

File No. 211259

Committee Item No. _____

Board Item No. 52

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 14, 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
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 205755
- Tentative Map Decision - 9/27/20
- Planning Department 2nd Mod CEQA Determination - 9/23/20
- Tax Certificate - 11/5/21
- Final Map
- _____
- _____

Prepared by: Lisa Lew

Date: December 10, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 10625 - 1335 Larkin Street]

2

3 **Motion approving Final Map No. 10625, a 23 residential unit condominium project,**
4 **located at 1335 Larkin Street, being a subdivision of Assessor’s Parcel Block No. 0645,**
5 **Lot No. 003; 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. 10625,” a 23 residential unit
9 condominium project, located at 1335 Larkin Street, being a subdivision of Assessor’s Parcel
10 Block No. 0645, Lot No. 003, comprising three sheets, approved November 19, 2021, by
11 Department of Public Works Order No. 205755 is hereby approved and said map is adopted
12 as an Official Final Map No. 10625; 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 September 27, 2020, 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

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



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: 205755

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

APPROVING FINAL MAP NO. 10625, 1335 LARKIN STREET, A 23 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003 IN ASSESSORS BLOCK NO. 0645 (OR ASSESSORS PARCEL NUMBER 0645-003). [SEE MAP]

A 23 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated SEPTEMBER 27, 2020 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. 10625”, comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated SEPTEMBER 27, 2020, 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:

Carla Short

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



TENTATIVE MAP DECISION

Date: July 10, 2020

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

Project ID: 10625			
Project Type: 23 Residential New Condominium units			
Address#	StreetName	Block	Lot
1335	LARKIN ST	0645	003
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,

 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, Corey Teague, Zoning Administrator



Attention: Mr. Corey Teague.

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

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

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen
 Date: 2020.07.10 11:48:00 -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 32, CEQA Determination Date 09/23/2020, 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 **Nicholas Foster** Digitally signed by Nicholas Foster
 Date: 2020.09.27 13:03:46 -07'00'

Date 09/27/2020

Planner's Name Nicholas Foster
 for, Corey Teague, Zoning Administrator

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



Date: September 23, 2020
To: Record No. 2013.0491E – 1335 Larkin Street
Prepared by: Jenny Delumo
Reviewed by: Jessica Range
Re: Project History Summary, Second Modified Project Description, and Second Determination of No Substantial Modification

Project History Summary

On September 21, 2015, the planning department issued a determination that the project at 1335 Larkin Street was categorically exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines section 15332, or class 32 (see Attachment B). On March 31, 2016 the project was considered at a meeting of the San Francisco Planning Commission (see Attachment C). The planning commission approved the project with modifications to reduce the front setback of the new addition. On June 21, 2016 the planning department determined that the modifications directed by the planning commission was not a substantial modification to the project pursuant to section 31.08(i) of the San Francisco Administrative Code. This was the first determination of no substantial modification for the 1335 Larkin Street project.

On March 14, 2018, the project sponsor submitted an application to the planning department to further modify the project. The modifications include: (1) adding one floor to the proposed vertical addition without changing the height of the building as previously approved (floor to ceiling heights are lower to accommodate the additional floor); (2) reducing the rear yard encroachment at floors three through seven by approximately five feet; (3) increasing the number of dwelling units from 20 units to 22 units and (4) reducing the number of vehicle parking spaces and increasing the number of bicycling parking spaces in the ground-floor garage. The modifications to the project would also increase the overall gross square footage of the building to 39,312 gross square feet (gsf), compared to 35,210 gsf under the previously approved project. The San Francisco Zoning Administrator granted a variance from the San Francisco Planning Code for the modified project on July 12, 2018.

On March 30, 2020, the sponsor submitted an application to further modify the project by splitting one of the units on the sixth floor of the building in two to provide a total of 23 dwelling units.

On July 10, 2020, the sponsor submitted an application to further modify the project by converting the 23 dwelling units to condominium units.

The applications submitted on March 14, 2018, March 30, 2020, and July 10, 2020 are the subject of this second Determination of No Substantial Modification.

