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Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

April 28, 2014

Ben Ron
Martin M. Ron Associates, Inc.
859 Harrison Street, Ste. 200
San Francisco, CA 94107

**Re: 86 Third Street and 700, 706 738 Mission Street
San Francisco, California
Assessor's Block 3706 Lots 093, 275 & prtn. of 277**

PID 7970

The Department of Public Works hereby states that the Vesting Tentative Map for 86 Third Street and 700, 706 738 Mission Street, San Francisco, Ca, prepared on behalf of 706 Mission Street Co. LLC by Martin M. Ron Associates submitted on December 4, 2013, to the Department of Public Works/Bureau of Street Use and Mapping (DPW/BSM), and deemed complete on January 4, 2014, is hereby approved subject to compliance with, but not necessarily limited to, the following findings and conditions:

FINDINGS

The Parcel Map 7969 has been submitted to the Office of the City and County Surveyor for the purpose of subdividing the existing APN lot 277. A portion of lot 277 will be conveyed and incorporated into the proposed subdivision that is the subject of these conditions of approval. However, the proposed subdivision contemplated by this Vesting Tentative Map is also dependent upon and assumes the approval of the Parcel Map 7969.

This Application requests approval to *Merge and Subdivide* Assessor's Block-3706 and Lot(s) 093, 275 and a portion 277 resulting in: A merger and five lot airspace subdivision, and 190 Unit mixed-use condominium project. Proposed Parcel "A" will contain up to 165 maximum Residential Condominium Units, and proposed Parcel "B" will contain up to 25 maximum Residential Condominium Units.

None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, exist with respect to this subdivision.

The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.

The Vesting Tentative Map approval shall be effective upon execution by the Director of DPW.

Decision: The Tentative Map, which you submitted for review, is approved subject to the following conditions:

DEPARTMENT OF CITY PLANNING

In a letter dated January 6, 2014 the Planning Department confirmed that:

The project is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b).

Further comments regarding approval: Per the conditions of approval for Case No. 2008.1084EHKXRTZ adopted on May 23, 2013 by the Planning Commission of the City and County of San Francisco as set forth in Planning Commission Motion No. 18894, for the rehabilitation of the existing 10-story, 144 foot tall Aronson Building, construction of a new, adjacent 43-story tower with up to 190 dwelling units, an approximately 52,000 square foot "core-and-shell" museum space that will house the permanent home of the Mexican Museum, and approximately 4,800 square feet of retail space. Additionally, the project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 to 470 spaces, add loading and service vehicle spaces and allocate up to 190 parking spaces within the garage for the new residential units.

This project was the subject of an Environmental Impact Report and the Planning Commission's certification of the EIR and adoption of environmental findings is incorporated herein by reference.

SFPUC WATER ENTERPRISE

Water Fixture Efficiency

This project is required to comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads and faucet aerators.

Landscape Irrigation

If the project will install or modify 1,000 square feet or more of landscape area, then the project is required to comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The project's landscape and irrigation plans shall be reviewed and approved by the SFPUC prior to installation.

Recycled Water Use

This project is required to comply with San Francisco's Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. The project shall include all necessary plumbing for the future use of recycled water for non-potable applications including, but not limited to, toilet flushing and irrigation. The SFPUC's City Distribution Division and the Department of Building Inspection's Plumbing Division shall review all technical aspects of the water and recycled water infrastructure (mains, piping, valves, etc.) in the project designs.

Non-potable Water Use for Soil Compaction and Dust Control

This project is required to comply with San Francisco's Restriction of Use of Potable Water for Soil Compaction and Dust Control Activities, adopted as Article 21 of the San Francisco Public Works Code. Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7358.

Protection of Existing Water Facilities

- 1) To ensure the potable water and fire-fighting Auxiliary Water Supply System (AWSS) facilities are not compromised or damaged during construction, if the project work is within five (5) feet, horizontally or vertically, of a water facility, please contact the San Francisco Public Utilities Commission, City Distribution Division, Attention: Engineering Section, 1990 Newcomb Avenue, San Francisco, CA 94103 with a minimum of four (4) weeks' notice prior to the start of construction and/or excavation. For information regarding the requirements for the protection and relocation of water facilities, please refer to "Protection of Existing Water Facilities" and "CCSF Standards for the Water Facilities and Street Improvements" (see attached).
- 2) A hydraulic analysis will be required to confirm adequacy of water supply for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate to project's demands, the project sponsor will be responsible for any capital improvements required to meet the water demands. Depending upon the size and complexity of the project, the project sponsor may be required to pay for the hydraulic analysis. Additionally, a capacity fee shall be assessed, and shall be presented for the entire project rather than on a sub-parcel or individual building basis.

