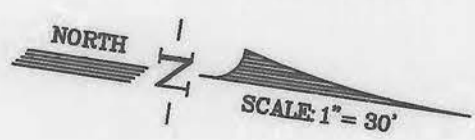
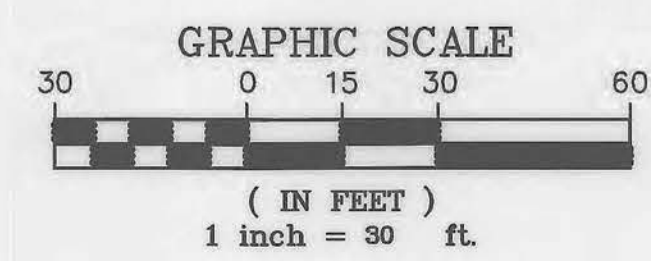


SECTION NO. 4 - 2ND FLOOR

FINAL MAP 10134

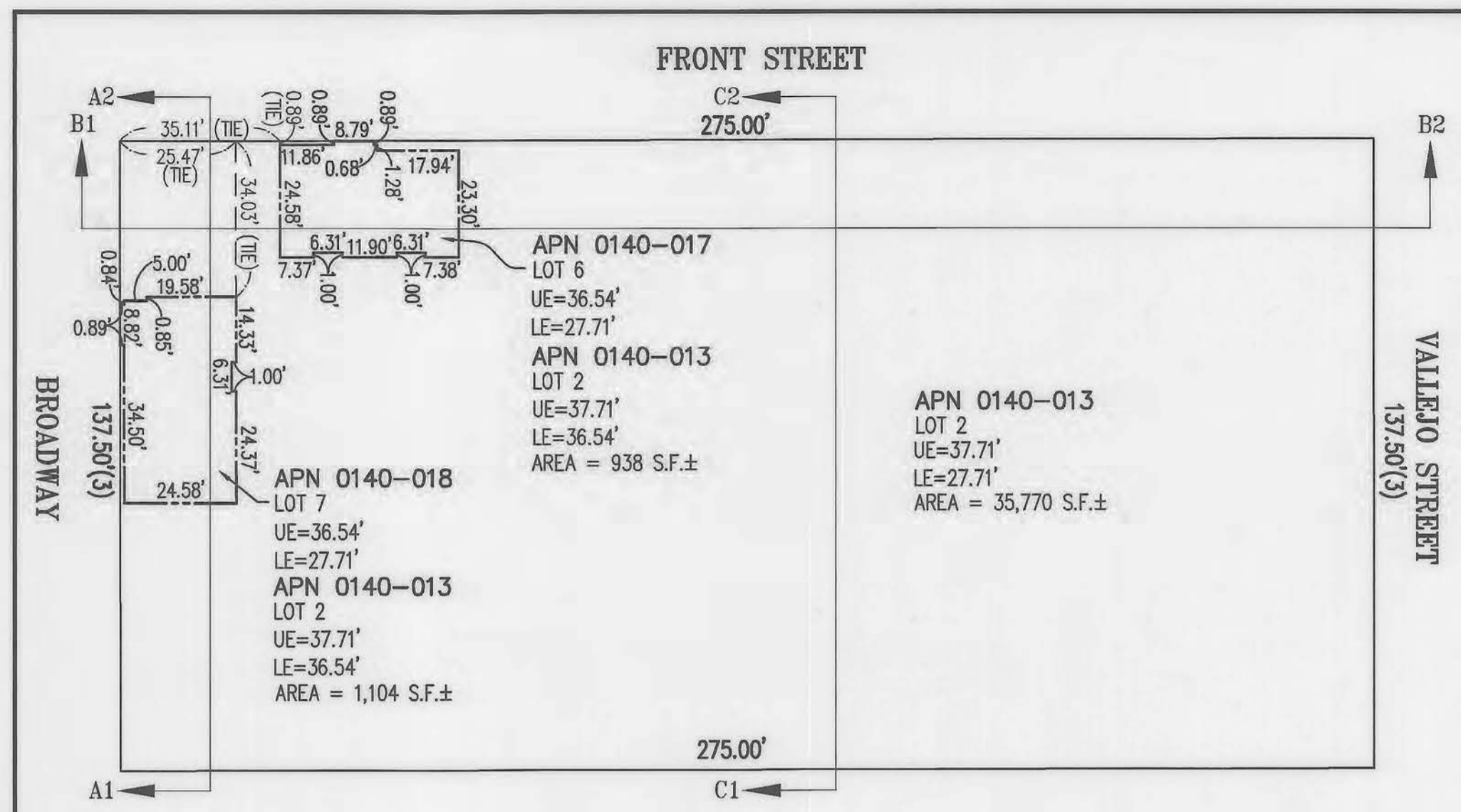
BEING A 7 LOT VERTICAL SUBDIVISION (125 APARTMENT UNITS), BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT RELATING TO THE TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN REEL B308, IMAGE 686, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK "J"

CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 JUNE 2020

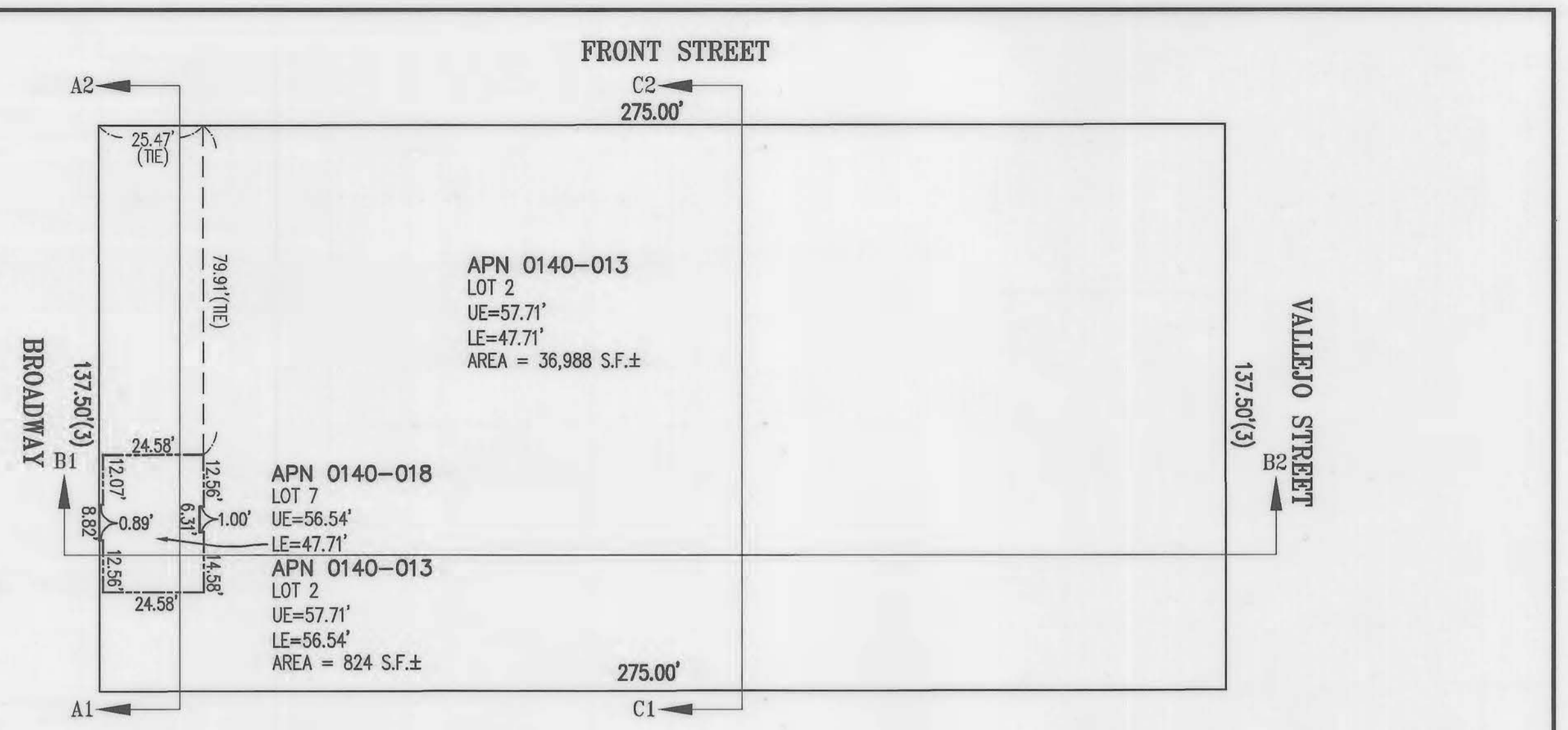


NOTES

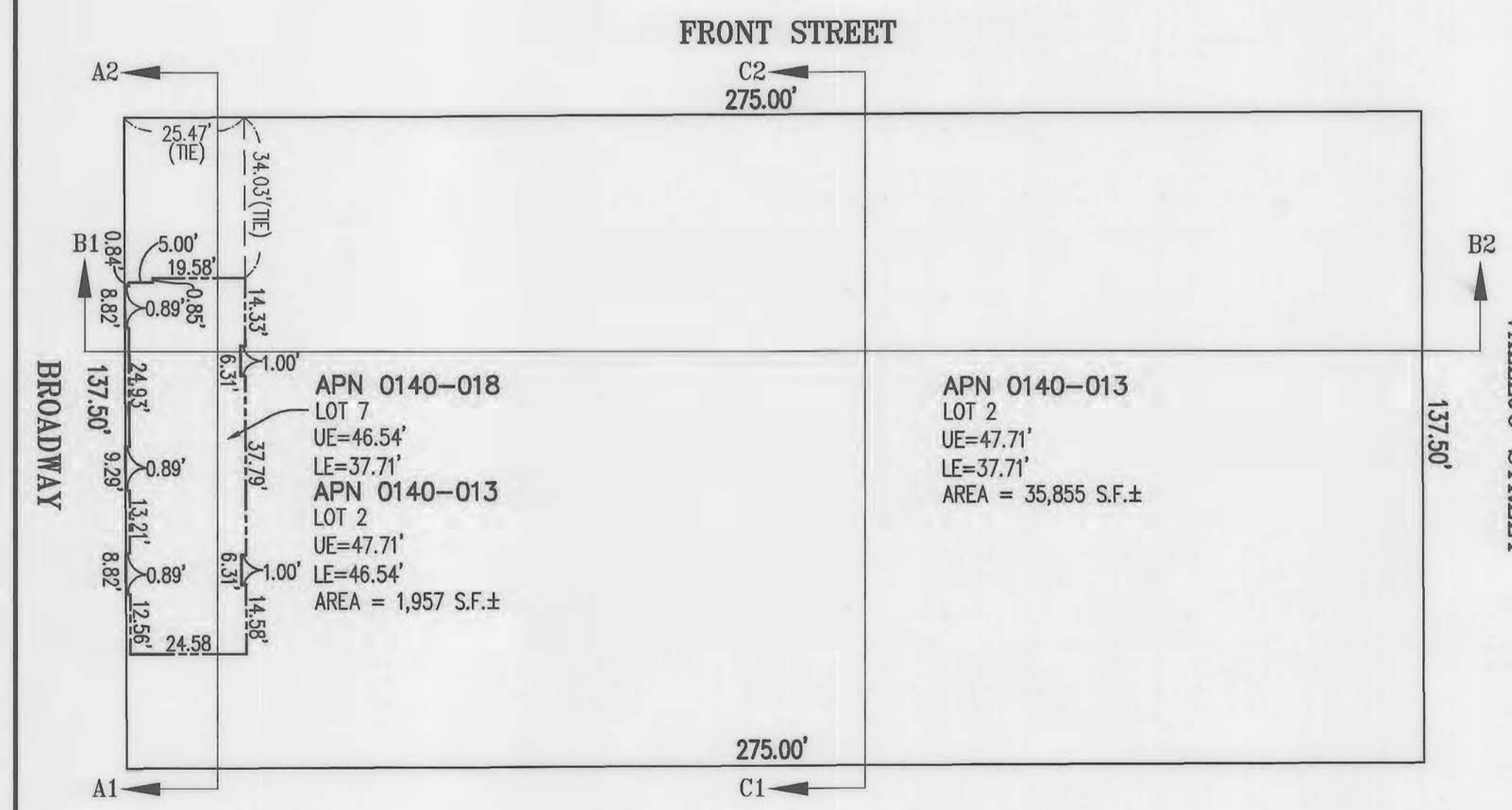
- 1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 3. SEE SHEET 6 FOR LEGEND AND BASIS OF ELEVATION.



