

File No. 210790

Committee Item No. _____

Board Item No. 81

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 20, 2021

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
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OTHER

- Public Works Order No. 204966
- Planning Department SDAT Review Memo - 12/17/15
- Tentative Map Decision - 6/4/19
- Tax Certificate - 7/9/21
- Final Map
- _____
- _____

Prepared by: Lisa Lew

Date: July 16, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 9940 - 1266-1298 Howard Street & 165-173 9th Street]

2
3 **Motion approving Final Map No. 9940, a merger and four lot vertical subdivision, 129**
4 **residential new condominium units within vertical lot 1 and 6 commercial new**
5 **condominium units within vertical lot 2, mixed-use condominium project, located at**
6 **1266-1298 Howard Street & 165-173 9th Street, being a merger and subdivision of**
7 **Assessor’s Parcel Block No. 3728, Lot Nos. 019, 024, 025, 086, & 087; and adopting**
8 **findings pursuant to the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

10
11 MOVED, That the certain map entitled “FINAL MAP No. 9940”, a merger and four lot
12 vertical subdivision, 129 residential new condominium units within vertical lot 1 and 6
13 commercial new condominium units within vertical lot 2, mixed-use condominium project,
14 located at 1266-1298 Howard Street & 165-173 9th Street, being a subdivision of Assessor’s
15 Parcel Block No. 3728, Lot Nos. 019, 024, 025, 086, & 087, comprising five sheets, approved
16 June 16, 2021, by Department of Public Works Order No. 204966 is hereby approved and
17 said map is adopted as an Official Final Map No. 9940; and, be it


18 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
19 and incorporates by reference herein as though fully set forth the findings made by the
20 Planning Department, by its letter dated June 4, 2019, that the proposed subdivision is
21 consistent with the General Plan, and the eight priority policies of Planning Code, Section
22 101.1; and, be it

23 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
24 the Director of the Department of Public Works to enter all necessary recording information on
25

1 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
2 Statement as set forth herein; and, be it

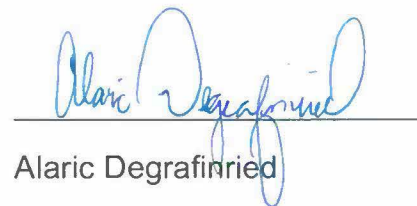
3 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
4 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
5 amendments thereto.

6
7 DESCRIPTION APPROVED:

8 
9 _____

10 James M. Ryan, PLS
11 Acting City and County Surveyor

RECOMMENDED:

12 
13 _____

14 Alaric Degrafinried
15 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: 204966

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

APPROVING FINAL MAP NO. 9940, 1266-1298 HOWARD STREET & 165-173 9TH STREET, A MERGER AND 4 LOT VERTICAL SUBDIVISION, 129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1 AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2 MIXED-USE CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF LOTS 019, 024, 025, 086, & 087 IN ASSESSORS BLOCK NO. 3728 (OR ASSESSORS PARCEL NUMBERS 3728-019, 3728-024, 3728-025, 3728-086, & 3728-087). [SEE MAP]

A 135 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated JUNE 4, 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. 9940”, comprising 5 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 JUNE 4, 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 and County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan 18178336C84404A5...

Acting Director of Public Works



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 12/17/2015

TO: Heather Jones (EP) Doug Vu (CP)

CC: Paul Chasan (CW), James Shahamiri (SFMTA), Charles Rivasplata (SFMTA), Lynn Fong (DPW-BSM), Suzanne Levine (DPW), Brent Cohen (DPW), Corey Teague (Planning Dept.), Josh Switzky (CW), Lana Russell (EP)

FROM: SDAT

RE: SDAT Review
Case No. 2014.0011, Address: 1298 Howard
Neighborhood: Central SOMA
Zoning: RCD, WMUG
Area Plan: EN: South of Market, Western SOMA
Block/Lot: 3728/019, 3728/086

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The 1298 Howard Street project came to SDAT on October 26th, 2015. Below are SDAT comments regarding this project.

Context

The proposed project entails new construction of 121 residential units, with 10,000 sq. ft. of office/retail and 91 parking places.

Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP polices can be found at: www.sfbetterstreets.org.

- Under the Better Streets Plan (BSP), Howard and 9th Streets are classified as Mixed-Use Streets, with a recommended sidewalk width of 15 feet.
- Natoma Street is classified as an alley, with a recommended sidewalk width of 9'

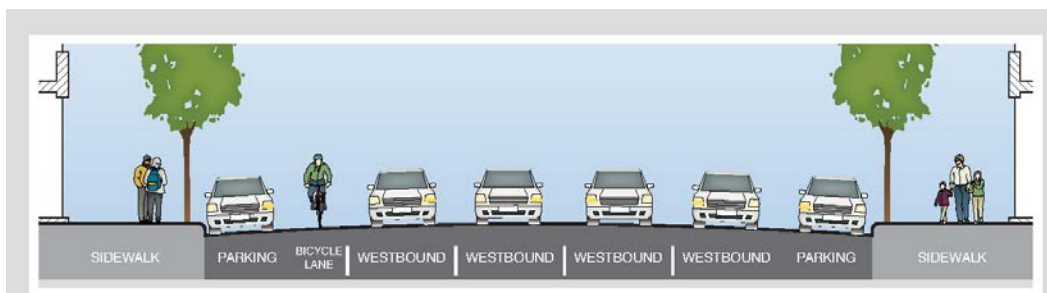
Vision Zero

In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like pedestrians. (See: <http://visionzerosf.org/about/support-for-vision-zero>, links to all agency resolutions are at the bottom of the page.)

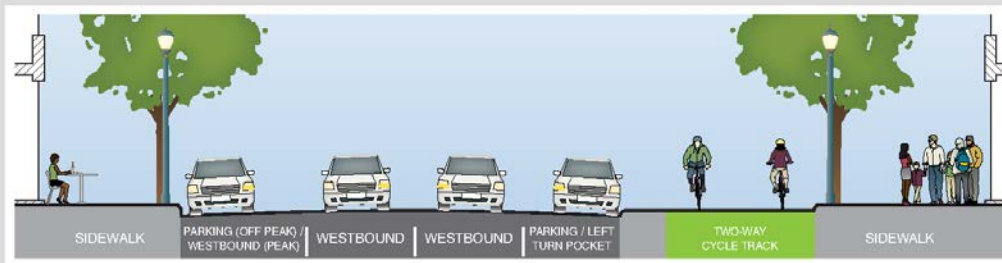
Howard and 9th Streets are designated as Vision Zero Corridors and fall on the Vision Zero High Injury Network for pedestrians.

Central SOMA Plan (DRAFT) Planning Effort Currently Underway

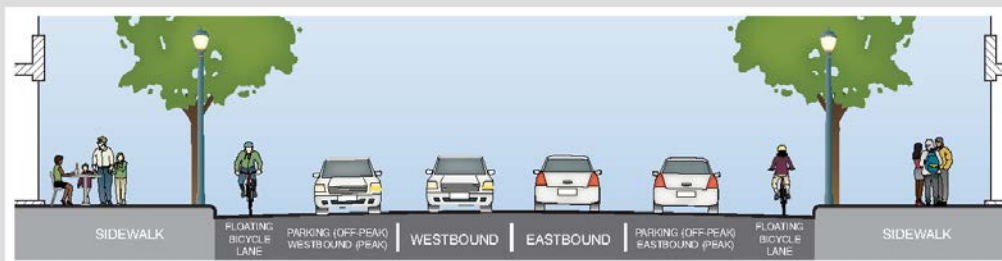
The Planning Department's Central SoMa Plan identified two alternatives for the future design of Howard Street. The one-way alternative would include two west bound travel lanes and a two-way cycle track on the west side of the street. The two-way alternative would include a travel lanes and bike lanes in each direction. These alternatives are currently being analyzed in the Central SoMa EIR which is anticipated to be completed in 2016.



Howard Street: typical existing section.



Howard Street: typical section of proposed one-way scenario showing wider, well-furnished sidewalks and two-way cycle track.



Howard Street (west of 6th St.): typical section of proposed two-way scenario showing wider, well-furnished sidewalks, and floating bicycle lanes.

SDAT COMMENTS

Main Driveway Location

- SDAT recognizes that locating driveways and curb cuts can be an exercise in trade-offs, weighing benefits against negative impacts.

In this case, there are significant concerns with each of three possible driveway locations, which make choosing one location especially challenging. In instances where there is no clear preferred location the City looks to existing policies to help guide the decision. In this case there are several policies that may apply within the General Plan including policies about encouraging safe bicycle facilities pedestrian-friendly alleys and active retail storefronts. In cases where policies are in conflict with one another achieving each individual policy goal may not be feasible. In these instances, the City staff attempt to balance competing policy goals to ensure the best possible compromise. That said, preventing injuries and prioritizing safety for streetscape users is of paramount importance.

Standard best practice in San Francisco is to locate the driveway on the side alley, in this case Natoma. This limits conflicts on main streets and sidewalks, which carry higher volumes of transit, vehicular, bicycle, and pedestrian traffic, and maximizes ground-floor active use on major streets for a pedestrian-friendly environment.

The Western SOMA Plan, however, states a strong preference for driveways to be located on major streets to preserve alleys as tranquil pedestrian-friendly spaces. SDAT respects the community's supported preference, and recognizes and strongly supports keeping alleys places that prioritize pedestrians. Still, adding some new traffic to a narrow alley that already functions as a loading street, for the benefit of minimizing conflicts on primary bicycle transportation routes, deserves serious consideration. The City has developed numerous tools pedestrian-friendly, traffic calmed alleys that accommodate vehicular traffic but prioritize pedestrians.

Locating the driveway on Natoma would maximize active ground-floor uses on the larger streets like Howard Street and 8th Street. Furthermore, there are already numerous driveways on this block of Natoma. People driving cars will continue to use it for access, as would this development if the driveway is located on Natoma.

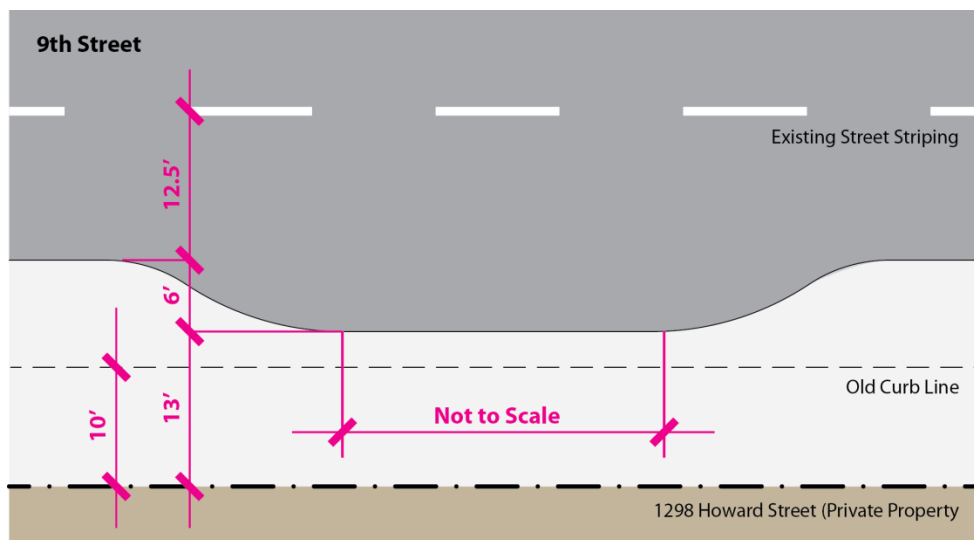
Locating the driveway on Natoma would also raise potential conflicts and tradeoffs that may impact the safety of people riding bikes. In particular, the buffered bike lane on 8th Street may be negatively impacted, although traffic calming improvements could be made at 8th Street to minimize these impacts. However, more significant conflicts with bicycles exist on Howard Street, which is the primary westbound bike route across all of SOMA and is slated for significant upgrades to the bicycle facility located there. SDAT recommends reducing parking to help alleviate potential conflicts.

The final option, on 9th Street, meanwhile, has significant issues related to traffic queuing and back-up.

