

File No. 200729

Committee Item No. _____

Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 14, 2020

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OTHER

- Public Works Order No. 203252
- Planning Department Map Decision - April 5, 2019
- Planning Commission Motion No. 19441 - September 3, 2015
- Certificate of Determination - Exemption from Environmental Review - March 26, 2015
- Tax Certificates - May 22, 2020
- Final Maps
- _____
- _____

Prepared by: Jocelyn Wong

Date: July 10, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 9926 - 1314 Fitzgerald Avenue and 1409 Egbert Avenue]

2

3 **Motion approving Final Map No. 9926, an eight unit commercial condominium project,**
4 **located at 1314 Fitzgerald Avenue and 1409 Egbert Avenue, being a subdivision of**
5 **Assessor’s Parcel Block No. 4912, Lot No. 018; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “Final Map No. 9926”, an eight unit commercial
9 condominium project, located at 1314 Fitzgerald Avenue and 1409 Egbert Avenue, being a
10 subdivision of Assessor’s Parcel Block No. 4912, Lot No. 018, comprising three sheets,
11 approved June 9, 2020, by Department of Public Works Order No. 203252 is hereby approved
12 and said map is adopted as an Official Final Map No. 9926; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated April 5, 2019, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it


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

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

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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203252

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

APPROVING FINAL MAP NO. 9926, 1314 FITZGERALD AVENUE & 1409 EGBERT AVENUE, AN 8 UNIT COMMERCIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 018 IN ASSESSORS BLOCK NO. 4912 (OR ASSESSORS PARCEL NUMBER 4912-018). [SEE MAP]

AN 8 UNIT COMMERCIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated APRIL 5, 2019 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 9926”, 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 APRIL 5, 2019, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18178336C84404A5...}

Acting Director



TENTATIVE MAP DECISION

Date: March 21, 2019

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

Project ID: 0926			
Project Type: 8 Units Commercial New Condominium			
Address#	StreetName	Block	Lot
1320	FITZGERALD AVE	4912	018
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

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

Sincerely,

ADRIAN VERHAGEN

Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-ISM,
 email=adrian.verhagen@sfpw.org, c=US
 Date: 2019.03.21 11:08:41 -07'00'

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

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

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

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

PLANNING DEPARTMENT

Signed Xinyu Liang Digitally signed by Xinyu Liang
 Date: 2019.04.05 12:08:02 -07'00'

Date 4/5/2019

Planner's Name Xinyu Liang
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (TIDF, Sec. 411)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19441

HEARING DATE: SEPTEMBER 3, 2015

Case No.: **2014.0954C**
 Project Address: **1314 Fitzgerald Avenue & 1409 Egbert Avenue**
 Zoning: PDR-1-B (Production, Distribution & Repair-Light Industrial Buffer) & PDR-2 (Core Production, Distribution, and Repair-Bayview) District 40-X Height and Bulk District
 Block/Lot: 4912/001, 002 and 016
 Project Sponsor: Alice Barkley, Duane Morris
 1 Market Plaza, Spear Tower, Ste. 2200
 San Francisco, CA 94105
 Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
 Recommendation: **Approval with Conditions**

ADOPT FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT TO SUBDIVIDE LARGE LOTS IN A PDR DISTRICT, DEMOLISH SIX INDUSTRIAL BUILDINGS, AND CONSTRUCT TWO NEW INDUSTRIAL BUILDINGS (COLLECTIVELY MEASURING APPROXIMATELY 28,200 SQUARE FEET) PURSUANT TO SECTIONS 121.9, 151, 303 AND 304 OF THE PLANNING CODE WITH A MODIFICATION TO THE REQUIREMENTS FOR OFF-STREET PARKING (PLANNING CODE SECTION 151) WITHIN THE PDR-1-B (PRODUCTION, DISTRIBUTION AND REPAIR-LIGHT INDUSTRIAL BUFFER) AND PDR-2 (CORE PRODUCTION, DISTRIBUTION, AND REPAIR-BAYVIEW) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND PLANNING CODE SECTION 101.1.

PREAMBLE

On August 14, 2014, Alice Barkley of Duane Morris on behalf of 1357-1359 Masonic LLC (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a Planned Unit Development and Conditional Use Authorization under Planning Code Sections 121.9, 151, 303 and 304 to allow the subdivision of large lots in a PDR District, demolish six industrial buildings and construct two new industrial buildings (collectively measuring 28,200 square feet) with a modification to the off-street parking requirements within the PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) and PDR-2 (Core Production, Distribution and Repair-Bayview) Zoning District and a 40-X Height and Bulk District.

On March 26, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 15302(b) Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On September 3, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0954C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2014.0954C at 1650 Mission Street, Fourth Floor, San Francisco, California.

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. 2014.0954C, 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 and Present Use.** The proposed project is located on the east side of the block bounded by Fitzgerald Avenue, Jennings Street and Egbert Avenue, on Block 4912, Lots 001, 002 and 016. Collectively, the project site has approximately 300-ft of frontage along Egbert Avenue, 300-ft of frontage along Fitzgerald Avenue, and 200-ft of frontage along Jennings Street. The subject lots collectively measure 60,000 square feet. Currently, the project site is developed with ten (10) buildings, including:
 - 1401 Egbert Avenue/2814-2822 Jennings Street (Block 4912, Lot 001) – a two-story mixed-use building located at the southeast corner of Egbert Avenue and Jennings Street with ground floor commercial use, and a second floor residential use (approximately 5,586 square feet);
 - 1405 Egbert Avenue (Block 4912, Lot 001) – a one-story industrial building (approximately 18-ft tall) fronting onto Egbert Avenue (approximately 2,680 square feet);
 - 2824-2836 Jennings Street (Block 4912, Lot 002) – a two-story mixed-use building with frontage onto Jennings Street with ground floor commercial use and a second floor residential use (approximately 3,920 square feet);
 - 1300-1306 Fitzgerald Avenue (Block 4912, Lot 002) – a two-story mixed-use building (approximately 19- to 21-ft tall) at the northwest corner of Fitzgerald Avenue and Jennings

- Street with residential and commercial uses on the ground floor, and residential use on the second floor (approximately 2,806 square feet);
- 1314-1318 Fitzgerald Avenue (Block 4912, Lot 002) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue (approximately 4,971 square feet) that reads contiguously with 1318-1320 Fitzgerald Avenue and 1322 Fitzgerald Avenue;
 - 1324 Fitzgerald Avenue/1439 Egbert Avenue (Block 4912, Lot 016) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue and Egbert Avenue (approximately 27,170 square feet);
 - 1425-1427 Egbert Avenue (Block 4912, Lot 016) – a two-story barn-like industrial building (approximately 35-ft tall) with corrugated metal siding with frontage onto Egbert Avenue (approximately 5,530 square feet);
 - 1419 Egbert Avenue (Block 4912, Lot 016) – a one-story industrial building with a gable roof (approximately 18-ft) with frontage onto Egbert Avenue (approximately 4,312 square feet);
 - 1322 Fitzgerald Avenue (Block 4912, Lot 016) – a one-story industrial building (approximately 21-ft tall) with frontage onto both Fitzgerald Avenue and Egbert Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1318-1320 Fitzgerald Avenue (approximately 4,724 square feet);
 - 1318-1320 Fitzgerald Avenue (Block 4912, Lot 016) – a one-story irregularly-shaped industrial building (approximately 18-ft tall) with frontage on Fitzgerald Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1322 Fitzgerald Avenue (approximately 4,953 square feet); and,
 - Building 10 (Block 4912, Lot 016; no address) – a rectangular car port/shed with no walls and no street frontage constructed between Buildings 6, 8 and 9 (approximately 502 square feet).
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is industrial in character to the north, and residential in character to the south and east. Adjacent to the project site to the west is a larger-scale, two-story industrial property. Directly south of the project site across Fitzgerald Avenue are several two-story single-family residences. To the north of the project site are several one-to-two-story industrial properties with large-scale roll-up doors and wide curb cuts. The project site is located across two zoning districts: PDR-2 to the north, and PDR-1-B to the south. Nearby zoning districts include: RM-1 (Residential, Mixed, Low Density), RH-1 (Residential, House, One-Family), M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial).
4. **Project Description.** The proposed project would subdivide the existing three lots on the project site into four new lots, demolish six smaller-scale industrial buildings (collectively measuring approximately 27,170 square feet) and construct two new, larger-scale industrial buildings (each measuring 14,100 square feet; collectively measuring 28,200 square feet). The two new industrial buildings would be used for light manufacturing, and would be approximately 30-ft tall in height with a clear interior ceiling height of 25-ft 8-in. The two new industrial buildings would be subdivided into smaller commercial units, each measuring approximately 3,525 square feet. The