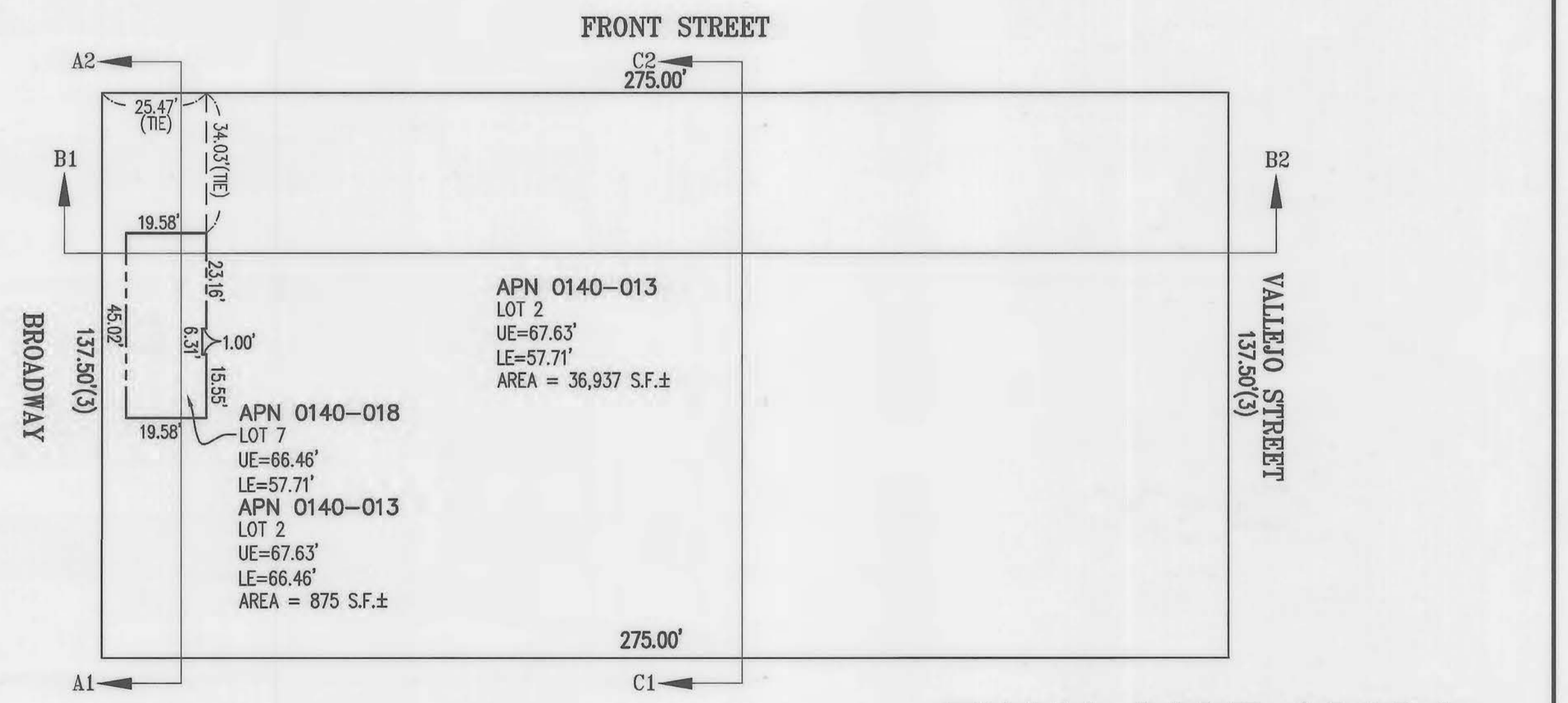
SECTION NO. 5 - 3RD FLOOR



SECTION NO. 7 - 5TH FLOOR



SECTION NO. 6 - 4TH FLOOR



SECTION NO. 8 - 6TH FLOOR

FINAL MAP 10134

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CITY AND COUNTY OF SAN FRANCISCO