In order to make an informed decision, SDAT requests more information on what size trucks are being planned for and accommodated, to be sure that Natoma is feasible given the loading demands this development would place upon it. Please provide this information, and contact Paul Chasan with any questions at paul.chasan@sfgov.org.

Bulb-out on 9th Street

- Proposed sidewalk dimensions do not meet City standards established in the Better Streets Plan as the sidewalk width between the proposed bulb-outs is inadequate. Please revise 9th Street curbs as follows.
- SDAT recommends the following curb configuration for 9th Street: At the corner, the outside lane should be 12.5' with a 19' bulb-out. After the bulb-out terminates, the sidewalk should be 13' wide, with a 7' parking lane and 11.6' outside lane.



- Curb returns should conform to the Department of Public Works Standard Plan For Curb Bulbs (see references below). Please note that the any sidewalk changes would require sidewalk legislation through the Department of Public Works' Bureau of Streets and Mapping.

Raised Crosswalk at Natoma

- SDAT recommends a raised crosswalk on 9th Street at Natoma Street. The entrance to Natoma should be narrowed, to a maximum of 14', and special paving is recommended.

Landscaping and Site Furnishings

- Landscaping, street trees, site furniture, and special paving should be included throughout the project's public realm per the Better Streets Plan (BSP).

Transformer Location

- Please indicate proposed transformer location on the site plans.

References

Please refer to the following design guidelines when revising the project's design.

BSP Bulb-Out Standards: http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#design_guidelines

Public Works' Standard Plan for Curb Bulbs:
<http://38.106.4.205/ftp/uploadedfiles/sfdpw/boe/87,175.pdf>

BSP Street Furnishings Guidelines: <http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:
http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/

BSP Sidewalk Landscaping Guidelines: <http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>



TENTATIVE MAP DECISION

Date: April 30, 2019
 Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 9940			
Project Type: A Merger and 4 Lot Vertical Subdivision, 129 Residential New Condominium units within Vertical Lot 1 and 6 Commercial unit New Condominium within Vertical Lot 2.			
Address#	StreetName	Block	Lot
1298	HOWARD ST	3728	019
0	HOWARD ST	3728	024
0	HOWARD ST	3728	025
1266 - 1298	HOWARD ST	3728	086
165 - 173	09TH ST	3728	087
Vesting 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,

James Ryan Digitally signed by James Ryan
 Date: 2019.04.30 12:42:48 -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 **Alex** Digitally signed by Alex
 Date: 2019.06.04 11:07:49 -07'00'

Date **6/4/19**

Planner's Name **Alex Westhoff**
 for, Corey Teague, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY And)
)
 When Recorded Mail To:)
)
 Name: John Kevlin)
)
 Address: One Bush Street, Suite 600)
)
 City: San Francisco)
)
State: California Zip: 94104)

CONFORMED COPY of document recorded
 on 01/17/2018, 2018K567077
 with document no _____
 This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

APN: 3728, Lot(s) 019, 024, 025, 086, & 087
 Situs: 1298 Howard Street

I, (We) 1288 Howard, LP, 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: 3728, LOT(S): 019, 024, 025, 086, & 087;
COMMONLY KNOWN AS: 1298 Howard Street;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to the Large Project Application No. **2014.0011X** approved by the Planning Commission of the City and County of San Francisco on **March 2, 2017**, as set forth in Planning Commission **Motion No. 19867**.

The following units in the Project have been designated as affordable to satisfy the Inclusionary Affordable Housing Requirements. The Unit Numbers listed below are reflected in the reduced set of plans, dated August 28, 2017, which are attached to this document.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

UNIT NUMBER	UNIT TYPE	UNIT SIZE (NSF)
103	One-Bedroom	561 square feet
106	Two-Bedroom	833 square feet
108	Studio	438 square feet
118	Studio	473 square feet
202	Two-Bedroom	833 square feet
205	Two-Bedroom	820 square feet
301	One-Bedroom	554 square feet
304	Two-Bedroom	847 square feet
318	One-Bedroom	561 square feet
321	Studio	506 square feet
323	One-Bedroom	644 square feet
327	Two-Bedroom	1,026 square feet
335	Two-Bedroom	1,074 square feet
405	Two-Bedroom	826 square feet
413	Studio	506 square feet
420	One-Bedroom	561 square feet
422	One-Bedroom	541 square feet

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

INCLUSIONARY HOUSING

36. Number of Required Units. Pursuant to Planning Code Section 415.6, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 129 units; therefore, seventeen (17) affordable units are required. The Project Sponsor will fulfill this requirement by providing the seventeen affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

37. Unit Mix. The Project contains 28 studios, 49 one-bedroom and 52 two-bedroom units; therefore, the required affordable unit mix is four (4) studios, six (6) one-bedroom and seven (7) two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

38. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

39. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirteen and one-half percent (13.5%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

40. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

41. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.

The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans and corresponding table that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.

- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

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)

Anthony Chan

(Print Name)

Dated: January 12, 2018 at San Francisco, California.
(Month, Day) (City)

(Signature)

(Print Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Signature) (Print 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) below.

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 1-12-18 before me Glenda Corkery, Notary Public,
(here insert name and title of the officer)

personally appeared Anthony Chan
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.
Glenda Corkery
Signature

(Seal)



EXHIBIT A
LEGAL DESCRIPTION

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:

PARCEL ONE:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF HOWARD STREET WITH THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF HOWARD STREET 175 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 165 FEET TO THE SOUTHEASTERLY LINE OF NATOMA STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF NATOMA STREET, 175 FEET TO THE NORTHEASTERLY LINE OF NINTH STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY ALONG SAID LINE OF NINTH STREET, 165 FEET TO THE POINT OF BEGINNING.

BEING A PART OF 100 VARA BLOCK NO. 415.

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF NATOMA STREET, DISTANT THEREON 200 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF NATOMA STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING PART OF 100 VARA BLOCK NO. 415.

PARCEL THREE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF HOWARD STREET, DISTANT THEREON 175 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF HOWARD STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 50 FEET; AND THENCE AT A RIGHT ANGLE SOUTHEASTERLY 90 FEET TO THE POINT OF BEGINNING.

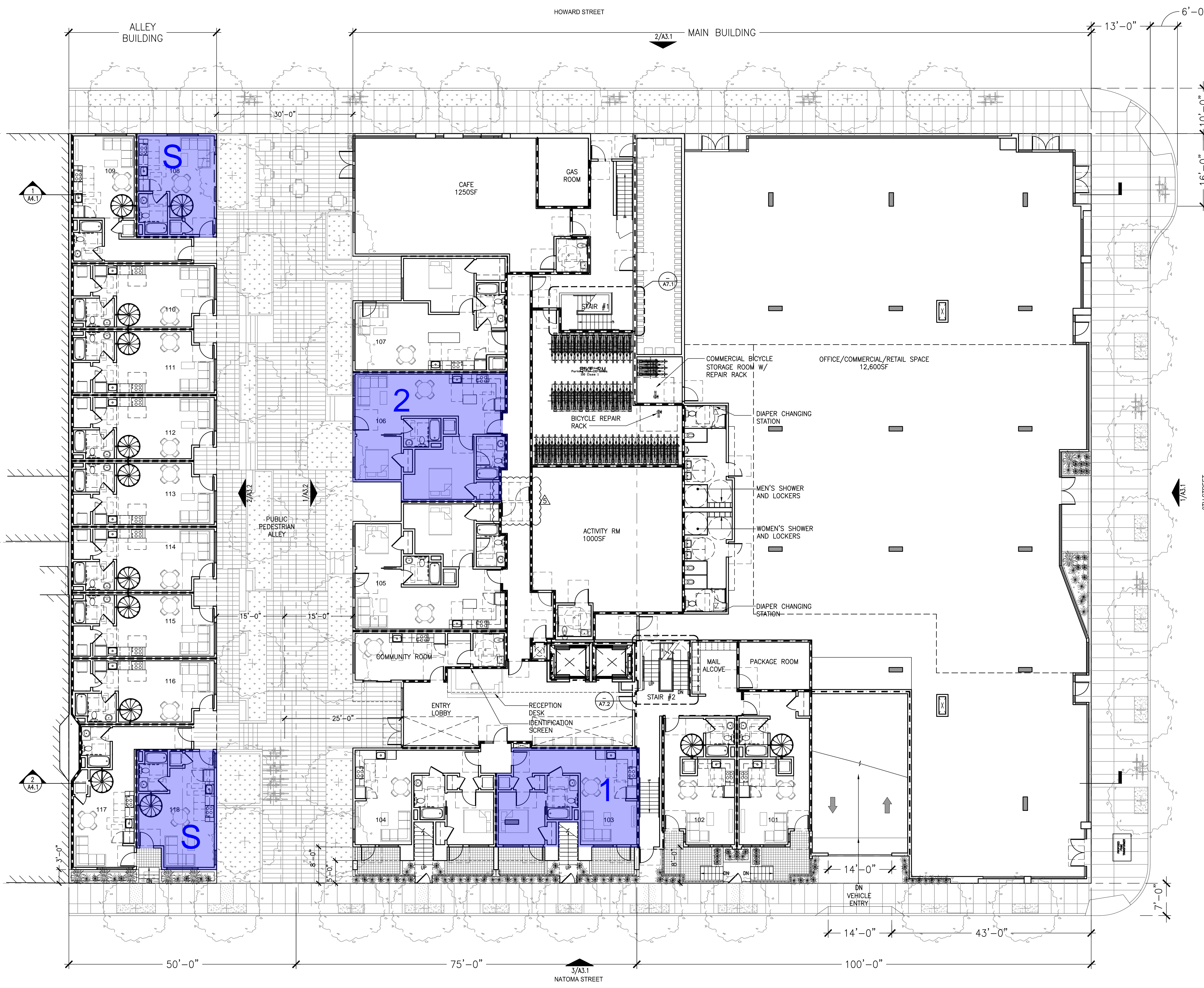
BEING PART OF 100 VARA BLOCK NO. 415.

PARCEL FOUR:

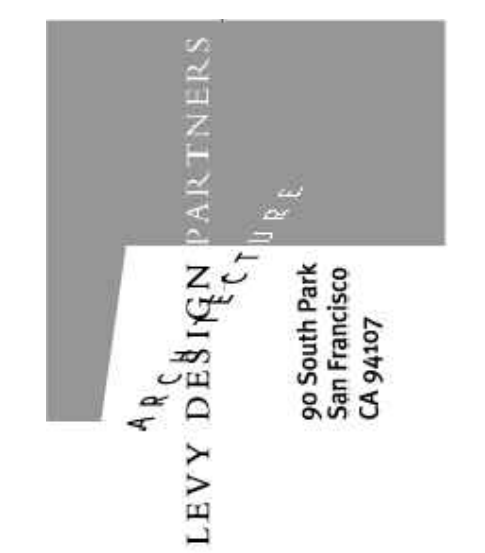
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF NATOMA STREET, DISTANT THEREON 175 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF NATOMA STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING PORTION OF 100 VARA BLOCK NO. 415.

