

File No. 160010

Committee Item No. _____

Board Item No. 18

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date January 12, 2016

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- Memorandum of Understanding (MOU)
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 - Ethics Commission
- Award Letter
- Application
- Form 700
- Vacancy Notice
- Information Sheet
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Tax Certificate
- DPW Order No. 104337
- Tentative Map Decision
- Notice of Special Tax Restrictions
- Planning Commission Motion No. 17922
- Final Plans
- _____
- _____
- _____

Completed by: Alisa Somera Date January 8, 2016

Completed by: _____ Date _____

1 [Final Map 7773 - 2655 Bush Street]

2

3 **Motion approving Final Map 7773, a lot merger and two-lot airspace subdivision, parcel**
4 **A being 81 residential units and parcel B being three commercial units, mixed-use**
5 **Condominium Project, located at 2655 Bush Street, being a subdivision of Assessor's**
6 **Block No. 1024, Lot No. 024; and adopting findings pursuant to the General Plan, and**
7 **the eight priority policies of Planning Code, Section 101.1.**

8

9 MOVED, That the certain map entitled "FINAL MAP 7773", a lot merger and two-lot
10 airspace subdivision, parcel A being 81 residential units and parcel B being three commercial
11 units, mixed-use Condominium Project, located at 2655 Bush Street, being a subdivision of
12 Assessor's Block No. 1024, Lot No. 024, comprising 3 sheets, approved December 7, 2015,
13 by Department of Public Works Order No. 184337 is hereby approved and said map is
14 adopted as an Official Final Map 7773; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the City
17 Planning Department, by its letter dated October 2, 2013, that the proposed subdivision is
18 consistent with the objectives and policies of the General Plan and the eight priority policies of
19 Planning Code, Section 101.1; and, be it

20 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
21 the Director of the Department of Public Works to enter all necessary recording information on
22 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
23 Statement as set forth herein; and, be it

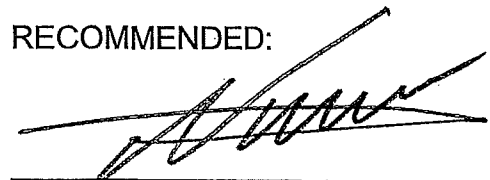
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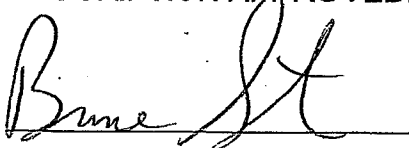
FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County 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, there are no liens against the subdivision designated on the map entitled:

Block No. 1052 Lot No. 024

Address: 2655 Bush St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

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

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 7th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 1052 Lot No. 024

Address: 2655 Bush St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$47,551,625

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$570,620.00

Amount of Assessment not yet due: \$579.00

These estimated taxes and special assessments have been paid.

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

David Augustine, Tax Collector

Dated this 7th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184337

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

APPROVING FINAL MAP 7773, 2655 BUSH STREET, A LOT MERGER AND TWO LOT AIRSPACE SUBDIVISION, AND 84 MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 024 IN ASSESSORS BLOCK NO. 1024.

A LOT MERGER AND TWO LOT AIRSPACE SUBDIVISION, AND 84 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 2, 2013, stated that the subdivision is in conformity 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 7773", each 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 October 2, 2013, from the City Planning Department verifying conformity of the subdivision 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:

Bruce R. Storrs, PLS

Mohammed Nuru

2013 DEC 21 PM 1:08
OFFICE OF THE CITY AND COUNTY SURVEYOR
SAN FRANCISCO, CA



City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

MOHAMMED NURU, DIRECTOR

12/7/2015

12/7/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed





Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

2013.1202Q

Date: August 27, 2013

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

Project ID: 7773			
Project Type: A 3 Lot Merger, 2 Lot Air Space Subdivision and 81 Residential and 3 Commercial Units Condominium New Construction			
Address#	StreetName	Block	Lot
2655	BUSH ST	1052	024
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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 environmental review per Class 1 California Environmental Quality Act Guidelines.

X

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): **SEE ATTACHED MEMO**

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 10.02.13

FOR Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Per Final Mitigated Negative Declaration and NSR #2013J620071 for Case No. 2005.11061CEK adopted by the Planning Commission of the City and County of San Francisco on July 16, 2009, as set forth in Planning Commission Motion No. 17922, per Building Application Nos. 2012.11.09.3971 and 2012.11.09.3966 to demolish a two-story convalescent facility and construct a mixed-use building (81 residential units and 3 commercial units).

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

CL: G:\DOCUMENTS\2013\Condos\2655 Bush St - Approval Memo.doc

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To)
)
Name: Dan Cushing)
Area Property Partners)
Address: 201 California Street, Suite 930)
San Francisco, CA 94111)
City:)
)

03/15/2013, 2013J620071

California Space Above This Line For Recorder's Use

I, (We) AREOF VI Bush Street LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows: (or see attached sheet marked Exhibit A on which property is more fully described):

EXHIBIT "B"

Being Assessor's Block 1052, Lot 024, commonly known as 2655 Bush Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to the approval of **Application No. 2005.1106C** approved by the San Francisco Planning Commission on **July 16, 2009** as set forth in **Planning Commission Motion No. 17922**.

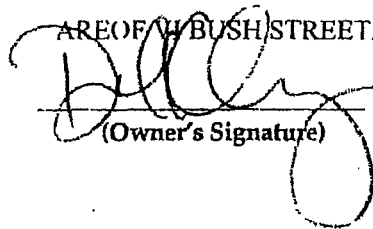
Said restrictions and conditions of which notice is hereby given and are as described in the attached **Exhibit A** and **Exhibit C** Conditions of Approval of **Motion No. 17922**.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: 3/15/13 at San Francisco, California

Dan Cushing

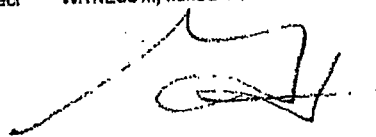
AREOF W BUSH STREET, LLC


(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal below.

State of California County of San Francisco Jss.
On Mar 15, 2013 before me Dan Cushing
Notary Public, personally appeared Dan Cushing
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.



Attachments: Exhibit A and Exhibit C
AS:gwf

Exhibit A

Conditions of Approval

Land Use

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 304 to allow a Planned Unit Development with 81 Residential Units, 86 parking spaces and approximately 4,180 sq. ft. of ground floor commercial space within an NC-3 (Moderate-Scale, Neighborhood Commercial) District and a mixed 65-A and 40-X Height and Bulk District in general conformance with plans filed with the Application as received on July 16, 2009 and stamped "EXHIBIT B" included in the docket for Case No. 2005.11061CEK reviewed and approved by the Commission on July 16, 2009.

Recordation

2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 1052, Lot 24), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.

Monitoring

4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).

General

6. "Mitigation Measures and Reporting Program" (MMRP) to be included in the project, as outlined in the Preliminary Mitigated Negative Declaration, Case # 2005.1106E, and attached to this motion as Exhibit C, shall be conditions of approval and are accepted by the Applicant and the successors-in-interest, or have been incorporated as part of the Project, or have been adopted by

another City Agency. If said mitigation measures are less restrictive than the following conditions of approval, the more restrictive and protective, as determined by the Zoning Administrator, shall govern.

7. The Planning Commission may, in a public hearing, consider the revocation of this conditional use authorization if a site or building permit has not been issued within three (3) years of the date of the Motion approving the project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued thenceforth diligently to completion. The Commission may also consider revoking this conditional use authorization if a permit for the project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a City, state or federal agency or by appeal of the issuance of such permit.
8. Future retail tenants shall maintain an attractive storefront providing visibility of the interior through the storefront windows.
9. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
10. The property owner or owners shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and periodic washing or steam cleaning of the main entrance and abutting sidewalks.