project would retain an existing one-and-one-half-story industrial building (1324 Fitzgerald Street/1439 Egbert Avenue; measuring approximately 22,000 square feet) and the three, two-story, mixed-use buildings with ground floor retail (collectively measuring 2,425 square feet) and approximately five dwelling units (1401 Egbert Avenue/2814-2822 Jennings Street; 2824-2836 Jennings Street; 1300-1306 Fitzgerald Avenue) located along Jennings Street between Egbert and Fitzgerald Avenues. As part of the lot line subdivision, the project would provide for a rear yard for the adjacent mixed-use buildings, which front onto Jennings Street. The four new lots would be subdivided to align to the existing and proposed buildings on the project site.

5. **Public Comment.** The Department has received two inquiries about the project. These inquiries have not expressed either support or opposition to the project. On August 5, 2015, the Bayview Hunters Point Citizens Advisory Committee recommended approval of the project with a condition that the Project Sponsor explore perpendicular on-street parking along Fitzgerald Avenue.
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. **Use.** Planning Code Section 210.3 outlines the permitted uses within PDR Districts.

The Project proposes new light industrial use, which is a permitted use in the PDR-1-B and PDR-2 Zoning Districts. The individual tenant spaces are approximately 3,535 square feet in size.

- B. **Subdivision of Large Lots in PDR Districts.** Planning Code Section 121.9 requires Conditional Use Authorization for proposals, which subdivide, resubdivide or perform a lot line adjustment to a parcel that is equal to or greater than 10,000 square feet into one or more smaller parcels.

On Block 4912, the project site currently includes: Lot 001, which measures 75-ft by 100-ft or 7,500 square feet; Lot 002, which measures 75-ft by 100-ft or 7,500 square feet; and, Lot 016, which measures 200-ft by 225-ft or 45,000 square feet. The Project would reconfigure the three existing lots into four new lots, which would align with the configuration of the existing and proposed buildings. The four new lots would measure: 47-ft by 200-ft (2814-2812 and 2824-2836 Jennings Streets); 100-ft by 141-ft (1314 Fitzgerald Avenue); 100-ft by 141-ft (1409 Egbert Avenue); and 112-ft by 200-ft (1324 Fitzgerald Avenue/1439 Egbert Avenue). Since the project would subdivide the existing large lot into smaller lots, the Project requires Conditional Use Authorization from the Planning Commission (See Below).

- C. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 3.0 to 1 for properties within the PDR-1-B and PDR-2 Zoning District and a 40-X Height and Bulk District. The project site is approximately 60,000 square feet; therefore, a maximum 18,000 square feet is permitted.

The Project would construct approximately 28,200 gsf of new square feet, thus resulting in a total non-residential square footage of 57,795 gsf on the project site. Therefore, the Project complies with Planning Code Section 124.

- D. **Street Trees/Streetscape Plan.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction, as well as a streetscape plan, which includes elements from the Better Streets Plan. Therefore, the project is required to provide seven new street trees along Fitzgerald Avenue and seven new street trees along Egbert Avenue.

In front of the new construction, the Project would install seven new street trees along Egbert Avenue and seven new street trees along Fitzgerald Avenue. Therefore, the Project complies with Planning Code Section 138.1.

- E. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge. The proposed project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the Project complies with Planning Code Section 139.

- F. **Ground Floor Standards.** Planning Code Section 145.5 requires a ground floor space with a minimum floor-to-floor height of 17-ft for new construction in Industrial Districts.

The Project proposes a ground floor ceiling height of 25-ft 8-in; therefore, the Project complies with Planning Code Section 145.5.

- G. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space for every 1,500 square feet of occupied floor area where the occupied floor area exceeds 7,500 square feet for manufacturing and industrial uses in the PDR-1-B and PDR-2 Zoning Districts. Therefore, the project is required to provide a total of 19 off-street parking spaces.

The Project provides one off-street parking space for each of the eight tenant spaces, thus resulting in a total of 8 off-street parking spaces. Therefore, the Project is seeking a modification of the off-street parking requirement as part of the Planned Unit Development.

- H. **Off-Street Freight Loading.** Planning Code Section 152 requires one freight loading parking space for new gross floor area between 10,001 and 60,000 square feet for retail stores, wholesaling and manufacturing in newly constructed structures and all other uses primarily engaged in the handling of goods. Therefore, the project is required to provide one off-street freight loading parking spaces.

The Project would provide one off-street freight loading parking spaces for each of the eight tenant spaces, thus resulting in a total of eight off-street freight loading parking spaces. Therefore, the Project complies with Planning Code Section 152.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking spaces for every 12,000 square feet of occupied floor area for light manufacturing uses, and a minimum of two Class 2 bicycle parking spaces. Therefore, the Project is required to provide 2 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces.

The Project would provide 8 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.

- J. **Demolition of Industrial Buildings.** Planning Code Section 202.7 requires the replacement of an industrial building with at least one square foot of industrial use for each square foot of industrial use being demolished, if the demolition represents greater than .4 FAR.

Since the demolition represents greater than .4 FAR, the Project proposes a one for one replacement of the industrial uses. Currently, the existing buildings contain a total of 27,120 square feet of industrial use. The Project would construct a total of 28,200 square feet of industrial use; thus, exceeding the requirement. Therefore, the Project complies with Planning Code Section 202.7.

- K. **Transit Impact Development Fees.** Planning Code Section 411 is applicable to new industrial development over 800 sq ft.

The Project includes 28,200 sq ft of new industrial use. However, the existing site contains approximately 27,120 sq ft of existing industrial use. Therefore, the Project will receive a prior use credit, as outlined in Planning Code Section 411.3(d), and will pay the appropriate development impact fees for new construction.

7. **Planning Code Section 121.9** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization to subdivide a large lot in a PDR Zoning District. On balance, the project does comply with said criteria in that:

- A. The proposed parcelization will support light industrial activities in the district.

The proposed parcelization is supportive of light industrial activities on the project site. The parcelization assists in aligning the parcels to the existing and proposed buildings.

- B. If the resulting parcelization will require demolition of a structure, the demolition of the structure complies with the replacement requirement per Section 230.

The Project complies with Planning Code Section 202.7 (formerly Planning Code Section 230). The Project includes a one square foot for one square foot replacement of industrial use. The Project removes a series of smaller-scale industrial buildings, in lieu of two, larger-scale industrial buildings, which are subdivided to accommodate up to eight, individual tenants.

- C. The uses proposed for the parcels, if any, comply with the cumulative use size limits detailed in the PDR Zoning Control Table.

The Project complies with the cumulative use size limits defined in Planning Code Section 210.3. The Project proposed light industrial uses, and does not include retail or office uses.

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

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

The project site is located in an area of the City that has maintained a mix of industrial, commercial and residential uses. As part of the adoption of the Bayview Hunters Point Area Plan in 2006, the project site was rezoned to PDR-1-B, which provides a buffer between light industrial and residential uses, and PDR-2, which is a district that allows and encourages light to moderate industrial uses. The PDR-1-B Zoning District allows for less intensive production, distribution and repair activities, that do not compromise the quality of life of nearby residents. The PDR-2 Zoning District encourages the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. As part of their daily operations, PDR activities in these areas may emit noises, vibrations, odors, and other emissions, as permitted by law.

