

File No. 201247

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

Board Item No. 44

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: November 17, 2020

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- Public Works Order No. 203550 \_\_\_\_\_
- Tentative Map Decision - 8/21/19 \_\_\_\_\_
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- Final Maps \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew

Date: November 13, 2020

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

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

1 [Final Map No. 10102 - 856 Capp Street]

2

3 **Motion approving Final Map No. 10102, a nine residential unit condominium project,**  
4 **located at 856 Capp Street, being a subdivision of Assessor’s Parcel Block No. 3642,**  
5 **Lot No. 042; and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7

8           MOVED, That the certain map entitled “Final Map No. 10102”, a nine residential unit  
9 condominium project, located at 856 Capp Street, being a subdivision of Assessor’s Parcel  
10 Block No. 3642, Lot No. 042, comprising three sheets, approved September 3, 2020, by  
11 Department of Public Works Order No. 203550 is hereby approved and said map is adopted  
12 as an Official Final Map No. 10102; and, be it

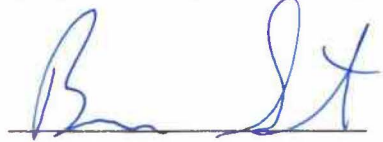
13           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated August 21, 2019, that the proposed subdivision is  
16 consistent with the 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.

25

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried  
Acting Director of Public Works



San Francisco Public Works  
General – Director’s Office  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 203550**

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

APPROVING FINAL MAP NO. 10102, 856 CAPP STREET, A 9 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 042 IN ASSESSORS BLOCK NO. 3642 (OR ASSESSORS PARCEL NUMBER 3642-042). [SEE MAP]

**A 9 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated AUGUST 21, 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 No. 10102”, 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 AUGUST 21, 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:

Bruce Storrs

Storrs, Bruce<sup>97ABC41507B0494...</sup>

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan<sup>18178336C84404A5...</sup>

Acting Director



## TENTATIVE MAP DECISION

Date: August 8, 2019

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

<b>Project ID:</b> 10102			
<b>Project Type:</b> 9 Units New Condominiums			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
856	CAPP ST	3642	042
<b>Tentative Map Referral</b>			

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, ou=DPW-BSM,  
 email=adrian.verhagen@sfdpw.org, c=US  
 Date: 2019.08.08 17:07:03 -07'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 **Xinyu Liang** Digitally signed by Xinyu Liang  
 Date: 2019.08.21 15:47:37 -07'00'

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator

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

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name: Revival Properties, LLC**

**Address: 601 Van Ness Ave., #E3606**

**City: San Francisco**

**State: CA ZIP: 94102**

**CONFORMED COPY** of document recorded

**01/30/2019, 2019K727295**

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

(Space Above This Line For Recorder's Use)

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

**BEING ASSESSOR'S BLOCK: 3642; LOT: 042;**

**COMMONLY KNOWN AS: 856 CAPP STREET;**

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

Said Restrictions consist of conditions attached to **Variance Application No. 2017-000094VAR** authorized by the Zoning Administrator of the City and County of San Francisco on **January 25, 2019**, to **construct a four-story horizontal addition with a penthouse and roof decks that will extend into the required rear yard of the existing one-story, institutional building. The project also entails a change of use from institutional (vacant) to residential with nine dwelling units, and relocation and restoration of an existing one-story earthquake shack.**

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

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

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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



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

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

  
\_\_\_\_\_  
(Signature)

John Stricklin, President  
\_\_\_\_\_  
(Printed Name)

Dated: January 30, 2019 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Lot 042, Block 3642**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the Westerly line of Capp Street, distant thereon 170 feet Northerly from the Northerly line of Twenty-Fourth Street; running thence Northerly along said line of Capp Street 52 feet; thence at a right angle Westerly 122 feet and 6 inches; thence at a right angle Southerly 52 feet; thence at a right angle Easterly 122 feet and 6 inches to the point of beginning.