Parking and Loading

11. One (1) independently accessible parking space shall be designated as a car sharing space and shall conform to the requirements outline in Planning Code Section 166. This space shall be given priority use to any certified car-share organization that can make use of the space. If it is demonstrated to the satisfaction of the Planning Department that no certified car-share organization can make use of the dedicated car-share parking spaces, the spaces may be occupied by non-car-share vehicles; provided, however, that upon ninety (90) days of advance written notice to the property owner from a certified car-sharing organization, the property owner shall terminate any non car-sharing leases for such spaces and shall make the spaces available to the car-share organization for its use of such spaces.
12. The parking spaces must be marketed and sold or leased as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at additional cost. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

13. The project will include two designated van accessible loading spaces inside the garage in addition to the required parking spaces to be used by residents for loading and unloading, in conformance with the plans marked Exhibit B and received July 16, 2009.

Design

14. The project sponsor shall continue to work with the Planning Department on the design of the proposal through the site permit process. Any changes to the building's dimensions, exterior materials, window location, size or materials, or use after the approval of the site permit shall be subject to further review and approval by the Planning Department.
15. Proposed windows shall be of high quality and recessed to provide visual interest and architectural articulation to all exposed facades.
16. Aluminum reveals or similar materials shall not be permitted.
17. Highly reflective spandrel glass, mirror glass or deeply tinted glass shall not be permitted. Only clear glass shall be used at all levels.
18. The project will include the design changes outlined by the Project Sponsor at the Planning Commission hearing and reflected in the plans submitted to the Planning Commission at the public hearing, received July 16, 2009 and stamped as Exhibit B in the case docket. These changes include, but are not limited to, providing a light well that is double the depth of the adjacent light well at 2675-2677 Bush Street, providing an approximately 4' setback from the common property line of 2675-2677 Bush Street to preserve light received by the east facing bay windows, lowering the height of the parapets along Bush Street, removing the private roof decks from the west side of the building and setting the proposed 6th floor' back approximately 5' from the main building wall on both the Bush Street and Divisadero Street facades.

Affordable Housing

19. Pursuant to Planning Code 315.6, the Project Sponsor has elected to pay a fee in-lieu of providing seventeen percent (17%) off-site affordable below-market-rate units ("BMR units") to satisfy its Inclusionary Requirement.
20. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Residential Inclusionary Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Sections 315 (collectively the "Inclusionary Requirement"). Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. The Procedures Manual is available at the Mayors Office of Housing and can be found on the internet at:
<http://www.sfgov.org/site/uploadedfiles/planning/inclusionaryhousingproceduresmanual6.28.07.pdf>.

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June 25, 2009

CASE NO. 2005.11061CEK
2855 Bush Street

- a. The in-lieu fee must be paid in full sum prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI).
- b. Prior to the issuance of the first site or building permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit(s).

First Source Hiring

21. The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) and the Project Sponsor shall comply with the requirements of this program, including having an Occupancy Program approved by the First Source Hiring Administrator prior to the issuance of the first Certificate of Occupancy.

EXHIBIT "B"

ALTA Owner's Policy (6-17-06)

Old Republic National Title Insurance Company
400 Second Avenue South Minneapolis, Minnesota 55401

SCHEDULE A

Policy No:	A04009-OX-155673	Amount of Insurance:	\$ 14,500,000.00 15,225.00
Order No:	0216017427-DB	Premium:	\$ COMMERCIAL
Date of Policy:	August 16th, 2012 at 8:00:00 AM	Address Reference:	2655 Bush Street San Francisco, CA

1. Name of Insured:

AREOF VI Bush Street LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee

3. Title is vested in:

AREOF VI Bush Street LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

PARCEL ONE:

BEGINNING at the point of intersection of the Southerly line of Bush street and the Westerly line of Divisadero Street; running thence Southerly and along said line of Divisadero Street 50 feet; thence at a right angle Westerly 103 feet and 3 Inches; thence at a right angle Northerly 50 feet to the Southerly line of Bush Street; thence at a right angle Easterly along said line of Bush Street 103 feet and 3 Inches to the point of beginning.

Being a portion of Western Addition Block No. 503.

PARCEL TWO:

BEGINNING at a point on the Southerly line of Bush Street, distant thereon 103 feet and 3 Inches Westerly from the Westerly line of Divisadero Street; running thence Westerly and along said line of Bush Street 103 feet; thence at a right angle Southerly 137 feet and 6 Inches; thence at a right angle Easterly 103 feet; thence at a right angle Northerly 137 feet and 6 Inches to the point of beginning.

Being a portion of Western Addition Block No. 503.

PARCEL THREE:

Page 1 of 2 Pages

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BEGINNING at a point on the Southerly line of Bush Street, distant thereon 103 feet Easterly from the Easterly line of Broderick Street; running thence Easterly along said line of Bush Street 103 feet and 3 inches; thence at a right angle Southerly 137 feet and 6 inches; thence a right angle Westerly 103 feet and 3 inches; thence at a right angle Northerly 137 feet and 6 inches to the point of beginning.

Being a portion of Western Addition Block No. 503.

Assessor's Lot 024; Block 1052

EXHIBIT C

MITIGATION MEASURES

MITIGATION MEASURE 1

Archeological Resources (Accidental Discovery)

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this

information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include preservation in situ of the archeological resource, an archaeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

MITIGATION MEASURE 2

Hazards (Testing for and Handling of Contaminated Soil)

Step 1: Soil Testing

If required by the SFDPH, the project sponsor shall, prior to approval of a building permit for the project, hire a consultant to collect soil samples (borings) from areas on the site in which soil would be disturbed and test the soil samples for total lead and petroleum hydrocarbons. The consultant shall analyze the soil

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2655 Bush Street

borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for petroleum hydrocarbons that includes the results of the soil testing and a map that shows the locations of stockpiled soils from which the consultant collected the soil samples.

The project sponsor shall submit the report on the soil testing for petroleum hydrocarbons and a fee of \$498 in the form of a check payable to the San Francisco Department of Public Health (SFDPH), to the Hazardous Waste Program, Department of Public Health, 101 Grove Street, Room 214, San Francisco, California 94102. The fee of \$498 shall cover five hours of soil testing report review and administrative handling. If additional review is necessary, the SFDPH shall bill the project sponsor for each additional hour of review over the first five hours, at a rate of \$166 per hour. These fees shall be charged pursuant to Section 31.47(c) of the San Francisco Administrative Code. The SFDPH shall review the soil testing report to determine to whether soils on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels.

Step 2: Preparation of Site Mitigation Plan

If, based on the results of the soil tests conducted, the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, the SFDPH shall determine if preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by the SFDPH, the SMP shall include a discussion of the level of contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; and 3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the SFDPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.

Step 3: Handling, Hauling, and Disposal of Contaminated Soils

(a) *Specific Work Practices:* If, based on the results of the soil tests conducted, the SFDPH determines that the soils on the project site are contaminated at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by

local, state, and federal regulations) when such soils are encountered on the site. If there were excavated materials containing over one percent friable asbestos, they would be treated as hazardous waste, and would be transported and disposed of in accordance with applicable State and federal regulations. These procedures are intended to mitigate any potential health risks related to chrysotile asbestos, which may or may not be located on the site.

(b) Dust Suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.

(c) Surface Water Runoff Control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.

(d) Soils Replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.

(e) Hauling and Disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.

Step 4: Preparation of Closure/Certification Report

After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to the SFDPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.