The Project is necessary and desirable for, and compatible with, the neighborhood. This Project would replace a series of dilapidated and unused PDR buildings with newer PDR structures, which are better suited to contemporary PDR use, as evidenced by the tall ground floor ceiling heights, garage entrances and contemporary construction. Therefore, the Project is not only desirable for the neighborhood, but also for the City as a whole and the Bay Area, because of the need for newer contemporary PDR space, which is appropriately scaled, in order to accommodate a wide range of potential tenants. Finally, the light industrial nature of the Project is compatible with the two PDR zoning districts, since an appropriate buffer is provided to the adjacent residential neighbor to the south, while also maintaining the area's strong industrial character.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project would construct two new industrial buildings, each measuring 14,100 square feet (total 28,200 square feet). In total, the two buildings will be sub-divided into eight tenant spaces, which would each measure 3,525 square feet and contain one off-street freight loading parking space and one off-street parking space. The overall floor to ceiling height would measure 25-ft 8-inches. The Project appears to be appropriately scaled for a

contemporary light industrial use, and is arranged in a manner to allow for a rear yard for the nearby residential properties along Jennings Street. The proposed parcelization of the existing site supports the PDR use, while also improving the character of the existing mixed-use buildings.

- 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 Project will have minimal impact on traffic. The project site is located in close proximity to the Third St. light rail station and 29-Baker Beach and 91-West Portal Station bus lines. In support of the City's transit-first policies, the project provides a reduced number of off-street parking spaces as well as the required number of Class 1 and Class 2 bicycle parking spaces. Each of the tenant spaces also accommodates an off-street freight loading space, thus adequate parking/loading is provided by the Project.

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

As noted by the Project Sponsor, all exterior lighting will be cast downward. Relative to the existing industrial buildings, there will be no increase in noise, glare, dust or odor. The new buildings will comply with the City's Noise Ordinance and Title 24 requirements to ensure that the nearby residents along Fitzgerald Avenue are not adversely impacted.

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

The Project will provide new street trees on Egbert and Fitzgerald Avenues, which currently do not possess any street trees. There is no exterior parking or loading as part of the Project. Therefore, the Project greatly improves the public realm.

- 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 proposed development complies with the goals of the Bayview Hunters Point Area Plan, which encourages light industrial uses. Further, the Project complies with the PDR-1-B and PDR-2 Zoning Districts, and complies with and promotes many of the Objectives and Policies of the General Plan (See Below).

- 9. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

A. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan (See Below).

- 2) Provides off-street parking adequate for the occupancy proposes.

As discussed above, Planning Code Section 151 requires 19 off-street parking spaces for the Project. The Project Sponsor requests approval to provide no fewer than 8 parking spaces. Therefore, the Project would provide one off-street parking space for each of the eight tenant spaces. In support of the City's transit first policies and to maximize the area dedicated to the proposed PDR uses, the Project Sponsor is requesting a modification of the off-street parking requirements as part of the PUD.

- 3) 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 is not required to provide any on-site open space.

- 4) 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;

No dwelling units are proposed.

- 5) 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 230 of this Code;

The Project is not located in an R District.

- 6) 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 Project is not requesting any exceptions to the height limits. The Project proposes new construction, which is approximately 30-ft tall, which complies with the 40-X Height and Bulk District.

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

The Project is not located in an NC District.

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

The Project is not located in an NC District.

- 9) 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 Project is not located in a RTO or NC District.

- 10) Provide street trees as per the requirements of Section 138.1 of the Code.

The Project meets the requirements of Planning Code Section 138.1, and incorporates seven new street trees along Egbert Avenue and seven new street trees along Fitzgerald Avenue.

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The Project is not subject to the requirements of Planning Code Section 132(g) and (h); however, the Project will incorporate new street trees, new sidewalk paving and new curb cuts.

B. Modifications. The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

- 1) Planning Code Section 151 requires one off-street parking space for every 1,500 square feet of occupied floor area where the occupied floor area exceeds 7,500 square feet for manufacturing and industrial uses in the PDR-1-B and PDR-2 Zoning Districts. Therefore, the project is required to provide a total of 19 off-street parking spaces.

In support of the City's transit first policies and to maximize the area dedicated to the proposed PDR uses, the Project would provide a total of 8 off-street parking spaces. The Project Sponsor finds that the provided number of parking spaces will adequately serve the proposed uses. Further, the Project is located within close proximity to frequent bus and light rail lights. Therefore, the Commission supports the modification for reduced off-street parking.

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3

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

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Project will provide substantial net benefits to the City by providing new contemporary PDR space. This Project would accommodate new light industrial uses and will provide new opportunity for employment. The project site is located in the PDR-1-B and PDR-2 Zoning Districts, and is located in an area that currently possesses industrial uses adjacent to residential uses. The Project is consistent with both zoning districts and will enhance the light industrial capabilities of the site. The Project will provide new PDR space and will attract, retain and expand an existing PDR use, which will result in new opportunities for employment of unskilled or semi-skilled workers.

AIR QUALITY ELEMENT

OBJECTIVE 3:

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.9:

Encourage and require planting of trees in conjunction with new development to enhance pedestrian environment and select species of trees that optimize achievement of air quality goals.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will plant new street trees along Egbert Avenue and Fitzgerald Avenue. Currently, these streets do not contain any street trees; therefore, the planting of new street trees will support the City's public realm and air quality goals.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes 8 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces in secure, convenient locations.

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

OBJECTIVE 1:

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 1.3:

Maintain buffer zones where housing and industry occur in close proximity to each other to better define the configuration of residential neighborhoods and areas reserved for industrial activity.

Policy 1.5:

Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

OBJECTIVE 8:

STRENGTHEN THE ROLE OF BAYVIEW'S INDUSTRIAL SECTOR IN THE ECONOMY OF THE DISTRICT, THE CITY, AND THE REGION.

Policy 8.1:

Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.

The Project is consistent with the PDR-1-B and PDR-2 zoning districts, and appropriate maintains the buffer between the industrial and residential areas by providing for a compatible new light industrial use. The Project remains consistent with site's past history and continues the light industrial activities that were once present at the site. The Project replaces an older, dilapidated industrial building with a newer structure. The Project assists in strengthen the area's industrial sector by providing for contemporary space for light industrial uses, which meets the needs of today's tenants.

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.

No neighborhood-serving retail uses exist on the site. The project will provide new industrial use, thus satisfying an existing demand of new industrial space within the City.

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

No housing exists on the site. The neighborhood contains a mix of residential and industrial uses that will be minimally impacted by the construction of a new industrial building.

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

No housing is created or removed as part of this project.

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

The Project will not impede Muni transit service in the area. The site contains sufficient off-street parking for the employees and visitors and will not overburden neighborhood streets or parking. The project site is within proximity to the 3rd Street, which is well-served by the T-Line (3rd Street) light rail, and 29-Baker Beach and 91 –West Portal Station bus lines.

- 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 does not include commercial office development. Rather, the Project provides a new industrial use, which is compatible with the area's mixed character. The Project provides new opportunities for employment, thus contributing to the City's diverse economic base.

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

The project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings are located on 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. 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.
13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

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. 2014.0954C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 20, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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. 19441. 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 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 3, 2015.

Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Moore and Richards

NAYS:

ABSENT: Wu

ADOPTED: September 3, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to subdivide large lots in PDR Districts, demolish six industrial buildings and construct two new industrial buildings (collectively measuring approximately 28,200 square feet) with modifications to the requirements for off-street parking, located at 1314 Fitzgerald Avenue and 1409 Egbert Avenue on Assessor's Block 4912 Lots 001, 002 and 016, pursuant to Planning Code Section(s) 121.9, 151, 303 and 304 within the PDR-1-B and PDR-2 Zoning Districts and a 40-X Height and Bulk District; in general conformance with plans, dated September 11, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0954C and subject to conditions of approval reviewed and approved by the Commission on September 3, 2015 under Motion No. 19441. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use 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 subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 3, 2015 under Motion No. 19441.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19441 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Diligent Pursuit. 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 diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department

staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Noise. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than 4 bicycle parking spaces (2 Class 1 spaces and 2 Class 1 or 2 spaces).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parking Requirement. Pursuant to Planning Code Section 151, the Project shall provide a minimum of eight (8) independently accessible off-street parking spaces, as permitted by the Commission.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Off-Street Loading. Pursuant to Planning Code Section 152, the Project shall provide one (1) off-street loading spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

Transit Impact Development Fee. Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation Due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Noise Control. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2014.0954E
Project Title: 1300 Fitzgerald Avenue (and 1401 Egbert Avenue)
Zoning/Plan Area: PDR-2 (Production, Distribution, and Repair) and
PDR-1-B (PDR Light Industrial Buffer) Use Districts
40-X Height and Bulk District
Block/Lot: 4912/001,002,016
Lot Size: 59,972 square feet
Project Sponsor: Alice Barkley; McKenna, Long & Aldridge LLP
(415) 356-4635
Staff Contact: Erik Jaszewski – (415) 575-6813
Erik.Jaszewski@sfgov.org

PROJECT DESCRIPTION:

The rectangular project site is on a block bounded by Egbert Avenue to the north, Jennings Street to the east, Fitzgerald Avenue to the south, and 3rd Street to the west in the Bayview neighborhood. The site is fully occupied by 11 structures between 18 and 35 feet in height. The proposed project would demolish seven of those buildings in the middle of the project site (Figure 1—Project Site). The buildings to be demolished include a 502-square-foot car port/shed, and six one- to two-story industrial structures comprising a combined area of approximately 27,170 square feet. Of the seven existing buildings to be demolished, the date of construction could only be determined for one of the buildings: 1425-1427 Egbert Avenue was constructed sometime between 1914 and 1933.

(Continued on next page)

EXEMPT STATUS:

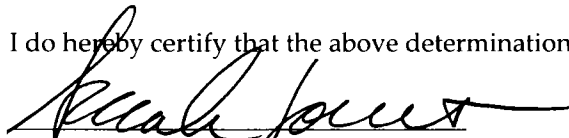
Categorical Exemption, Class 2 (State CEQA Guidelines Section 15302(b)).

REMARKS:

See next page.

DETERMINATION:

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


Sarah B. Jones
Environmental Review Officer

March 26, 2015
Date

- cc: Alice Barkley, Project Sponsor
- Rich Sucre, Preservation Planner
- Supervisor Cohen, District 10 (via Clerk of the Board)
- Distribution List
- Historic Preservation Distribution List
- Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

In place of the seven demolished buildings mid-site, the proposed project would construct two 14,100-square-foot warehouses (28,200 square feet in total); one would face Egbert Avenue, while the other would face Fitzgerald Avenue. The new two-story warehouses would reach up to 33 feet in height. The project would excavate approximately 2 feet below ground surface (bgs) to accommodate the proposed buildings' foundations. The warehouses would be subdivided to create eight individual PDR condominiums in total (four condominiums per frontage). Each condominium would contain an entry door, one car parking space, a secure bicycle rack, a sidewalk planter, and an on-site loading space with a 12-foot-wide driveway and curb cut. In total, eight car parking spaces and eight secure bicycle racks would be provided. Two sidewalk bicycle racks would also be installed along Fitzgerald and Egbert Avenues. Additionally, the project would construct a 15-foot wide linear landscaped area along the eastern construction site perimeter, thus expanding the rear yards available to the Jennings Street-adjacent residences by 3,000 square feet.

Figure 1—Project Site



Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require Conditional Use Authorization from the Planning Commission.
- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a building permit.

Approval Action: The approval of a Conditional Use by the *Planning Commission* is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. The proposed project involves demolition of buildings constructed more than 45 years ago, including one constructed between 1914 and 1933 (1425-1427 Egbert Avenue). The existing structures are therefore considered Category B – potential historic resources by the Planning Department. As the proposed project would involve demolition of buildings over 45 years old, a consultant-prepared HRE Part I report was prepared¹ and reviewed by the Department in a subsequent Historic Resource Evaluation Response (HRER).² In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject buildings are historic resources as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

The demolition/construction site contains seven buildings primarily industrial in character. The buildings vary in appearance, generally consisting of corrugated metal, concrete walls or wood walls, and a combination of flat and gabled roofs. The property is not associated with any historic trends or events. None of the owners or occupants have been identified as important to history. The property is neither the work of a master architect or builder, nor does its architecture possess high artistic value. The site is located in mixed industrial and residential neighborhood with buildings constructed over a variety of periods. Therefore, the property is not eligible for listing in the California Register under Criterion 1 (Events).

The subject building does not appear to be associated with any significant individuals. Therefore, the property is not eligible for listing in the California Register under Criterion 2 (Persons).

¹ Left Coast Architectural History. *1425 Egbert Avenue*. Historic Resource Evaluation. June 13, 2014. This report is available for review as part of Case No. 2013.0954E.

² *Historic Resource Evaluation Response*. Richard Sucre. March 4, 2015. A copy of this document is attached.

The building is not a significant example of a type or period. As industrial buildings, the subject properties are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The industrial buildings do not embody any notable characteristics, which would distinguish them as historically significant. Therefore, the property is not eligible for listing in the California Register under Criterion 3 (Architecture).

The subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when the proposed project involves the built environment. The subject property is not contain examples of rare construction types and would therefore not be eligible for listing in the California Register under Criterion 4.

The subject property does not appear to be part of a potential historic district. Furthermore, there is no previously identified historic district in this area. Therefore, the subject property is not a contributor to an existing or potential historic district.

In light of the above, the property is not eligible for listing in the California Register either individually or as a contributor to an historic district. Planning Department staff has thus determined the property at 1300 Fitzgerald Avenue is not an historical resource as defined by CEQA. Therefore, the proposed demolition of seven existing structures on the property would not have a significant impact related to historic resources.

Hazardous Materials. Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.³ The proposed project would involve construction throughout the project site and excavation of approximately 2 feet bgs, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.⁴ To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,⁵ and are enforced by the Bay Area Air Quality Management District (BAAQMD).

³ Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

⁴ California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: <http://www.arb.ca.gov/toxics/Asbestos/1health.pdf>. Accessed April 15, 2013.

⁵ California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

The proposed project would involve approximately 1,450 cubic yards of soil disturbance on a site that is in a Maher area. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I has been prepared⁶ to assess the potential for site contamination. The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The ESA found extensive evidence of use, storage, generation, and disposal of chemicals, hazardous materials, reportable substances and hazardous waste at the site. Identified Recognized Environmental Concerns (RECs) include two Underground Storage Tanks (USTs) that previously occupied the site, but were subsequently removed; the related Leaking Underground Storage Tank (LUST) cases were closed by the appropriate agencies. One UST did impact the soil and groundwater below the site, and analysis determined the

⁶ John Carver Consulting. *Phase I Environmental Site Assessment at 1318-1324 Fitzgerald Avenue/2814-2836 Jennings Street/1401-1425 Egbert Avenue San Francisco, CA.* July 9, 2011. This report is available for review as part of Case No. 2013.0954E.

presence of a Volatile Organic Compound (VOC). Furthermore, the observed VOC levels may be indicative of other sources not determined during the UST removal.

In addition to the above, the ESA identified additional RECs that include historical references of potentially hazardous land uses on the project site, as well as the site's proximity to a large number of businesses and addresses which reflect similar conditions to the subject property.