Being a portion of Mission Block No. 154.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 1-30-2019 before me, Shirley E. Busch, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared John Stricklin  
Name(s) of Signer(s)

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 Shirley E. Busch  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination COMMUNITY PLAN EVALUATION

Case No.: 2017-000094ENV  
 Project Address: 856 Capp Street  
 Zoning: RTO-M (Residential Transit Oriented-Mission) Use District  
 Calle 24 Special Use District  
 40-X Height and Bulk District  
 Block/Lot: 3642/042  
 Lot Size: 6,370 square feet  
 Plan Area: Eastern Neighborhoods Area Plan (Mission Plan Subarea)  
 Project Sponsor: Tara Sullivan, Reuben, Junius & Rose, LLP (415) 567-9000  
 Staff Contact: Jeanie Poling - (415) 575-9072, [jeanie.poling@sfgov.org](mailto:jeanie.poling@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 on the west side of Capp Street on the block surrounded by 23rd, Mission, 24th, and Capp streets in the Mission Plan subarea of the Eastern Neighborhoods Plan Area. The project site contains a one-story 3,659-square-foot vacant church building and a 222-square-foot detached accessory structure (earthquake shack) at the rear of the lot. The project sponsor proposes to construct a four-story horizontal rear addition to the main building, resulting in a 14,383-gross-square-foot building with nine residences (four one-bedroom units and five two-bedroom units) and no institutional use. The earthquake shack would be restored and relocated within the rear yard. No vehicle parking is proposed. The building height would measure 40 feet tall to the roof, and 50 feet to the top of a stair penthouse. The project would involve approximately 300 cubic yards of excavation to an approximate depth of 2 feet.

(Continued on next page.)

### CEQA DETERMINATION

The project is eligible for streamlined environmental review per section 15183 of the California Environmental Quality Act (CEQA) Guidelines and CEQA section 21083.3.

### DETERMINATION

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

  
 LISA GIBSON  
 Environmental Review Officer

Date Jan 8, 2019

cc: Tara Sullivan, Project Sponsor  
 Supervisor Hillary Ronen, District 9  
 Natalia Kwiatkowska, Current Planning Division

Virna Byrd, M.D.F  
 Exemption/Exclusion File

## PROJECT DESCRIPTION (continued)

The residences would consist of four one-bedroom units and five two-bedroom units distributed on the four levels. Private open space would be provided in the form of private decks and patios and the rear yard. The proposed building would be supported by a mat slab foundation. An existing curb cut would be removed, and the project would include the planting of two street trees and three trees in the front setback of the project site. During the 13-month construction period, the project would involve approximately 300 cubic yards of excavation to a maximum depth of 2 feet. Construction equipment would include delivery vehicles and small hand-operated equipment required for standard wood frame construction. Project construction would not involve pile driving or the use of a crane.

## PROJECT APPROVAL

The project at 856 Capp Street would require a building permit from the Department of Building Inspection for the proposed new construction on the project site. The project is subject to notification under Planning Code section 311 and requires a variance from rear yard (section 134) and dwelling unit exposure (section 140) requirements of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review decision constitutes the *approval action* for the project. If no discretionary review is requested, the issuance of the building permit constitutes 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.

## COMMUNITY PLAN EVALUATION OVERVIEW

CEQA section 21083.3 and CEQA Guidelines section 15183 provide that 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, shall not be subject to additional environmental review, 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 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 856 Capp Street project described above, and incorporates by reference information contained in the programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)<sup>1</sup>. Project-specific studies were prepared for the project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

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<sup>1</sup> San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR)*, August 7, 2008. Case No. 2004.0160E and State Clearinghouse No. 2005032048. Available at <http://sf-planning.org/area-plan-eirs>.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future PDR employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 856 Capp Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>2</sup>

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a “No Project” alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the plan area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.<sup>3</sup>

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assessed the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City’s ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City’s General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned from RH-3 (Residential, House, Three-Family) to RTO-M (Residential Transit Oriented-Mission) District. The RTO-M Zoning District is well-served by transit, and has a mix of houses and apartment buildings within short

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<sup>2</sup> Available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>.

<sup>3</sup> Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

walking distance of transit and neighborhood commercial areas. While some one- and two-family structures are present, the character of the district is primarily of structures with three or more units of a range of sizes and types suitable for a variety of households. The overall residential density is regulated by the permitted and required height, bulk, setbacks, and open space of each parcel, along with residential design guidelines. Because of the high availability of transit service and the proximity of retail and services within walking distance, it is common that not every dwelling unit has a parking space and overall off-street residential parking is limited. Open space is provided on site in the form of rear yards, decks, balconies, roof-decks, and courtyards, and is augmented by nearby public parks, plazas, and enhanced streetscapes. The 856 Capp Street project site allows residential use to a height of 40 feet.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans 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 project at 856 Capp Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 856 Capp Street project and finds that two mitigation measures from the PEIR are applicable to the 856 Capp Street project. The project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>4</sup> Therefore, no further CEQA evaluation for the 856 Capp Street project is required. In sum, the Eastern Neighborhoods PEIR and this certificate of determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the project.