MITIGATION MEASURE 3

Hazards (Disposal of Contaminated Soil, Site Health and Safety Plan)

If, based on the results of the soil tests conducted, the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all contaminated soils

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2655 Bush Street

designated as hazardous waste shall be excavated by a qualified Removal Contractor and disposed of at a regulated Class I hazardous waste landfill in accordance with U.S. Environmental Protection Agency regulations, as stipulated in the Site Mitigation Plan. The Removal Contractor shall obtain, complete, and sign hazardous waste manifests to accompany the soils to the disposal site. Other excavated soils shall be disposed of in an appropriate landfill, as governed by applicable laws and regulations, or other appropriate actions shall be taken in coordination with the SFDPH.

If the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, a Site Health and Safety (H&S) Plan would be required by the California Division of Occupational Safety and Health (Cal-OSHA) prior to initiating any earth-moving activities at the site. The Site Health and Safety Plan shall identify protocols for managing soils during construction to minimize worker and public exposure to contaminated soils. The protocols shall include at a minimum:

- Sweeping of adjacent public streets daily (with water sweepers) if any visible soil material is carried onto the streets.
- Characterization of excavated native soils proposed for use on site prior to placement to confirm that the soil meets appropriate standards.
- The dust controls specified in the Construction Dust Control Ordinance (176-08) and on pages [Error! Bookmark not defined.](#) to [Error! Bookmark not defined.](#)
- Protocols for managing stockpiled and excavated soils.

The Site Health and Safety Plan shall identify site access controls to be implemented from the time of surface disruption through the completion of earthwork construction. The protocols shall include as a minimum:

- Appropriate site security to prevent unauthorized pedestrian/vehicular entry, such as fencing or other barrier of sufficient height and structural integrity to prevent entry and based upon the degree of control required.
- Posting of "no trespassing" signs.
- Providing on-site meetings with construction workers to inform them about security measures and reporting/contingency procedures.

If groundwater contamination is identified, the Site Health and Safety Plan shall identify protocols for managing groundwater during construction to minimize worker and public exposure to contaminated groundwater. The protocols shall include procedures to prevent unacceptable migration of contamination from defined plumes during dewatering.

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The Site Health and Safety Plan shall include a requirement that construction personnel be trained to recognize potential hazards associated with underground features that could contain hazardous substances, previously unidentified contamination, or buried hazardous debris. Excavation personnel shall also be required to wash hands and face before eating, smoking, and drinking.

The Site Health and Safety Plan shall include procedures for implementing a contingency plan, including appropriate notification and control procedures, in the event unanticipated subsurface hazards are discovered during construction. Control procedures could include, but would not be limited to, investigation and removal of underground storage tanks or other hazards.

MITIGATION MEASURE 4

Hazards (Decontamination of Vehicles)

If the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all trucks and excavation and soil handling equipment shall be decontaminated following use and prior to removal from the site. Gross contamination shall be first removed through brushing, wiping, or dry brooming. The vehicle or equipment shall then be washed clean (including tires). Prior to removal from the work site, all vehicles and equipment shall be inspected to ensure that contamination has been removed.

MITIGATION MEASURE 5

Hazards (PCBs and Mercury)

The project sponsor shall ensure that building surveys for PCB-containing equipment (including elevator equipment), hydraulic oils, and fluorescent lights are performed prior to the start of demolition. Any hazardous materials so discovered shall be abated according to federal, state, and local laws and regulations.

IMPROVEMENT MEASURES

IMPROVEMENT MEASURE 1

Timing of Construction Truck Traffic

The following measure would minimize disruption of the general traffic flow on adjacent streets:

- To the extent possible, truck movements should be limited to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by the SFMTA).
- The project sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the SFMTA, the Fire Department, Muni, the Planning Department, and other City agencies to determine feasible traffic mitigation measures to reduce traffic congestion during construction of the project

IMPROVEMENT MEASURE 2

Fluorescent Light Fixtures, Residential and Retail Components

The project will incorporate "hard-wired" compact fluorescent light fixtures in enclosed common area hallways and in kitchens and bathrooms.

IMPROVEMENT MEASURE 3

Bicycle Parking, Residential Component

Implement Bicycle Parking. The proposed project will incorporate 33 bicycle parking spaces.

IMPROVEMENT MEASURE 4

Waste Reduction and Redirection, Residential and Retail Components

Expand Recycling and Composting Programs. The new residential and retail components will enroll in the City's Fantastic 3 recycling program.

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IMPROVEMENT MEASURE 5

Street Tree Replacement, Residential and Retail Components

All existing street trees identified for removal for project construction will be replaced with five new trees of comparable species, age, and diameter at breast height (DBH).



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. 17922

Hearing Date: July 16, 2009
 Case No.: 2005.1106!CEK
 Project Address: 2655 Bush Street
 Zoning: NC-3 (Moderate Scale, Neighborhood Commercial)
 Combined 65-A and 40-X Height and Bulk District
 Block/Lot: 1052/024
 Project Sponsor: 2655 Bush Street, LLC
 558 – 28th Avenue, #201
 San Francisco, CA 94121
 Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org

ADOPTING FINDINGS RELATING TO CEQA AND CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 304 OF THE PLANNING CODE TO ALLOW A PLANNED UNIT DEVELOPMENT WITH A TOTAL OF 81 RESIDENTIAL UNITS, 86 PARKING SPACES AND APPROXIMATELY 4,180 SQ. FT. OF COMMERCIAL SPACE WITHIN AN NC-3 (MODERATE-SCALE, NEIGHBORHOOD COMMERCIAL) DISTRICT AND A MIXED 65-A AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 30, 2007 Rubin and Junius (hereinafter "Applicant") filed an application with the San Francisco Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 304 to allow a Planned Unit Development (hereinafter PUD) with 81 Residential Units, 86 parking spaces and approximately 4,180 sq. ft. of commercial space within an NC-3 (Moderate-Scale, Neighborhood Commercial) District and a mixed 65-A and 40-X Height and Bulk District.

On July 16, 2009, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.1106!CEK.

A Preliminary Mitigated Negative Declaration (PMND) for the Project was published on April 15, 2009. The Environmental Review Officer (ERO) found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in

the project have been made by or agreed to by the project proponent. An appeal was filed in connection with the PMND, which was withdrawn on July 15, 2009. The ERO finalized the Mitigated Negative Declaration July 16, 2009 prior to the Planning Commission hearing, making it a Final Mitigated Negative Declaration (FMND). The Commission has reviewed the information and data contained in the FMND and concurs with the findings of the Department. The mitigation measures contained in the FMND have been incorporated into the Project as conditions of approval.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2005.1106!CEK, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The subject L-shaped property is located on the southwest corner of Bush and Divisadero Streets in the City's Western Addition Neighborhood. The site is currently occupied by a two-story vacant convalescent facility (formerly dba San Francisco Community Convalescent Hospital). The subject site has a 309.5' frontage on Bush Street and a 50' frontage on Divisadero Street. All of the Divisadero Street façade and approximately 104' of the Bush Street façade is located within the 65-A Height and Bulk district. The rest of the Bush Street façade is located within a 40-X Height and Bulk District.
3. **Surrounding Neighborhood.** The subject site is located at the northern end of an NC-3 District that spans from Geary Boulevard to Bush Street. This area is predominantly made up of larger medical institution buildings (the Mount Zion Campus of UCSF). To the north of the subject property is an NC-2 District. This section of Divisadero Street is characterized by two and three story buildings with commercial on the ground floor and residential units or offices above. Bush Street, which is zoned RH-2 and RH-3, is more residential in character and is predominantly made up of single and multi-family Victorian and Edwardian era buildings.
4. **Project Description.** The proposal includes demolishing the existing vacant two-story convalescent facility that covers the majority of the lot and constructing a mixed-use building with approximately 4,180 sq. ft. of commercial space located on the ground floor at the southwest corner of Divisadero and Bush Streets and 81 residential units on floors one through six. The project includes 18 one-bedroom units, 62 two-bedroom units and one studio unit. The BMR requirement under Planning Code section 315 will be satisfied by paying an in-lieu fee. The

proposed building would be approximately 65' tall at the corner of Divisadero and Bush Streets, and approximately 40' tall along the majority of the Bush Street facade.