LOTS 019, 024, 025, 086 AND 087, BLOCK 3728

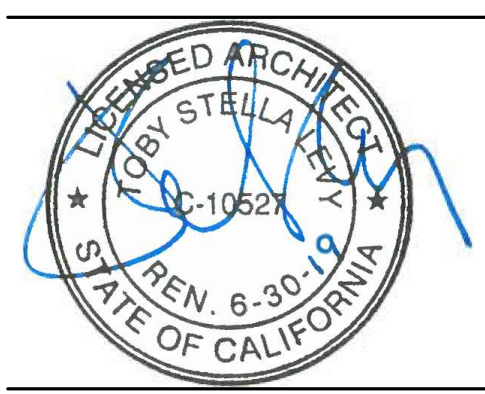


BMR Units:(13.5%)
Project Total: 129 Units:
 28 - Studios
 49 - (1) Bedrooms
 52 - (2) Bedrooms
 -
Selected Units: (17 units)
 4 - Studios
 6 - (1) Bedrooms
 7 - (2) Bedrooms



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1298 HOWARD ST.
 SAN FRANCISCO, CA



1298 HOWARD STREET
 BLOCK/PARCEL/LOT:
 #3728/019, 024, 025, 086, 087
 SAN FRANCISCO, CA
 PROJECT NO. 2013-13

BICYCLE PARKING

- CLASS 1 - RESIDENTIAL**
 1 FOR 1 PER UNIT UP TO 100 UNITS, PUBLICLY ACCESSIBLE
 129 UNITS = 100 + 29/4 = 108 SPACES REQUIRED
- 188 SPACES PROVIDED:**
- 88 CLASS 1 SPACES PROVIDED AT BASEMENT PARKING LEVEL
 - 100 CLASS 1 SPACES AT GROUND FLOOR BIKE ROOM
- CLASS 2 - RESIDENTIAL**
 1 FOR EVERY 20 UNITS, PUBLICLY ACCESSIBLE
 129 UNITS / 20 = 6.45 SPACES REQUIRED
 = 7 SPACES REQUIRED
- CLASS 2 - COMMERCIAL**
 1 PER 2,500 SF RETAIL = 3 SPACES
 1 PER 5,000 SF OFFICE SPACE = 1.3 SPACES
 = 5 SPACES REQUIRED
- 32 CLASS 2 SPACES PROVIDED:**
- 14 CLASS 2 SPACES PROVIDED IN PROJECT ALLEY
 - 18 CLASS 2 SPACES ALONG SIDEWALK, HOWARD, 9TH, & NATOMA

DATE	SET ISSUE
03-10-14	EE SUBMITTAL
06-05-14	SITE PERMIT SUBMITTAL
01-26-16	PLANNING RE-SUBMITTAL
11-04-16	PLANNING RE-SUBMITTAL
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03-27-17	PLAN REVISION
06-23-17	SITE PERMIT RE-SUBMITTAL
08-28-17	SITE PERMIT RE-SUBMITTAL

DIMENSION NOTES

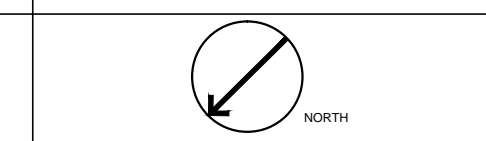
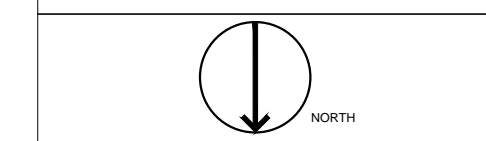
1. STUD WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

PROJECT NORTH

TRUE NORTH



1 FLOOR PLAN - LEVEL 01
 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

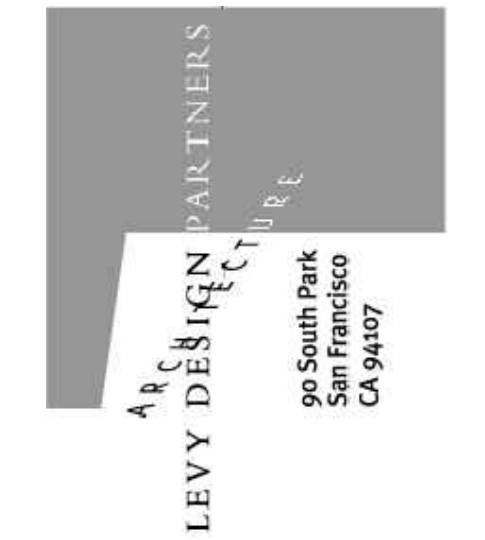
GROUND FLOOR PLAN

A2.1A



GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
2. SEE A0.7, A0.8 AND A0.9 FOR ADDITIONAL CLEARANCES AND DETAIL NOT SHOWN
3. SEE A0.4 AND A0.5 FOR CODE AND EGRESS INFORMATION.
4. SEE FLOOR PLANS ON SHEETS A2.0-A2.7
8. PROVIDE 1 HOUR CONSTRUCTION WITH SOUND INSULATION BETWEEN RESIDENTIAL UNITS AND BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS (50 STC MIN.) PER CBC SECTION 1207.
9. PROVIDE CLASS 'A' 4 PLY BUILT-UP ROOFING SYSTEM.
10. EXHAUST SHAFTS SHALL COMPLY WITH CBC SECTION 708.11, PROTECTED BY APPROVED FIRE DAMPERS. S.M.D. FOR MORE INFORMATION.
11. CONTRACTOR TO PROVIDE SOLID & CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME GAUGE AS FRAMING OR GREATER.
12. ALL PENETRATIONS SHALL CONFORM PER CBC SECTION 713; SEE SHEET TBD FOR MORE INFORMATION
13. ROOF AND OVERFLOW DRAINS @ ROOF AND DECK AREAS SHALL CONNECT/FLOW TO PLANTERS TO CITY SEWER, S.C.D.
14. FIRE EXTINGUISHER CABINETS TO BE LOCATED ON ALL FLOORS, MAX. 150'-0" SEPARATION. RECESSED FIRE EXTINGUISHER CABINETS ON ALL RESIDENTIAL FLOORS, TYP.
15. ALL HABITABLE ROOMS SHALL BE HEATED PER CBC 1204.1
16. ALL UNITS TO HAVE UNIT ENTRY SIGNAGE
17. PROVIDE FLOOR DRAINS; SLOPE 1/4"/FOOT.
18. PAINT ALL EXPOSED MECHANICAL, PLUMBING, ELECTRICAL AND FIRE LINES THROUGHOUT



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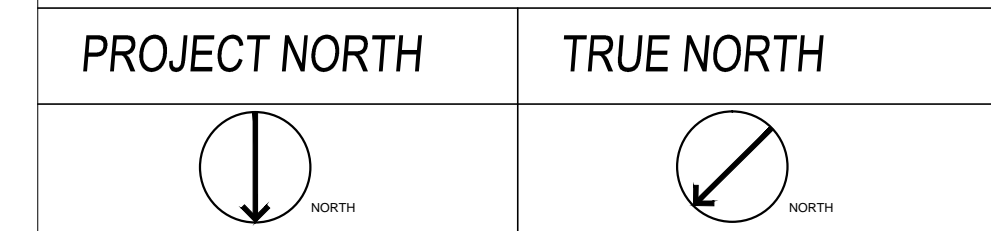
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DIMENSION NOTES

1. STUD WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL



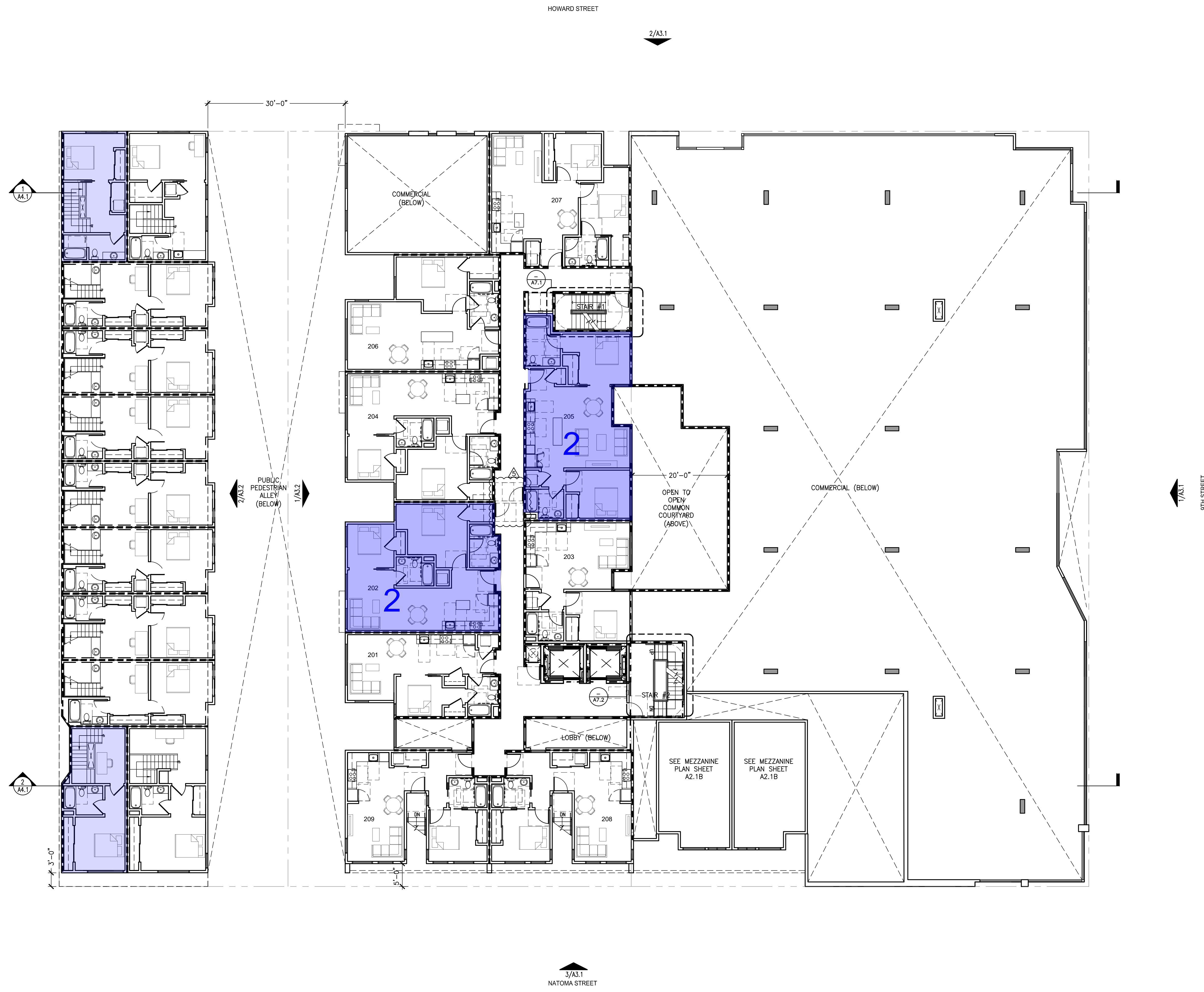
CONTACT:
TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: 3/32" = 1'-0"

MEZZANINE PLAN

A2.1B

1 FLOOR PLAN - MEZZANINE LEVEL FLOOR PLAN
3/32" = 1'-0"



GENERAL NOTES

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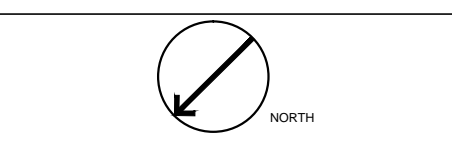
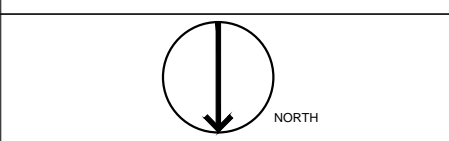
WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

SCALE: 3/32" = 1'-0"

PROJECT NORTH

TRUE NORTH



1 FLOOR PLAN - LEVEL 2
3/32" = 1'-0"

FLOOR 2 PLAN

A2.2



GENERAL NOTES

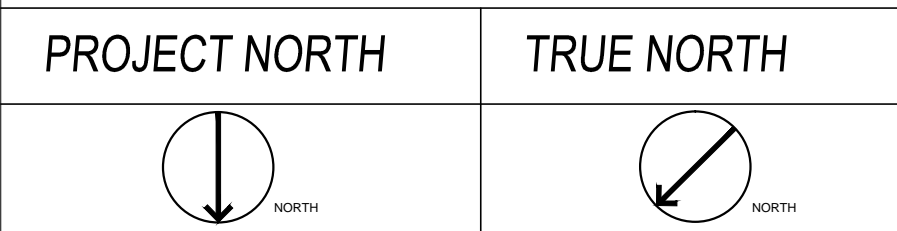
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DIMENSION NOTES

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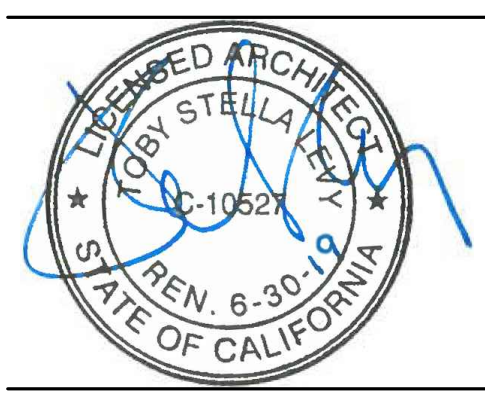
WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- · - · - 3-HR. WALL