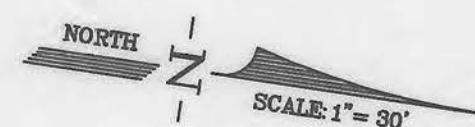
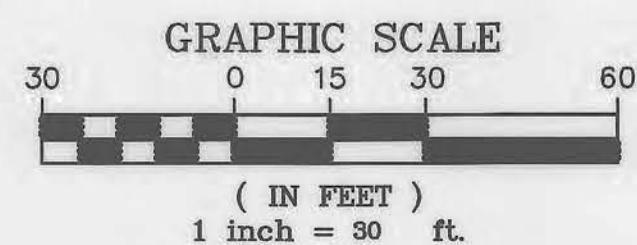
CALIFORNIA

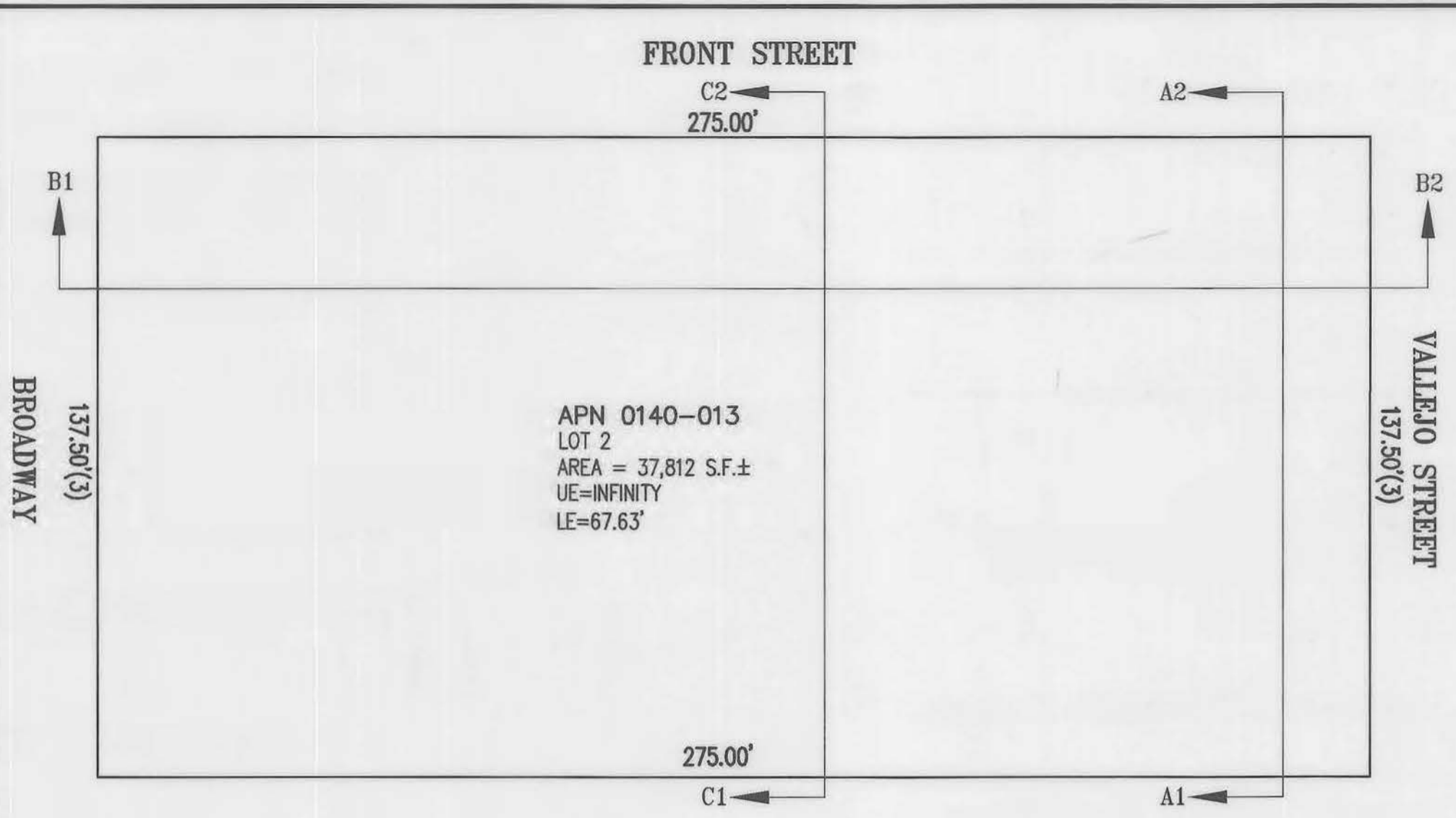
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JUNE 2020