5. **Public Comment.** As of June 17, 2009 the Department received 16 letters and emails in opposition to the proposed project, approximately five phone calls where the caller expressed opposition to the proposed project and 2 petitions containing 180+ signatures expressing opposition to the project. Concerns about the project include the proposed height, increased traffic, noise during construction, and the amount of parking being provided.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Lot Size.** Planning Code Section 304 states that the Planning Commission may approve a PUD according to the Conditional Use process for lots that contain no less than ½ an acre.

The subject property contains approximately 33,521 sq. ft., or approximately ¾ of an acre.

- B. **Density.** Planning Code Section 712.91 allows 1 unit per 600 sq. ft. of lot area in an NC-3 Zoning District. For PUDs, Planning Code Section 304 permits the allowed density to be increased to one unit less than what would be permitted under the next highest permitted density, which is 1 unit per 400 sq. ft. allowed in an RM-3 (Residential Mixed, Medium Density) District.

The subject property has a total of 33,521 square feet, which would permit 55 units under the NC-3 Zoning and 83 units under the RM-3 Zoning District. Because this is a PUD, the proposed project is permitted to have up to 82 units or one less than permitted under the RM-3 Zoning District. The project is proposing 81 units of housing or one less than permitted.

- C. **Open Space.** Planning Code Section 712.93 requires 80 sq. ft. per unit if private open space, or 100 sq. ft. per unit for common open space.

The project proposes 33 units each with private open space that contains 80. sq. ft. or more. The project proposes 36 units each with private open space that contains less than 80 sq. ft. For the remaining 12 units, 1,200 sq. ft. of common useable open space is required. An additional 2,130 sq. ft. of common open space is required to supplement the 36 units with deficient private open space. The total amount of required common open space is 3,330 sq. ft.; the proposed project proposes 6,843 sq. ft. of common open space, or 3,513sq. ft. more than required by Code.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard equal to 25% of the total lot depth at all levels that contain residential units. A PUD does not have to meet the rear yard requirement, but does need to demonstrate that adequate open space is provided that benefits the occupants and the neighborhood.

Using Divisadero Street as the front of the lot, the Code requires a 77' deep rear yard setback, or a total of 6737.5 sq. ft. of rear yard open space. Using the Bush Street façade as the front of the lot, the Code

requires 7,090 sq. ft. of rear yard. The project is proposing a total of 7,584 sq. ft. of open space at the interior of the property, which is in excess of what the Planning Code would require if this project was not a PUD. This open space is configured in such a way that it does benefit the occupants of the building as well as the neighborhood.

- E. Parking.** Section 151 of the Planning Code requires one off-street independently accessible parking space for every dwelling unit and permits up to 150% of the total amount of required parking spaces as-of-right. The Planning Code requires one parking space for every 500 square feet of office and retail space, where the occupied floor area exceeds 5,000 square feet. For each 25 off-street parking spaces provided, the Code requires one space be designed and designated for handicapped persons. PUDs are only required to provide off-street parking adequate for the occupancy proposed.

The Planning Code requires the project to have a minimum of 82 parking spaces; 81 for residential uses, three of which should be handicap spaces, and one for car sharing. No parking is required for the commercial space since its square footage is less than the threshold. The project proposes 86 parking spaces, 85 for residential parking, four of which are designated as handicap spaces, and one car sharing space. The parking spaces shall be unbundled from the residential units and sold or leased separately.

- F. Loading.** Planning Code Section 152 requires 1 off-street loading space for projects with 100,000 to 200,000 sq. ft. of residential space and no off-street loading spaces for commercial spaces with 10,000 sq. ft. or less.

The proposed project contains 109,200 sq. ft. of residential use and 4,180 sq. ft. of commercial use. The Planning Code requires one off-street loading facility for the residential use and none for the commercial use. The project sponsor is not proposing any off-street loading, but instead is seeking an exception from this requirement through the PUD process. The project sponsor is proposing that the off-street loading requirement be met by converting two standard metered parking spaces to commercial vehicle loading/unloading spaces. This would result in a loss of two standard parking spaces during the day. These spaces would be available for overnight parking. The conversion from standard to commercial vehicle spaces would need to be approved by MTA. The project sponsor is also proposing two van accessible loading spaces in the proposed garage to be used by residents for loading and unloading.

- G. Car Sharing.** Planning Code Section 166 requires one car sharing parking space for developments with 50 to 200 residential uses.

The proposed development has 81 residential units, which requires one car sharing space. The proposal includes one on-site car sharing space.

- H. Bike Parking.** For project with 50 or more units, Section 155.5 of the Planning Code requires 25 Class 1 parking spaces plus one Class 1 space for every four dwelling units over 50 units.

The proposed project has 81 units, which requires 33 bike parking spaces. The proposal includes 33 Class 1 bike parking spaces in the proposed garage.

- I. **Dwelling Unit Exposure.** Planning Code Section 140 requires each dwelling unit to have at least one room of 120 square feet of floor area that faces directly on an open area of one of the following types:

- (1) A public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided, that if such windows are on an outer court whose width is less than 25 feet, the depth of such court shall be no greater than its width; or
- (2) An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than four feet six inches, chimneys, and those obstructions permitted in Sections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

All 81 units meet the exposure requirements either facing onto the street or a Code-complying open area.

- J. **Residential Inclusionary Affordable Housing Program.** Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Planning Code Section 315.3, these requirements would apply to projects that consist of five or more units, as the first application (EE or BPA) application was applied for before July 18, 2006. Pursuant to Planning Code Sections 314(e) and 315.6, the Project Sponsor has elected to pay an in-lieu fee. This fee is made payable to the Treasurer for deposit into the Citywide Affordable Housing Fund. The fee is calculated by the Mayor's Office of Housing based on the number of affordable units required if a project applicant were to construct off-site units under the Program and other factors set forth in Section 315.6.

The Project Sponsor has submitted a Declaration of Intent to satisfy the requirements of the Inclusionary Housing Ordinance through payment of an in-lieu fee, in an amount established by the Mayor's Office of Housing.

- K. **Street Trees.** Planning Code Section 143 requires that street trees be planted when a new building is constructed within an NC District for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree.

The Planning Code requires that 15 trees be planted on the Bush Street frontage and three trees be planted on the Divisadero Street frontage. The subject site has four existing street trees on the Bush Street frontage and one existing street tree on the Divisadero Street façade. Therefore, the Code requires the applicant to plant an additional 11 trees on Bush Street and two on Divisadero Street. Through the PUD process, the project sponsor is seeking an exemption from the street tree

requirement; one additional street tree is proposed on the Divisadero Street façade and nine new street trees are proposed on the Bush Street façade.

7. Planning Code Section 121.1 established the following criteria for the Planning Commission to consider when granting conditional use approval for developments on lots greater than 10,000 square feet. However, Planning Code Section 304 supersedes the following criteria.

- A. The mass and facade of the proposed structure are compatible with the existing scale of the district.

