

File No. 211168

Committee Item No. _____

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: November 16, 2021

Cmte Board

- Motion
- Resolution
- Ordinance
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- Introduction Form
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- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
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OTHER

- PW Order No. 205478 _____
- Tentative Map Decision 3/26/20 _____
- Planning Department Variance Decision 12/31/15 _____
- Tax Certificates _____
- Final Map _____
- _____

Prepared by: Jocelyn Wong
Prepared by: _____

Date: November 12, 2021
Date: _____

1 [Final Map No. 10423 - 1805 Buchanan Street]

2

3 **Motion approving Final Map No. 10423, a six residential unit condominium project,**
4 **located at 1805 Buchanan Street, being a subdivision of Assessor’s Parcel Block No.**
5 **0676, Lot No. 073; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “Final Map No. 10423”, a six residential
9 condominium project, located at 1805 Buchanan Street, being a subdivision of Assessor’s
10 Parcel Block No. 0676, Lot No. 073, comprising five sheets, approved September 28, 2021,
11 by Department of Public Works Order No. 205478 is hereby approved and said map is
12 adopted as an Official Final Map No. 10423; 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 March 26, 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

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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: 205478

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

APPROVING FINAL MAP NO. 10423, 1805 BUCHANAN STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 073 IN ASSESSORS BLOCK NO. 0676 (OR ASSESSORS PARCEL NUMBER 0676-073). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated MARCH 26, 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. 10423”, comprising 5 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated MARCH 26, 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



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



TENTATIVE MAP DECISION

Date: March 24, 2020

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

Project ID: 10423			
Project Type: 6 Units New Condominiums			
Address#	StreetName	Block	Lot
1805	BUCHANAN ST	0676	073
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,

Adrian VerHagen
Digitally signed by Adrian VerHagen
 Date: 2020.03.24 12:50:06 -07'00'

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

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

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

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

PLANNING DEPARTMENT

Signed **Laura Ajello**
Digitally signed by Laura Ajello
 Date: 2020.03.26 10:55:11 -07'00'

Date:

Planner's Name
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: December 31, 2015
Case No.: **2015-007328CUAVAR**
Project Address: **1805 Buchanan Street**
Zoning: RM-3 [Residential – Mixed, Medium Density]
40-X Height and Bulk District
Block/Lots: 0676/073
Applicant: 3D Investments, LLC
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Alexandra Kirby – (415) 575-9133
alexandra.kirby@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

DESCRIPTION OF VARIANCES – REAR YARD AND PERMITTED OBSTRUCTION VARIANCES SOUGHT:

The proposal is to construct a new four-story, six-unit residential building with three stories of residential over ground floor parking on a vacant paved site. The new building would feature four two-bedroom units and two one-bedroom units, with a total of 7,724 square feet of residential space. The existing Hotel Tomo parking in the basement level beneath the site would be preserved. The resulting structure would be 9,898 square feet in area and 40 feet in height.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of approximately 17'. The Project proposes a 5'- 11 ½" rear yard at all levels and therefore requires a variance from the rear yard requirement of the Planning Code.

Per Section 136(c)(2)(F) of the Planning Code, bay windows require a minimum horizontal separation of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area. The proposed bays at the primary (east) façade would provide a five-foot separation and therefore require a variance from the permitted obstruction requirements of the Planning Code. This separation is intended as a design element to better incorporate the proposed façade into the context of the Japantown Special Use District and was supported by the Residential Design Team.

PROCEDURAL BACKGROUND:

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.
2. The Zoning Administrator held a public hearing on Variance Application No. 2015-007328VAR on November 12, 2015.

3. The Planning Commission held a public hearing on Conditional Use Authorization Case No. 2015-007328CUA on November 12, 2015 and unanimously approved the Conditional Use Authorization (Motion No. 19509).
4. Neighborhood notification pursuant to Planning Code Section 311 was performed in conjunction with the notification for the conditional use hearing before the Planning Commission on November 12, 2015.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a four-story, 6-unit building, subject to the following conditions:

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

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The property is an air space parcel located above an existing underground garage that serves the adjacent Hotel Tomo building. As a result, the site cannot be excavated to increase below-

Requirement Met.