NOTES

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3. SEE SHEET 6 FOR LEGEND AND BASIS OF ELEVATION.





SECTION NO. 9 - AIR PARCEL

LEGEND

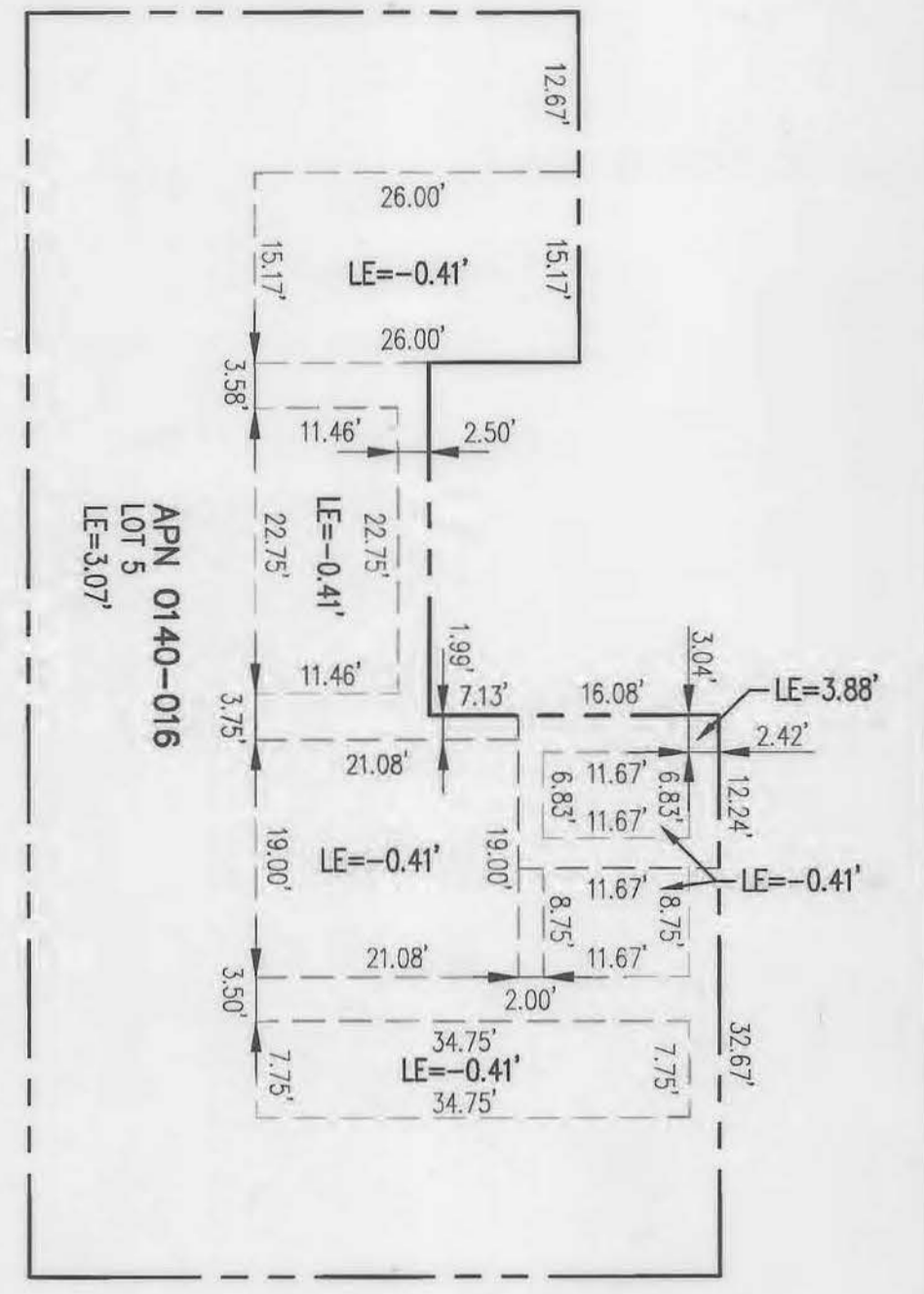
SYMBOLS	DESCRIPTION
—	BOUNDARY - SUBJECT PROPERTY
- - -	AIRSPACE BOUNDARY
ELEV	ELEVATION
S.F.±	SQUARE FEET, MORE OR LESS
UE	UPPER ELEVATION
LE	LOWER ELEVATION