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CONTACT:
TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: 3/32" = 1'-0"

**FLOOR 3
PLAN**

A2.3

1 FLOOR PLAN - LEVEL 03
3/32" = 1'-0"



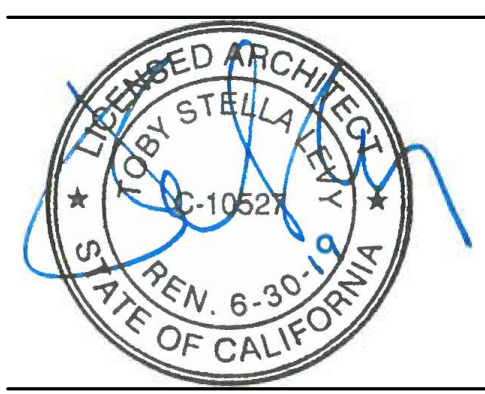
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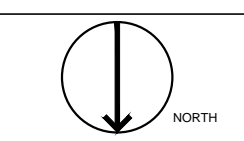
DIMENSION NOTES

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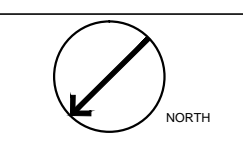
WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

PROJECT NORTH



TRUE NORTH

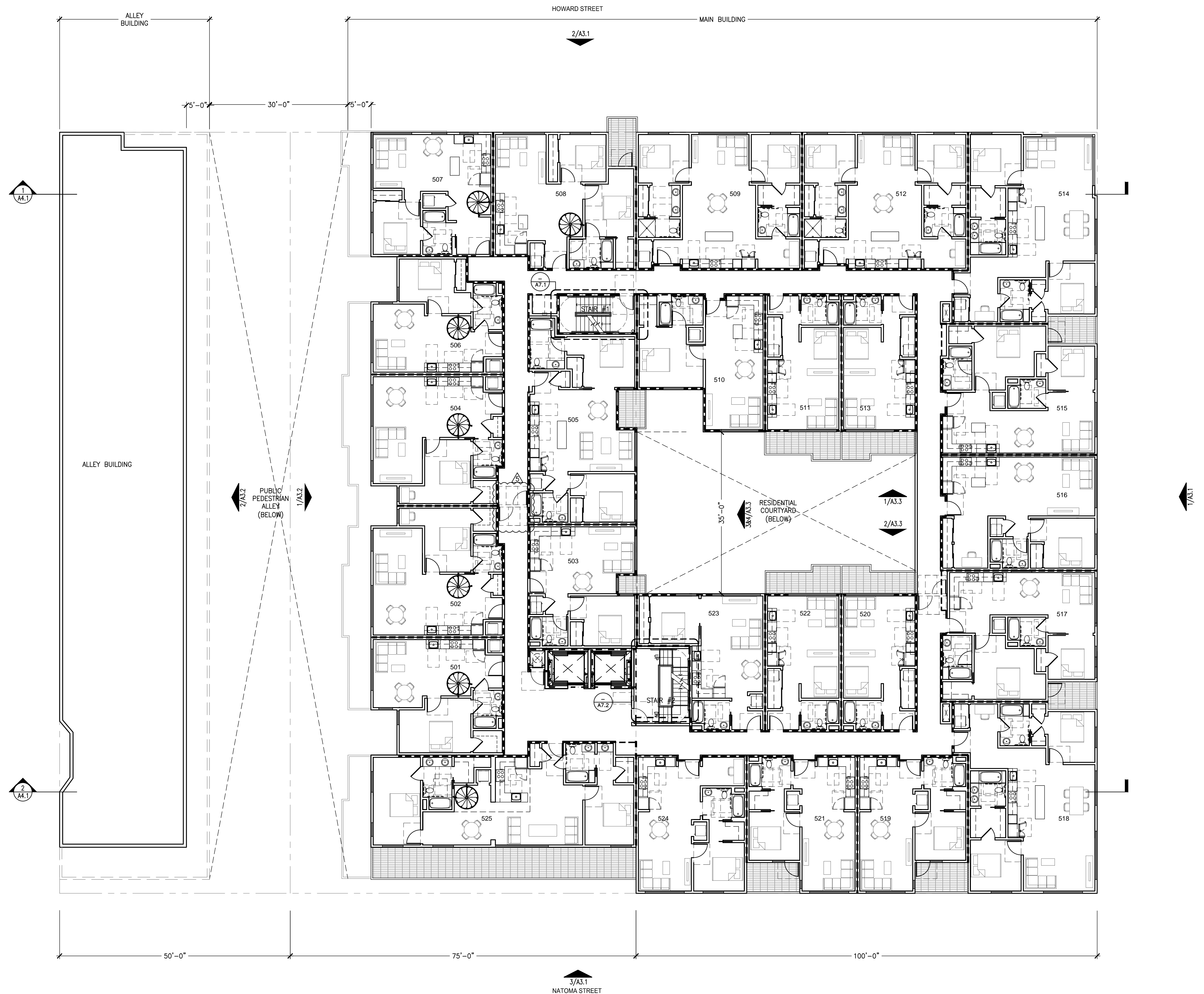


CONTACT:
TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: 3/32" = 1'-0"

**FLOOR 4
PLAN**

A2.4



GENERAL NOTES

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WALL RATING LEGEND

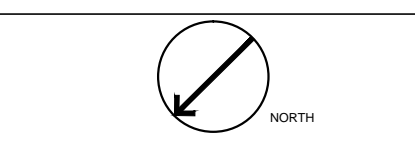
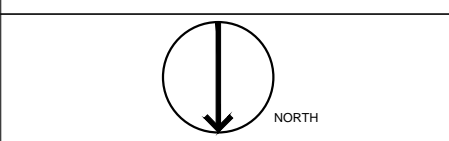
- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

SCALE: 3/32" = 1'-0"

**FLOOR 5
PLAN**

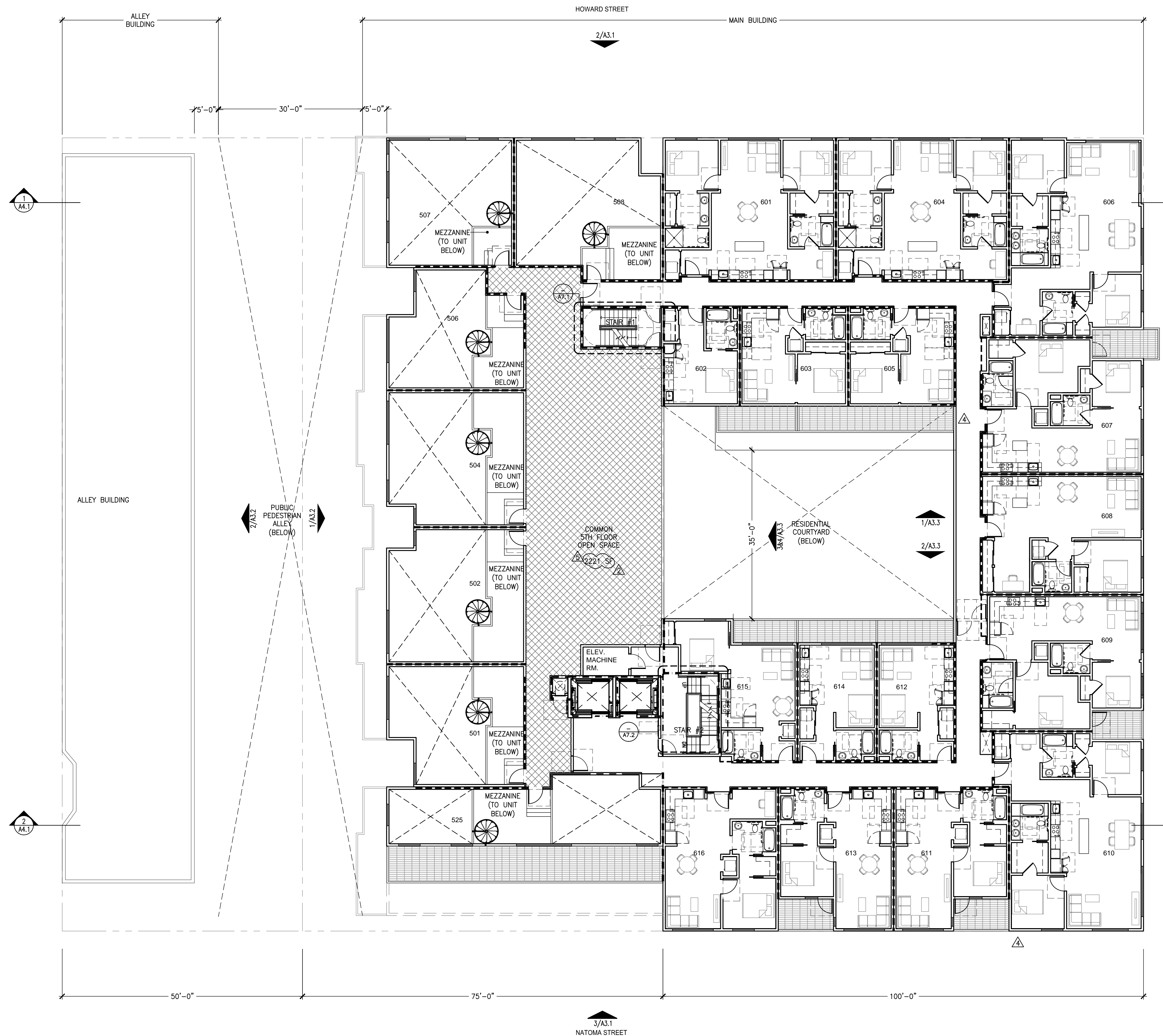
PROJECT NORTH

TRUE NORTH



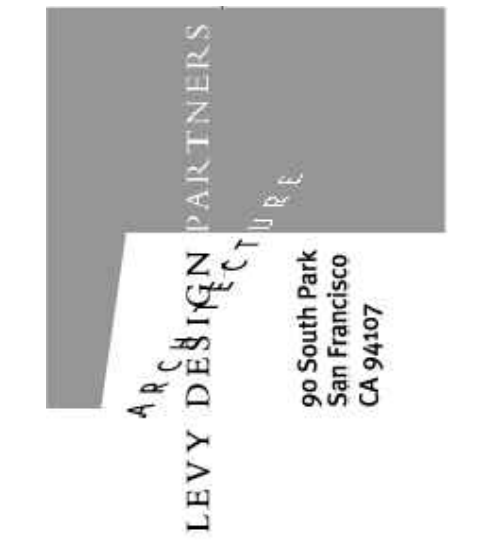
1 FLOOR PLAN - LEVEL 05
3/32" = 1'-0"

A2.5



GENERAL NOTES

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- PROVIDE CLASS 'A' 4 PLY BUILT-UP ROOFING SYSTEM.
- EXHAUST SHAFTS SHALL COMPLY WITH CBC SECTION 708.11, PROTECTED BY APPROVED FIRE DAMPERS, S.M.D. FOR MORE INFORMATION.
- CONTRACTOR TO PROVIDE SOLID & CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME GAUGE AS FRAMING OR GREATER.
- ALL PENETRATIONS SHALL CONFORM PER CBC SECTION 713; SEE SHEET TBD FOR MORE INFORMATION.
- ROOF AND OVERFLOW DRAINS @ ROOF AND DECK AREAS SHALL CONNECT/FLOW TO PLANTERS TO CITY SEWER, S.C.D.
- FIRE EXTINGUISHER CABINETS TO BE LOCATED ON ALL FLOORS, MAX. 150'-0" SEPARATION. RECESSED FIRE EXTINGUISHER CABINETS ON ALL RESIDENTIAL FLOORS, TYP.
- ALL HABITABLE ROOMS SHALL BE HEATED PER CBC 1204.1
- ALL UNITS TO HAVE UNIT ENTRY SIGNAGE
- PROVIDE FLOOR DRAINS; SLOPE 1/4"/FOOT.
- PAINT ALL EXPOSED MECHANICAL, PLUMBING, ELECTRICAL AND FIRE LINES THROUGHOUT



