

File No. 220423

Committee Item No. _____

Board Item No. 36

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: April 26, 2022

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
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- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 206205 _____
- Tentative Map Decision 082216 _____
- Tax Certificate 041922 _____
- Final Map _____
- _____
- _____
- _____

Prepared by: Brittney Harrell

Date: April 21, 2022

Prepared by: _____

Date: _____

1 [Final Map No. 9073 - 311 Grove Street]

2

3 **Motion approving Final Map No. 9073, an eight residential unit condominium project,**
4 **located at 311 Grove Street, being a subdivision of Assessor’s Parcel Block No. 0809,**
5 **Lot No. 020; 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. 9073”, an eight residential unit
9 condominium project, located at 311 Grove Street, being a subdivision of Assessor’s Parcel
10 Block No. 0809, Lot No. 020, comprising four sheets, approved March 10, 2022, by
11 Department of Public Works Order No. 206205 is hereby approved and said map is adopted
12 as an Official Final Map No. 9073; 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 22, 2016, 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

1 DESCRIPTION APPROVED:

RECOMMENDED:

2

3 /s/ _____

/s/ _____

4 James M. Ryan, PLS

Carla Short

5 Acting City and County Surveyor

Interim Director of Public Works

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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: 206205

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

APPROVING FINAL MAP NO. 9073, 311 GROVE STREET, A 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 020 IN ASSESSORS BLOCK NO. 0809 (OR ASSESSORS PARCEL NUMBER 0809-020). [SEE MAP]

An 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 16, 2016, 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. 9073”, comprising 4 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 16, 2016, 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:

William E Blackwell Jr

Blackwell, William

Acting City and County Surveyor

X

DocuSigned by:

Carla Short

Short, Carla

Interim Director of Public Works



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: August 16, 2016


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

Project ID: 9073			
Project Type: 8 Residential Condominium Units New Construction Project			
Address#	StreetName	Block	Lot
311	GROVE ST	0809	020
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 James Ryan
 2016.08.16 15:11:20 -08'00'

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

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

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

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed

Date

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



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



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Date: August 16, 2016

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 1650 Mission Street, Suite 400
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Sincerely,

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The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed **Carly Grob** Digitally signed by Carly Grob
 DN: o=org, ou=planning, ou=CityPlanning, ou=CityPlanning, cn=Carly Grob, email=Carly.Grob@sf.gov, Date: 2016.08.22 16:13:55 -0700

Date

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



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Case No.: 2014.1473ENV
Project Address: 311 Grove Street
Zoning: Hayes-Gough NCT (Neighborhood Commercial Transit) District
40-X and 50-X Height and Bulk Districts
Block/Lot: 0809/020
Lot Size: 3,590 square feet
Plan Area: Market and Octavia Area Plan
Project Sponsor: 311 Grove Hayes Valley, LLC
c/o Jaqui Braver – DM Development
(415) 692-5065, jaqui.braver@dm-dev.com
Staff Contact: Michael Li
(415) 575-9107, michael.j.li@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site is on the south side of Grove Street between Franklin and Gough streets near the western edge of San Francisco’s Downtown/Civic Center neighborhood. The project site is in the Hayes-Gough NCT (Neighborhood Commercial Transit) District and on a through lot with frontage on both Grove and Ivy streets. The northern (Grove Street) half of the lot is in a 50-X Height and Bulk District, and the southern (Ivy Street) half of the lot is in a 40-X Height and Bulk District. The project site, which is paved but has been vacant since 1956, is currently being used as a surface parking lot. Auto repair, woodworking, and painting businesses occupied the project site prior to 1956.

(Continued on next page.)

EXEMPT STATUS

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

DETERMINATION

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


SARAH B. JONES
Environmental Review Officer

February 23, 2016
Date

cc: 311 Grove Hayes Valley, LLC, Project Sponsor
Supervisor London Breed, District 5
Carly Grob, Current Planner
Pilar LaValley, Preservation Planner

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

The proposed project consists of constructing a new eight-unit building that would be five stories and 52 feet tall on Grove Street and four stories and 43 feet tall on Ivy Street.¹ The tallest point of the building would be the top of the elevator penthouse at about 56 feet above the Grove Street sidewalk (the proposed elevator would stop at the highest residential floor; it would not provide access to the roof deck on the Grove Street side of the building). The first through fifth floors of the building would be occupied by a total of eight dwelling units. There would be one basement level with four parking spaces. Garage access via a garage door and a car elevator would be provided on Ivy Street. The existing curb cut on Ivy Street would be retained, and the existing curb cut on Grove Street would be removed. A total of eight Class 1 bicycle parking spaces would be provided. Usable open space for the residents of the proposed project would be provided in the form of a ground-level yard and two roof decks.