BASIS OF ELEVATION

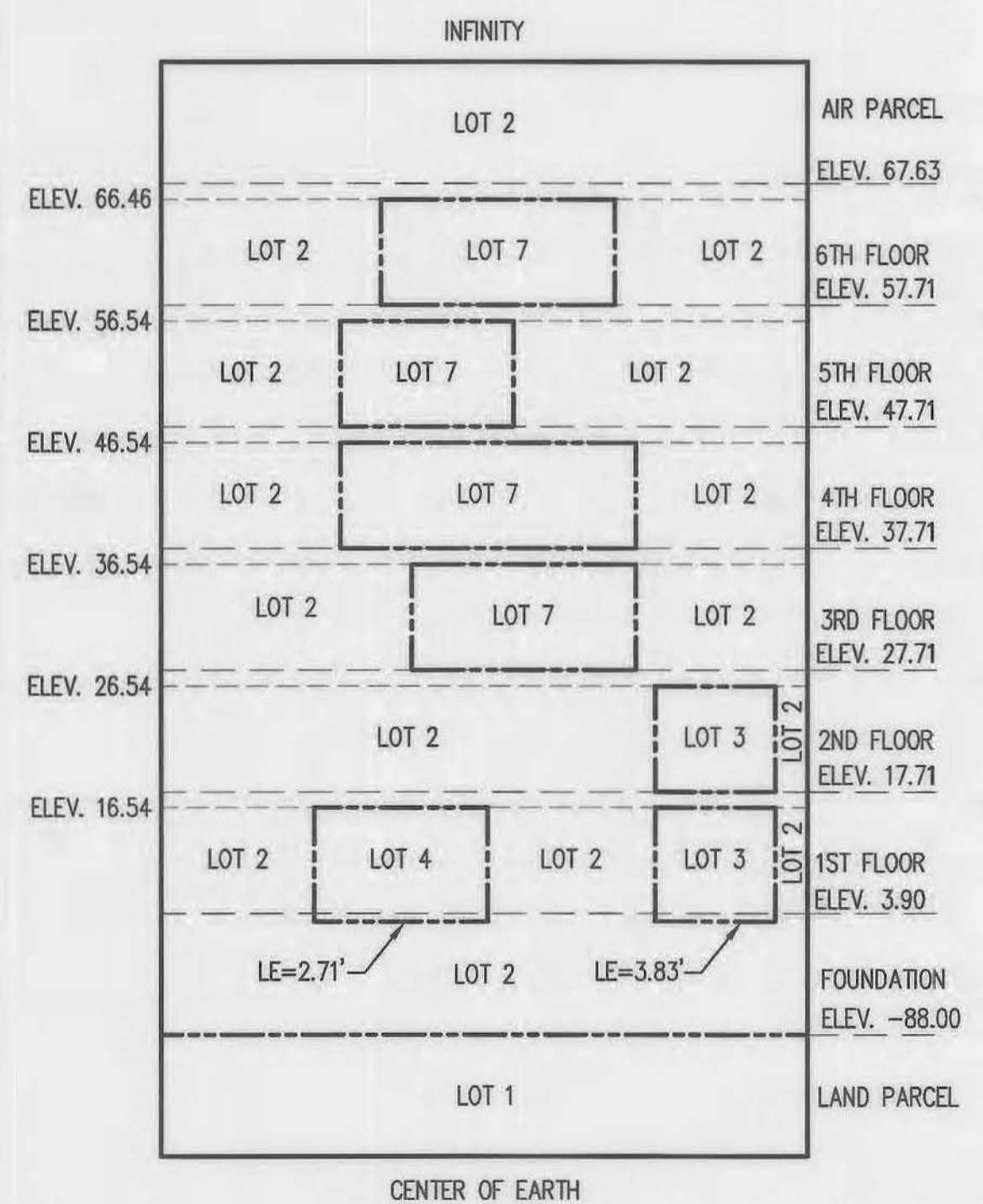
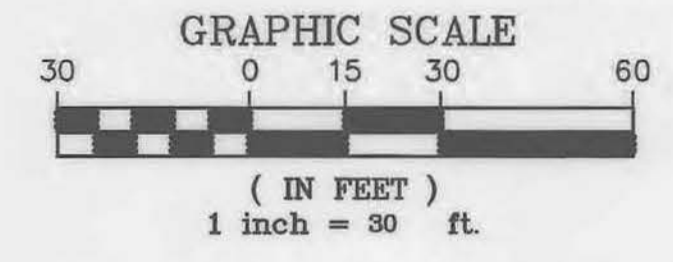
BENCHMARK AS SHOWN ON CITY OF SAN FRANCISCO BENCHMARK BOX 1, BOOK 490 AT PAGE 22, BEING LETTER "O" IN OPEN TOP HPFS HYDRANT, AT THE NORTHWEST RETURN OF BROADWAY AND FRONT STREET. ELEVATION = 6.091 FEET, OLD CITY OF SAN FRANCISCO DATUM.