Modified Project Description for the Second Determination of No Substantial Modification

The proposed modified project would retain the front façade of the existing structure, convert the ground floor of the existing auto body shop to a parking garage, and construct a six-story vertical addition over the existing garage. The modified project would result in an approximately 39,312-gsf, seven-story, 65-foot-tall (80 feet tall with stair and elevator penthouses) residential building with parking on the ground floor. The modified project would provide approximately 23 condominium units, comprised of 17 one-bedroom units and 6 two-bedroom units. The ground-floor garage would provide approximately 15 vehicle parking spaces and 32 bicycle parking spaces and would be accessed via an existing curb cut on Larkin Street. The front façade of the existing structure would remain unaltered with the exception of removing the awning and replacing the steel roll-up garage door and bay windows, which are non-historic features. The new addition would have a staggered front setback at floors three through seven, ranging from approximately 32 feet at the second floor to approximately 44 feet at the seventh floor. The modified project would have a rear yard setback of approximately 17 feet at the second floor and 22 feet at floors three through seven. Other proposed work would involve construction of a new slab foundation to support the addition and general maintenance of the building. Excavation, to a maximum depth of approximately two feet below grade, is proposed in order to accommodate the foundation. The proposed building would contain approximately 22,755 square feet of residential space, 1,126 square feet of shared open space, 6,443 square feet of common space (i.e. lobby, storage, corridors, stairs, and elevators), and 5,948 square feet of parking and mechanical space.

The planning department conducted a historic resource review of the design for the modified project. The department determined that the modified project appears in conformance with the historic resources evaluation response and a subsequent historic resources memo prepared for the project (see Attachment A), which found that the project would not cause a significant adverse impact to the historic resource on the project site nor to a California Register-eligible historic district.

Second Determination of No Substantial Modification

The Environmental Review Officer (ERO) has determined that the modifications to the project at 1335 Larkin Street, proposed in the project sponsor's applications on March 14, 2018, March 30, 2020, and July 10, 2020 and described above, do not constitute a substantial modification pursuant to section 31.08(i) of the administrative code.

The modified project would not constitute a substantial modification for the following reasons. The proposed modifications would not constitute a substantial modification because they would not expand the building envelope, require public notice under planning code sections 311 or 312, or result in a change in the project that would constitute a demolition under planning code sections 317 or 1005(f) for the following reasons. The modified project would reduce the building encroachment into the rear yard at floors three through seven and construct an additional floor with no change to the overall height of the project as previously approved. Thus, the modifications to the previously approved project would not expand the building envelope nor require demolition. Notification for the modified project is required and was performed pursuant to planning code section 333; notification is not required under planning code sections 311 or 312. In 2020, San Francisco updated its modeling for the Air Pollutant Exposure Zone (APEZ) to identify additional areas of the city with poor air quality. The project site was not within the APEZ at the time of the exemption determination (September 21, 2015) or the first determination of no substantial modification (June 21, 2016), but the site is now within the expanded APEZ. Projects that require diesel construction equipment may result in additional air pollutants in the APEZ. However, the project is currently under construction and substantially completed (San Francisco Building Department

permit no. 201403100361, issued August 9, 2017). Therefore, during the review of the modified project the ERO found that no new information or evidence of substantial importance was presented about the project that was not known and could not have been known at the time the exemption determination was issued that shows the project no longer qualifies for the exemption based on existing conditions. For these reasons, the ERO has determined that the modified project is eligible for a determination of no substantial modification pursuant to administrative code section 31.08(i).

Pursuant to section 31.08 of the administrative code this determination may be appealed to the ERO within 10 days from the date of issuance.

Attachment A: 1335 Larkin Street Historic Resource Review



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Case No.: 2013.0491E
Project Address: 1335 Larkin Street
Zoning: NCD – Polk Street Neighborhood Commercial District
65-A Height and Bulk District
Block/Lot: 0645/003
Date of Review: July 13, 2015 (Part II)
Staff Contact: Lily Yegazu (Preservation Planner)
(415) 575-9022
lily.yegazu@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

1355 Larkin Street is located on a lot that is approximately 137.5' x 57' in size on the west side of Larkin Street, between California and Pine Streets. The property at 1335 Larkin Street is a one-story brick garage structure designed in the Mission Revival style. The property is located within the Nob Hill neighborhood of San Francisco. It is also located within the Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District.