- A. Granting the rear yard variance will allow the subject property owners to encroach approximately 11' into the required rear yard, and as such the proposal will provide an additional 1,518 square feet of habitable space for the proposed six-unit building, a substantial property right possessed by other properties in the same class of district.
- B. Granting the permitted obstruction variance would allow for additional usable habitable space in the larger, family-sized units while creating a distinctive and compatible façade that is in keeping with the architectural aesthetic of the Japantown District.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. Granting these variances would improve the livability of the subject property, allow for more dwelling units within the project, and would not be materially detrimental to the public welfare or materially injurious to the neighboring properties.
- B. Granting the permitted obstruction variance would better incorporate the distinctive design of the proposed building into the surrounding Japantown Special Use District.
- C. The Planning Department is not aware of any opposition to the proposed project.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal will create a six-unit building on the property.
 - 3. The proposed project will have no effect on the City's supply of affordable housing.
 - 4. The proposed project does not adversely affect neighborhood parking or public transit.

grade developable area, as is routinely permitted. In addition, an approximately 5'-11 ½" wide easement extends along the south (side) and west (rear) facades, providing ventilation and egress to the underground parking garage. This necessitates development setbacks along two sides of the property, restricting the developable lot area in a manner that is not applicable to other properties in the area.

- B. The subject lot is only 68'-9" in depth, while a majority of lots on the subject block are typically 137'-6". The property is similarly 21 to 69 feet shallower than the residential parcels located directly across Buchanan Street. Finally, at 3,162 square feet, the property has one of the smallest lot areas in the subject block. The adjacent parcel to the south is approximately 13,973 square feet, and to the north, the multi-unit residential building at 1875 Buchanan has been constructed on a combined lot area of approximately 7,250 square feet.
- C. The subject property is located within the Japantown Special Use District, which was established, in part, to enhance the distinctive image and unique character of Japantown through architectural design and other elements of the build environment and to encourage representational expression of Japanese architectural design. The proposed asymmetrical pattern of bay windows framed by steel are a design element intended to integrate the building design into the surrounding area, and reference contemporary Japanese architecture and design. The proposed design was supported by the Residential Design Team in contrast to a code-compliant symmetrical design.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. Due to the property's shallow depth, relatively small lot area, and pre-existing easements, literal enforcement of the required 17'-2" rear yard would unreasonably constrain the developable area of the subject lot. The required 5'-11 ½" easement along the south property line further restricts the developable area of the lot, and cumulatively the required restrictions would create an unnecessary hardship that does not apply to adjacent properties.
- B. The purpose of the rear yard requirement is to assure the protection and continuance of a midblock open space. The subject block does not feature a consistent midblock open space, and the adjacent properties at 1875 and 1800 Buchanan are built to their full lot depths from Buchanan Street, as are other properties along Sutter Street. As such, the proposed project would not affect the midblock space of the block.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

5. The project will have no effect on the City's industrial and service sectors.
6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
7. The project will have no effect on the City's landmarks or historic buildings.
8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

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

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Scott F. Sanchez
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



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: **0676**

Lot: **073**

Address: **1805 BUCHANAN ST**

David Augustine, Tax Collector

Dated **October 29, 2021** this certificate is valid for the earlier of 60 days from **October 29, 2021** or **December 31, 2021**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

TAX 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 10423".

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 28th DAY OF September, 2021
BY ORDER NO. 205478

BY: Carla Short DATE: 11/01/2021

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

APPROVED AS TO FORM:

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

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

BOARD OF SUPERVISOR'S APPROVAL:

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

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 9-24-2021
JAMES M. RYAN, PLS 8630



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 3D INVESTMENTS, LLC ON JANUARY 20, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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: Ben B. Ron DATE: 9-9-2021

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__,
AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE
REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 10423

A 6 RESIDENTIAL UNITS NEW CONDOMINIUM PROJECT
A SUBDIVISION OF PARCEL B OF PARCEL MAP 7929
RECORDED JUNE 2, 2014 IN BOOK 48 OF PARCEL MAPS,
AT PAGES 174-175, OFFICIAL RECORDS

BEING A PORTION OF WESTERN ADDITION BLOCK 274
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNERS: HOTEL TOMO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 17.5% INTEREST