The project sponsor would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Hydrology. The existing lot is fully covered by impervious surfaces and the proposed project would occupy the entire lot. As a result, the proposed project would not result in an increase in the amount of impervious surface area on the site, which in turn would increase the amount of runoff and drainage. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would comply with the Stormwater Design Guidelines, incorporating Low Impact Design (LID) approaches and stormwater management systems into the project. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in any significant impacts related to hydrology and water quality

Exemption Class

State CEQA Guidelines Section 15302(b), or Class 2, provides an exemption from environmental review for replacement of existing commercial structures where the new structure will be located on the same site as the structure replaced and will have substantially the same size, purpose, and capacity as the replaced structure. The project involves demolition of existing commercial warehouse buildings comprising 27,672 square feet, and construction of two new commercial warehouses consisting of approximately 14,100 square feet each (28,200 square feet in total). Therefore, the project qualifies for exemption from further CEQA review under Class 2.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2014.0954E
Project Address: 1300-1324 Fitzgerald Ave, 1401-1439 Egbert Ave and 2814-2836 Jennings Street
Zoning: PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) Zoning District
PDR-2 (Production, Distribution and Repair-Bayview) Zoning District
40-X Height and Bulk District
Block/Lot: 4912/001, 002 and 016
Date of Review: March 4, 2015 (Part 1)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

Erik Jaszewski (Environmental Planner)
(415) 575-6813
erik.jaszewski@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The project site consists of three lots (Block 4912, Lots 001, 002 and 016) bounded by Egbert Avenue, Jennings Street and Fitzgerald Avenue in San Francisco's Bayview neighborhood. The project site is developed with ten (10) buildings, including:

- 1401 Egbert Avenue/2814-2822 Jennings Street (Block 4912, Lot 001; identified as Building 1) – a two-story mixed-use building located at the southeast corner of Egbert Avenue and Jennings Street with ground floor commercial use, and a second floor residential use (approximately 5,586 square feet);
- 1405 Egbert Avenue (Block 4912, Lot 001; identified as Building 2) – a one-story industrial building (approximately 18-ft tall) fronting onto Egbert Avenue (approximately 2,680 square feet);
- 2824-2836 Jennings Street (Block 4912, Lot 002; identified as Building 3A) – a two-story mixed-use building with frontage onto Jennings Street with ground floor commercial use and a second floor residential use (approximately 3,920 square feet);
- 1300-1306 Fitzgerald Avenue (Block 4912, Lot 002; identified as Building 3B) – a two-story mixed-use building (approximately 19- to 21-ft tall) at the northwest corner of Fitzgerald Avenue and

Jennings Street with residential and commercial uses on the ground floor, and residential use on the second floor (approximately 2,806 square feet);

- 1314-1318 Fitzgerald Avenue (Block 4912, Lot 002; identified as Building 4) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue (approximately 4,971 square feet) that reads contiguously with 1318-1320 Fitzgerald Avenue and 1322 Fitzgerald Avenue;
- 1324 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 5; constructed circa 1937) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue and Egbert Avenue (approximately 25,300 square feet);
- 1425-1427 Egbert Avenue (Block 4912, Lot 016; identified as Building 6) – a two-story barn-like industrial building (approximately 35-ft tall) with corrugated metal siding with frontage onto Egbert Avenue (approximately 5,530 square feet; constructed between 1914 and 1933);
- 1419 Egbert Avenue (Block 4912, Lot 016; identified as Building 7) – a one-story industrial building with a gable roof (approximately 18-ft) with frontage onto Egbert Avenue (approximately 4,312 square feet);
- 1322 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 8) – a one-story industrial building (approximately 21-ft tall) with frontage onto both Fitzgerald Avenue and Egbert Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1318-1320 Fitzgerald Avenue (approximately 4,724 square feet);
- 1318-1320 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 9; constructed in 1944) – a one-story irregularly-shaped industrial building (approximately 18-ft tall) with frontage on Fitzgerald Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1322 Fitzgerald Avenue (approximately 4,953 square feet); and,
- Building 10 (Block 4912, Lot 016; no address) – a rectangular car port/shed with no walls and no street frontage constructed between Buildings 6, 8 and 9 (approximately 502 square feet).

Collectively, the project site has approximately 300-ft of frontage along Egbert Avenue, 300-ft of frontage along Fitzgerald Avenue, and 200-ft of frontage along Jennings Street. The property is located within the PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) and PDR-2 (Production, Distribution and Repair-Bayview) Zoning Districts and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are not currently listed in any local, state or national historical register. Therefore, the buildings are considered a “Category B” (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to its age (older than fifty years old).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area is industrial in character, and consists of one-to-two-story tall warehouses and industrial buildings. No other designated or eligible historic districts are located within the vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue, and 2814-2836 Jennings Street are not eligible for inclusion in the California Register of Historical Resources (California Register).

Based upon its construction, the carport/shed structure (identified as Building 10) appears to be less than forty-five years old, and would not qualify for historical designation.

To assist in the evaluation of the subject building, the Project Sponsor has submitted:

- 1425 Egbert Avenue Historic Resource Evaluation, prepared by Left Coast Architectural History (dated June 13, 2014).

In addition, the Project Sponsor has provided all of the relevant building permit information available for the project site.

The Department concurs with the findings of the consultant report.

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: n/a	Period of Significance: n/a
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Overall, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street appear to have been constructed between the 1930s and 1950, as evidenced by aerial photographs and Sanborn Fire Insurance Maps. Records available at the Department of Building Inspection (DBI) do not provide original construction dates or original building permits for any of the majority of the subject properties. Little information was uncovered on the majority of the subject properties. Much of the uncovered history is provided by historic maps, Sanborn Fire Insurance Maps, and aerial photography.

Notable elements of the buildings' histories include:

- The 1915 and 1919 Sanborn Fire Insurance Maps do not show any of the existing properties. The project site appears to have been formerly occupied by the Levy Tanning Company, which is noted on these maps as vacant, "old and dilapidated," and solely occupied by a caretakers shed. The annotations associated with the 1919 Sanborn Fire Insurance Map state that the site was occupied by "one large wooden building."
- In 1928, the project site was purchased by Charles Monson (a manager of a planning mill), Charles Lindsay (a bank secretary), and E.O. Rollins (a department manager for the Oakland Association of Credit Men). This group likely demolished the buildings formerly associated with the Levy Tanning Company.
- According to the 1933 City Directory, 1421 Egbert Avenue (identified as Building 6; later addressed as 1425-1427 Egbert Avenue) was occupied by a cooperage (barrel maker).
- According to the 1938 Aerial of San Francisco that is part of the David Rumsey Map Collection, the project site shows 1324 Fitzgerald Avenue (Building 5) and 1425-1427 Egbert Avenue (Building 6).
- The 1950 Sanborn Fire Insurance Maps shows many of the subject properties including: a portion of Building 1, Building 2, Building 4, Building 5, Building 6, a portion of Building 8, and Building 9. 1324 Fitzgerald Avenue appears to have been occupied by a fruit preserving company, Nelson Packing Co, while 1318-1320 Fitzgerald Avenue and 1419-1421 Egbert Avenue appear to have been occupied by a laundry/dry cleaner. 1401 Egbert Avenue is shown as a two-story restaurant. 1310 Fitzgerald Avenue is shown as a store.
- The 1995 Sanborn Fire Insurance Map shows the site as it exists today. 1320-1324 Fitzgerald Avenue is denoted as a manufacturing. 1318 Fitzgerald is denoted as laundry/dry cleaner. 1310 Fitzgerald Avenue is denoted as a commercial use. 1300 Fitzgerald Avenue is denoted as a one-story store. 1401 Egbert Avenue is still denoted as a two-story restaurant. 1419 Egbert Avenue is denoted as a night club. Finally, 1421 Egbert Avenue is denoted as a chemical warehouse.
- 1300 Fitzgerald Avenue was historically occupied by an office and store (circa 1952), a liquor store (circa 1960), and most recently contained restaurant use on the ground floor and a single-family dwelling on the second floor, as evidenced by permit records.
- 1318 Fitzgerald Avenue was originally constructed in 1944, expanded with a rear addition in 1945, and was occupied by a neighborhood market (circa 1944 to 1962), as evidenced by permit records.

- 2826 Jennings Street was historically used as a pastry shop (circa 1953), and most recently contained commercial use on the ground floor and a single-family dwelling on the second floor, as evidenced by permit records.
- 1405 Egbert Avenue (also identified as 1324 Fitzgerald Avenue) was historically occupied by an illegal nightclub (circa 1995 to 2013),
- 1401 Egbert Avenue/2814-2824 Jennings Street was likely constructed as a one-story wood-frame building. Assessor records show the date of construction as 1948. However, permit records state that the building was raised and a second story was added in 1947. In the late-1940s, a restaurant use appears to have occupied the ground floor. Currently, the building was most recently occupied by a restaurant use on the ground floor with residential units on the second floor.