Immediately adjacent to the subject property to the north is a brick two-story, commercial building (1349 Larkin) built in 1909 and a four-story, wood frame mixed-use building built in 1907 (1501-1515 California Street) next to it. On the south side, the subject property abuts a six-story, wood-frame mixed-use building built in 1993 (1400 Pine Street). Along the rear, the property is bordered by a two-story, wood-frame residential building built in 1907 (1541 California Street). The immediate neighborhood predominantly consists of large wood-frame residential buildings, ranging from three to six-stories in height.

The subject property is listed in the San Francisco Architectural Heritage's Downtown Survey of 1977-1978, known as "Splendid Extended", however the property was not assigned a rating in the survey. The building was also evaluated in the San Francisco Planning Department's 1990 Unreinforced Masonry Building (UMB) Survey following the 1989 Loma Prieta Earthquake but was not assigned a priority rating.

The subject property was also evaluated individually as part of the 2009-2010 Van Ness Auto Row Support Structures Survey by William Kostura and was determined eligible for listing in the California Register. Specifically the property was found to be eligible under Criterion 1 (Events) as an earlier example of a public garage in San Francisco and as a property that had remained in continuous use for

automotive business from its completion until 1964. In addition, the property was found to be eligible under Criterion 3 (Design/Construction) as a "fine example of a public garage" that retains a "high level of integrity." As such, the property has a California Historic Resource status code of "3CS".

The character-defining features of the property are mainly located on the front façade and include the following:

- The building's height and width;
- Brick façade;
- Gabled parapet with stepped top;
- Pent roof;
- All windows with wood mullions, muntin, and transom panels;
- Location and dimensions of the vehicle entrance; and
- Bulkhead with scored stucco surface.

PROPOSED PROJECT Demolition Alteration New Construction

PER DRAWINGS DATED: February 24, 2014 (Last Revised April 1, 2015)
by Kotas/Pantaleoni Architects

PROJECT DESCRIPTION

The proposed project is for a vertical addition of 5-stories containing a total of 20 residential units over the existing one-story-plus-mezzanine garage structure to a maximum height of 65-feet (6-stories). The ground floor of the existing building will provide space for 17 vehicles and 20 bicycles for the residential units, as well as an office, residential lobby area and utility rooms. The new vertical addition will be setback at the 3rd, 4th and 5th floors approximately 43-feet (40-feet to the face of the balconies) with the 6th floor further setback to approximately 47.5-feet. All new floors 2nd through 6th will also be setback approximately 17-feet from the rear property line.

The 2nd floor level is proposed to be created by expanding and reconfiguring the existing mezzanine level. Specifically, the existing office, break room and bathroom on the mezzanine level will be reconfigured with a flat roof to accommodate a one bedroom unit at the front of the building. Portions of this unit will be visible beyond the sides of the stepped parapet wall. The rest of the second floor level will be a new addition and will be separated from the front portion by an open space that is approximately 14-feet deep, with a setback approximately 32-feet from the building face. The new portion of the 2nd floor will house four, one-bedroom units. The two front facing units will have private decks within the setback area while the two rear facing units will have private decks facing the rear building wall, with landscaping buffer provided between the decks and the building walls. The 3rd through 5th floors will also have four units each, two rear facing one-bedroom units and two front facing two-bedroom units with balconies. A common open space area is provided at the roof level for those units that do not have private balconies, accessible via an elevator and two stairwells.

¹ "3CS"— appears eligible for California Register as an individual property through survey evaluation

The existing building façade will be rehabilitated with the existing character-defining features including the brick walls, scored stucco bulkhead, wood windows and door, sheet metal-pent roof and stepped parapet wall retained and preserved. Changes to the front façade are limited to the removal of the non-historic awning and replacement of non-historic garage door with a new garage door. The three non-historic windows on the southern bay that do not currently have divided lights will be replaced with wood windows with divided light, matching the historic windows.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff has reviewed the project proposal and largely concurs with the Secretary of the Interior's Standards for Rehabilitation (Standards) analysis included in the HRE prepared by Ver Plank Historic Preservation Consulting. However, the HRE concluded that the project, as currently proposed does not comply with Standards 1, 2 and 9 due to the addition's overall height in relation to the small scale appearance of the resource. The HRE also proposes improvement measures including reducing the overall height of the addition, excavate below the existing building to accommodate the parking and utility spaces currently proposed for the 1st floor or to reduce the floor-to-ceiling heights. Staff believes that the project is consistent with all applicable standards including the overall height of the building. Specifically, Preservation Brief 14: "New Exterior Additions to Historic Buildings: Preservation Concerns" calls for the design of additions to historic resources in dense urban locations to read as an entirely separate building. The proposed addition is designed to be consistent with this recommendation in that the upper three through six stories that are highly visible from the public right-of-way will be setback a minimum of 40-feet to read as a background building at the rear of the resource. Based on this analysis, staff believes that the project would not cause a substantial adverse change in the subject individual resource such that the significance of the building would be materially impaired. Additionally, the project would not result in the removal of any character-defining features and would not materially impair the significance of the individual historic resource.