Construction of the proposed project would take about 13 months. The proposed building would rest on a mat foundation; no pile driving would be required. Construction of the proposed project would require excavation to a depth of nine feet below ground surface and the removal of about 1,200 cubic yards of soil.

PROJECT APPROVAL

The proposed project would require the following approvals:

- **Rear Yard Modification; Permitted Obstructions and Ground-Floor Active Use Variances** (*Zoning Administrator*)
- **Site/Building Permit** (*Planning Department and Department of Building Inspection*)

The proposed project is subject to notification under Planning Code Section 312. If discretionary review before the Planning Commission is requested, the discretionary review decision constitutes the Approval Action for the proposed project. If no discretionary review is requested, the issuance of the building permit by the Department of Building Inspection constitutes the Approval Action for the proposed 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 EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent; (c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or (d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or

¹ Pursuant to Planning Code Section 263.20, the proposed building may exceed the height limit by one foot for every foot of additional floor-to-ceiling height in excess of 10 feet provided at the ground floor.

to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 311 Grove Street project described above, and incorporates by reference information contained in the Programmatic EIR for the *Market and Octavia Area Plan* (Market and Octavia PEIR).² Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Market and Octavia PEIR.

On April 5, 2007, the Planning Commission certified the Market and Octavia PEIR by Motion No. 17406.^{3,4} The PEIR analyzed amendments to the *San Francisco General Plan (General Plan)* to create the *Market and Octavia Area Plan* and amendments to the Planning Code and Zoning Maps, including the creation of the Hayes-Gough NCT District. The PEIR analysis was based upon an assumed development and activity that were anticipated to occur under the *Market and Octavia Area Plan*. The proposed 311 Grove Street project is in conformance with the height, use, and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that was forecast for the *Market and Octavia Plan* area. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed 311 Grove Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The Hayes-Gough NCT District, lying west of Franklin Street and east of Laguna Street, is within walking distance of the San Francisco Civic Center. This mixed-use commercial district contains a limited range of retail uses that primarily cater to the immediate needs of the neighborhood. The few comparison goods that are provided attract clients from a wider area outside the neighborhood, mostly workers of, and visitors to, the nearby performing arts venues and the San Francisco Civic Center. In order to maintain the mixed-use character of the district, the zoning controls permit most commercial uses on the first and second floors and strongly encourage housing on and above the third floor.

In May 2008, subsequent to the certification of the PEIR, the Board of Supervisors approved and the Mayor signed into law revisions to the Planning Code, Zoning Maps, and *General Plan* that constituted the “project” analyzed in the Market and Octavia PEIR. The legislation created several new zoning controls, which allow for flexible types of new housing to meet a broad range of needs, reduce parking requirements to encourage housing and services without adding cars, balance transportation by considering people movement over auto movement, and build walkable whole neighborhoods meeting everyday needs. The *Market and Octavia Area Plan*, as evaluated in the PEIR and as approved by the Board of Supervisors, accommodates the proposed use, design, and density of the 311 Grove Street project.

² San Francisco Planning Department Case No. 2003.0347E, State Clearinghouse No. 2004012118.

³ San Francisco Planning Department, *Market and Octavia Area Plan Final Environmental Impact Report*, Case No. 2003.0347E, certified April 5, 2007. This document is available online at www.sf-planning.org/index.aspx?page=1714, accessed January 6, 2016.

⁴ San Francisco Planning Commission Motion No. 17406, April 5, 2007. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=568>, accessed January 6, 2016.

Individual projects that could occur in the future under the *Market and Octavia Area Plan* will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 311 Grove Street is consistent with and was encompassed within the analysis in the Market and Octavia PEIR. This determination also finds that the Market and Octavia PEIR adequately anticipated and described the impacts of the proposed 311 Grove Street project, and identified the mitigation measures applicable to the 311 Grove Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5, 6} Therefore, no further CEQA evaluation for the project is required. Overall, the Market and Octavia PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project vicinity is characterized by a mix of residential, retail, office, open space, and arts-related uses. The scale of development in the project vicinity varies in height from 20 to 390 feet. Existing development on the project block consists of two-, three-, and four-story, multi-unit residential buildings. Some of these buildings that front Gough, Grove, and Franklin streets have ground-floor retail or office uses. There is a two-story office building on the northeast corner of the project block. The Performing Arts Garage is on the north side of Grove Street across from the project site. This structure includes ground-floor retail uses. There is a six-story, multi-unit residential building on the south side of Ivy Street across from the project site. Davies Symphony Hall is half a block east of the project site, and the San Francisco War Memorial and Performing Arts Center, which includes the Herbst Theatre and the War Memorial Opera House, is half a block northeast of the project site. The San Francisco Civic Center occupies several city blocks on the east side of Van Ness Avenue; this complex of buildings includes the Bill Graham Civic Auditorium, the main branch of the San Francisco Public Library, the Asian Art Museum, the San Francisco Civic Center Courthouse, and San Francisco City Hall. These buildings surround the approximately 5.8-acre Civic Center Plaza.