1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are examples of industrial and mixed-use buildings, which developed in the Bayview neighborhood. The Bayview neighborhood is located in the southeast corner of San Francisco, and is roughly defined by Bayshore Boulevard (to the west), Cesar Chavez Boulevard (to the north), and the San Francisco Bay (to the east). The Bayview neighborhood encompasses several smaller neighborhoods, including Silver Terrace, Hunters Point, India Basin, and Bret Harte, as well as industrial areas, including the Islais Creek Estuary (Oakinba and Northern Gateway) and South Basin. Prior to 1900, the Bayview neighborhood was a sparsely developed working class residential neighborhood with generous lots for small farms, as well as a burgeoning agricultural, manufacturing, and sports and recreation area, as noted by the construction of Bay View Park (horse racing track) in 1864, the California Dry Dock Company in 1866, the San Francisco Butchers' Reservation ("Butchertown") in 1868, and the Chinese shrimp camps circa 1870. Alongside the new residential development that emerged in the early 1900s, the meat packing and animal processing and shipbuilding industries flourished within the neighborhood in the 1910s. In the 1920s, 3rd Street was widened and repaved, and Bayshore Boulevard was constructed, in order to better connect the San Francisco to the Peninsula. As a result of this new street construction, residential development on either side of 3rd Street was spurred in the 1920s and 1930s, and Bayshore Boulevard developed as a commercial and light industrial transit corridor. As a result of the New Deal, new amenities were constructed within the neighborhood, including infrastructure improvements to Bayview Park on the top of Candlestick Hill in 1938, and the construction of Gilman Playground in 1939. In 1940, the Market Street Railway established a bus line along Innes Avenue to the Hunters Point Dry Dock, which coincided with the Navy's purchase of the Bethlehem Steel's Hunters Point Dry Docks. The Second World War was a significant event within the history of the neighborhood, due to the expansion of the Hunters Point Naval Shipyard and the significant increase in the African-American population. After the war, the neighborhood experienced several significant events, including the construction of Apparel City (1946-8), new public housing (1949), new speculative housing developments (such as Silver Terrace, Mt. St. Joseph, and Hunters Point Ridge), and construction of the Bay View Neighborhood Community Center (1954), Candlestick Park (1958) and the Wholesale Produce Market (1963). Today, the Bayview neighborhood retains much of its postwar character with a strong residential community and the remnants of a former vibrant industrial landscape.

1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street do not appear to have associations with any early significant development patterns or developers, nor are they an outstanding or rare example of a particular building type. Overall, the associated uses and occupants of

the subject properties do not appear to have had historical significance on the local, state or national levels. Based upon this history and the consultant report, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

None of the prior owners or individuals who occupied the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street appear to be important to local, regional or national history. No information has been uncovered to date that suggests that these individuals have been associated with an important part of local, state or national history.

Based on the consultant and Planning Department records, no persons of known historical significance appear to have been associated with the subject buildings; therefore, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed between the 1930s and the 1950s, the subject buildings at 1405 Egbert Avenue, 1314-1318 Fitzgerald Avenue, 1318-1320 Fitzgerald Avenue, 1322 Fitzgerald Avenue, 1324 Fitzgerald Avenue, 1419 Egbert Avenue, and 1425-1427 Egbert Avenue appear to be typical one-to-two-story tall, industrial and utilitarian properties with no discernible architectural style and no outstanding architectural features. Common materials on the exterior include concrete, metal siding and wood.

Constructed between 1933 and the 1950s, the subject buildings at 1401 Egbert Avenue/2814-2822 Jennings Street, 2824-2836 Jennings Street, and 1300-1306 Jennings Street appear to be an altered mixed-use building with a ground floor commercial use and residential use on the second floor. These buildings do not possess any outstanding architectural features, and appear to have been altered over their lifetime.

Based on the information provided in consultant report and Planning Department records, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As industrial and mixed-use buildings, the subject properties are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The majority of the subject properties are examples of industrial and/or utilitarian properties, and do not embody any notable characteristics, which distinguish the building as historically significant. No architect has been uncovered for any of the subject buildings.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject buildings are not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project’s impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Since the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street were determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street were determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-Contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 3-6-2015

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2014\2014.0954E

RS: G:\Documents\Environmental\2014.0954E 1300 Fitzgerald Ave\HRER_1300 Fitzgerald Ave_2015-03-04.doc

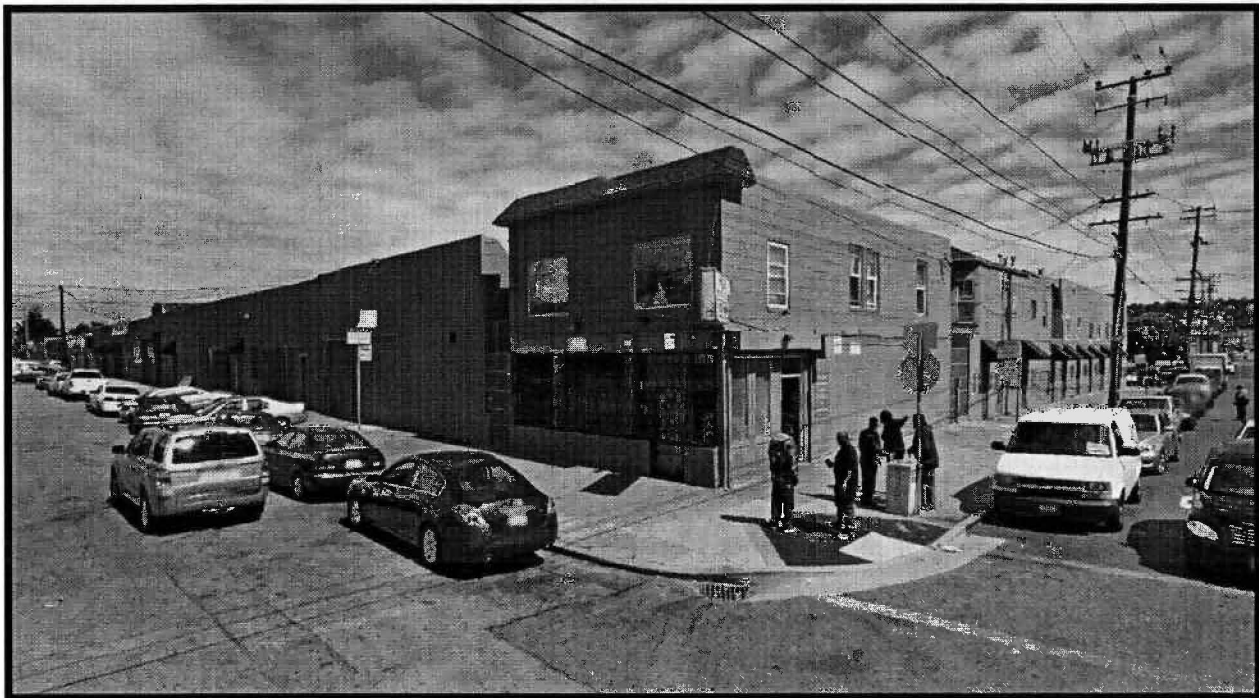
IMAGES



Aerial Photograph, Project Site
(Source: Google Maps, 2015; Accessed March 3, 2015)