## PROJECT SETTING

The project site is located on the west side of Capp Street on the block surrounded by 23<sup>rd</sup>, Mission, 24<sup>th</sup>, and Capp streets in the Mission District. The project site is currently occupied by a one-story 1,944-square-foot church building at the front of the lot, a 1,494-square-foot building attached to the church building, and a 222-square-foot detached accessory structure (earthquake shack) at the rear of the lot. A 9-foot-wide curb cut exists in front of the south side of the property and leads to the driveway that leads to the rear of the parcel.

The project block along both sides of Capp Street contains two- to four-story residential buildings. Commercial uses exist along 24<sup>th</sup> and 23<sup>rd</sup> streets, and an entrance to the 24<sup>th</sup> Street BART station exists within the project block.

The project site is well served by public transit. Within one half-mile of the project site are seven Muni transit lines that operate at a frequency of at least every 15 minutes during the a.m. and p.m. peak periods: 12-Folsom/Pacific, 14-Mission, 14R-Mission Rapid, 14X-Mission Express, 27-Bryant, 48-Quintara/24thStreet, and 49-Van Ness/Mission). Six of those seven Muni lines (and the 24th Street BART station) stop at Mission and 24<sup>th</sup> Streets, a 400-foot walk from the project site.

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<sup>4</sup> San Francisco Planning Department, *Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 856 Capp Street*, November 26, 2018.

Zoning districts in the vicinity of the project site are RTO-M (Residential Transit Oriented-House, Mission), the Mission Street NCT (Neighborhood Commercial Transit), and the 24<sup>th</sup>-Mission Street NCT.

## POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of the following environmental topics: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 856 Capp Street project is in conformance with the height, use, and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 856 Capp Street project. As a result, the project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The 856 Capp Street project would not remove any existing PDR uses, and the current zoning does not allow PDR uses. Therefore, the project would not contribute to any impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. Two existing buildings on the site are historical resources but the project would not demolish or materially alter those physical characteristics of the resources that convey their historical significance; therefore, the project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR. Transit ridership generated by the project, which entails approximately eight p.m. peak hour transit trips, would not considerably contribute to the transit impacts identified in the Eastern Neighborhoods PEIR. The project would not cast shadow on a park or other public open spaces. Therefore, the 856 Capp Street project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

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



**Table 1 – Eastern Neighborhoods PEIR Mitigation Measures**

<b>Mitigation Measure</b>	<b>Applicability</b>	<b>Compliance</b>
<b>F. Noise</b>		
F-1: Construction Noise (Pile Driving)	Not applicable: pile driving not required.	Not applicable
F-2: Construction Noise	Not applicable: no heavy construction equipment would be used.	Not applicable
F-3: Interior Noise Levels	Not applicable: the regulations and procedures set forth by Title 24 would ensure that existing ambient noise levels would not adversely affect the proposed residential uses on the project site.	Not applicable
F-4: Siting of Noise-Sensitive Uses	Not applicable: the regulations and procedures set forth by Title 24 would ensure that existing ambient noise levels would not adversely affect the proposed residential uses on the project site.	Not applicable
F-5: Siting of Noise-Generating Uses	Not applicable: the project would not include noise-generating uses.	Not applicable
F-6: Open Space in Noisy Environments	Not applicable: CEQA no longer requires the consideration of the effects of the existing environmental conditions on a proposed project's future users if the project would not exacerbate those environmental conditions.	Not applicable
<b>G. Air Quality</b>		
G-1: Construction Air Quality	Not applicable: the project site is not located within an Air Pollutant Exposure Zone and the requirements of the Dust Control Ordinance supersede the dust control provisions of PEIR Mitigation Measure G-1.	Not applicable
G-2: Air Quality for Sensitive Land Uses	Not applicable: superseded by applicable Article 38 requirements.	Not applicable
G-3: Siting of Uses that Emit Diesel Particulate Matter (DPM)	Not applicable: the project would not include uses that would emit substantial levels of DPM.	Not applicable

Mitigation Measure	Applicability	Compliance
G-4: Siting of Uses that Emit other Toxic Air Contaminants (TACs)	Not applicable: the project would not include uses that would emit substantial levels of other TACs.	Not applicable
<b>J. Archeological Resources</b>		
J-1: Properties with Previous Studies	Not applicable: the project site does not have any previous archaeological studies on record.	Not applicable
J-2: Properties with no Previous Studies	Applicable: soil disturbing activities proposed.	The Planning Department has conducted preliminary archeological review. The project sponsor has agreed to implement an archeological accidental discovery mitigation measure (see Project Mitigation Measure 1).
J-3: Mission Dolores Archeological District	Not applicable: the project site is not located within the Mission Dolores Archeological District.	Not applicable
<b>K. Historical Resources</b>		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not applicable: plan-level mitigation completed by the Planning Department.	Not applicable
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not applicable: plan-level mitigation completed by the Planning Commission.	Not applicable