The project site is well served by public transportation. Within one-quarter mile of the project site, the San Francisco Municipal Railway (Muni) operates the following transit service: the 5 Fulton, 5R Fulton Rapid, 6 Haight/Parnassus, 7 Haight/Noriega, 7X Noriega Express, 9 San Bruno, 9R San Bruno Rapid, 21 Hayes, 47 Van Ness, and 49 Mission/Van Ness bus lines; the F Market historic streetcar; and the J Church, KT Ingleside/Third Street, L Taraval, M Ocean View, and N Judah Muni Metro light rail lines.

POTENTIAL ENVIRONMENTAL EFFECTS

The Market and Octavia PEIR analyzed environmental issues including: plans and policies; land use and zoning; population, housing, and employment; urban design and visual quality; shadow and wind; cultural (historic and archeological) resources; transportation; air quality; noise; hazardous materials; geology, soils, and seismicity; public facilities, services, and utilities; hydrology; biology; and growth inducement. The proposed 311 Grove Street project is in conformance with the height, use and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that

⁵ Susan Exline, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2014.1473E, 311 Grove Street, October 27, 2015.

⁶ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, Case No. 2014.1473ENV, 311 Grove Street, February 16, 2016.

was forecast for the area covered by the *Market and Octavia Plan*. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed 311 Grove Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The Market and Octavia PEIR identified significant impacts related to shadow, wind, archeology, transportation, air quality, hazardous materials, and geology. Mitigation measures were identified for these impacts and reduced all of these impacts to less-than-significant levels with the exception of those related to shadow (impacts on two open spaces: the War Memorial Open Space and United Nations Plaza) and transportation (project- and program-level as well as cumulative traffic impacts at nine intersections; project-level and cumulative transit impacts on the 21 Hayes Muni line). A shadow fan analysis prepared by the Planning Department determined that the proposed project would not shadow any parks or open spaces.⁷ At a height of 53 feet, the proposed project is not tall enough to substantially alter ground-level wind currents in a manner that would adversely affect public areas and result in a significant wind impact. Implementation of the proposed project would not involve the demolition of a building that was determined to be a historic resource. In addition, the architectural design of the proposed project would be compatible with the character of the Hayes Valley Residential Historic District.⁸ For these reasons, the proposed project would not result in a significant impact on historic resources. Traffic and transit ridership generated by the project would not make a considerable contribution to the traffic and transit impacts identified in the Market and Octavia PEIR.

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

Table 1 – Market and Octavia PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
A. Shadow		
A1: Parks and Open Space Not Subject to Section 295	Applicable: Project exceeds a height of 50 feet.	Completed: The Planning Department generated a shadow fan and determined that the proposed project would not shadow any parks or open spaces.
B. Wind		
B1: Buildings in Excess of 85 Feet in Height	Not Applicable: Project does not exceed a height of 85 feet.	Not Applicable

⁷ San Francisco Planning Department, *Shadow Fan Analysis for 311 Grove Street*, December 8, 2014.

⁸ Pilar LaValley, San Francisco Planning Department, email to Michael Li, San Francisco Planning Department, January 13, 2016.

Mitigation Measure	Applicability	Compliance
B2: All New Construction	Applicable: Project involves new construction of a 53-foot-tall building.	Completed: The project sponsor has designed the proposed project to minimize its effects on ground-level wind conditions.
C. Archeological Resources		
C1: Soil-Disturbing Activities in Archeologically Documented Properties	Not Applicable: Project site is not an archeologically documented property.	Not Applicable
C2: General Soil-Disturbing Activities	Applicable: Project would include soil-disturbing activities.	Completed: The Planning Department has conducted a Preliminary Archeological Review and determined that the proposed project would have no effect on archeological resources.
C3: Soil-Disturbing Activities in Public Street and Open Space Improvements	Not Applicable: Project would not include soil-disturbing activities associated with public street or open space improvements.	Not Applicable
C4: Soil-Disturbing Activities in the Mission Dolores Archeological District	Not Applicable: Project site is not in the Mission Dolores Archeological District.	Not Applicable
D. Transportation		
D3: Traffic Mitigation Measure for Laguna/Market/ Hermann/Guerrero Streets Intersection (LOS D to LOS E PM peak-hour)	Not Applicable: Plan level mitigation by the San Francisco Municipal Transportation Agency (SFMTA).	Not Applicable
D4: Traffic Mitigation Measure for Market/Sanchez/ Fifteenth Streets Intersection (LOS E to LOS E with increased delay PM peak-hour)	Not Applicable: Plan-level mitigation by the SFMTA.	Not Applicable
D5: Traffic Mitigation Measure for Market/Church/ Fourteenth Streets Intersection (LOS E to LOS E with increased delay PM peak hour)	Not Applicable: Plan-level mitigation by the SFMTA.	Not Applicable