Both the Bush and Divisadero façades are designed with materials that are compatible in quality to the surrounding neighborhood, and proper attention was given to the buildings fenestration, pagination and existing neighborhood context. The mass of the proposed building is compatible with that of the existing neighborhood scale in that it responds to the fine grained development pattern along Bush Street and is 40' in height along the majority of Bush Street. The Divisadero Street façade responds to the larger institutional buildings in the NC-3 District.

- B. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The proposed facades of the project use both wood and cement plaster to emulate the materials used on the adjacent structures and both the Bush and Divisadero Street façades have been designed to respond to the existing development pattern on the block.

8. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The subject site is located within an established mixed-use urban neighborhood. The proposed development is appropriately scaled for its context and will act as a transition between the heavily trafficked thoroughfare, Divisadero Street, and the Bush Street residential neighborhood. Adding 81 residential units at this location is necessary in order for the City to meet its current and future housing needs and it is desirable to place these units on an underdeveloped site within an established neighborhood per the City's General Plan.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed development is appropriately scaled for the proposed location. The building complies with the height and bulk limitations in the Planning Code, the mass is broken up so that the development responds to the fine grain development pattern along Bush Street, it provides a successful transition between the existing residential development on Bush Street and the larger module on the proposed structure at the corner of Bush and Divisadero, and the project celebrates its corner location with an appropriately articulated corner element. In addition, the building has been designed to provide a strong street wall on both facades while providing open space at the interior of the lot.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The traffic study, carried out as part of the environmental review, concluded that the proposed development will not have a significant impact on the neighborhood's traffic. The proposed parking is adequate for the residential use and any car use generated by the proposed commercial space would be accommodated with existing on-street parking. Through the PUD process the project sponsor is seeking an exemption from the Planning Code's requirement for on-site loading by dedicating two parking spaces on Bush Street for commercial loading. The traffic study found that this proposal would not cause a significant impact to traffic flow along Bush Street. Furthermore, the proposed project is well served by public transit and it is reasonable to assume that many of the residential occupants and customers of the commercial space will utilize public transportation.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed development and uses will not produce any significant amounts of noxious or offensive emissions such as noise, glare, dust and odor.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed parking is below grade. The entrance to the garage is a solid door which will screen any visual impacts caused by the proposed garage. All lighting and signage will comply with the applicable sections of the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NC-3 Districts in that the district's controls provide for large scale lots and large scale mixed-use buildings with housing units above ground story commercial development.

9. Planning Code Section 304 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. Affirmatively promote applicable objectives and policies of the General Plan;

On balance, the project complies with all applicable objective and policies in the General Plan.

- B. Provide off-street parking adequate for the occupancy proposed;

The project proposes 86 on-site parking spaces, 4 more than required by the Planning Code, and 33 bicycle parking spaces, the exact number required by the Planning Code.

- C. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The project proposes open space for the occupants of the building that will be in excess of what is required by the Planning Code.

- D. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

The proposed project includes 81 residential units or 2 less than permitted by the next most permissive zoning district.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 231 of this Code;

The subject property is not located within an R District.

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height

in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

The proposed structure is within the height and bulk limits established by the Planning Code.

- G. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio (FAR) limit permitted for the district in Section 124 and Article 7 of this Code;

The Code limits the FAR in NC-3 District to 3.6 to 1. Per Planning Code Section 124(b) residential uses are exempt from the FAR requirements. The proposed 4180 sq. ft. of commercial space is well under the FAR requirements.

- H. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

The proposal complies with all applicable use limitations in Planning Code Section 712.90.

- I. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The subject property is not located within an RTO or NTC District.

10. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

2004 HOUSING ELEMENT

Policy 1.4

Locate in-fill housing on appropriate sites in established residential neighborhoods.

The proposed development is on an underutilized property in a well established mixed use neighborhood with a strong residential component.

Policy 8.9

Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

The proposed housing units will be new construction condominiums, which is consistent with Policy 8.9 of the General Plan's housing element.

NEIGHBORHOOD COMMERCE

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide the opportunity for businesses that will provide goods and services to the neighborhood that are desirable and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will enhance pedestrian traffic along Divisadero Streets by creating additional commercial space, which will benefit the other existing commercial establishments in the neighborhood.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

11. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would enhance the district by providing more commercial frontage along the pedestrian realm, which will increase pedestrian traffic and benefit the other existing commercial establishments in the area.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project seeks to develop an underutilized parcel of land in a dense, transit-rich neighborhood by providing compatible retail and office space and 81 housing units. The project will therefore preserve and enhance the existing neighborhood character.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project seeks to demolish a vacant convalescent facility. It will not remove any affordable housing. The project sponsors will pay an in-lieu fee to meet their affordable housing requirements as established in the Planning Code.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project provides ample residential parking and the size and nature of the retail spaces is such that the businesses that will occupy them will most likely be smaller neighborhood-serving businesses and not attract a large number of customers that travel by car.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will demolish a vacant convalescent facility. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

12. CEQA FINDINGS

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review on April 15, 2009. The Draft IS/MND was available for public comment until May 5, 2009.

On July 16, 2009 the Planning Department reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14

California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department is the custodian of records, located in File No. 2005.11061CEK at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
14. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

Motion No. 17922
June 25, 2009

CASE NO. 2005.11061CEK
2655 Bush Street

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2005.11061CEK** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FMND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Resolution by this reference thereto and commits to all required mitigation measures identified in the FMND and contained in the MMRP.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17530. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 16, 2009.

Linda Avery
Commission Secretary

AYES: President Ron Miguel, Commissioners: Christina Olague, Gwyneth Borden, William L. Lee, Kathrin Moore, & Michael Antonini

NAYS: None

ABSENT: Hisashi Sugaya

ADOPTED: July 16, 2009

Exhibit A

Conditions of Approval

Land Use

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 304 to allow a Planned Unit Development with 81 Residential Units, 86 parking spaces and approximately 4,180 sq. ft. of ground floor commercial space within an NC-3 (Moderate-Scale, Neighborhood Commercial) District and a mixed 65-A and 40-X Height and Bulk District in general conformance with plans filed with the Application as received on July 16, 2009 and stamped "EXHIBIT B" included in the docket for Case No. 2005.1106!CEK reviewed and approved by the Commission on July 16, 2009.

Recordation

2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 1052, Lot 24), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.

Monitoring

4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).

General

6. "Mitigation Measures and Reporting Program" (MMRP) to be included in the project, as outlined in the Preliminary Mitigated Negative Declaration, Case # 2005.1106E, and attached to this motion as Exhibit C, shall be conditions of approval and are accepted by the Applicant and the successors-in-interest, or have been incorporated as part of the Project, or have been adopted by

another City Agency. If said mitigation measures are less restrictive than the following conditions of approval, the more restrictive and protective, as determined by the Zoning Administrator, shall govern.

7. The Planning Commission may, in a public hearing, consider the revocation of this conditional use authorization if a site or building permit has not been issued within three (3) years of the date of the Motion approving the project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued thenceforth diligently to completion. The Commission may also consider revoking this conditional use authorization if a permit for the project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a City, state or federal agency or by appeal of the issuance of such permit.
8. Future retail tenants shall maintain an attractive storefront providing visibility of the interior through the storefront windows.
9. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
10. The property owner or owners shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and periodic washing or steam cleaning of the main entrance and abutting sidewalks.

Parking and Loading

11. One (1) independently accessible parking space shall be designated as a car sharing space and shall conform to the requirements outline in Planning Code Section 166. This space shall be given priority use to any certified car-share organization that can make use of the space. If it is demonstrated to the satisfaction of the Planning Department that no certified car-share organization can make use of the dedicated car-share parking spaces, the spaces may be occupied by non-car-share vehicles; provided, however, that upon ninety (90) days of advance written notice to the property owner from a certified car-sharing organization, the property owner shall terminate any non car-sharing leases for such spaces and shall make the spaces available to the car-share organization for its use of such spaces.
12. The parking spaces must be marketed and sold or leased as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at additional cost. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

13. The project will include two designated van accessible loading spaces inside the garage in addition to the required parking spaces to be used by residents for loading and unloading, in conformance with the plans marked Exhibit B and received July 16, 2009.