Mitigation Measure	Applicability	Compliance
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not applicable: plan-level mitigation completed by the Planning Commission.	Not applicable
<b>L. Hazardous Materials</b>		
L-1: Hazardous Building Materials	Applicable: the project would demolish a portion of a structure.	The project has agreed to implement this mitigation measure (see Project Mitigation Measure 2).
<b>E. Transportation</b>		
E-1: Traffic Signal Installation	Not applicable: automobile delay removed from CEQA analysis.	Not applicable
E-2: Intelligent Traffic Management	Not applicable: automobile delay removed from CEQA analysis.	Not applicable
E-3: Enhanced Funding	Not applicable: automobile delay removed from CEQA analysis.	Not applicable
E-4: Intelligent Traffic Management	Not applicable: automobile delay removed from CEQA analysis.	Not applicable
E-5: Enhanced Transit Funding	Not applicable: plan level mitigation by San Francisco Municipal Transportation Authority (SFMTA).	Not applicable
E-6: Transit Corridor Improvements	Not applicable: plan level mitigation by SFMTA.	Not applicable
E-7: Transit Accessibility	Not applicable: plan level mitigation by SFMTA.	Not applicable
E-8: Muni Storage and Maintenance	Not applicable: plan level mitigation by SFMTA.	Not applicable
E-9: Rider Improvements	Not applicable: plan level mitigation by SFMTA.	Not applicable
E-10: Transit Enhancement	Not applicable: plan level mitigation by SFMTA.	Not applicable

Mitigation Measure	Applicability	Compliance
E-11: Transportation Demand Management	Not applicable: plan level mitigation by SFMTA, and in compliance with a portion of this mitigation measure, the City adopted a comprehensive Transportation Demand Management Program for most new development citywide.	Not applicable

## PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on November 1, 2017 to adjacent occupants, owners of properties within 300 feet of the project site and interested parties. No public comments were received in response to the notification.

## CONCLUSION

As summarized above and further discussed in the project-specific initial study<sup>5</sup>:

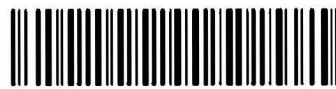
1. The project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods 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 Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

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<sup>5</sup> The initial study is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2015-000094ENV.

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RECORDING REQUESTED BY  
**OLD REPUBLIC TITLE COMPANY**

Escrow No.: 0227022181  
APN: Lot 042; Block 3642  
Situs: 856 Capp Street

WHEN RECORDED MAIL TO

Revival OCS Development Inc.  
601 Van Ness Ave., #E3606  
San Francisco, CA 94102

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

Doc #	<b>2020031494</b>	Fees	\$29.00
10/16/2020	10:34:43 AM	Taxes	\$0.00
ES	Electronic	Other	\$0.00
Pages	6 Title 394	SB2 Fees	\$75.00
Customer	9001	Paid	\$104.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Notice of Special Restrictions Under the Planning Code**

ORTC  
Order# 0227022181  
Lot 042, Block 3642  
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE  
Situs: 856 Capp Street

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Revival OCS Development Inc.

Address: 601 Van Ness Ave., E3606

City: San Francisco

State: CA ZIP: 94102

(Space Above This Line For Recorder's Use)

I (We) Revival OCS Development Inc. the owner(s)  
of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK: 3642; LOT: 042;**

**COMMONLY KNOWN AS: 856 CAPP STREET;**

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

Said Restrictions consist of conditions attached to **Variance Application No. 2017-000094VAR** authorized by the Zoning Administrator of the City and County of San Francisco on **January 25, 2019**, to **construct a four-story horizontal addition with a penthouse and roof decks that will extend into the required rear yard of the existing one-story, institutional building. The project also entails a change of use from institutional (vacant) to residential with nine dwelling units, and relocation and restoration of an existing one-story earthquake shack.**

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

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

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


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



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

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

Revival OCS Development Inc., a California corporation

 (Signature)      John Stricklin (Printed Name) PRESIDENT

Dated: October 14, 2020 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)

Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)

Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 October 14, 2020 before me, Shirley E. Busch, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared John Stricklin  
Name(s) of Signer(s)

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 Shirley E. Busch  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**ORDER NO. : 0227022181**

**EXHIBIT A**

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 on the Westerly line of Capp Street, distant thereon 170 feet Northerly from the Northerly line of Twenty-Fourth Street; running thence Northerly along said line of Capp Street 52 feet; thence at a right angle Westerly 122 feet and 6 inches; thence at a right angle Southerly 52 feet; thence at a right angle Easterly 122 feet and 6 inches to the point of beginning.