Mitigation Measure	Applicability	Compliance
D6: Traffic Mitigation Measure for Mission Street/Otis Street/South Van Ness Intersection (LOS F to LOS F with increased delay PM peak-hour)	Not Applicable: Plan-level mitigation by the SFMTA.	Not Applicable
E. Air Quality		
E1: Construction Mitigation Measure for Particulate Emissions	Not Applicable: Superseded by Construction Dust Control Ordinance.	Not Applicable
E2: Construction Mitigation Measure for Short-Term Exhaust Emissions	Applicable: Project site is in an Air Pollutant Exposure Zone.	The project sponsor has agreed to develop and implement a Construction Emissions Minimization Plan (see Project Mitigation Measure 1).
F. Hazardous Materials		
F1: Program- or Project-Level Mitigation Measures	Not Applicable: Superseded by Construction Dust Control Ordinance and federal, state, and local regulations related to abatement and handling of hazardous materials.	Not Applicable
G. Geology, Soils, and Seismicity		
G1: Construction-Related Soils Mitigation Measure	Not Applicable: Superseded by San Francisco Public Utilities Commission's Construction Site Runoff Ordinance (Public Works Code, Ordinance No. 260-13).	Not Applicable

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

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on May 27, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Comments received from the public expressed concerns related to impacts on vehicular access to and from adjacent properties; impacts of excavation and construction on the structural integrity of adjacent buildings; and impacts of construction dust on air quality. These concerns are considered and addressed in the CPE Checklist under the topics of Transportation and Circulation; Geology and Soils; and Air Quality, respectively. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Market and Octavia PEIR.

CONCLUSION

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

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

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

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

<u>Adopted Mitigation/Improvement Measures</u>	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>MITIGATION MEASURES</p> <p><u>Project Mitigation Measure 1: Construction Air Quality (Implementing Market and Octavia PEIR Mitigation Measure E-2)</u></p> <p>A. <i>Engine Requirements.</i></p> <ol style="list-style-type: none"> All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, 	Project sponsor, contractor(s).	Submit certification statement prior to construction activities requiring the use of off-road equipment.	Project sponsor, contractor(s), and the ERO.	Considered complete upon submittal of certification statement.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.</p> <p>4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>B. <i>Waivers.</i></p> <p>1. The Planning Department’s Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).</p>				

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.</p>				

Table – Off-Road Equipment Compliance Step-down Schedule

Engine Emission Standard	Emissions Control
Tier 2	ARB Level 2 VDECS
Tier 2	ARB Level 1 VDECS
Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3. Alternative fuels are not a VDECS.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.</p> <ol style="list-style-type: none"> 1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 2. The ERO shall ensure that all applicable 	Project sponsor, contractor(s).	Prepare and submit a Plan prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.	Project sponsor, contractor(s), and the ERO.	Considered complete upon findings by the ERO that the Plan is complete.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.</p> <p>3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i> After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information</p>	<p>Project sponsor/contractor(s).</p>	<p>Submit quarterly reports.</p>	<p>Project sponsor, contractor(s), and the ERO.</p>	<p>Considered complete upon findings by the ERO that the Plan is being/has been implemented.</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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required in the Plan.



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: **0809**

Lot: **020**

Address: **311 GROVE ST**

David Augustine, Tax Collector

Dated **April 19, 2022** this certificate is valid for the earlier of 60 days from **April 19, 2022** or **December 31, 2022**. 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:

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF FOUR(4) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 311 GROVE HAYES VALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DM 311 GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: DM DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: Mark Macdonald

NAME: MARK MACDONALD
TITLE: AUTHORIZED PERSON

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 FEBRUARY 2nd 2021 BEFORE ME, ODD SAPPASERT O'BRIEN

A NOTARY PUBLIC,

PERSONALLY APPEARED MARK MACDONALD

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 SEAL:

SIGNATURE: Odd Sappasert O'Brien

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2384567

MY COMMISSION EXPIRES: 12/23/2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S/TRUSTEE'S STATEMENT:

BENEFICIARY: HERITAGE BANK OF COMMERCE
TRUSTEE: OLD REPUBLIC TITLE COMPANY
TRUSTOR/GRANTOR: 311 GROVE HAYES VALLEY LLC,
A DELAWARE LIMITED LIABILITY COMPANY

RECORDING NO. 2021-057432, OFFICIAL RECORDS
RECORDING DATE: APRIL 02, 2021

BY: Paul Perez

NAME: Paul Perez

TITLE: SVP/Construction Team Leader

BENEFICIARY'S/TRUSTEE'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 CONTRA COSTA }

ON FEBRUARY 4th 2021 BEFORE ME, DANIEL VILLAPIERTE

A NOTARY PUBLIC,

PERSONALLY APPEARED PAUL PEREZ

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 SEAL:

SIGNATURE: Daniel Villapier

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 8371220

MY COMMISSION EXPIRES: AUG 17, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER NO. _____

BY: Carla Short DATE: April 12, 2022

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

~~DENNIS J. HERRERA~~, CITY ATTORNEY
DAVID CHIU

BY: David Chiu DATE: APRIL 1, 2022
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

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

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE _____ AT THE REQUEST OF KCA ENGINEERS, INC.

BY: _____
COUNTY RECORDER

FINAL MAP NO. 9073

AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON AUGUST 05, 2014
INSTRUMENT 2014-J923449-00 OR
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
FEBRUARY 2022

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 4 SHEETS

CLERK'S STATEMENT:

I, ANGELA CAVILLO, 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 NO. 9073"

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

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 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

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 JAQUI BRAVER IN JUNE 2015. 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, 2023, 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: *Peter J. Bekey* DATE: 02/01/22
KCA ENGINEERS, INC.
PETER J. BEKEY
R.C.E. NO. 14786
LICENSE EXPIRES: MARCH 31, 2023



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 ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: *William E. Blackwell Jr.*
WILLIAM E. BLACKWELL JR. PLS 8251
DATE: 3/01/2022



GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF EIGHT (8) DWELLING UNITS.
- 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 (IVY STREET AND GROVE STREET) ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP NO. 9073

AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON AUGUST 05, 2014
INSTRUMENT 2014-J923449-00 OR
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
FEBRUARY 2022

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS


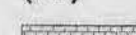




SURVEY NOTES:

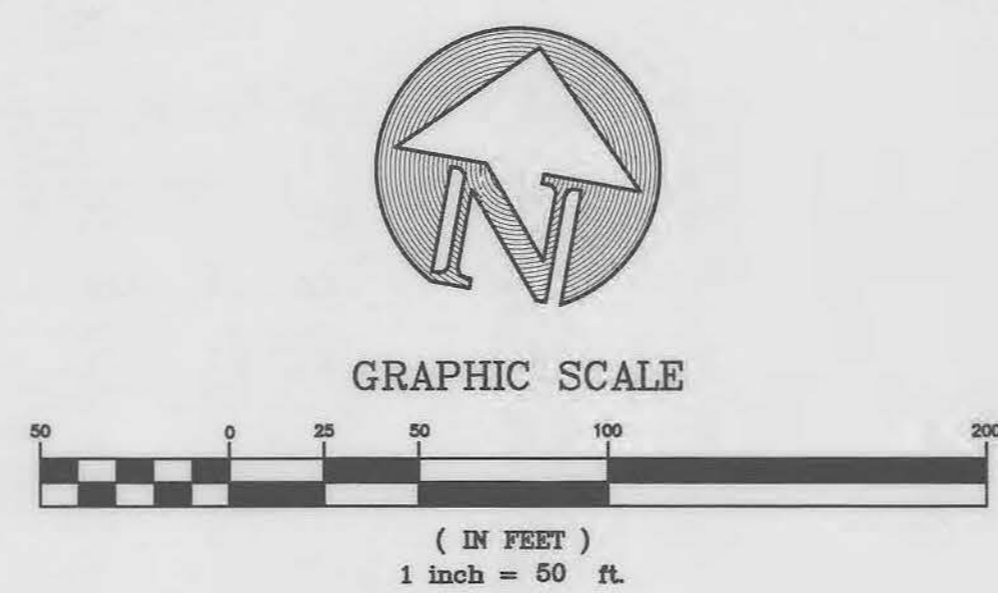
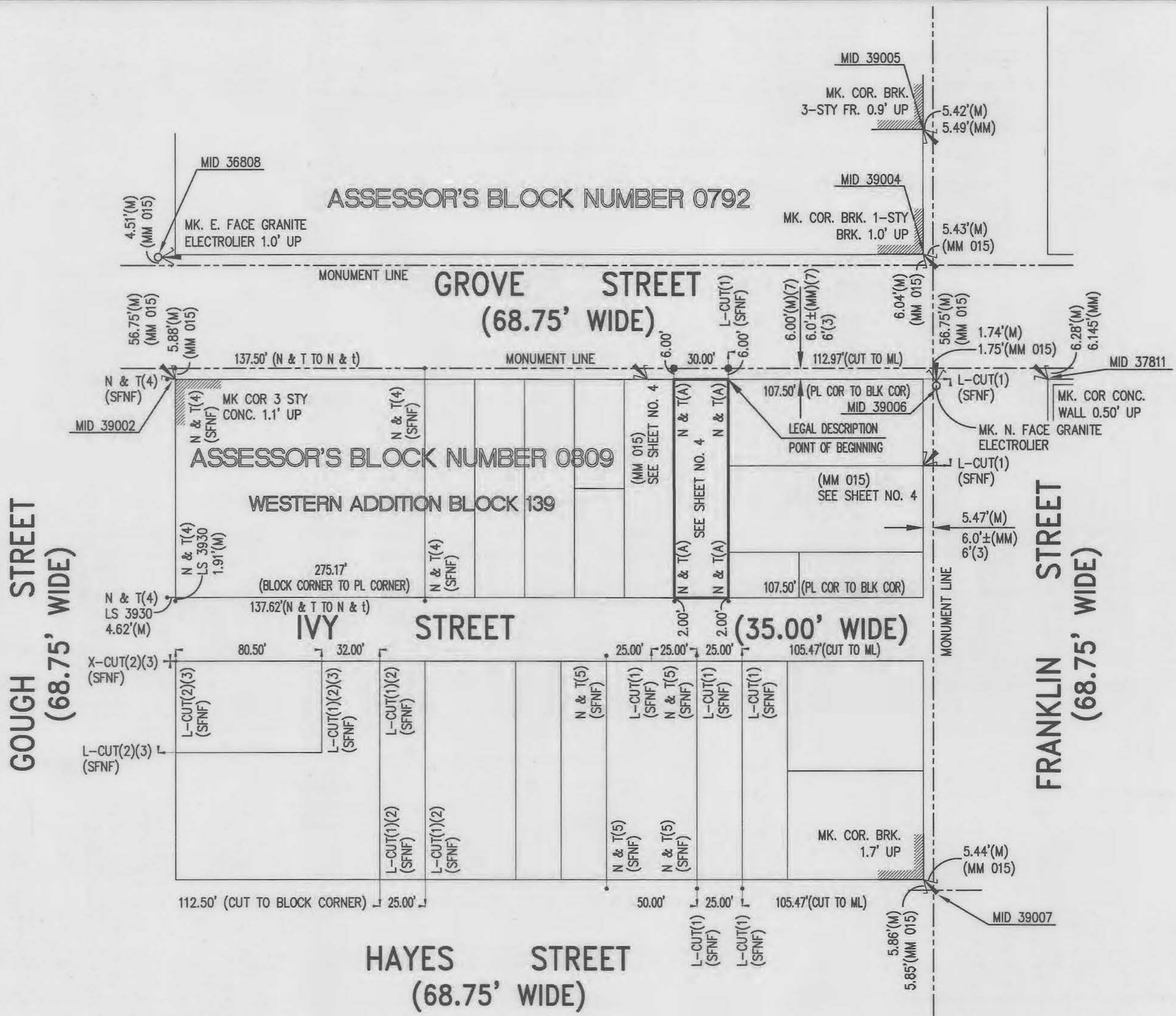
1. BASIS OF SURVEY: DEED DOCUMENT NUMBER 2014-J923449-00 RECORDED AUGUST 5, 2014, THE MONUMENT LINE IN FRANKLIN STREET AND MONUMENT LINES IN GROVE STREET WERE USED AS BASIS OF SURVEY FOR THIS MAP. PORTION OF MONUMENT LINE IN HAYES STREET IS PLOTTED FROM RECORD INFORMATION FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A PART OF THIS SURVEY.
2. MONUMENT REFERENCE: MONUMENT MAP 015 DATED JULY 1978 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
5. BLOCK LINES OF BLOCK 0809 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES IN FRANKLIN STREET AND GROVE STREET. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 0809 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS, ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
6. EASTERLY SIDE OF PROPERTY HAS A PEDESTRIAN AND VEHICULAR EASEMENT FOR INGRESS AND EGRESS OF UNKNOWN WIDTH AS DESCRIBED IN DOCUMENT 1989-E70679 RECORDED IN BOOK E878 OR PAGE 978 RECORDED MAY 25, 1989 ON FILE OF THE OFFICE OF THE COUNTY RECORDER. EASEMENT IS TO BE ABANDONED BY SEPARATE INSTRUMENT.