Design

14. The project sponsor shall continue to work with the Planning Department on the design of the proposal through the site permit process. Any changes to the building's dimensions, exterior materials, window location, size or materials, or use after the approval of the site permit shall be subject to further review and approval by the Planning Department.
15. Proposed windows shall be of high quality and recessed to provide visual interest and architectural articulation to all exposed facades.
16. Aluminum reveals or similar materials shall not be permitted.
17. Highly reflective spandrel glass, mirror glass or deeply tinted glass shall not be permitted. Only clear glass shall be used at all levels.
18. The project will include the design changes outlined by the Project Sponsor at the Planning Commission hearing and reflected in the plans submitted to the Planning Commission at the public hearing, received July 16, 2009 and stamped as Exhibit B in the case docket. These changes include, but are not limited to, providing a light well that is double the depth of the adjacent light well at 2675-2677 Bush Street, providing an approximately 4' setback from the common property line of 2675-2677 Bush Street to preserve light received by the east facing bay windows, lowering the height of the parapets along Bush Street, removing the private roof decks from the west side of the building and setting the proposed 6th floor' back approximately 5' from the main building wall on both the Bush Street and Divisadero Street facades.

Affordable Housing

19. Pursuant to Planning Code 315.6, the Project Sponsor has elected to pay a fee in-lieu of providing seventeen percent (17%) off-site affordable below-market-rate units ("BMR units") to satisfy its Inclusionary Requirement.
20. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Residential Inclusionary Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Sections 315 (collectively the "Inclusionary Requirement"). Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. The Procedures Manual is available at the Mayors Office of Housing and can be found on the internet at:
http://www.sfgov.org/site/uploadedfiles/planning/inclusionaryhousingproceduresmanual6_28_07.pdf.

- a. The in-lieu fee must be paid in full sum prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI).
- b. Prior to the issuance of the first site or building permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit(s).

First Source Hiring

21. The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) and the Project Sponsor shall comply with the requirements of this program, including having an Occupancy Program approved by the First Source Hiring Administrator prior to the issuance of the first Certificate of Occupancy.

EXHIBIT C

MITIGATION MEASURES

MITIGATION MEASURE 1

Archeological Resources (Accidental Discovery)

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation,, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this

information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include preservation in situ of the archeological resource, an archaeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

MITIGATION MEASURE 2

Hazards (Testing for and Handling of Contaminated Soil)

Step 1: Soil Testing

If required by the SFDPH, the project sponsor shall, prior to approval of a building permit for the project, hire a consultant to collect soil samples (borings) from areas on the site in which soil would be disturbed and test the soil samples for total lead and petroleum hydrocarbons. The consultant shall analyze the soil

borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for petroleum hydrocarbons that includes the results of the soil testing and a map that shows the locations of stockpiled soils from which the consultant collected the soil samples.

The project sponsor shall submit the report on the soil testing for petroleum hydrocarbons and a fee of \$498 in the form of a check payable to the San Francisco Department of Public Health (SFDPH), to the Hazardous Waste Program, Department of Public Health, 101 Grove Street, Room 214, San Francisco, California 94102. The fee of \$498 shall cover five hours of soil testing report review and administrative handling. If additional review is necessary, the SFDPH shall bill the project sponsor for each additional hour of review over the first five hours, at a rate of \$166 per hour. These fees shall be charged pursuant to Section 31.47(c) of the San Francisco Administrative Code. The SFDPH shall review the soil testing report to determine to whether soils on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels.

Step 2: Preparation of Site Mitigation Plan

If, based on the results of the soil tests conducted, the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, the SFDPH shall determine if preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by the SFDPH, the SMP shall include a discussion of the level of contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; and 3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the SFDPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.

Step 3: Handling, Hauling, and Disposal of Contaminated Soils

(a) Specific Work Practices: If, based on the results of the soil tests conducted, the SFDPH determines that the soils on the project site are contaminated at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by

local, state, and federal regulations) when such soils are encountered on the site. If there were excavated materials containing over one percent friable asbestos, they would be treated as hazardous waste, and would be transported and disposed of in accordance with applicable State and federal regulations. These procedures are intended to mitigate any potential health risks related to chrysotile asbestos, which may or may not be located on the site.

(b) Dust Suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.

(c) Surface Water Runoff Control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.

(d) Soils Replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.

(e) Hauling and Disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.

Step 4: Preparation of Closure/Certification Report

After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to the SFDPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.

MITIGATION MEASURE 3

Hazards (Disposal of Contaminated Soil, Site Health and Safety Plan)

If, based on the results of the soil tests conducted, the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all contaminated soils

designated as hazardous waste shall be excavated by a qualified Removal Contractor and disposed of at a regulated Class I hazardous waste landfill in accordance with U.S. Environmental Protection Agency regulations, as stipulated in the Site Mitigation Plan. The Removal Contractor shall obtain, complete, and sign hazardous waste manifests to accompany the soils to the disposal site. Other excavated soils shall be disposed of in an appropriate landfill, as governed by applicable laws and regulations, or other appropriate actions shall be taken in coordination with the SFDPH.

If the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, a Site Health and Safety (H&S) Plan would be required by the California Division of Occupational Safety and Health (Cal-OSHA) prior to initiating any earth-moving activities at the site. The Site Health and Safety Plan shall identify protocols for managing soils during construction to minimize worker and public exposure to contaminated soils. The protocols shall include at a minimum:

- Sweeping of adjacent public streets daily (with water sweepers) if any visible soil material is carried onto the streets.
- Characterization of excavated native soils proposed for use on site prior to placement to confirm that the soil meets appropriate standards.
- The dust controls specified in the Construction Dust Control Ordinance (176-08) and on pages Error! Bookmark not defined. to Error! Bookmark not defined..
- Protocols for managing stockpiled and excavated soils.

The Site Health and Safety Plan shall identify site access controls to be implemented from the time of surface disruption through the completion of earthwork construction. The protocols shall include as a minimum:

- Appropriate site security to prevent unauthorized pedestrian/vehicular entry, such as fencing or other barrier or sufficient height and structural integrity to prevent entry and based upon the degree of control required.
- Posting of "no trespassing" signs.
- Providing on-site meetings with construction workers to inform them about security measures and reporting/contingency procedures.

If groundwater contamination is identified, the Site Health and Safety Plan shall identify protocols for managing groundwater during construction to minimize worker and public exposure to contaminated groundwater. The protocols shall include procedures to prevent unacceptable migration of contamination from defined plumes during dewatering.

The Site Health and Safety Plan shall include a requirement that construction personnel be trained to recognize potential hazards associated with underground features that could contain hazardous substances, previously unidentified contamination, or buried hazardous debris. Excavation personnel shall also be required to wash hands and face before eating, smoking, and drinking.

The Site Health and Safety Plan shall include procedures for implementing a contingency plan, including appropriate notification and control procedures, in the event unanticipated subsurface hazards are discovered during construction. Control procedures could include, but would not be limited to, investigation and removal of underground storage tanks or other hazards.

MITIGATION MEASURE 4

Hazards (Decontamination of Vehicles)

If the SFDPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all trucks and excavation and soil handling equipment shall be decontaminated following use and prior to removal from the site. Gross contamination shall be first removed through brushing, wiping, or dry brooming. The vehicle or equipment shall then be washed clean (including tires). Prior to removal from the work site, all vehicles and equipment shall be inspected to ensure that contamination has been removed.