Being a portion of Mission Block No. 154.

Assessor's Lot 042; Block 3642

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

Property Tax Section



José Cisneros, Treasurer

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## 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: **3642**  
Lot: **042**  
Address: **856 CAPP ST**

David Augustine, Tax Collector

Dated **August 14, 2020** this certificate is valid for the earlier of 60 days from **August 14, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

Revival OCS Development Inc.  
601 Van Ness Ave #E3-606, San Francisco, CA 94102

August 17, 2020

SF Department of Public Works  
Attention: Surveys and Mapping  
49 South Van Ness Avenue 9<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: PID10102 856 Capp Street**

Dear DPW-BSM:

As President of Revival OCS Development Inc., I hereby attest that I am authorized by the Corporation to sign the mylars that have been submitted to DPW for the above referenced condominium application.

Sincerely,



John Stricklin  
President



---

## 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: **3642**

Lot: **042**

Address: **856 CAPP ST**

David Augustine, Tax Collector

Dated **November 06, 2020** this certificate is valid for the earlier of 60 days from **November 06, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

OWNERS' STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING 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.

OWNERS: REVIVAL OCS DEVELOPMENT INC., A CALIFORNIA CORPORATION

BY: JOHN STRICKLIN
PRINT NAME

SIGNATURE PRESIDENT

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 August 18, 2020 BEFORE ME, Shirley E. Busch, Notary Public
PERSONALLY APPEARED John Stricklin 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: Shirley E. Busch

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2173599

MY COMMISSION EXPIRES: November 25, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



TRUSTEE / BENEFICIARY 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

ON 20 BEFORE ME, 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:

NOTARY PUBLIC, STATE OF CA COMMISSION NO.:

MY COMMISSION EXPIRES:

COUNTY OF PRINCIPAL PLACE OF BUSINESS:

APPROVALS:

THIS MAP IS APPROVED THIS 3rd DAY OF September, 2020 BY ORDER NO. 203550

BY: Alaric Degrafinried DATE: October 29, 2020
ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature] DATE:
DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

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

CLERK'S STATEMENTS:

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 COMPRISING 3 SHEETS ENTITLED "FINAL MAP NO. 10102", 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

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.

RECORDER'S STATEMENT

FILED THIS DAY OF 20, AT M, IN BOOK OF FINAL MAPS, AT PAGES, AT THE REQUEST OF GL A CIVIL ENGINEERS, INC.

BY: DATE:

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

ENGINEER'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 JOHN STRICKLIN IN SEPTEMBER 2019. 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 AUGUST 2020, 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.

[Signature]
HERNANDO G. CAAMPUED R.C.E. 29000
EXP. 03-31-2021

DATE: 7/24/2020



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 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

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

DATE: August 26, 2020



FINAL MAP 10102

A NINE (9) UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON NOVEMBER 8, 2019, AS DOCUMENT NO. 2019-K855698-00, ALSO BEING A PORTION OF MISSION BLOCK NO. 154.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
JULY 2020

GLA Civil Engineers, Inc.

414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

**GENERAL NOTES:**

1. THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF NINE (9) DWELLING UNITS.

2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(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.

3. 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.

4. IN THE EVENT THE AREAS IDENTIFIED IN (3) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR AND REPLACEMENT MAY RESULT IN THE 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.

5. 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 PARCEL 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.

6. BAY WINDOWS, FIRE ESCAPES, AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER CAPP 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).

7. 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.

**MAP AND DEED REFERENCES:**

- (A) MONUMENT MAP NO. 263, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (B) THE BASIS OF SURVEY IS FROM GRANT DEED RECORDED ON NOVEMBER 8, 2019, DOC-2019-K855698-00.
- (C) HISTORIC BLOCK DIAGRAM ENTITLED "MISSION BLOCK NO. 154", IN BOOK 52 OF MAPS, AT PAGES 10-13 RECORDED ON AUGUST 27, 1910, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (D) GRADE MAP NO. 263, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (E) BOOK 135 OF CONDOMINIUM MAPS, PAGES 63-65, RECORDED FEBRUARY 8, 2019, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