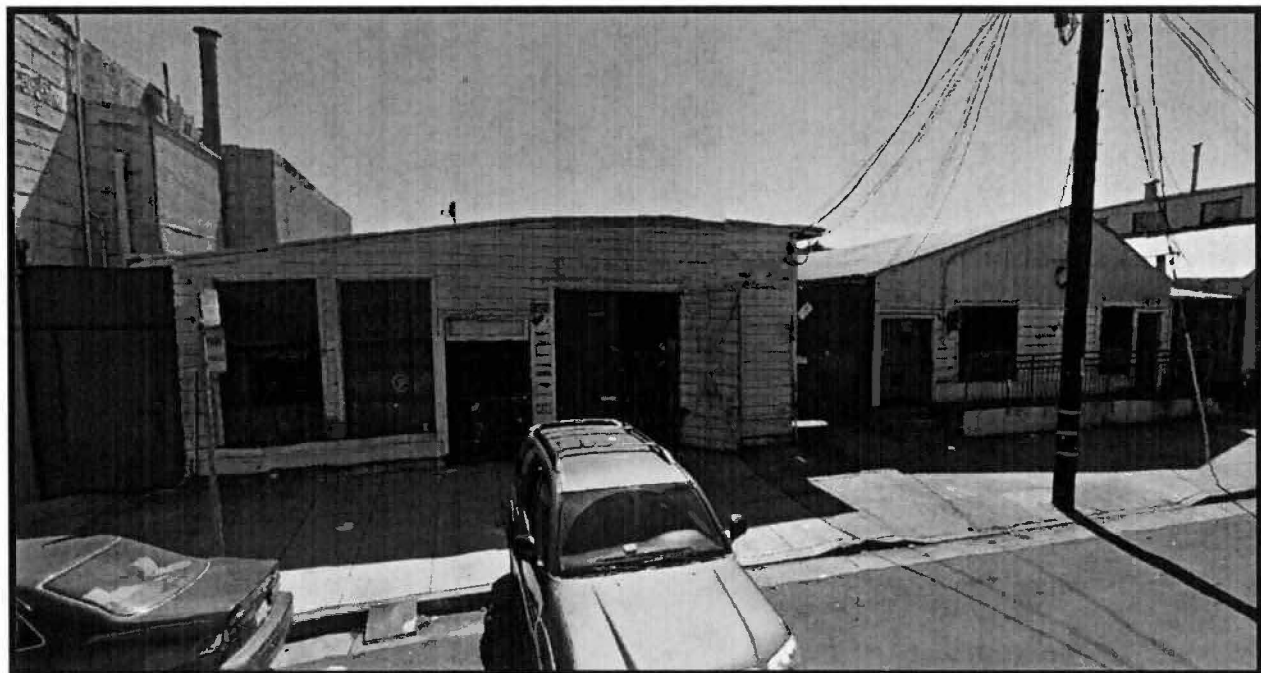
1300-1324 Fitzgerald Avenue
(Source: Google Maps, June 2014)



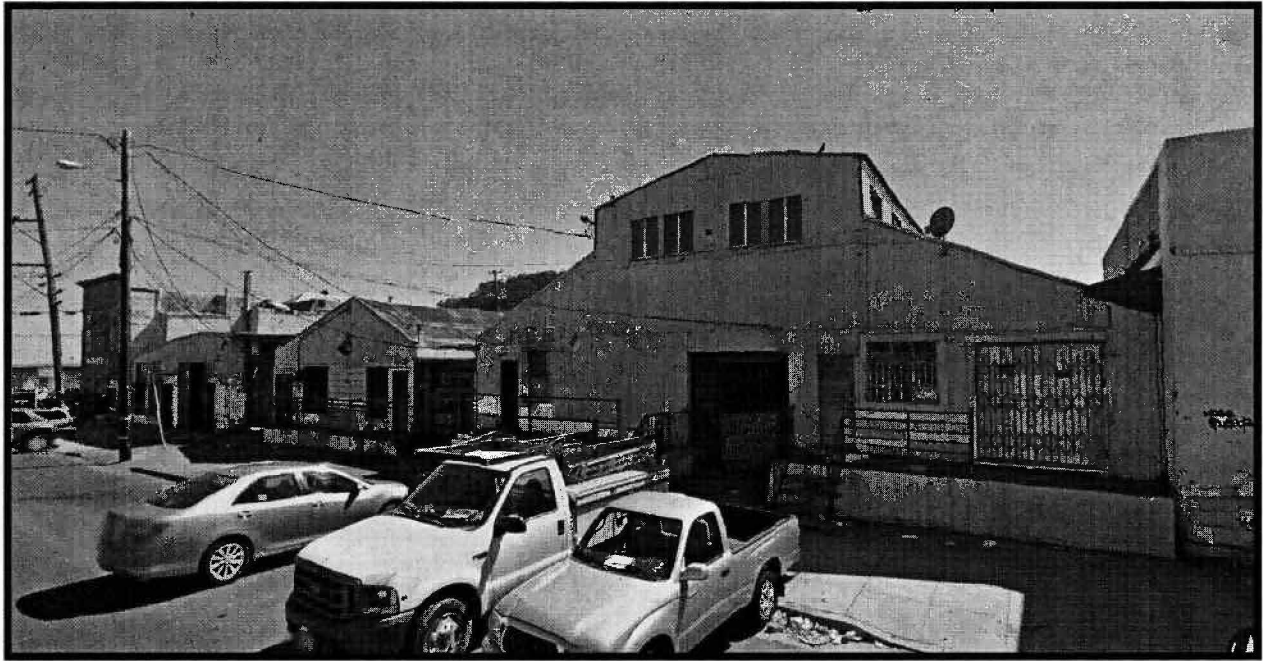
2814-2826 Jennings Street
(Google Maps, August 2014)



1401 Egbert Avenue
(Google Maps, August 2014)



1405 Egbert Avenue (left) and 1419 Egbert Avenue (right)
(Google Maps, August 2014)



1425 Egbert Avenue
(Google Maps, August 2014)



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **4912**
Lot: **018**
Address: **1318 - 1324 FITZGERALD AVE**

David Augustine, Tax Collector

Dated **May 22, 2020** this certificate is valid for the earlier of 60 days from **May 22, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: URBAN POINT SF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Thomas Hunt
THOMAS HUNT, MANAGER

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON May 19, 2020 BEFORE ME, K. KRAMER
A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS HUNT

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 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]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243084
MY COMMISSION EXPIRES: 06/05/22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

HERITAGE BANK of Commerce, Successor by merger with PRESIDIO BANK
PRESIDIO BANK

SIGNED: [Signature]
PRINT NAME: LUKE FARLEY TITLE: SVP / MARKET PRESIDENT

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
ON FEBRUARY 28, 2020 BEFORE ME, C. SANTAMANIA
A NOTARY PUBLIC, PERSONALLY APPEARED LUKE FARLEY

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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 4154779
MY COMMISSION EXPIRES: MAY 26, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SANTA CLARA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNER ON MARCH 27, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]
DANIEL J. WESTOVER, L.S. 7779

DATE: 2-24-2020



CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL 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]
BRUCE R. STORRS, L.S. 6914

DATE: MAY 9 2020



CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP No. 9926".

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

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____
_____, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

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

APPROVALS

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

BY: _____ DATE: _____

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

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

FINAL MAP No. 9926

AN 8 UNIT COMMERCIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL B IN THAT CERTAIN GRANT DEED RECORDED MARCH 28, 2017 IN DOCUMENT 2017-K426763-00, BEING A PORTION OF BLOCK 529, BAYVIEW HOMESTEAD ASSOCIATION

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
FEBRUARY, 2020

WS
Westover
Surveying
336 CLAREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

CONDOMINIUM GENERAL NOTES

a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum number of eight (8) commercial condominium units.

b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.

c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:

- (i) All general use common area improvements; and
- (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.

d) In the event the areas identified in (c) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.

e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.

f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Fitzgerald Ave. and Egbert Ave. are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).

g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. THE LOCATIONS FOR THE FACE OF CURB MEASUREMENTS WERE SELECTED AT UNDISTURBED AND LONG-STANDING CURBS. THESE ARE SHOWN ONLY AS SUPPORTING EVIDENCE THAT THE REESTABLISHMENT OF THE BLOCK LINES IS IN REASONABLE CONFORMANCE WITH THE OFFICIAL SIDEWALK WIDTHS PER (R4). THESE CURB LOCATIONS WERE NOT USED TO ESTABLISH THE BLOCK LINES AND SHOULD NOT BE USED FOR RETRACEMENT OF THIS SURVEY.
5. BUILDINGS SHOWN ON DETAIL "C" HAVE BEEN DEMOLISHED. LOCATIONS SHOWN ARE FROM A FIELD SURVEY PERFORMED ON 5/15/2013. SAID FIELD SURVEY WAS DONE FOR A SITE SURVEY FOR DESIGN PURPOSES.