MITIGATION MEASURE 5

Hazards (PCBs and Mercury)

The project sponsor shall ensure that building surveys for PCB-containing equipment (including elevator equipment), hydraulic oils, and fluorescent lights are performed prior to the start of demolition. Any hazardous materials so discovered shall be abated according to federal, state, and local laws and regulations.

IMPROVEMENT MEASURES

IMPROVEMENT MEASURE 1

Timing of Construction Truck Traffic

The following measure would minimize disruption of the general traffic flow on adjacent streets:

- To the extent possible, truck movements should be limited to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by the SFMTA).
- The project sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the SFMTA, the Fire Department, Muni, the Planning Department, and other City agencies to determine feasible traffic mitigation measures to reduce traffic congestion during construction of the project.

IMPROVEMENT MEASURE 2

Fluorescent Light Fixtures, Residential and Retail Components

The project will incorporate "hard-wired" compact fluorescent light fixtures in enclosed common area hallways and in kitchens and bathrooms.

IMPROVEMENT MEASURE 3

Bicycle Parking, Residential Component

Implement Bicycle Parking. The proposed project will incorporate 33 bicycle parking spaces.

IMPROVEMENT MEASURE 4

Waste Reduction and Redirection, Residential and Retail Components

Expand Recycling and Composting Programs. The new residential and retail components will enroll in the City's Fantastic 3 recycling program.

Motion No. 17922
Juen 25, 2009

CASE NO. 2005.1106!CEK
2655 Bush Street

IMPROVEMENT MEASURE 5

Street Tree Replacement, Residential and Retail Components

All existing street trees identified for removal for project construction will be replaced with five new trees of comparable species, age, and diameter at breast height (DBH).

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

OWNER: SF BUSH STREET CONDOS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: RAY TANKER
TITLE: SVP

BENEFICIARY: AREOF W BUSH STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Keith Kooper
TITLE: VP

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.

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF Contra Costa JSS
ON March 9 2015 BEFORE ME,
 Sara C. Cobbin A
NOTARY PUBLIC, PERSONALLY APPEARED
 Ray Tanker

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND 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:
SIGNATURE: [Signature]
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE:
SARA C. COBBIN
PRINCIPAL COUNTY OF BUSINESS: Contra Costa
COMMISSION EXPIRES: May 22 2017
COMMISSION # OF NOTARY: 2002126

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.

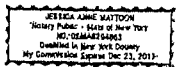
BENEFICIARY'S ACKNOWLEDGEMENT:

STATE OF NEW YORK
COUNTY OF New York JSS
ON March 24 2015 BEFORE ME,
 Jessica Mattson A
NOTARY PUBLIC, PERSONALLY APPEARED
 Keith Kooper

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND 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:
SIGNATURE: [Signature]
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE:
Jessica Mattson
PRINCIPAL COUNTY OF BUSINESS: New York
COMMISSION EXPIRES: 12 23 17
COMMISSION # OF NOTARY: 62NAG2149C3



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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY MOTION, FILE NO. _____ ADOPTED _____ 20__ APPROVED THIS MAP ENTITLED "FINAL MAP 7773" COMPRISING 3 SHEETS.

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

SIGNED:
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL:

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

APPROVALS:

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

BY: _____ DATE: _____

MUHAMMAD NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: DECEMBER 14 2015

BRUCE R. STORRS L.S. 6914

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE PARTIES TO THE INSTRUMENT. I HEREBY STATE THAT THIS FINAL MAP SLIGHTLY MODIFIES TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP NO. 7773. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND LOCATION AS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE BOUNDARIES TO BE REPRODUCED.

BY: [Signature] DATE: 11-10-15
BENJAMIN B. RON
PLS No. 5015

RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ MINUTES PAST _____ OF CONJUNCTION MAPS, AT PAGES _____ OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7773

A LOT MERGER AND TWO LOT AIRSPACE SUBDIVISION, PARCEL A BEING B1 RESIDENTIAL UNITS; AND PARCEL B BEING 3 COMMERCIAL UNITS IN MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF CERTAIN REAL PROPERTY DESCRIBED IN TRACT GRANT DEED RECORDED DECEMBER 18, 2013 AS DOCUMENT NO. 2013-1808862-00

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
155 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2015 SHEET 1 OF 3

AB 1052, LOT 24 2655 BUSH STREET

LEGEND

- MON. MONUMENT
- MEAS. MEASURED
- C.M. CONDOMINIUM MAPS
- P.M. PARCEL MAPS
- O.R. OFFICIAL RECORDS
- ⊙ SET NAIL & TAG
- ⊙ PLS 5015

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NO. 38 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.
4. GRANT DEED RECORDED DECEMBER 19, 2013 AS DOC-2013-J806862-00, OFFICIAL RECORDS.
5. NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED MARCH 15, 2013 AS DOC-2013-J620071-00, OFFICIAL RECORDS.
6. NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED APRIL 29, 2013 AS DOC-2013-J846879-00, OFFICIAL RECORDS.

CONDOMINIUM 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 81 DWELLING UNITS IN PARCEL A AND A MAXIMUM NUMBER OF 3 COMMERCIAL UNITS IN PARCEL B.
- 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 AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.
- 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) (i) 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 STRUCTURE(S) CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOLDING 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 BUSH STREET OR DIVISADERO 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) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

PARCEL	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
A	1-81	LOTS 053 - 133
B	01-03	LOTS 134 - 136