NOTICE:
These drawings and specifications are the property and copyright of Levy Design Partners Inc. and shall not be used except by written agreement with Levy Design Partners

1298 HOWARD ST.
SAN FRANCISCO, CA



1298 HOWARD STREET
BLOCK/PARCEL/LOT:
#3728/019, 024, 025, 086, 087
SAN FRANCISCO, CA
PROJECT NO. 2013-13

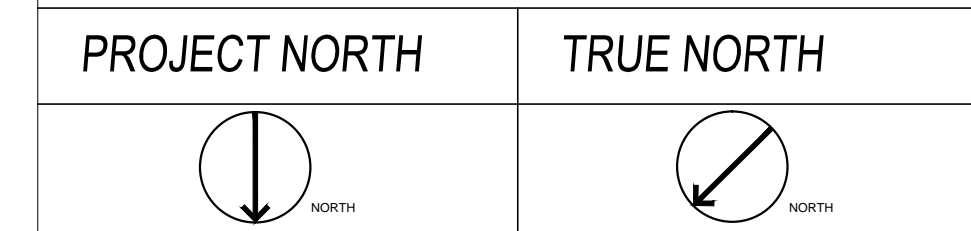
DATE	SET ISSUE
03-10-14	EE SUBMITTAL
06-05-14	SITE PERMIT SUBMITTAL
01-26-16	PLANNING RE-SUBMITTAL
11-04-16	PLANNING RE-SUBMITTAL
12-20-16	PLANNING RE-SUBMITTAL
02-13-17	PLANNING RE-SUBMITTAL
03-27-17	PLAN REVISION
06-23-17	SITE PERMIT RE-SUBMITTAL
08-28-17	SITE PERMIT RE-SUBMITTAL

DIMENSION NOTES

- STUD WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL



CONTACT:
TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: 3/32" = 1'-0"

**FLOOR 6
PLAN**

A2.6

1 FLOOR PLAN - LEVEL 06
3/32" = 1'-0"

9TH & HOWARD ST

12/06/17

Unit Summary : 129 Units**LEVEL 1**

Unit	Type	Location	Net SF	
101	ST	Natoma St.	519	
102	ST	Natoma St.	519	
103	1BR	Natoma St.	561	BMR
104	1BR	Natoma St./Alley	561	
105	2BR	Alley	833	
106	2BR	Alley	833	BMR
107	1BR	Alley	688	
108	ST	Alley	438	BMR
109	ST	Alley	533	
110	ST	Alley	500	
111	ST	Alley	500	
112	ST	Alley	500	
113	ST	Alley	500	
114	ST	Alley	500	
115	ST	Alley	500	
116	ST	Alley	500	
117	ST	Alley	571	
118	ST	Alley	473	BMR
Totals:			10,029	

LEVEL 2

Unit	Type	Location	Net SF	
201	1BR	Alley	544	
202	2BR	Alley	833	BMR
203	1BR	Courtyard	533	
204	2BR	Alley	833	
205	2BR	Courtyard	820	BMR
206	1BR	Alley	688	
207	2BR	Howard St.	758	
208	1BR	Natoma St.	593	
209	1BR	Natoma St./Alley	593	
Totals:			6,195	

LEVEL 3

Unit	Type	Location	Net SF	
301	1BR	Alley	554	BMR
302	2BR	Alley	847	
303	1BR	Courtyard	535	
304	2BR	Alley	847	BMR
305	2BR	Courtyard	826	
306	1BR	Alley	569	
307	1BR	Howard St./ Alley	788	
308	2BR	Howard St.	758	
309	2BR	Howard St.	970	
310	1BR	Courtyard	626	
311	ST	Courtyard	506	
312	2BR	Howard St.	988	
313	ST	Courtyard	506	
314	2BR	9th St.	988	
315	2BR	9th St./Courtyard	798	
316	2BR	9th St.	785	
317	2BR	9th/ Natoma St.	1,036	
318	1BR	Natoma St.	561	BMR
319	ST	Courtyard	506	
320	1BR	Natoma St.	561	
321	ST	Courtyard	506	BMR
322	1BR	Courtyard	541	
323	1BR	Natoma St.	644	BMR
324	2BR	Natoma St.	755	
325	1BR	Natoma St.	785	
326	2BR	Natoma St./Alley	1,116	
327	2BR	Natoma St.	1,026	BMR
328	2BR	Alley	991	
329	2BR	Alley	1,001	
330	2BR	Alley	1,001	
331	2BR	Alley	1,001	
332	2BR	Alley	1,001	
333	2BR	Alley	1,001	
334	2BR	Alley	1,001	
335	2BR	Howard St.	1,074	BMR
336	2BR	Alley/Howard	993	
Totals:			28,992	

LEVEL 4

Unit	Type	Location	Net SF	
401	1BR	Alley	557	
402	1BR	Alley	721	
403	1BR	Courtyard	535	
404	1BR	Alley	721	
405	2BR	Courtyard	826	BMR
406	1BR	Alley	571	
407	1BR	Howard St.	638	
408	2BR	Howard St.	758	
409	2BR	Howard St.	970	
410	1BR	Courtyard	626	
411	ST	Courtyard	506	
412	2BR	Howard St.	988	
413	ST	Courtyard	506	BMR
414	2BR	Howard St.	1,059	
415	2BR	9th St.	798	
416	2BR	9th St.	785	
417	2BR	9th St.	1,054	
418	1BR	Natoma St.	561	
419	ST	Courtyard	506	
420	1BR	Natoma St.	561	BMR
421	ST	Courtyard	506	
422	1BR	Courtyard	541	BMR
423	1BR	Natoma St.	644	
424	2BR	Natoma St.	778	
425	1BR	Natoma St.	638	
Totals:			17,354	

LEVEL 5

Unit	Type	Location	Net SF
501	1BR	* Alley	615
502	1BR	* Alley	721
503	1BR	Courtyard	535
504	1BR	* Alley	721
505	2BR	Courtyard	826
506	1BR	* Alley	571
507	1BR	* Howard St.	638
508	2BR	* Howard St.	758
509	2BR	Howard St.	988
510	1BR	Courtyard	626
511	ST	Courtyard	429
512	2BR	Howard St.	970
513	ST	Courtyard	429
514	2BR	Howard St.	1,059
515	2BR	9th St.	798
516	1BR	9th St.	682
517	2BR	9th St.	785
518	2BR	9th St.	1,059
519	1BR	Natoma St.	561
520	ST	Courtyard	429
521	1BR	Natoma St.	561
522	ST	Courtyard	429
523	1BR	Courtyard	541
524	1BR	Natoma St.	644
525	2BR	* Natoma St.	1,057

Totals: 17,432

* mezzanine area not included

LEVEL 6

Unit	Type	Location	Net SF
601	2BR	Howard St.	988
602	ST	Courtyard	284
603	1BR	Courtyard	405
604	2BR	Courtyard	968
605	1BR	Courtyard	405
606	2BR	9th St.	1,059
607	2BR	9th St.	798
608	1BR	9th St.	682
609	2BR	9th St.	785
610	2BR	9th St.	1,059
611	1BR	Natoma St.	561
612	ST	Courtyard	353
613	1BR	Natoma St.	561
614	ST	Courtyard	353
615	1BR	Courtyard	449
616	1BR	Natoma St.	644

Totals: 10,354

28	STUDIO's	=	13,307	475 SF Avg. per Studio Unit	90%=	428
49	1 BR's	=	29,362	599 SF Avg. per 1BR Unit	90%=	539
52	2 BR's	=	47,687	917 SF Avg. per 2BR Unit	90%=	825
129	TOTAL UNITS	=	Net SF			

BMR's

Unit	Type	Location	Net SF
103	1BR	Natoma St.	561
106	ST	Alley	833
108	ST	Alley	438
118	2BR	Alley	473
202	2BR	Courtyard	833
205	2BR	Alley	820
301	ST	9th St.	554
304	2BR	Natoma St.	847
318	2BR	Howard St.	561
321	2BR	Courtyard	506
323	ST	Courtyard	644
327	1BR	Natoma St.	1,026
335	1BR	Courtyard	1,074
405	ST	Courtyard	826
413	1BD	Natoma St.	506
420	1BR	9th St.	561
422	1BR	Natoma St.	541

Totals: 11,604



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: **3728**

Lot: **019**

Address: **1288-1298 HOWARD ST**

David Augustine, Tax Collector

Dated **July 09, 2021** this certificate is valid for the earlier of 60 days from **July 09, 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.



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

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Block: **3728**

Lot: **024**

Address: **771 NATOMA ST**

David Augustine, Tax Collector

Dated **July 09, 2021** this certificate is valid for the earlier of 60 days from **July 09, 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.



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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: **3728**

Lot: **025**

Address: **765 NATOMA ST**

David Augustine, Tax Collector

Dated **July 09, 2021** this certificate is valid for the earlier of 60 days from **July 09, 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.



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: **3728**

Lot: **086**

Address: **1266-1298 HOWARD ST**

David Augustine, Tax Collector

Dated **July 09, 2021** this certificate is valid for the earlier of 60 days from **July 09, 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.



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: **3728**

Lot: **087**

Address: **165-173 09TH ST**

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

David Augustine, Tax Collector

Dated **July 09, 2021** this certificate is valid for the earlier of 60 days from **July 09, 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 STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 1288 HOWARD OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: YOLA OZTURK
TITLE: MANAGER

BY: [Signature]
NAME: BORA OZTURK
TITLE: MANAGER

BENEFICIARY: CENTENNIAL BANK

BY: [Signature]
NAME: MICHAEL A. WALSH
TITLE: MANAGING DIRECTOR

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 April 29, 2021 BEFORE ME, Stuart Abrams, Notary Public,

PERSONALLY APPEARED Yola Ozturk and Bora Ozturk 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: [Signature]
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2328603
MY COMMISSION EXPIRES: May 17, 2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK)
COUNTY OF New York)ss.:

ON THE 3rd DAY OF May IN THE YEAR 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Michael A. Walsh, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE INDIVIDUAL(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 INDIVIDUAL(S), OR THE PERSON UPON BEHALF OF WHICH THE INDIVIDUAL(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEW YORK THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF NEW YORK COMMISSION NO.: 01W16195964
MY COMMISSION EXPIRES: 11/03/2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

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 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 9940".

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

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

APPROVALS:
THIS MAP IS APPROVED THIS 16th DAY OF June, 2021

BY ORDER NO. 204966
BY: [Signature] DATE: June 28, 2021

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]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON _____, 20__, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____.

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 CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
BY: [Signature] DATE: 6-10-2021
JAMES M. RYAN, PLS 8630



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 1288 HOWARD OWNER LLC, ON JULY 29, 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 DECEMBER 31, 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: [Signature] DATE: 5-20-2021
BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__,
AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____,
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.
SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9940

A MERGER AND 4 LOT VERTICAL SUBDIVISION,
129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1
AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED AUGUST 28, 2019
IN DOCUMENT NO. 2019-K820923, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 415
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

BASIS OF SURVEY:

THE MONUMENT LINE ON 9TH STREET BETWEEN MISSION AND HARRISON STREETS AS SHOWN HEREON IS THE BASIS OF SURVEY.

BENCHMARK NOTE:

LETTER "O" IN "OPEN" TOP OF HIGH PRESSURE FIRE HYDRANT AT THE NORTHWEST CORNER OF 9TH AND HOWARD STREETS. ELEVATION = 38.006 FEET OLD SAN FRANCISCO CITY DATUM.