**NOTE:**

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

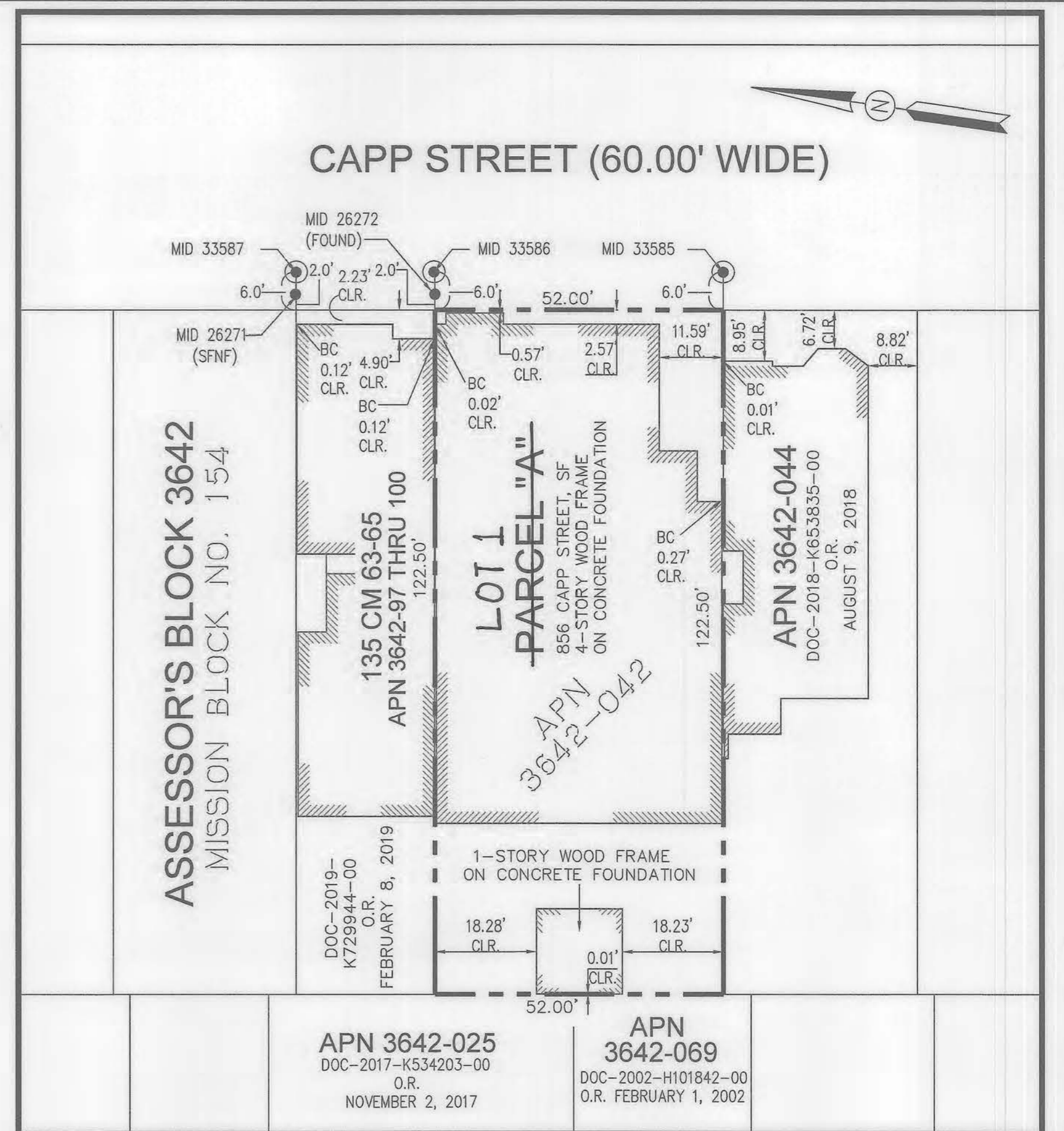
UNIT NO.	ASSESSOR PARCEL NUMBER	UNIT NO.	ASSESSOR PARCEL NUMBER
1	3642-101	6	3642-106
2	3642-102	7	3642-107
3	3642-103	8	3642-108
4	3642-104	9	3642-109
5	3642-105		

**NOTES:**

- (1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- (2) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (3) PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS.
- (4) MONUMENTS RECOVERED AND FIELD MEASUREMENTS COMPLETED IN SEPTEMBER 2019.
- (5) THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITION OF THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS DOCUMENT NO. 2019-K727295-00, RECORDED JANUARY 30, 2019.