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

FINAL MAP 7773

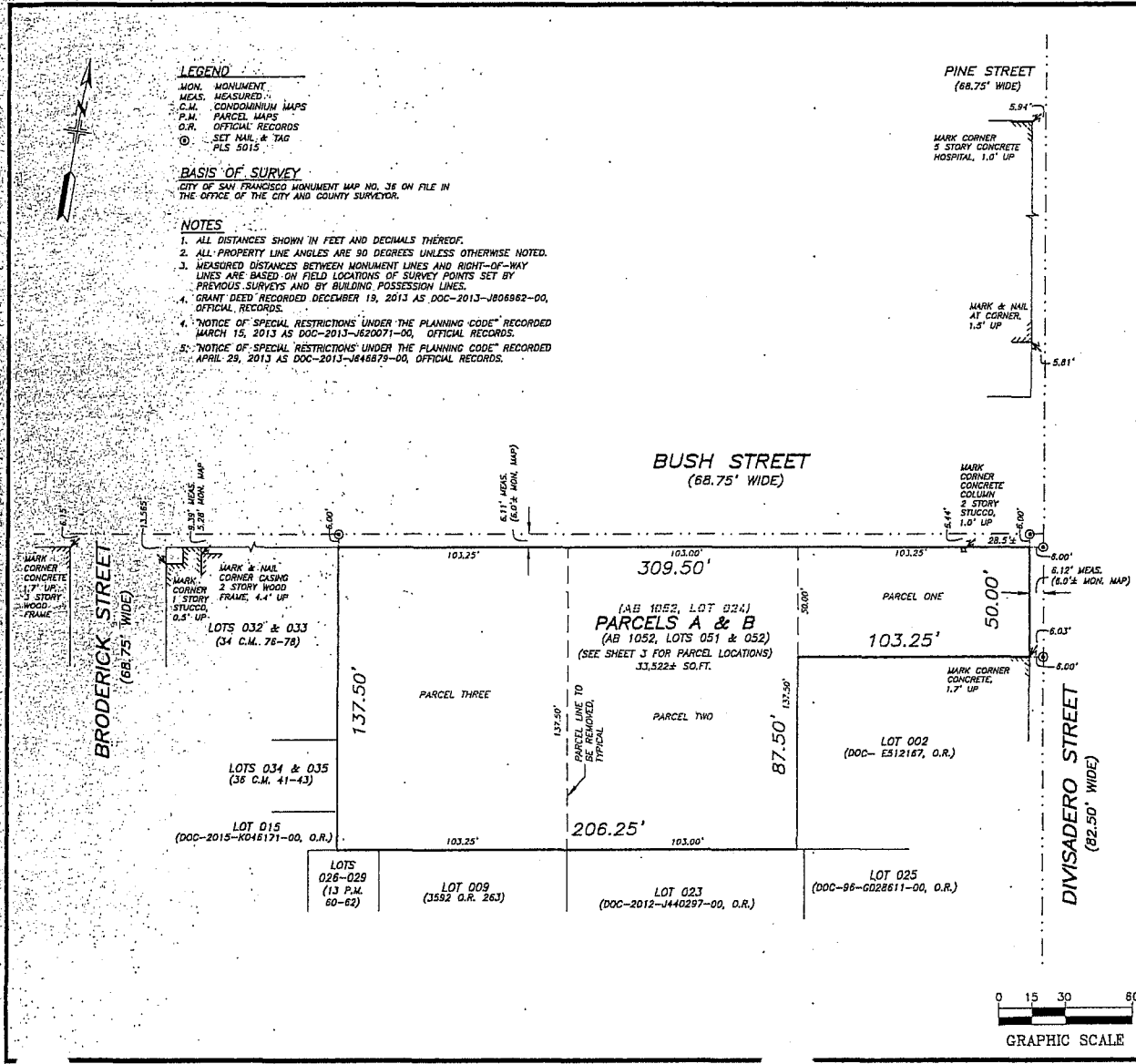
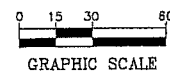
A LOT MERGER AND TWO LOT AIRSPACE SUBDIVISION, PARCEL A BEING 81 RESIDENTIAL UNITS AND PARCEL B BEING 3 COMMERCIAL UNITS, A MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED DECEMBER 18, 2013 AS DOCUMENT NO. 2013-J806862-00

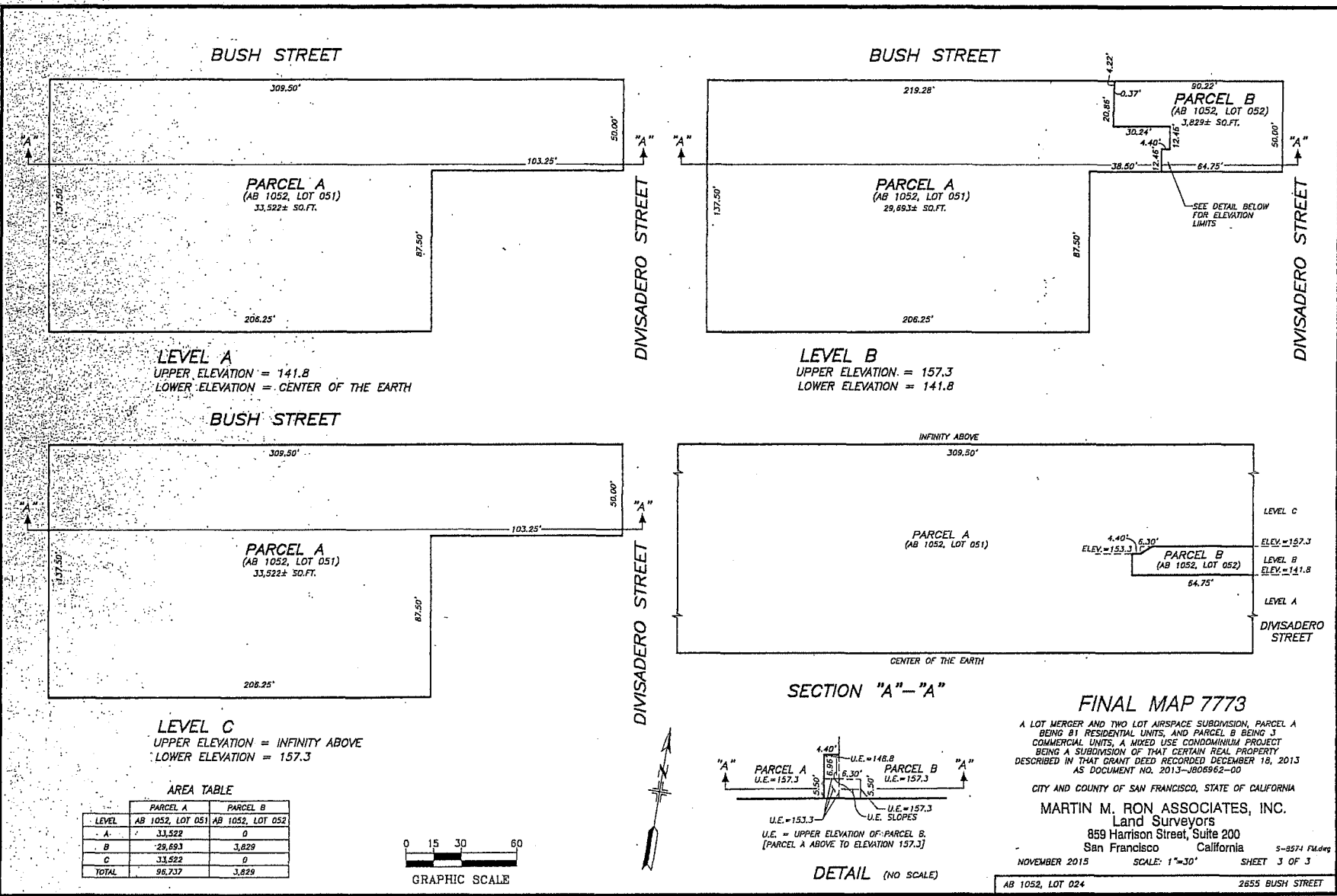
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors

859 Harrison Street, Suite 200
San Francisco, California

NOVEMBER 2015 SCALE: 1"=30' SHEET 2 OF 3





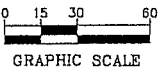
LEVEL A
 UPPER ELEVATION = 141.8
 LOWER ELEVATION = CENTER OF THE EARTH

LEVEL B
 UPPER ELEVATION = 157.3
 LOWER ELEVATION = 141.8

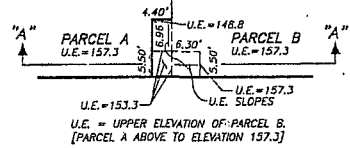
LEVEL C
 UPPER ELEVATION = INFINITY ABOVE
 LOWER ELEVATION = 157.3

AREA TABLE

LEVEL	PARCEL A		PARCEL B	
	AB 1052, LOT 051	AB 1052, LOT 052	AB 1052, LOT 051	AB 1052, LOT 052
A	33,522	0	0	0
B	29,693	3,829	3,829	0
C	33,522	0	0	0
TOTAL	96,737	3,829	3,829	0



SECTION "A"-"A"



FINAL MAP 7773

A LOT MERGER AND TWO LOT AIRSPACE SUBDIVISION, PARCEL A BEING B1 RESIDENTIAL UNITS, AND PARCEL B BEING J1 COMMERCIAL UNITS, A MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED DECEMBER 18, 2013 AS DOCUMENT NO. 2013-JB06962-00

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

NOVEMBER 2015 SCALE: 1"=30' SHEET 3 OF 3

AB 1052, LOT 024 2655 BUSH STREET