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [2] THRU [6] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - a) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 17, 2017, DOCUMENT NO. 2017-K4337B7, OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 17, 2018, DOCUMENT NO. 2018-K567077, OFFICIAL RECORDS AND RECORDED MAY 19, 2021, DOCUMENT NO. 2021082187, OFFICIAL RECORDS.
 - c) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT TO INSTALL TEMPORARY SHORING/TIEBACK IN THE PUBLIC RIGHT OF WAY ALONG THE NATOMA, HOWARD AND 9TH STREET FRONTAGES, RECORDED JULY 22, 2019, DOCUMENT NO. 2019-K796250, OFFICIAL RECORDS.
 - d) "DECLARATION OF USE" - VAULT PERMIT RECORDED MAY 12, 2020, DOCUMENT NO. 2020-K930235, OFFICIAL RECORDS.
 - e) "DECLARATION OF USE" - VAULT PERMIT RECORDED MAY 12, 2020, DOCUMENT NO. 2020-K930236, OFFICIAL RECORDS.
 - f) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED MAY 12, 2020, DOCUMENT NO. 2020-K930631, OFFICIAL RECORDS.
 - g) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED MAY 13, 2020, DOCUMENT NO. 2020-K930727, OFFICIAL RECORDS.
 - h) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 4, 2020, DOCUMENT NO. 2020043921, OFFICIAL RECORDS.
 - i) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

MAP REFERENCES:

- [1] "MONUMENT MAP OF DISTRICT FROM MISSION STREET TO BRANNAN STREET BETWEEN EIGHTH AND ELEVENTH STREETS" DATED MAY 22, 1934, NO. A-16-79 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 415 DATED APRIL 19, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] THAT CERTAIN PARCEL MAP RECORDED APRIL 19, 1994 IN BOOK 42 OF PARCEL MAPS, PAGE 36, OFFICIAL RECORDS.
- [4] "MAP OF 747 NATOMA STREET" RECORDED JANUARY 31, 1995 IN BOOK 45 OF CONDOMINIUM MAPS, PAGES 146 THRU 148, OFFICIAL RECORDS.
- [5] "PARCEL MAP OF 741 NATOMA STREET" RECORDED NOVEMBER 26, 1996 IN BOOK 51 OF CONDOMINIUM MAPS, PAGES 167 THRU 168, OFFICIAL RECORDS.
- [6] "FINAL MAP NO. 4364" RECORDED JUNE 18, 2007 IN BOOK 101 OF CONDOMINIUM MAPS, PAGES 43 THRU 45, OFFICIAL RECORDS.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/20/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/2021.

NOTE:

THIS SUBDIVISION OF REAL PROPERTY 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 MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

CONDOMINIUM NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 129 DWELLING UNITS WITHIN LOT 1 AND 6 COMMERCIAL UNITS WITHIN LOT 2.
- b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (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 CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 9TH, NATOMA OR HOWARD STREETS, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT 1 = APN 3728-198	
RESIDENTIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 129	APN 3728-202 THRU 330

LOT 2 = APN 3728-199	
COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 6	APN 3728-331 THRU 336

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

FINAL MAP 9940

A MERGER AND 4 LOT VERTICAL SUBDIVISION, 129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1 AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 28, 2019 IN DOCUMENT NO. 2019-K820923, OFFICIAL RECORDS BEING A PORTION OF 100 VARA BLOCK 415

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

MAY 2021

SHEET 2 OF 5

APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET

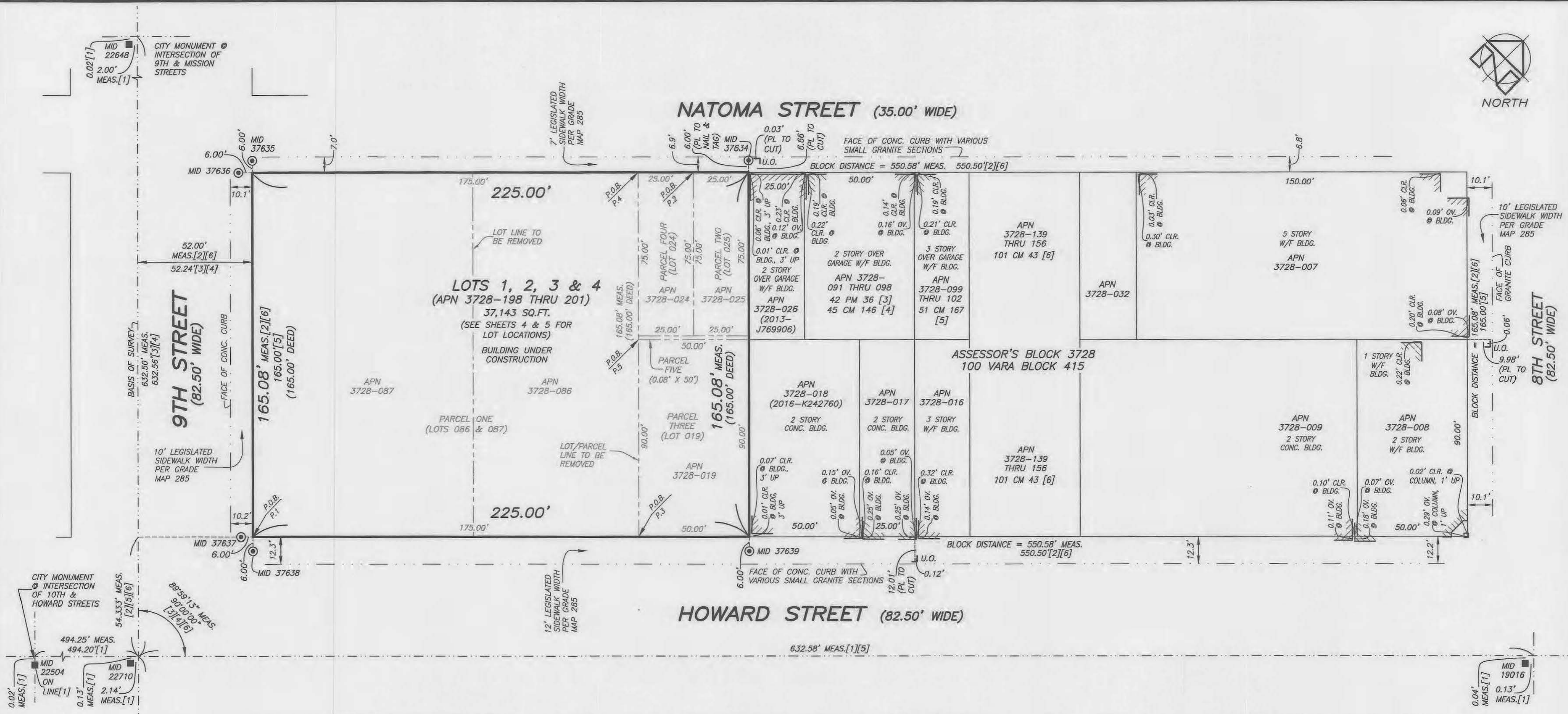


NATOMA STREET (35.00' WIDE)

HOWARD STREET (82.50' WIDE)

9TH STREET (82.50' WIDE)

8TH STREET (82.50' WIDE)



LEGEND

MEAS. MEASURED	PM PARCEL MAPS	■ FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL	— PROPERTY LINE
APN ASSESSOR'S PARCEL NUMBER	CM CONDOMINIUM MAPS	⊥ FOUND "L" CUT IN GRANITE CURB	— LOT LINE/ RIGHT OF WAY LINE
CLR. CLEAR OF PROPERTY LINE	EL. ELEVATION	⊙ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)	--- LOT/PARCEL LINE
OV. OVER PROPERTY LINE	L.E. LOWER ELEVATION		--- TIE LINE
BLDG. BUILDING	U.E. UPPER ELEVATION		- - - ELEVATION GRADE BREAK LINE
CONC. CONCRETE	PL PROPERTY LINE		--- MONUMENT LINE
W/F WOOD FRAME	U.O. UNKNOWN ORIGIN		▨ BUILDING LINE
P.O.B. POINT OF BEGINNING	MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE		--- CURB LINE (FACE OF CURB)
P. PARCEL			

NOTES:

1. LOCATION OF BUILDING CORNERS TO PROPERTY LINES SHOWN HEREON ARE TAKEN 5 FEET± UP UNLESS OTHERWISE NOTED.
2. LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

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 AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2,
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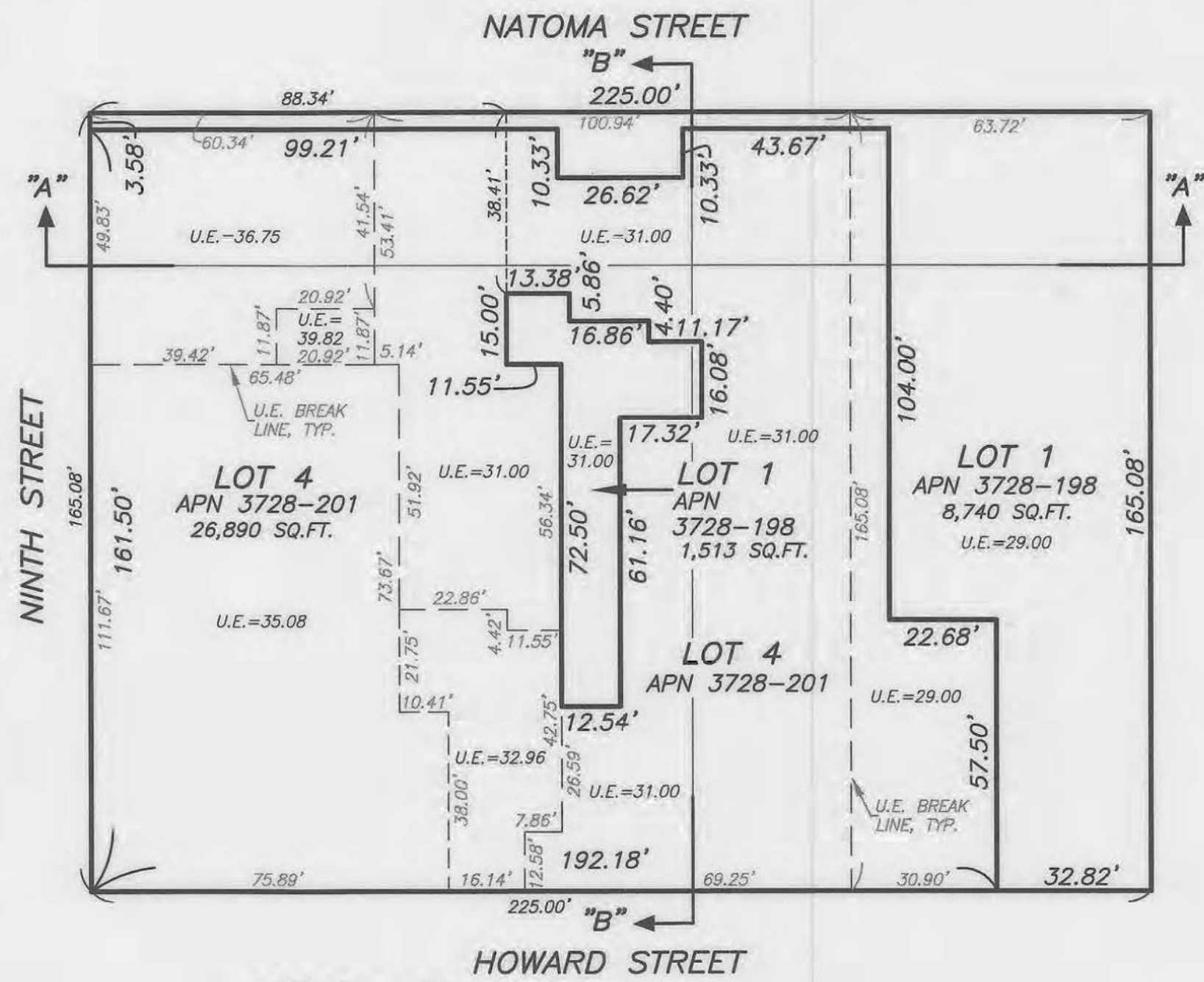
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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 San Francisco, California