Staff concurs with the analysis included in the HRE that the proposed project would not pose a risk to the existing inventory of historic auto support structures identified in William Kostura's 2010 Van Ness Auto

Row Support Structure Survey. Specifically, out of the 64 properties that appear eligible for listing in the California Register in the survey, six (approximately 10%) have applications pending to be demolished or significantly altered. In addition, out of these six structures, five are located within a potential district identified in the survey with only one located outside of the potential district.

The following is an analysis of the new construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationship.

The proposed project involves the conversion of existing commercial parking garage into residential uses. This new use requires alterations to the building, including increasing the overall height to 6-stories by adding 4-stories above the existing one-story-plus-mezzanine building as well as creating a second story at the mezzanine level and the conversion of the ground floor from commercial garage to residential parking. The majority of the new second-story level will be located behind the existing tall, stepped parapet wall with only small portions visible on each side of the stepped parapet wall. The portions of the second floor that are visible are designed to read as dormers. Additionally, the upper four levels of addition will be setback a minim of 40-feet from the building face and will not result in altering any of the character-defining features of the existing building which are mainly located on the front façade of the building. Although the building's spatial relationship and scale will be altered as a result of the additional four stories on the roof of the existing building, the project has been designed with substantial setback (40-feet) to read as an adjacent building at the background. Furthermore, except for the second story addition that is designed to read as dormers projecting beyond the stepped parapet wall and the removal of non-historic elements, the existing building's distinctive materials and features will be preserved. The proposed new residential use with garage proposed on the ground floor is considered a compatible use.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

Although the proposed project will convert the commercial garage structure to residential use and will add four-stories within the footprint of the building and change the one-story plus mezzanine resource to a six-story building, the project still proposes to retain the majority of the historic building's exterior materials and feature, including all four brick perimeter walls and all of the character-defining features of the primary façade. Additionally, the upper four levels of the addition would be substantially setback (40-feet) form the face of the building in order to retain the small scale appearance of the resource at the front. In addition, given the substantial setback, the addition will read as a background building on a rear (adjacent) lot. The proposed project will not remove historic features that characterize the resource.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the conversion of a commercial property to residential use by expanding the mezzanine floor to create a second-story and adding four levels above. The design of the addition is distinctly contemporary in design and materials, and is generally compatible with the overall scale, massing and character-defining features of the historic resource, in that it is substantially setback from the building façade and will not alter any character defining features. As proposed, the new building will continue the tradition of garage use at the ground floor while incorporating residential uses on the new upper level addition. The addition is designed to read as a contemporary adjacent building to the existing resource and will not create a false sense of historical development.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project is designed to retain all of the distinctive, character-defining features, finishes and construction techniques in that the majority of the second floor addition will be located behind the high, stepped parapet wall and the entire upper four-story addition will be substantially setback (40-feet) to read as a separate building in the background. The proposed project will not result in the removal of any distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the historic resource, which are mainly found on the front facade.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project involves the conversion of a commercial property to residential use by expanding the mezzanine floor to create a second-story and adding four levels above. Although the overall building height will increase by 43-feet to a total of six-stories and 65-feet, the perceived massing of the new building is mitigated by the substantial setback provided from the building face of the existing resource. The addition is appropriately scaled and consistent with the adjacent buildings to the south and other buildings in the neighborhood. The design of the addition is distinctly contemporary in design and materials, and is generally compatible with the overall scale, massing and character-defining features of the historic resource. Additionally, the proposed fenestration pattern set within three distinct bays is compatible with the fenestration pattern of the existing building. The four-story addition is substantially setback from the building façade where the character-defining features of the building are located and will not result in altering them. The design of the proposed project is clearly differentiated as a contemporary addition to the historic resource and reads as a background building while referencing the

character-defining features found on the resource in order to provide compatibility with the historic resource.