MAP AND SET POINT REFERENCE:

- (1) SURVEY CUT REFERENCE MAP DATED 8-23-27 BLOCK DIAGRAM CCSF RECORDS
 - (2) PARCEL MAP 13 PM 87 RECORDED FEB. 8, 1980. LS 3446 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 - (3) MAP 28 CM 8 RECORDED MAR. 2, 1988. LS 3075 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 - (4) PARCEL MAP 106 CM 206 RECORDED JUL. 2, 2008. LS 3930 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 - (5) MAP 51 CM 235 RECORDED AUG. 1, 1996. RCE 14149 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 - (6) PARCEL MAP 119 CM 7 RECORDED JUL. 2, 2012. LS 8080 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 - (7) PARCEL MAP 106 CM 206 RECORDED JUL. 2, 2012. LS 3930 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
- (A) SET NAIL AND TAG RCE 14786 THIS MAP

LEGEND:

CLR	CLEAR OF PROPERTY LINE
OVR	OVER PROPERTY LINE
	BUILDING CORNER
COR	CORNER
TC	TOP OF CURB
G	GUTTER
BW	BACK OF WALK
BLDG	BUILDING
ADJ	ADJACENT
FNC	FENCE
(M)	MEASURED DISTANCE
(MM)	MONUMENT MAP DISTANCE
	OLD BRICK FOUNDATION TO BE DEMOLISHED
SFNF	SEARCHED FOR NOTHING FOUND
	ADJACENT PROPERTY LINE/RIGHT OF WAY
	SUBJECT PROPERTY LINE
	MONUMENT LINE (MM 015)
ML	MONUMENT LINE
ML TO ML	MONUMENT LINE TO MONUMENT LINE
	SET NAIL AND TAG RCE NO. 14786
N & T	NAIL AND TAG
BLK COR	BLOCK CORNER



FINAL MAP NO. 9073
 AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY
 DESCRIBED IN THAT CERTAIN DEED
 RECORDED ON AUGUST 05, 2014
 INSTRUMENT 2014-J923449-00 OR
 ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 SCALE: 1" = 50'
 FEBRUARY 2022

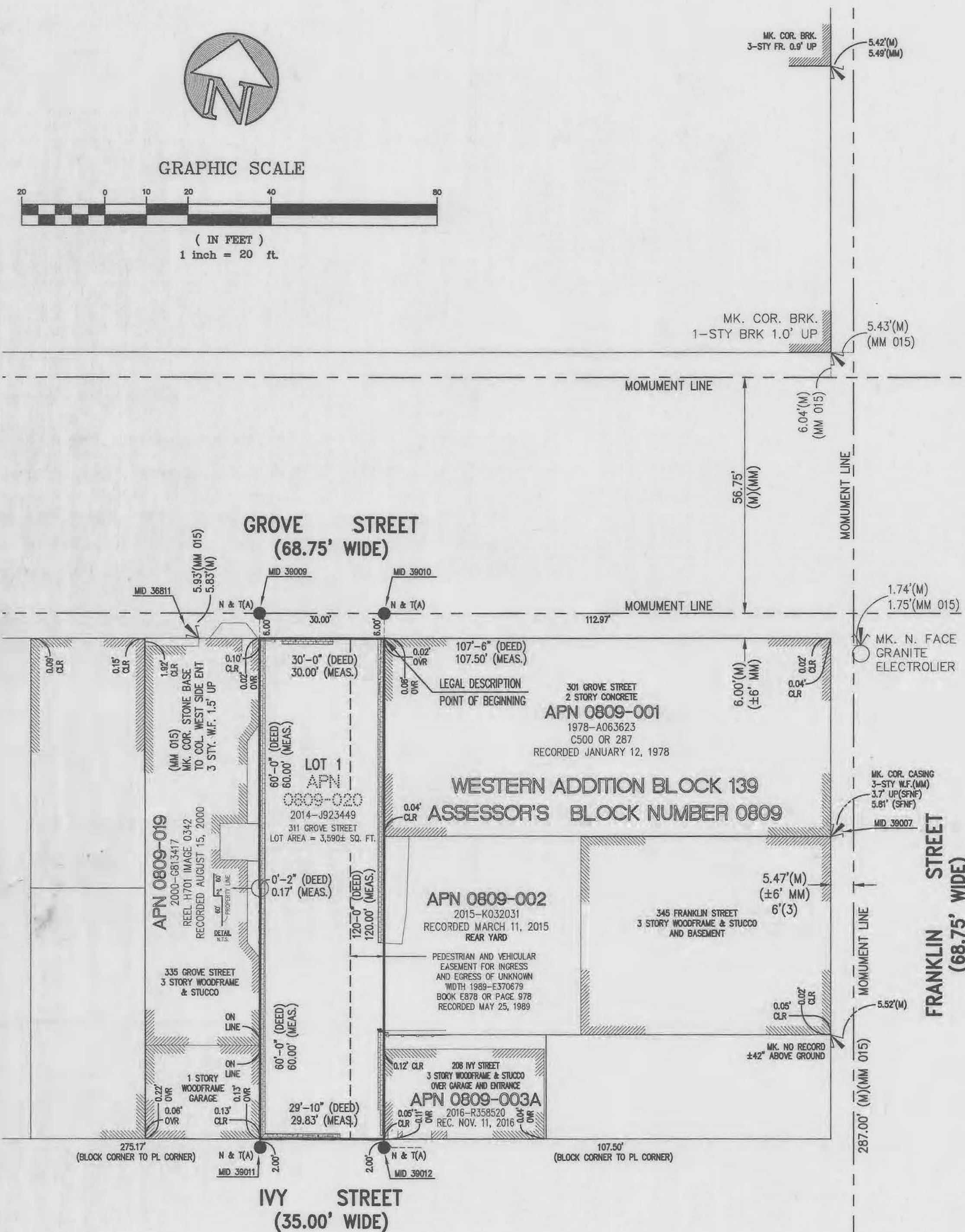
KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LEGEND:

- CLR CLEAR OF PROPERTY LINE
- OVR OVER PROPERTY LINE
- ▨ BUILDING CORNER
- COR CORNER
- TC TOP OF CURB
- G GUTTER
- BW BACK OF WALK
- BLDG BUILDING
- ADJ ADJACENT
- FNC FENCE
- (M) MEASURED DISTANCE
- (MM) MONUMENT MAP DISTANCE
- ▬ OLD BRICK FOUNDATION TO BE DEMOLISHED
- SFNF SEARCHED FOR NOTHING FOUND
- ▬ ADJACENT PROPERTY LINE/RIGHT OF WAY
- ▬ SUBJECT PROPERTY LINE
- - - MONUMENT LINE (MM 015)
- ML MONUMENT LINE
- ML TO ML MONUMENT LINE TO MONUMENT LINE
- SET NAIL AND TAG RCE NO. 14786
- N & T NAIL AND TAG
- BLK COR BLOCK CORNER
- (NR) NO RECORD

NOTE:

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

ASSESSOR NUMBER	UNIT NUMBER
0809-065	01
0809-066	02
0809-067	03
0809-068	04
0809-069	05
0809-070	06
0809-071	07
0809-072	08

SPECIAL RESTRICTION NOTE:

THE FOLLOWING SPECIAL RESTRICTIONS MAY IMPACT THIS PROPERTY:

- EASEMENTS FOR INGRESS AND EGRESS. INSTRUMENT 1989-E370679
- SPECIAL RESTRICTIONS UNDER PLANNING CODE 2016-K225496
- CONSTRUCTION EASEMENT AGREEMENT 2017-K393648
- DECLARATION OF USE 2017-K339186

FIELD SURVEY COMPLETION:

THE SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 13, 2017. ALL PHYSICAL DETAILS, INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON, EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

FINAL MAP NO. 9073
 AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY
 DESCRIBED IN THAT CERTAIN DEED
 RECORDED ON AUGUST 05, 2014
 INSTRUMENT 2014-J923449-00 OR
 ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 SCALE: 1" = 20' FEBRUARY 2022

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 4 OF 4 SHEETS

numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>
Sent: Monday, April 18, 2022 10:11 AM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatty.org>; MARQUEZ, JENINE (CAT) <Jenine.Marquez@sfcityatty.org>; PETERSON, ERIN (CAT) <Erin.Peterson@sfcityatty.org>; Blackwell, William (DPW) <William.Blackwell@sfdpw.org>; Dahl, Bryan (DPW) <bryan.dahl@sfdpw.org>
Subject: PID:9073 BOS Final Map Submittal

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the April 26, 2022 meeting.

Please view attached documents for review:

RE: Final Map signature for 311 Grove Street, PID: 9073

Regarding: BOS Approval for Final Map
APN: 0809/020
Project Type: 8 Units New Condominium

See attached documents:

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

If you have any questions regarding this submittal please feel free to contact William Blackwell by email at William.Blackwell@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