BY: [Signature]
NAME: JOSEPH DANESHGAR
TITLE: MANAGER

TOMO GD LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 27.5% INTEREST

BY: [Signature]
NAME: GEORGE DANESHGAR
TITLE: PRESIDENT

TOMO JD LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 27.5% INTEREST

BY: [Signature]
NAME: JOSEPH DANESHGAR
TITLE: PRESIDENT

TOMO ND LLC, A DELAWARE LIMITED LIABILITY COMPANY, REGISTERED IN CALIFORNIA AS TOMO NADER LLC, AS TO AN UNDIVIDED 27.5% INTEREST

BY: [Signature]
NAME: NADER DANESHGAR
TITLE: PRESIDENT

OWNER'S ACKNOWLEDGMENT:

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

STATE OF California
COUNTY OF Los Angeles
ON September 8 2021 BEFORE ME, Alisa L. Bishop, Notary Public

PERSONALLY APPEARED Joseph Daneshgar
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 Calif. THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF Calif. COMMISSION NO.: 2255300

MY COMMISSION EXPIRES: Sept. 19, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

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 Los Angeles
ON September 8 2021 BEFORE ME, Alisa L. Bishop, Notary Public

PERSONALLY APPEARED George Daneshgar
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 Calif. THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF Calif. COMMISSION NO.: 2255300

MY COMMISSION EXPIRES: Sept. 19, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

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 Los Angeles
ON September 8 2021 BEFORE ME, Alisa L. Bishop, Notary Public

PERSONALLY APPEARED Nader Daneshgar
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 Calif. THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF Calif. COMMISSION NO.: 2255300

MY COMMISSION EXPIRES: Sept. 19, 2022

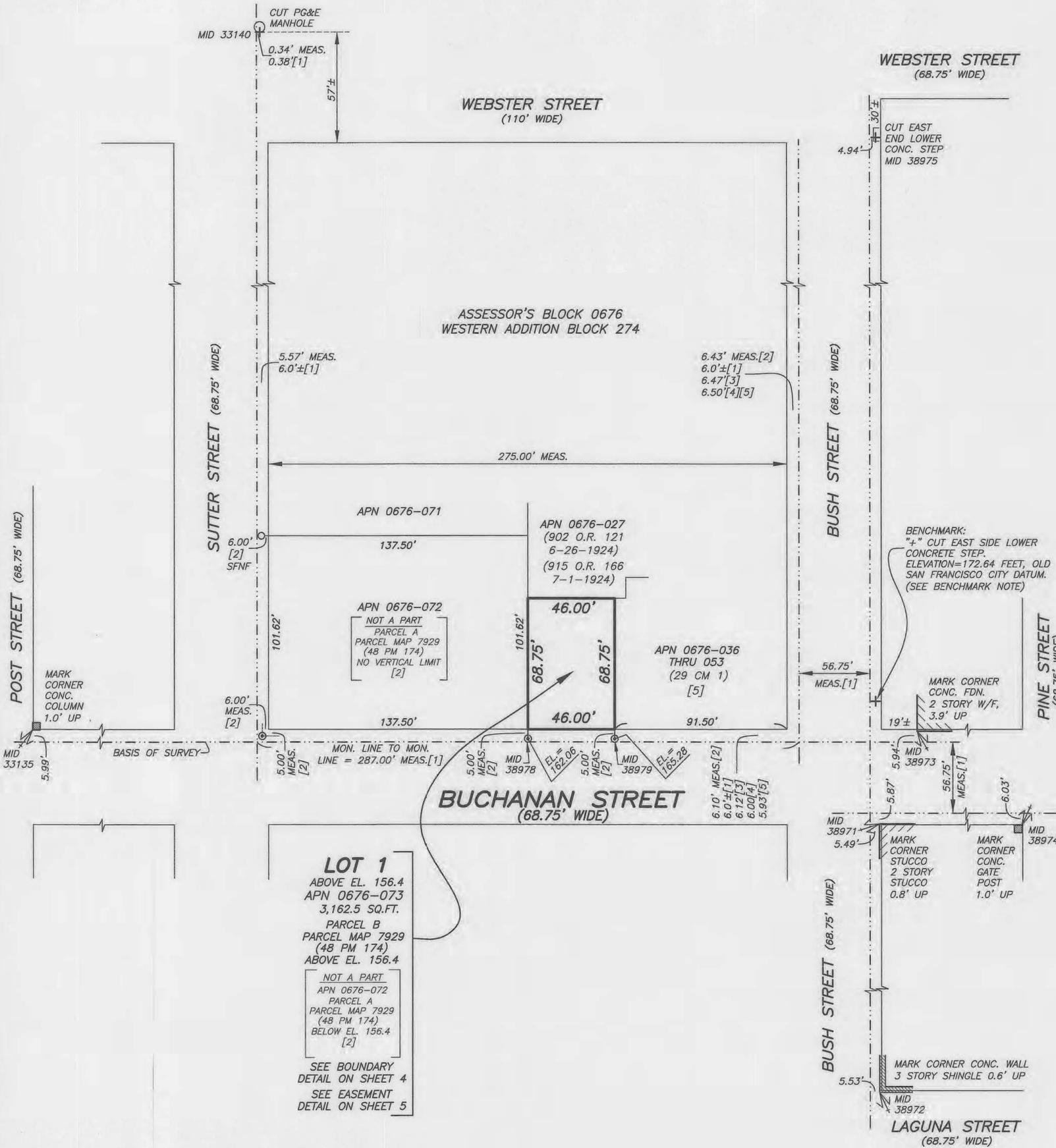
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