**LEGEND:**

- INDICATES SET NAIL AND 1/2" BRASS TAG, R.C.E. 29000
- INDICATES CITY MONUMENT, AS NOTED.
- INDICATES NAIL AND TAG R.C.E. 29000 PER (E), AS SHOWN ON THE MAP
- APN ASSESSOR'S PARCEL NUMBER
- BC BUILDING CORNER
- BD BLOCK DIAGRAM
- COR. CORNER
- (D) DEED
- FDN. FOUNDATION
- MON. MONUMENT
- M.M. MONUMENT MAP
- (M)/MEAS. MEASURED
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- O.R. OFFICIAL RECORD
- PL PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- SFNF SEARCH FOR, NOT FOUND
- S/W SIDEWALK
- (T) TOTAL
- U.O. UNKNOWN ORIGIN
- SUBJECT PROPERTY LINE
- MONUMENT LINE
- ADJACENT PROPERTY LINE
- /// BUILDING LINE



CAPP STREET (60.00' WIDE)

**DETAIL SHOWING BUILDING TIES**

SCALE: 1" = 20'

GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

**FINAL MAP 10102**

A NINE (9) UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON NOVEMBER 8, 2019, AS DOCUMENT NO. 2019-K855698-00. ALSO BEING A PORTION OF MISSION BLOCK NO. 154.

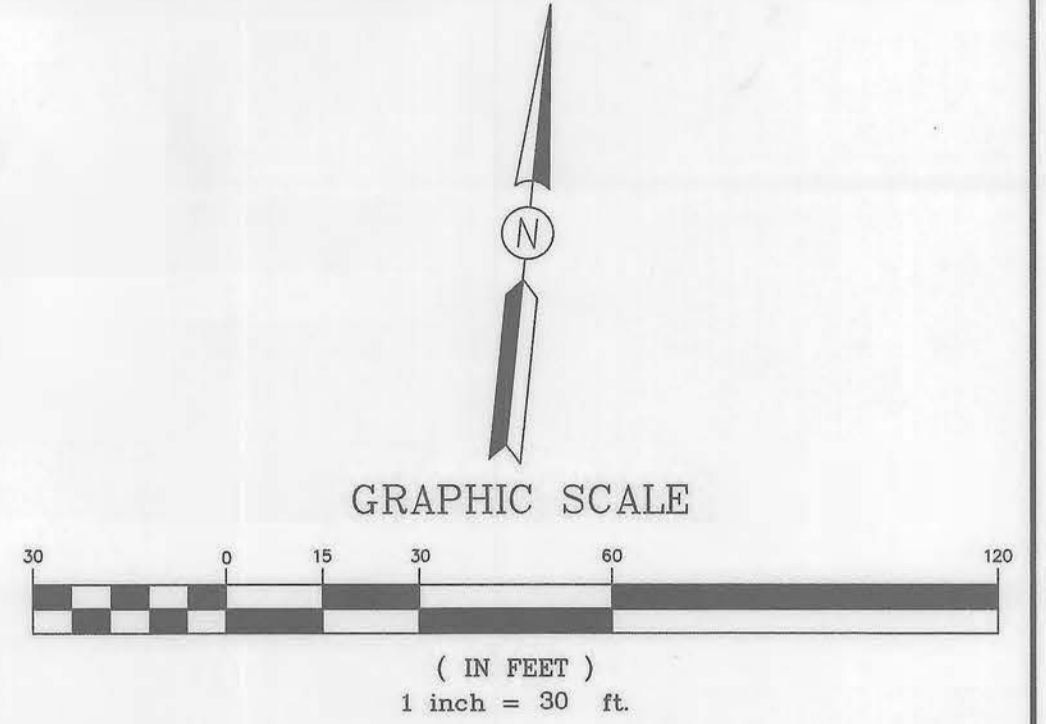
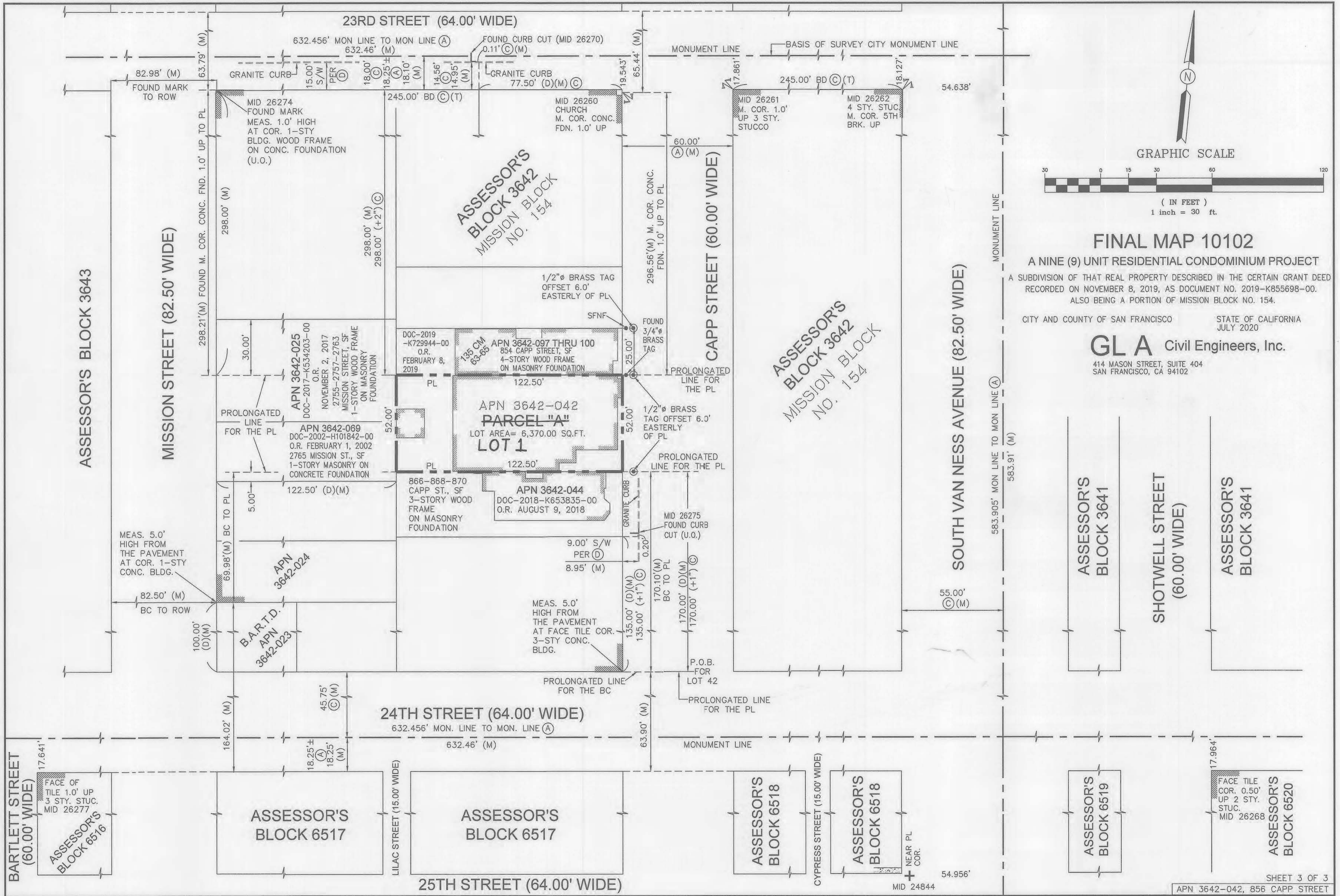
CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA  
JULY 2020