Therefore, the proposed project complies to comply with Rehabilitation Standard #9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves the conversion of a commercial property to residential use by expanding the mezzanine floor to create a second-story and adding four levels on the roof. Specifically, the addition and conversion will be located within the existing building footprint without demolition any of the exterior walls. Should the addition were to be removed in the future, the integrity of the historic resource and its environment would not be altered.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

7/20/2015

cc: Monica Huggins / Historic Resource Impact Review File
Jenny Delumo, Environmental Planning
Tony Pantaleoni, Kotas/Pantaleoni Architects, 70 Zoe Street, Unit 200, San Francisco, CA 94107 (Applicant)
Keane, Enda P & McMahon, Denis, 3520 20th Street, Unit 15, San Francisco, CA 94110 (Owners)
E:\Cases\2013\2013.0491

LY: G:\Documents\HRER\1335 Larkin St\1335 Larkin Street HRER Part II.docx



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 8, 2016

TO: Jenny Delumo, Environmental Planner
Nicholas Foster, Current Planner

FROM: Marcelle Boudreaux, Preservation Planner
Reviewed by Tina Tam, Senior Preservation Planner

RE: Preservation review of revised design for 1335 Larkin
Case No. 2013.0491E/V/DRP

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The garage at 1335 Larkin Street was identified as an individual and contributory resource for purposes of CEQA through the Van Ness Auto Row survey (2010). The project proposing an addition to the existing resource was evaluated for compatibility through an Historic Resource Evaluation Response dated 07/20/15. At a Discretionary Review hearing on March 31, 2016, the Planning Commission instructed staff to review a modification to the proposed vertical addition to the existing historic resource at 1335 Larkin Street. This modification included moving the mass of the addition forward five feet to the front property line in order to provide a larger rear yard setback.

Preservation Staff has reviewed the revised proposal submitted by the project sponsor, Kotas Pantaleoni Architects (dated 05/12/16) that includes the modified setback as directed by the Planning Commission. Staff finds that the slight modifications to the project would not result in a project exceeding Planning Code thresholds for demolition of an historic resource, would result in an addition that reads as a separate building, and the revised project meets the Secretary of the Interior's Standards. Thus, as proposed, the revised Project would not cause a significant adverse impact to the historic resource nor would the project cause a significant adverse impact to a California Register-eligible historic district.

From: [Boudreaux, Marcelle \(CPC\)](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: Re: 1335 Larkin Street
Date: Monday, August 10, 2020 12:47:01 PM

Hi, Jenny; I've taken a look at the most recent plans you just forwarded me (dated 02/24/14; however, revision delta notes "Additional Unit - 01/17/18). The changes reflected in the project incorporate one additional floor into the previously approved building envelope and increase the unit count to 23 for the addition proposed at 1335 Larkin Street. After review of minor exterior changes, this revised proposal appears in conformance with the original HRER dated 07/20/15 and subsequent Memo dated 06/08/16 "*Preservation review of revised design for 1335 Larkin Case No. 2013.0491E/V/DRP*" for the project.

Please let me know if you need anything else.

Thanks!

Marcelle Boudreaux, AICP, Principal Planner
Citywide Cultural Resource Survey & Landmarks

Current Planning Division

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7375 | www.sfplanning.org

[San Francisco Property Information Map](#)

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14. WE APPRECIATE YOUR PATIENCE.

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

Attachment B: Original Categorical Exemption Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1335 Larkin Street		0645/003	
Case No.	Permit No.	Plans Dated	
2013.0491E	201403100361	4/1/15	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Retain the front façade of the existing structure, convert the ground floor of the auto body shop to a parking garage, and construct a five-story vertical addition over the garage. The proposed work would result in an approximately 35,210-gsf, six-story, 65-foot-tall (80 feet tall with stair and elevator penthouses) residential building with approximately 20 residential dwelling units.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>					
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Project Approval Action:</p> <p>Select One</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="padding: 5px;"></td> </tr> </table> <p><small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</small></p> <p><small>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small></p>		<p>Planner Name:</p>	<p>Signature:</p>	<p>Project Approval Action:</p> <p>Select One</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	
<p>Planner Name:</p>	<p>Signature:</p>					
<p>Project Approval Action:</p> <p>Select One</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>						

Attachment C: First Determination of No Substantial Modification

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.


PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1335 Larkin Street		
Case No.	Previous Building Permit No.	New Building Permit No.
2013.0491E	201403100361	N/A
Plans Dated	Previous Approval Action	New Approval Action
5/12/16	Planning Commission Hearing	N/A
Modified Project Description: Retain the front façade of the existing structure, convert the ground floor of the auto body shop to a parking garage, and construct a five-story vertical addition over the garage. The proposed work would result in an approximately 35,210-gsf, six-story, 65-foot-tall (80 feet tall with stair and elevator penthouses) residential building with approximately 20 residential dwelling units. The proposed addition would be set at the front of the property line. The Planning Department conducted a preservation review of the revised design for the proposed project and determined that the revised project would not cause a significant adverse impact to the historic resource nor would the project cause a significant adverse impact to a California Register-eligible historic district.		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input checked="" type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:
Jenny Delumo	 6/21/2014



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: **0645**

Lot: **003**

Address: **1335 LARKIN ST**

David Augustine, Tax Collector

Dated **November 05, 2021** this certificate is valid for the earlier of 60 days from **November 05, 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 ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

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

OWNERS:

OCEAN CREGG, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
BY: ENDA KEANE, MANAGING MEMBER

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 Mateo)
ON October 7th 2021

BEFORE ME, Rachel Carmona, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Enda Keane
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:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Rachel Carmona
PRINTED NAME:

June 8th 2023
COMMISSION EXPIRES:

COMMISSION EXPIRES:

2292067
COMMISSION # OF NOTARY:

San Mateo County
PRINCIPAL COUNTY OF BUSINESS:

PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20....., AT M.

IN BOOK OF FINAL MAPS, AT PAGE(S), AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

BENEFICIARY:

LIBERTY BANK

[Signature]
BY:

Senior Vice President
TITLE:

Kristin Dittavsen
PRINT NAME:

BENEFICIARY ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA)
COUNTY OF San Mateo)
ON October 7th 2021

BEFORE ME, Rachel Carmona, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Kristin Dittavsen
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:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Rachel Carmona
PRINTED NAME:

June 8th 2023
COMMISSION EXPIRES:

COMMISSION EXPIRES:

2292067
COMMISSION # OF NOTARY:

San Mateo County
PRINCIPAL COUNTY OF BUSINESS:

PRINCIPAL COUNTY OF BUSINESS:

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 ENDA KEANE ON MARCH 5, 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY 1, 2022 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature]
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 10-20-21

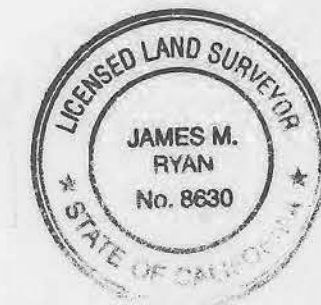
CITY AND COUNTY SURVEYOR'S STATEMENT:

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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, 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]*
L.S. 8630

DATE: 11-18-2021



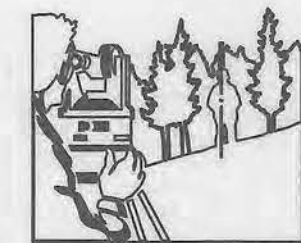
**FINAL MAP NO. 10625
A 23 UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 22, 2019, DOCUMENT NUMBER 2019-K796355-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 15

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2021



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS

APN 0645-003 1335 LARKIN STREET

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 NO. 10625".

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 19th DAY OF November, 2021.

BY ORDER NO. 205765

BY: Carla Short DATE: 12/06/2021

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

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

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

BOARD OF SUPERVISORS' 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.