SFPUC Wastewater Enterprise Comments

Wastewater Collections

- 1) Vibration due to construction activities (pile driving, compaction, etc.) will need to be monitored during construction to protect the utilities. A monitoring plan shall be submitted to SFPUC for review and approval prior to start of construction work.
- 2) Excavation may affect utilities. An excavation plan shall be submitted to SFPUC for review and approval prior to start of construction work.
- 3) Any changes to street flow, such as moving/changing catch basins and bulb-outs, will require a street flow analysis to be prepared by the project proponent. The street flow analysis shall be reviewed and approved by SFPUC prior to start of construction work.
- 4) Proposed wastewater flows from the buildings shall be provided, including designating which sewers the buildings connect to. A wastewater capacity analysis shall be prepared by the project proponent and provided to SFPUC to determine if existing wastewater facilities have sufficient capacity to serve the project.
- 5) If the project is planning to reuse the existing sewer laterals, the project proponent will need to show that they have been checked for capacity and condition. Additionally, the project proponent needs to have the laterals videoed to determine if they are usable. A copy of the video shall be sent to SFPUC Collection System Division (CSD), Attention: Kent Eickman, for review and approval.

Stormwater Management

If development of the subject parcel or parcels disturbs 5,000 square feet or more of ground surface, that development will be subject to the current SFPUC stormwater management

regulations and the subdivider must submit a Stormwater Control Plan in compliance with those regulations to the SFPUC for review and approval.

SFPUC Real Estate Services Comments

At this time, SFPUC's Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.

IDC: INFRASTRUCTURE DESIGN AND CONSTRUCTION

Hydraulics

1. Provide calculated storm and sanitary flows. Provide size and locations of all side sewer lateral connections.
2. The first floor finished grade elevation shall be at or higher than the official grade elevation of the street to minimize the potential of street storm waters from entering the property.
3. Provide design drawings if sidewalk alignment changed.

Streets and Highways Infrastructures Division

No conditions

DPW: BUREAU OF STREET USE AND MAPPING-PERMITS SECTION

A future street improvement permit and associated permits will be required for the construction and improvement of the surrounding infrastructure.

SFFD: SAN FRANCISCO FIRE DEPARTMENT/SF DBI: DEPARTMENT OF BUILDING INSPECTION

Any necessary easements for ingress/egress to a public ways, Fire Department access, or other Fire Code or Building Code compliance matters shall be in a form acceptable to the Fire Department, Department of Building Inspection, and City Attorney's Office prior to recordation of the final map. Prior to submission of final map checkprint, the Subdivider shall obtain from the Department of Building Inspection any Building Code equivalency approvals that may be necessary to address the proposed parcelization, including lot line issues, emergency ingress/egress, or other Building Code compliance matters.

BUF: BUREAU OF URBAN FORESTRY

All trees required for the development of Lot 93 must conform to DPW street tree planting guidelines (refer to DPW Order 178,631), as currently shown on tentative map they do not meet guidelines. Any trees that cannot be planted in accordance with guidelines will require payment of in-lieu fee. Please contact DPW Urban Forestry at 554-6700 to submit necessary tree planting permit application and verify placement and possible quantity of street trees.

All other parcels with frontage on the public right of way may require street trees planted in accordance with Planning Code 138.1. Please review and submit Tree Planting and Protection Checklist (available from San Francisco Planning Department) to DPW urban forestry for review. If street trees are required, they will be subject to DPW order 178,631 and in-lieu fees will be required for any trees that cannot be planted.

MOH: MAYORS OFFICE OF HOUSING

The affordable units in this building will be governed by the San Francisco Inclusionary Housing Program through Planning Code Section 415 and the City and County of San Francisco

Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time. Buildings that initially rent their units then convert the units to ownership units will be subject to the rules of Planning Code Section 415 and the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual.

Ocii: Office of Community Investment and Infrastructure

No Conditions

DPW – Mapping and Subdivision (BSM):

The Final Map 7970 title block shall indicate this project as: A Merger and Five Lot Airspace Subdivision, and 190 Residential Unit Mixed Use Condominium project. Parcel “A” will contain up to 165 maximum Residential Condominium Units, and Parcel “B” will contain up to 25 Residential Condominium Units. Being a merger and subdivision of Parcel “A” of Parcel Map 7969, and those certain lands described in Grant Deed J063 OR 512 and Quitclaim Deed I750 OR 060.

The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on Final Map 7970, and noting that the subdivision shown thereon being subject to the terms and condition of said recorded document.

The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended. Reference set monumentation on the Final Map as appropriate or show monumentation “TO BE SET” at each location noted above. All provisions of the Subdivision Map Act and Professional Land Surveyors Act shall be complied with.

As part of the final Parcel Map Checkprint submission, Subdivider shall provide a written response documenting how each of these tentative map conditions has or will be satisfied.

Sincerely,

Mohammed Nuru
Director of Public Works



Bruce R. Storrs, LS 6914
City and County Surveyor
City and County of San Francisco

cc: Lynn Fong, BSM-Permits
John Malamut, CCSF City Attorney