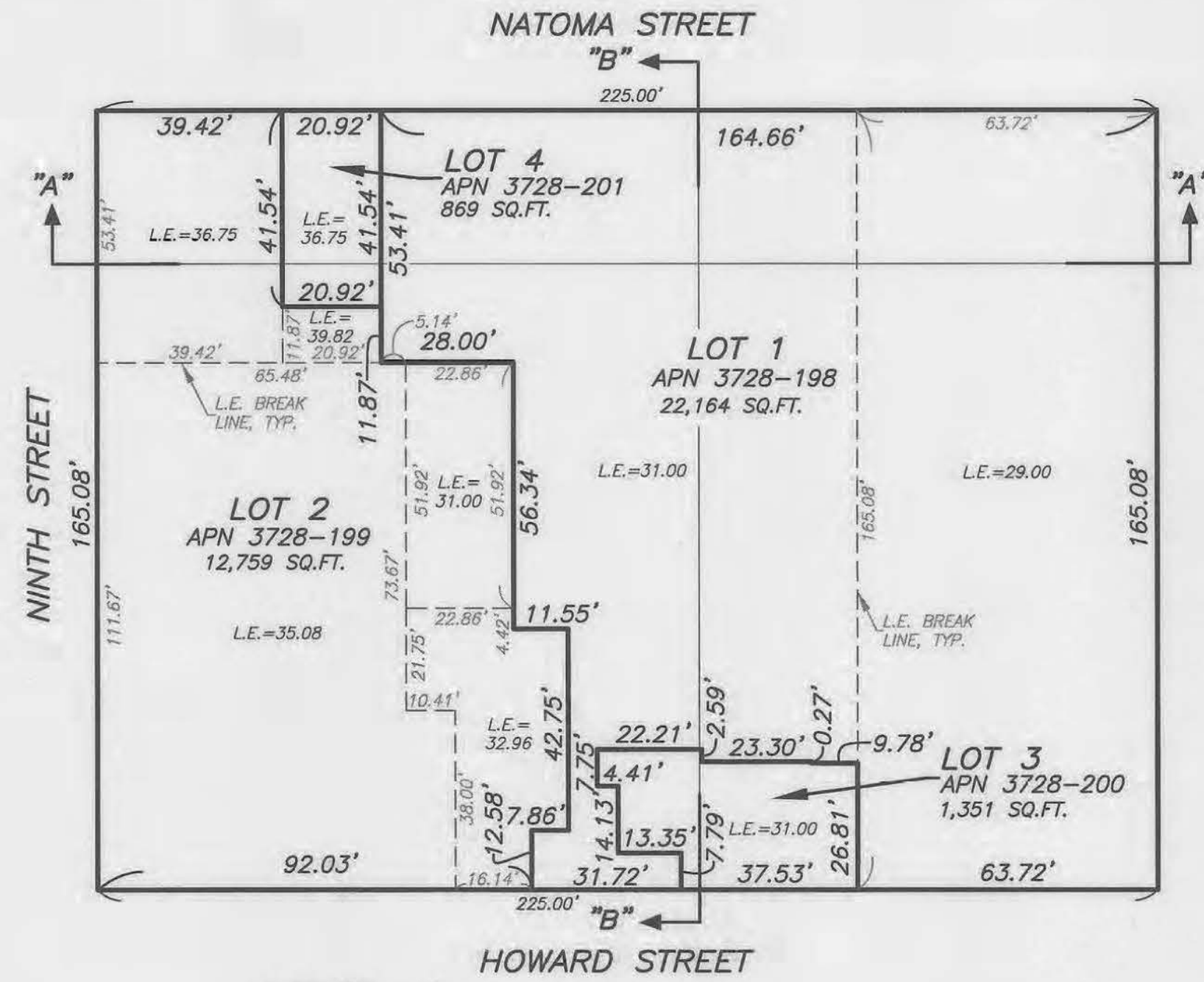
MAY 2021 SCALE: 1"=30' SHEET 3 OF 5



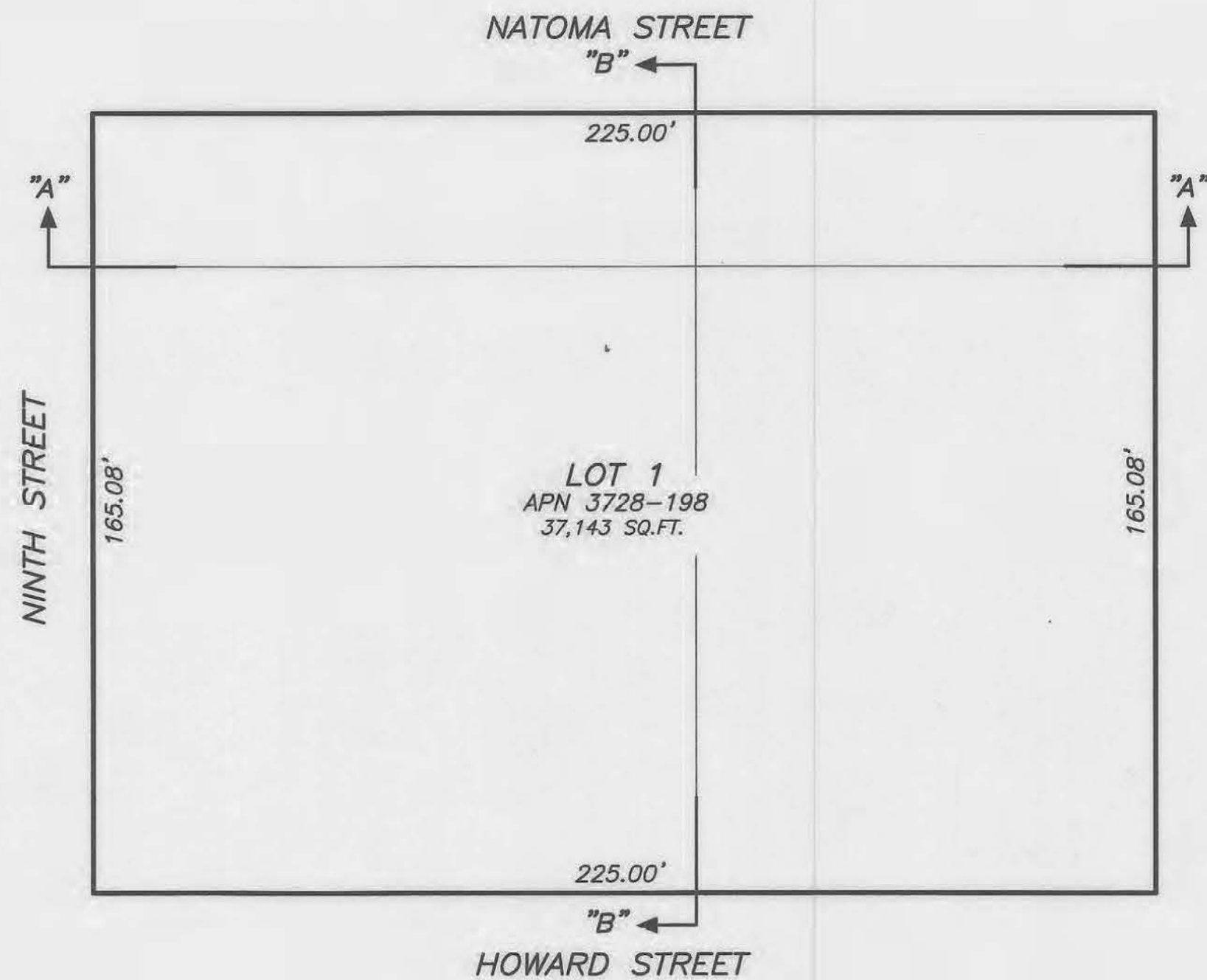
APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
 APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET



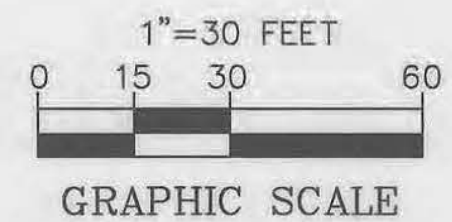
LEVEL B
 LOWER ELEVATION = 19.00
 UPPER ELEVATION = AS SHOWN



LEVEL C
 LOWER ELEVATION = AS SHOWN
 UPPER ELEVATION = 41.50



LEVEL A
 LOWER ELEVATION = CENTER OF THE EARTH
 UPPER ELEVATION = 19.00



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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

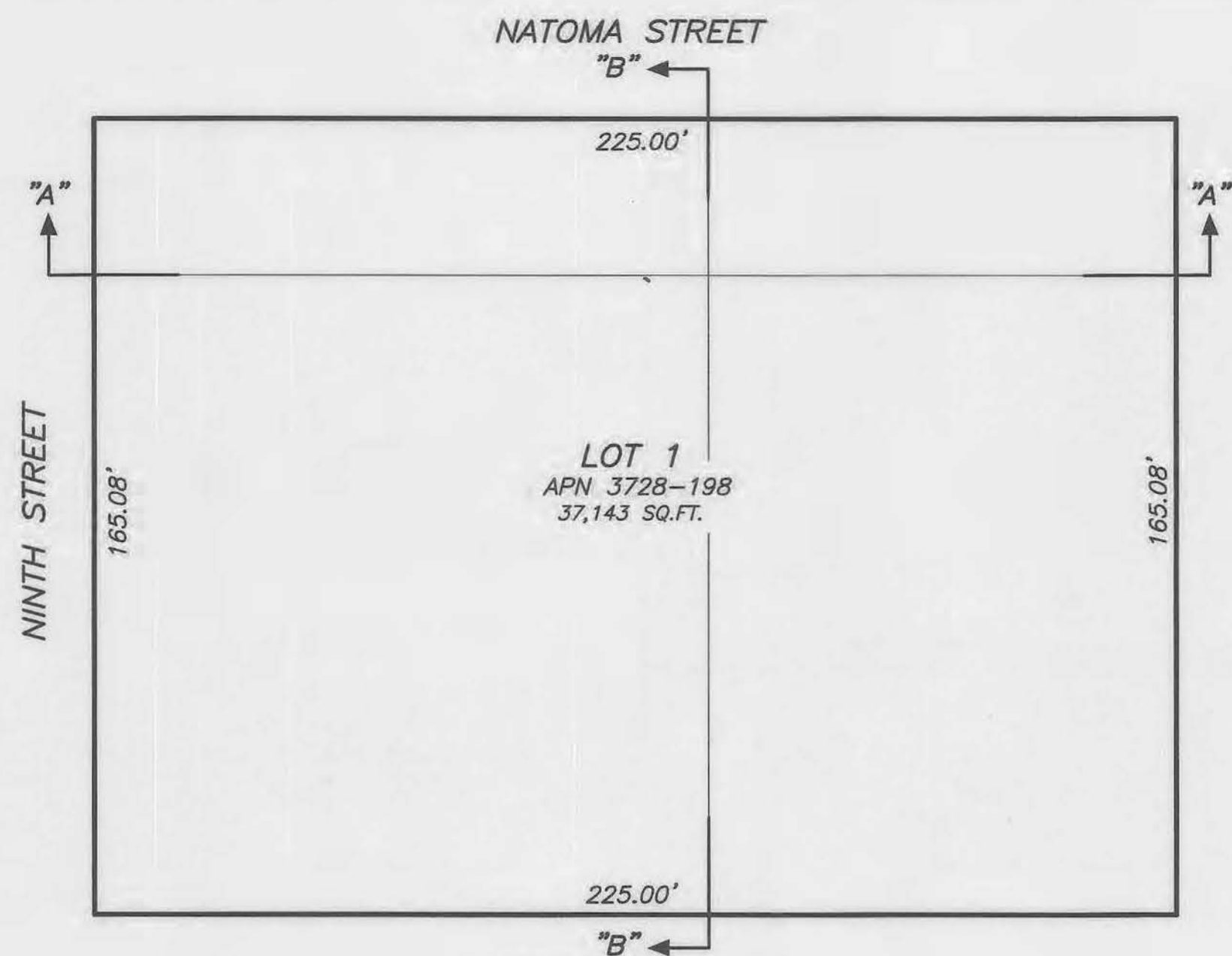
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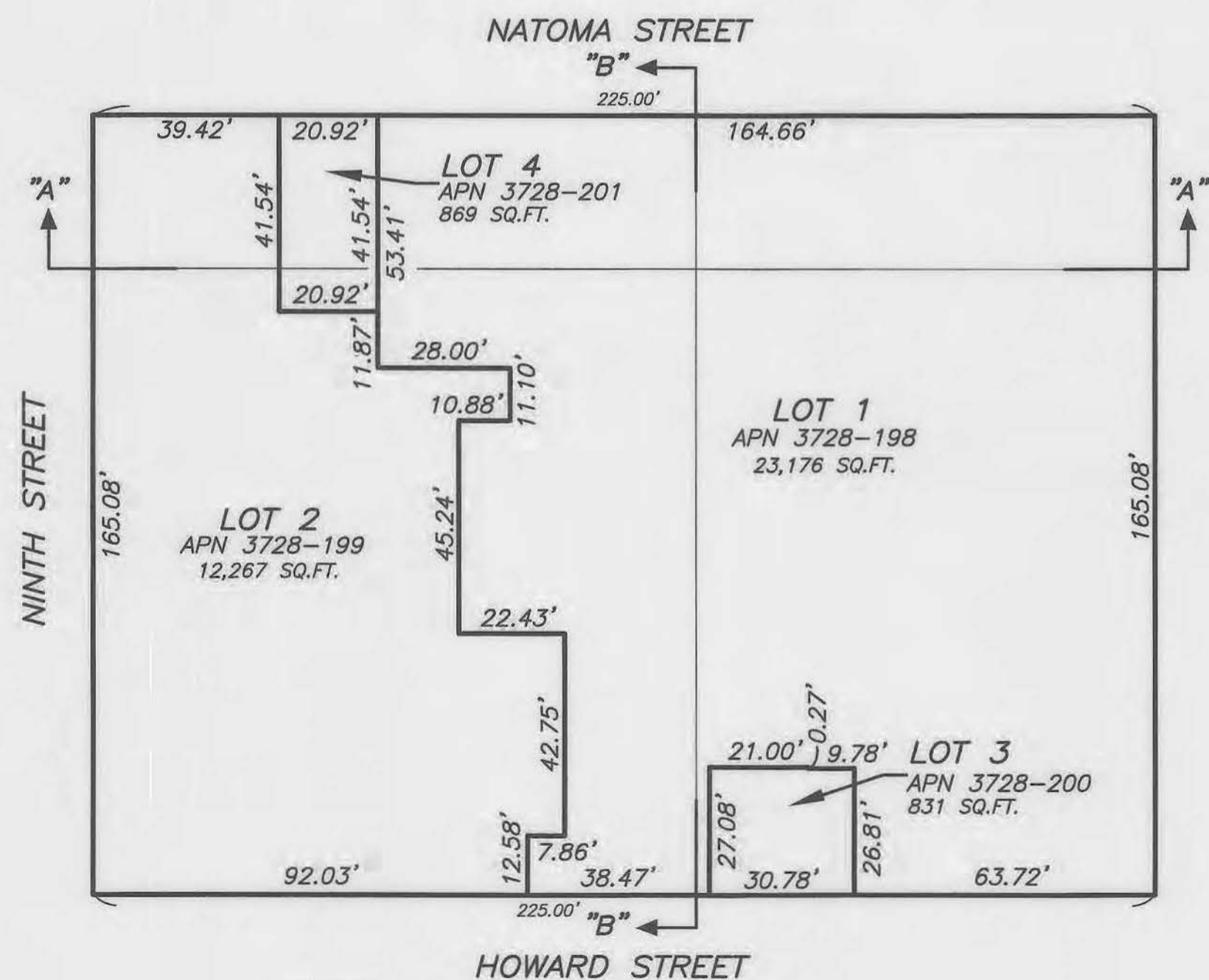
SCALE: 1"=30'