NOTES

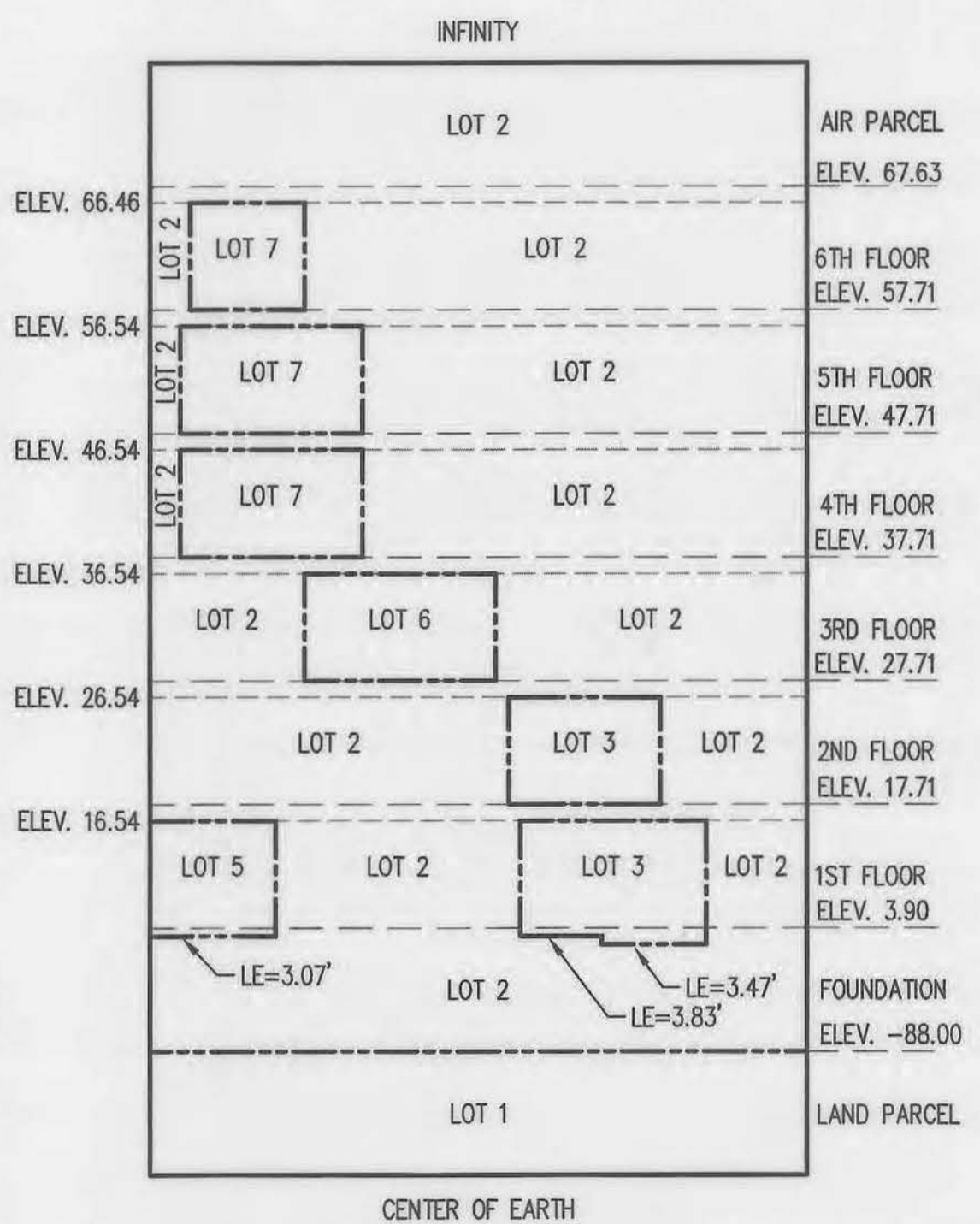
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
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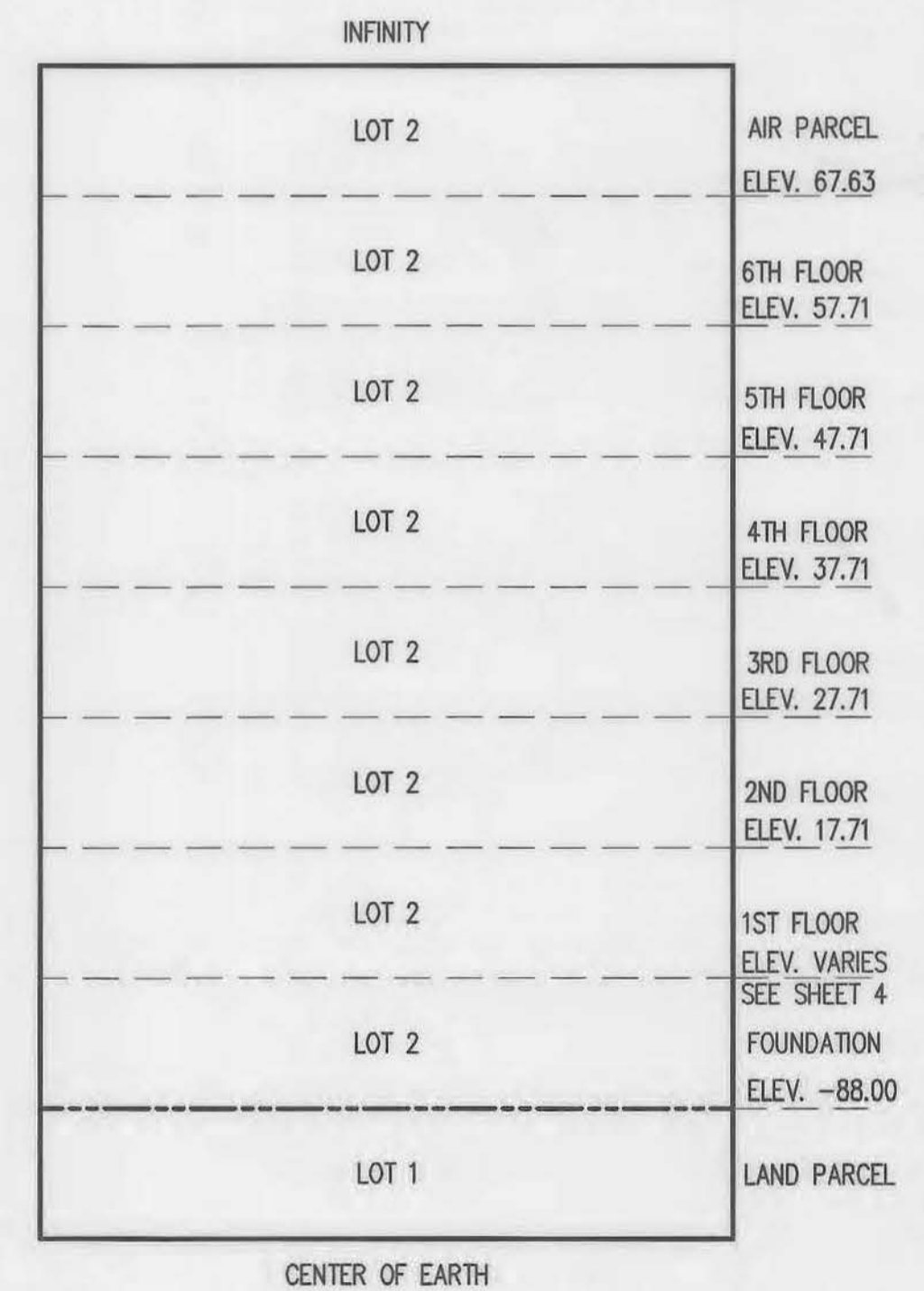
DETAIL A
SCALE 1" = 15'



SECTION A1-A2
NOT TO SCALE



SECTION B1-B2
NOT TO SCALE



SECTION C1-C2
NOT TO SCALE

FINAL MAP 10134
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 CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
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 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 JUNE 2020

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Ryan, James \(DPW\)](#)
Subject: PID:10134 BOS Final Map Submittal
Date: Friday, April 9, 2021 2:38:37 PM
Attachments: [Order204474.docx.pdf](#)
[Summary.pdf](#)
[10134 Motion 20200228.doc](#)
[10134 SIGNED MOTION 20210409.pdf](#)
[10134 DCP Referral \(ID 1133153\) signedNT \(ID 1144399\).pdf](#)
[2019-017314PRJ-CEQA Checklist \(ID 1144401\).pdf](#)
[10134 UPDATED TAX CERT 20210319.pdf](#)
[10134 SIGNED MYLAR 20210409.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the April 20, 2021 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 88 Broadway, PID: 10134

Regarding: BOS Approval for Final Map

APN:0140/007

Project Type: 7 Lot Vertical Subdivision and 125 BMR Apartments (Not Condos)

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of DCP Approval & CEQA Checklist
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org