FINAL MAP 10423

A 6 RESIDENTIAL UNITS NEW CONDOMINIUM PROJECT
A SUBDIVISION OF PARCEL B OF PARCEL MAP 7929
RECORDED JUNE 2, 2014 IN BOOK 48 OF PARCEL MAPS,
AT PAGES 174-175, OFFICIAL RECORDS

BEING A PORTION OF WESTERN ADDITION BLOCK 274
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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



LEGEND

- MON. MONUMENT
- MEAS. MEASURED
- O.R. OFFICIAL RECORDS
- CM CONDOMINIUM MAPS
- PM PARCEL MAPS
- CONC. CONCRETE
- FDN. FOUNDATION
- W/F WOOD FRAME
- BLDG. BUILDING
- APN ASSESSOR'S PARCEL NUMBER
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- U.O. UNKNOWN ORIGIN
- SFNF SEARCHED FOR NOT FOUND
- ℙ PROPERTY LINE
- EL. ELEVATION
- LE LOWER ELEVATION
- UE UPPER ELEVATION
- ⊙ FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 [2]
- NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 [2] SFNF
- PROPERTY LINE
- LOT LINE/
RIGHT OF WAY LINE
- - - CITY MONUMENT LINE
- ////// BUILDING LINE

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORDED AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
5. ALL SURVEY POINTS REFERENCING PERTINENT PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [5] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
6. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - a) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 13, 1966 IN BOOK B103, PAGE 216, OFFICIAL RECORDS.
 - b) "AGREEMENT CONTEMPLATING A NEGOTIATED DISPOSITION OF LAND FOR PRIVATE REDEVELOPMENT" RECORDED JULY 29, 1970 IN BOOK B442, PAGE 463, OFFICIAL RECORDS. AN ADDENDUM RECORDED MARCH 18, 1974 IN BOOK B864, PAGE 664, OFFICIAL RECORDS.
 - c) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 18, 1974 IN BOOK B864, PAGE 679, OFFICIAL RECORDS.
 - d) "CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS ORDER NO. 100,487" RECORDED FEBRUARY 27, 1975 IN BOOK B980, PAGE 918, OFFICIAL RECORDS.
 - e) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 11, 1975 IN BOOK C50, PAGE 803, OFFICIAL RECORDS.
 - f) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 12, 2010 IN DOCUMENT NO. 2010-1949750, OFFICIAL RECORDS.
 - g) "AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS FOR 1800 SUTTER STREET" RECORDED SEPTEMBER 12, 2014, DOCUMENT NO. 2014-J949006, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED JULY 7, 2021, DOCUMENT NO. 2021107265, OFFICIAL RECORDS.
 - h) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 6, 2016, DOCUMENT NO. 2016-K184657, OFFICIAL RECORDS.
 - i) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 14, 2016, DOCUMENT NO. 2016-K187928, OFFICIAL RECORDS.
 - j) "DECLARATION OF USE LIMITATION" RECORDED APRIL 14, 2016, DOCUMENT NO. 2016-K230504, OFFICIAL RECORDS.
 - k) "DECLARATION OF USE" - SPECIAL SIDEWALK PERMIT RECORDED DECEMBER 8, 2017, DOCUMENT NO. 2017-K546639, OFFICIAL RECORDS.
- l) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

MAP REFERENCES:

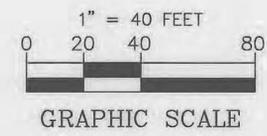
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 24 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "PARCEL MAP 7929" RECORDED JUNE 2, 2014 IN BOOK 48 OF PARCEL MAPS, AT PAGES 174-175, OFFICIAL RECORDS.
- [3] "PARCEL MAP OF 2053-2055, 2057-2059 BUSH STREET" RECORDED NOVEMBER 20, 2000 IN BOOK 65 OF CONDOMINIUM MAPS, AT PAGES 147-151, OFFICIAL RECORDS.
- [4] "MAP OF 2043 BUSH STREET" RECORDED MARCH 29, 1989 IN BOOK 29 OF CONDOMINIUM MAPS, AT PAGES 125-128, OFFICIAL RECORDS.
- [5] "MAP OF BUCHANAN/BUSH" RECORDED SEPTEMBER 15, 1988 IN BOOK 29 OF CONDOMINIUM MAPS, AT PAGES 1-4, OFFICIAL RECORDS.

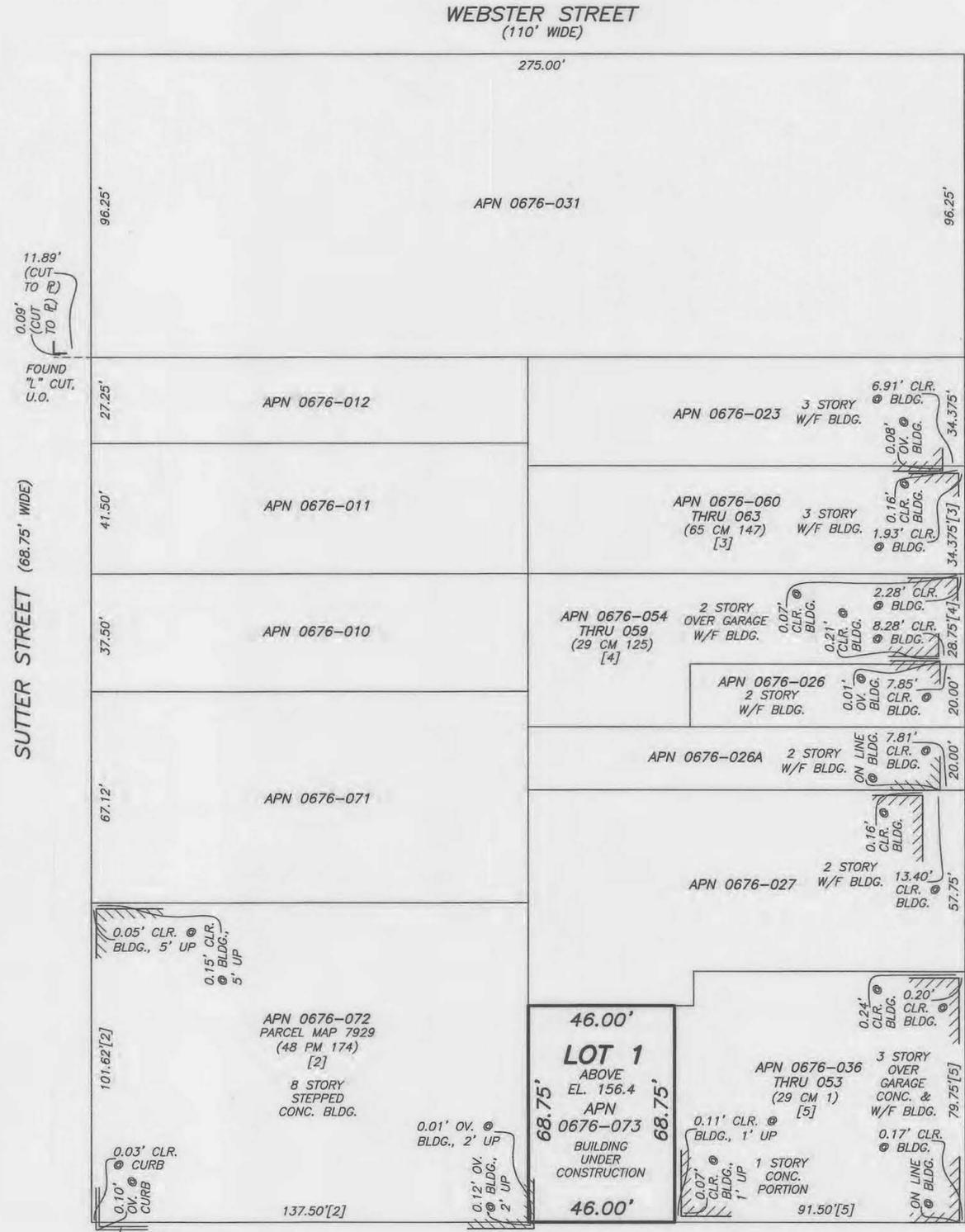
FINAL MAP 10423

A 6 RESIDENTIAL UNITS NEW CONDOMINIUM PROJECT
A SUBDIVISION OF PARCEL B OF PARCEL MAP 7929
RECORDED JUNE 2, 2014 IN BOOK 48 OF PARCEL MAPS,
AT PAGES 174-175, OFFICIAL RECORDS

BEING A PORTION OF WESTERN ADDITION BLOCK 274
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

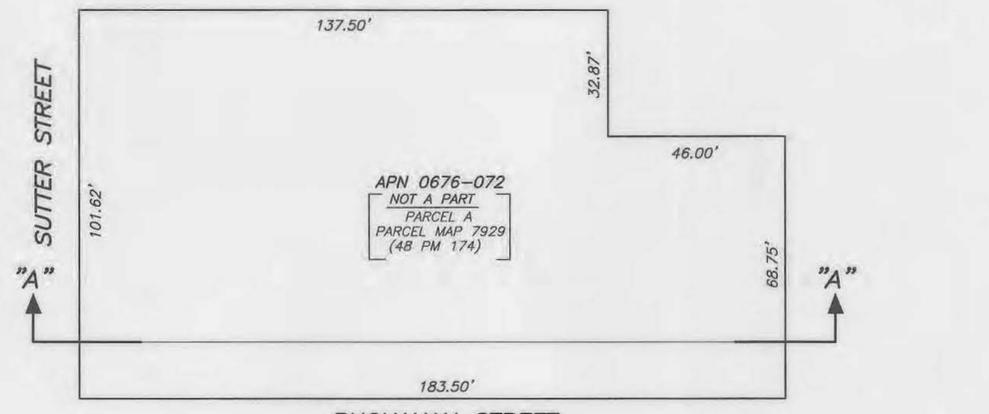




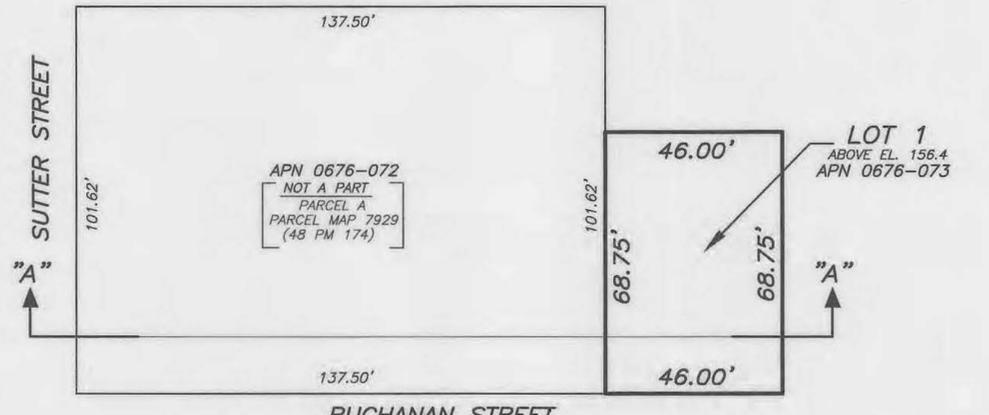
BUCHANAN STREET
(68.75' WIDE)