SHEET 4 OF 5

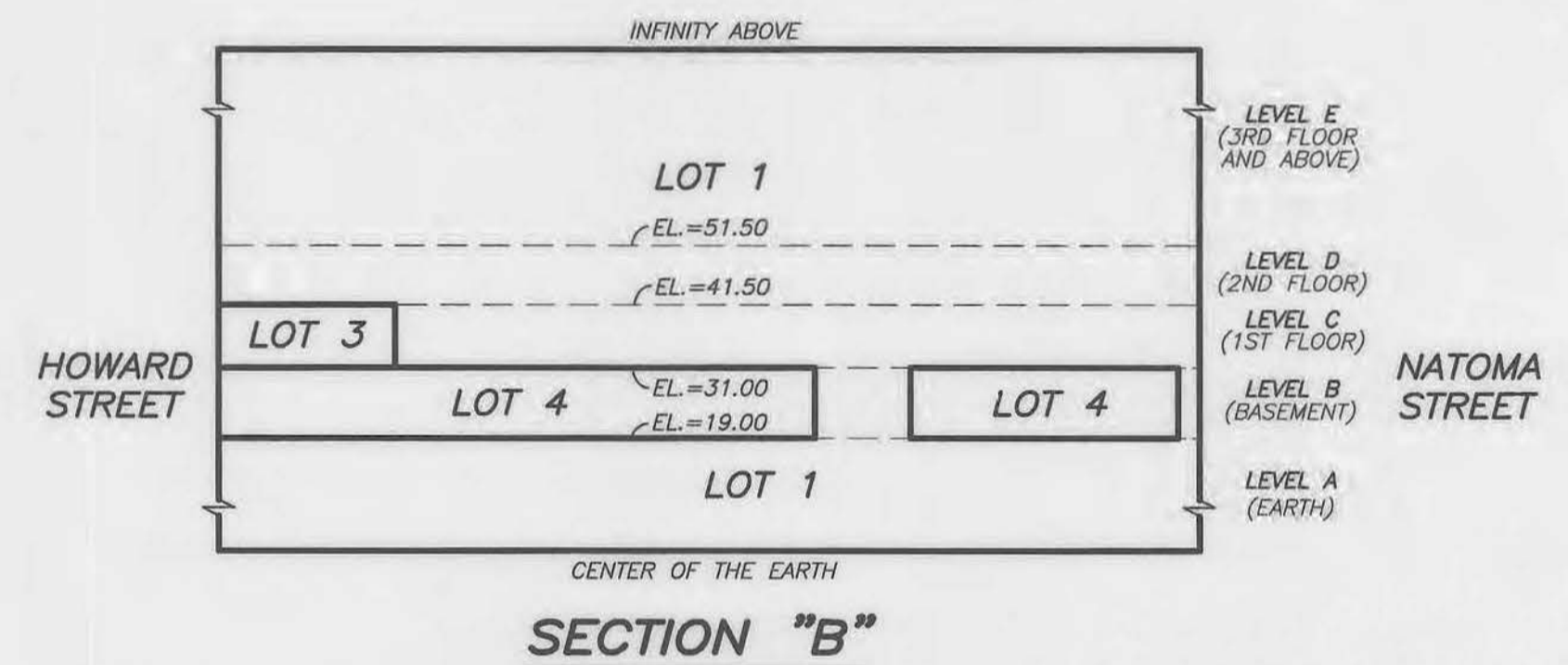
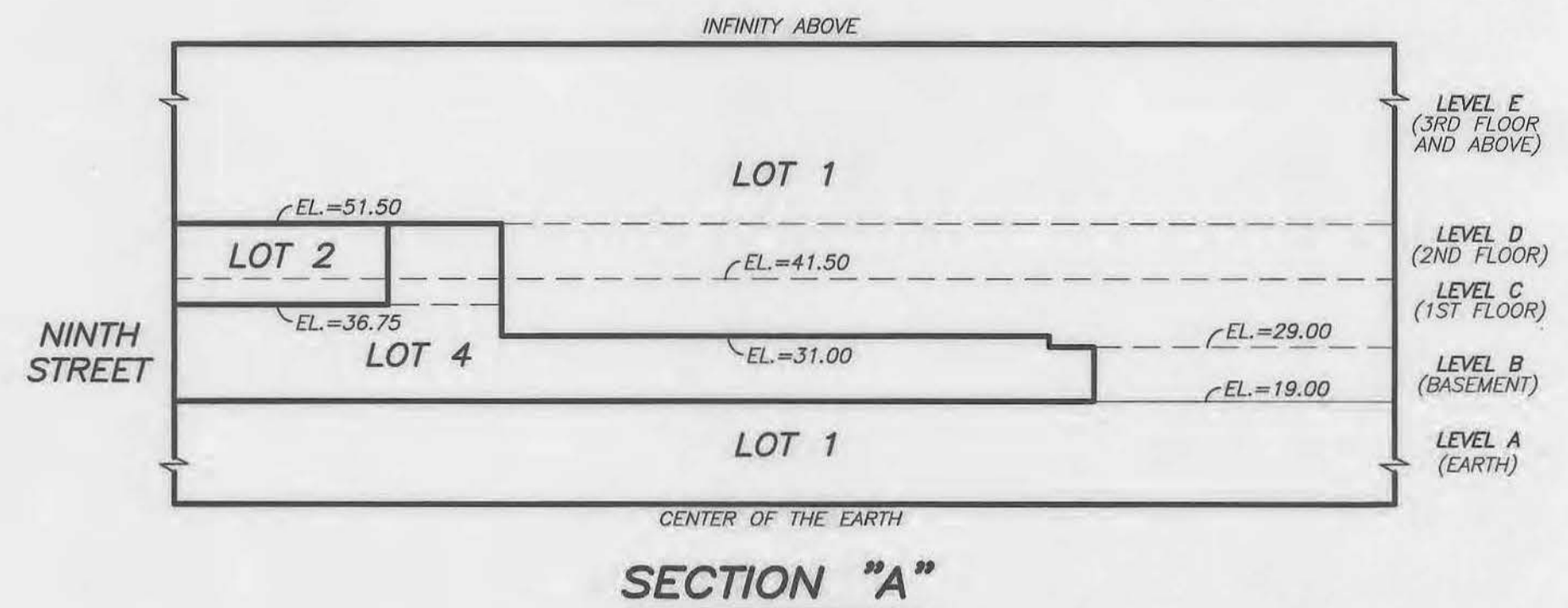
APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
 APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET



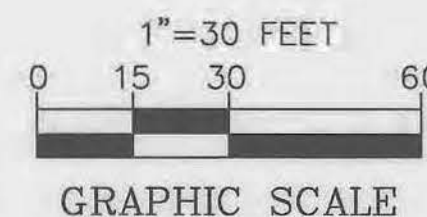
LEVEL E
 LOWER ELEVATION = 51.50
 UPPER ELEVATION = INFINITY ABOVE



LEVEL D
 LOWER ELEVATION = 41.50
 UPPER ELEVATION = 51.50



	AREA, SQUARE FOOTAGE			
	LOT 1	LOT 2	LOT 3	LOT 4
LEVEL	APN 3728-198	APN 3728-199	APN 3728-200	APN 3728-201
A	37,143 SQ.FT.			
B	10,253 SQ.FT.			26,890 SQ.FT.
C	22,164 SQ.FT.	12,759 SQ.FT.	1,351 SQ.FT.	869 SQ.FT.
D	23,176 SQ.FT.	12,267 SQ.FT.	831 SQ.FT.	869 SQ.FT.
E	37,143 SQ.FT.			
TOTAL	129,879 SQ.FT.	25,026 SQ.FT.	2,182 SQ.FT.	28,628 SQ.FT.



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SCALE: 1"=30'

SHEET 5 OF 5

APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
 APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET

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:9940 BOS Final Map Submittal
Date: Wednesday, June 30, 2021 9:45:56 AM
Attachments: [Order204966.docx.pdf](#)
[Summary.pdf](#)
[9940 Motion 20210210.doc](#)
[9940 SIGNED MOTION 20210630.pdf](#)
[9940 DCP Referral 20190430 JMR0 ARWv2 \(ID 1104988\) \(ID 1107876\).pdf](#)
[SDAT Letter 1298 Howard St. 2015_10_26_HJones.pdf](#)
[9940 Tax Certificates 20210617.pdf](#)
[9940 SIGNED MYLAR 20210630.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 July 13, 2021 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 1298 Howard Street , PID: 9940

Regarding: BOS Approval for Final Map

APN: 3728/019, 024, 025, 06 & 087

Project Type: : A Merger and 4 Lot Vertical Subdivision, 129 Residential New Condominium Units within Vertical Lot 1 and 6 Commercial Unit New Condominium within Vertical Lot 2

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of Conditional DCP Approval & Conditions
- 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