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 TWENTY-THREE (23) 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 LARKIN 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.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"PARAPET AGREEMENT"
RECORDED ON AUGUST 9, 1990
DOC. NO. 1990-E760935

"DECLARATION OF USE"
RECORDED ON DECEMBER 4, 2012
DOC. NO. 2012-J553510-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JULY 13, 2016
DOC. NO. 2016-K285841-00

"DECLARATION OF USE LIMITATION"
RECORDED ON MARCH 3, 2017
DOC. NO. 2017-K416788-00

"DECLARATION OF USE LIMITATION"
RECORDED ON MARCH 3, 2017
DOC. NO. 2017-K416789-00

"DECLARATION OF USE LIMITATION"
RECORDED ON MARCH 6, 2019
DOC. NO. 2019-K740520-00

"DECLARATION OF USE LIMITATION"
RECORDED ON MARCH 6, 2019
DOC. NO. 2019-K740521-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON FEBRUARY 7, 2020
DOC. NO. 2020-K900214-00

"DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO VAULT ENCROACHMENT PERMIT"
RECORDED ON AUGUST 18, 2021
DOC. NO. 2021-132453

FINAL MAP NO. 10625
A 23 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 22, 2019, DOCUMENT NUMBER 2019-K796355-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 15

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2021

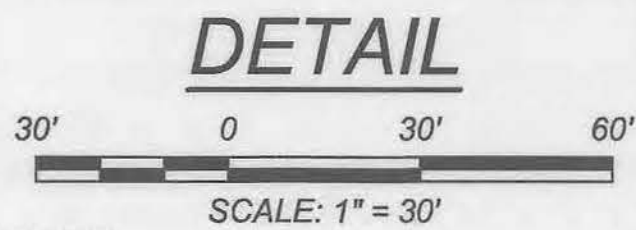


Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF THREE SHEETS



MONUMENT LINE AND BOUNDARY CONTROL



FINAL MAP NO. 10625

A 23 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0645 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED JULY 22, 2019, DOCUMENT NUMBER 2019-K796355-00, SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAP NO. 17, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ THAT CERTAIN MAP FILED FOR RECORD AUGUST 9, 1989, IN BOOK 30 OF CONDOMINIUM MAPS, AT PAGES 32-37, SAN FRANCISCO COUNTY RECORDS
- ④ THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 3, 1989, IN BOOK 39 OF PARCEL MAPS, AT PAGE 30, SAN FRANCISCO COUNTY RECORDS

THAT CERTAIN PARCEL MAP FILED FOR RECORD SEPTEMBER 2, 1992, IN BOOK 41 OF PARCEL MAPS, AT PAGES 66-68, SAN FRANCISCO COUNTY RECORDS. THIS MAP WAS REVIEWED AS PART OF THIS SURVEY BUT AS IT WAS NOT BASED ON A FIELD SURVEY IT IS NOT REFERENCED HEREON WITH REGARD TO BOUNDARY LINE LOCATIONS.

JOB # 1812-19

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 5, 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY LINE
- SUBJECT PROPERTY LINE
- ADJACENT LOT LINE

LEGEND:

- SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
23 CONDOMINIUM UNITS = APN 0645-036 THROUGH 0645-060

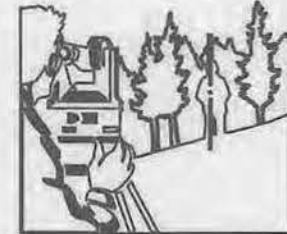
BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 22, 2019, DOCUMENT NUMBER 2019-K796355-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 15

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS NOTED OCTOBER, 2021



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF THREE SHEETS

APN 0645-003 1335 LARKIN STREET

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Ryan, James \(DPW\)](#); [Dahl, Bryan \(DPW\)](#); [Rems, Jacob \(DPW\)](#)
Subject: PID:10625 BOS Final Map Submittal
Date: Monday, December 6, 2021 11:31:34 AM
Attachments: [Order205755.docx.pdf](#)
[Summary.pdf](#)
[10625_DCP Referral_signed.pdf](#)
[Second Modification of a CEQA Exempt Project_1335 Larkin St_2013.0491E.pdf](#)
[10625_Motion_20211029.doc](#)
[10625_SIGNED MOTION_20211206.pdf](#)
[10625_TAX CERT_20211105.pdf](#)
[10625_SIGNED MYLAR_20211206.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 December 14, 2021 meeting.

Please view attached documents for review:

RE: Final Map signature for 1335 Larkin Street, PID: 10625

Regarding: BOS Approval for Final Map
APN: 0645/003
Project Type: 23 Units New Condominium

See attached documents:

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