**GLA** Civil Engineers, Inc.

414 MASON STREET, SUITE 404  
SAN FRANCISCO, CA 94102





**FINAL MAP 10102**

A NINE (9) UNIT RESIDENTIAL CONDOMINIUM PROJECT  
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED  
 RECORDED ON NOVEMBER 8, 2019, AS DOCUMENT NO. 2019-K855698-00.  
 ALSO BEING A PORTION OF MISSION BLOCK NO. 154.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA  
 JULY 2020

**GLA** Civil Engineers, Inc.

414 MASON STREET, SUITE 404  
 SAN FRANCISCO, CA 94102

**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [Crooms, Michael \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)  
**Subject:** PID:10102 BOS Final Map Submittal  
**Date:** Friday, October 30, 2020 10:05:09 AM  
**Attachments:** [Order203550.docx.pdf](#)  
[Summary.pdf](#)  
[10102\\_Motion\\_20200824.doc](#)  
[10102\\_SIGNED\\_MOTION\\_20201030.pdf](#)  
[10102\\_DCP\\_COND\\_APPROVAL\\_20190821.pdf](#)  
[Notice of Special Restirctions under the Planning code.pdf](#)  
[10102\\_Tax\\_Certificate\\_20200820.pdf](#)  
[10102\\_SIGNED\\_MYLAR\\_20201030\\_.pdf](#)

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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 November 17, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 856 Capp Street, PID: 10102

Regarding: BOS Approval for Final Map  
APN: 3642/042  
Project Type: 9 Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of Conditional DCP approval and conditions
- PDF of current Tax Certificate (**Requested updated tax certificate**)
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at [bruce.storrs@sfdpw.org](mailto:bruce.storrs@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](mailto:Jessica.Mendoza@sfdpw.org)