POSSESSION

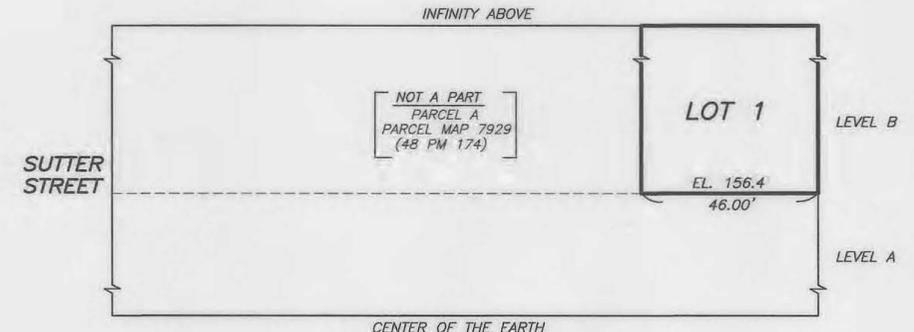
BUILDING MEASUREMENTS NOTE:
BUILDING CORNER TIES ON PROPERTIES ARE SHOWN TO SUPPORT A PREVAILING PATTERN OF OCCUPATION WHICH SUPPORT THE SUBJECT BOUNDARY RESOLUTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.



LEVEL A - PARCEL MAP 7929 (NOT A PART)
LOWER ELEVATION = CENTER OF THE EARTH
UPPER ELEVATION = 156.4

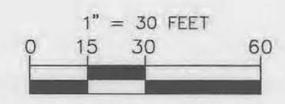


LEVEL B - PARCEL MAP 7929
LOWER ELEVATION = 156.4
UPPER ELEVATION = INFINITY ABOVE



SECTION "A"

BOUNDARY DETAIL



GRAPHIC SCALE

FINAL MAP 10423

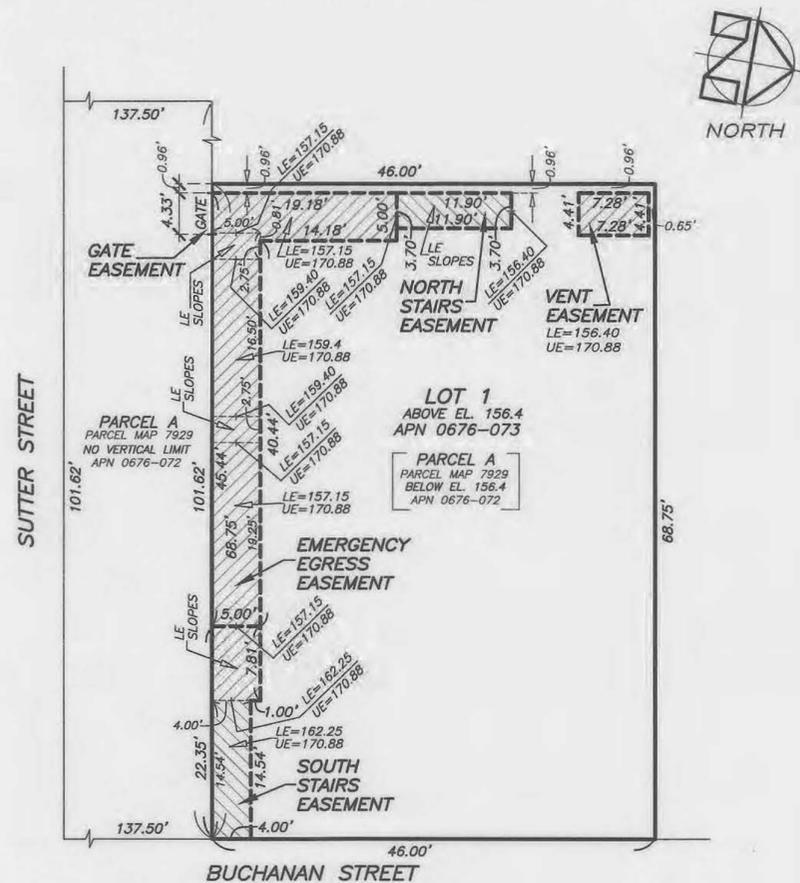
A 6 RESIDENTIAL UNITS NEW CONDOMINIUM PROJECT
A SUBDIVISION OF PARCEL B OF PARCEL MAP 7929
RECORDED JUNE 2, 2014 IN BOOK 48 OF PARCEL MAPS,
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MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

SEPTEMBER 2021 SCALE: 1"=30' SHEET 4 OF 5

APN 0676-073 1805 BUCHANAN STREET



EASEMENT DETAIL (2021107265)
SCALE: NONE

CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 6 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 BUCHANAN 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.

VERTICAL SUBDIVISION

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 6	APN 0676-074 THRU 079

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

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SEPTEMBER 2021

SHEET 5 OF 5

APN 0676-073

1805 BUCHANAN STREET