RECORDED DOCUMENTS AFFECTING THIS MAP:

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 20, 2006 AS DOCUMENT NO. 2006-I257149 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 24, 2007 AS DOCUMENT NO. 2007-I480004 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 24, 2015 AS DOCUMENT NO. 2015-K137323 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 2019-K850877 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 2019-K850879 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 2019-K850879 OF OFFICIAL RECORDS.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 3/21/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. (SEE NOTE 5)

IF THE TAGS "LS-7779" ARE DESTROYED DURING CONSTRUCTION, THEY WILL BE RESET UPON COMPLETION OF CONSTRUCTION.

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

UNIT NO.	ASSESSOR PARCEL NUMBER
1314 Fitzgerald Unit 1	4912-020
1314 Fitzgerald Unit 2	4912-021
1314 Fitzgerald Unit 3	4912-022
1314 Fitzgerald Unit 4	4912-023
1409 Egbert Unit 1	4912-024
1409 Egbert Unit 2	4912-025
1409 Egbert Unit 3	4912-026
1409 Egbert Unit 4	4912-027

FINAL MAP No. 9926

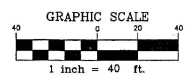
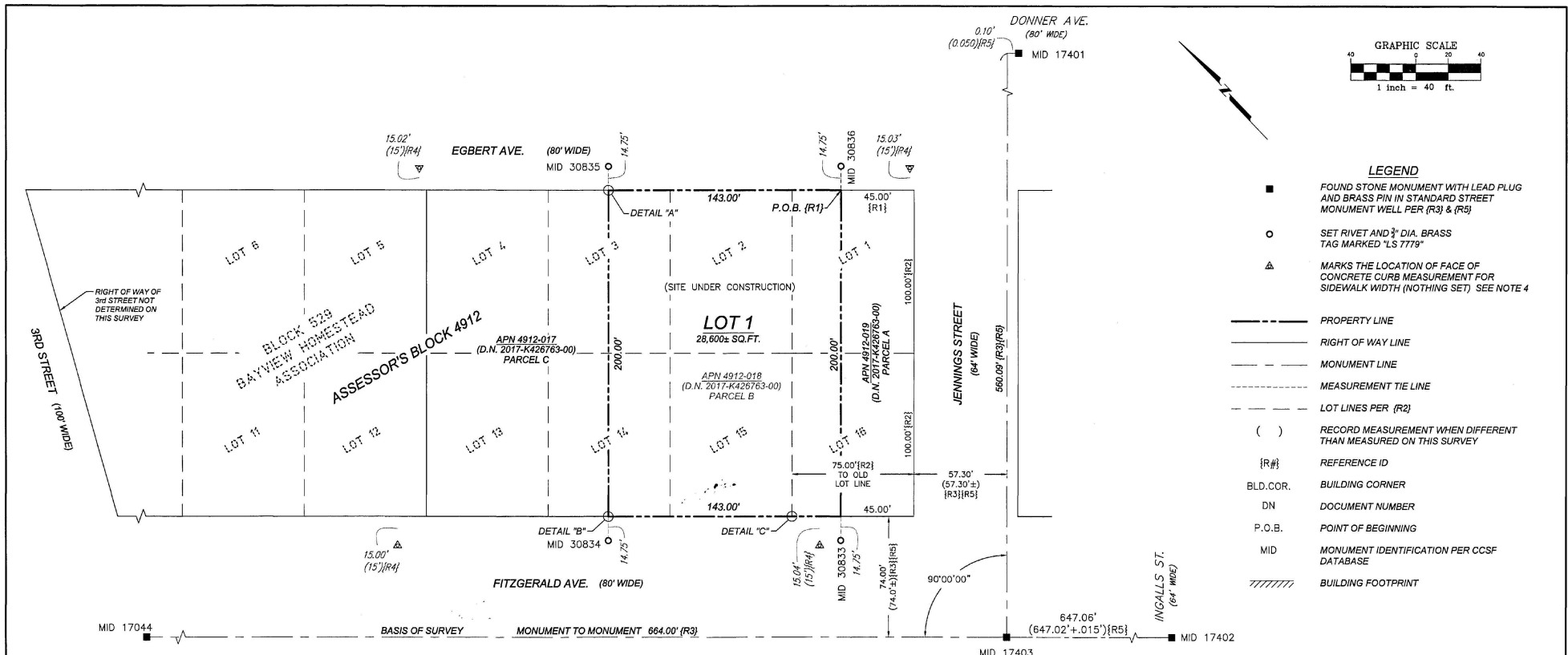
AN 8 UNIT COMMERCIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL B IN THAT CERTAIN GRANT DEED RECORDED MARCH 28, 2017 IN DOCUMENT 2017-K426763-00, BEING A PORTION OF BLOCK 529, BAYVIEW HOMESTEAD ASSOCIATION

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA FEBRUARY, 2020

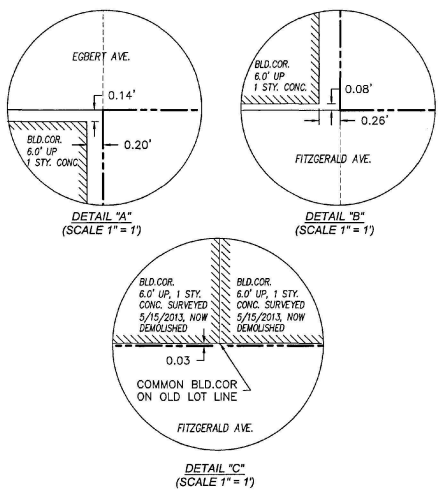


336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com



LEGEND

- FOUND STONE MONUMENT WITH LEAD PLUG AND BRASS PIN IN STANDARD STREET MONUMENT WELL PER (R3) & (R5)
- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- △ MARKS THE LOCATION OF FACE OF CONCRETE CURB MEASUREMENT FOR SIDEWALK WIDTH (NOTHING SET) SEE NOTE 4
- PROPERTY LINE
- RIGHT OF WAY LINE
- MONUMENT LINE
- MEASUREMENT TIE LINE
- LOT LINES PER (R2)
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- BLD.COR. BUILDING CORNER
- DN DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- MID MONUMENT IDENTIFICATION PER CCSF DATABASE
- ////// BUILDING FOOTPRINT



BASIS OF SURVEY

THE MONUMENT LINES WERE ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON AND THE BLOCK LINES WERE ESTABLISHED AT OFFSET DISTANCES OF 57.30' AND 74.00' WHICH IS SUPPORTED BY OCCUPATION AND SIDEWALK WIDTHS AS SHOWN HEREON.

THE OFFSETS TO MONUMENT LINES PER (R5) WERE NOT USED ON THIS SURVEY AND THE BLOCK LINES WERE ESTABLISHED PER DATA ON (R2) AND (R3) FOR THE FOLLOWING REASONS:

1. THE MEASURED DISTANCE BETWEEN THE TWO NORTHWESTERLY FOUND MONUMENTS ON FITZGERALD IS THE SAME AS SHOWN ON (R3), 664.00'.
2. IT IS THE OPINION OF THE SURVEYOR THAT THE FOUR STONE MONUMENTS AS SHOWN HEREON CONTROL THE RETRACEMENT OF THE SUBJECT BLOCK LINES. THESE LONG-STANDING AND WIDELY ACCEPTED MONUMENTS TAKE PRECEDENCE OVER NEWER MARKS AND OFFSETS AS SHOWN ON (R5), EVEN THOUGH (R3) SHOWS A 5.70'± AND 6.0'± FOR THE OFFSETS. THE EVIDENCE ON THE GROUND INDICATE THAT IMPROVEMENTS WERE BUILT USING THOSE EXACT OFFSETS.
3. THE SUBJECT BLOCK NO. 539 PER (R2) WAS A SUBDIVISION MAP OF PROTRACTION AND NO ORIGINAL MONUMENTS WERE SET OR SHOWN ON SAID MAP, HOWEVER, THE FOUR MONUMENTS AS SHOWN HEREON WERE SET SOON AFTER THE SUBDIVISION MAP AND THE DATA PER (R3) IS EVIDENCE FOR RETRACEMENT OF THE BLOCK LINES NECESSARY FOR THIS SURVEY.
4. THE OLD CONCRETE BUILDINGS COMMON CORNER AS SHOWN IN DETAIL "C" IS EVIDENCE THAT IMPROVEMENTS WERE BUILT ON THE LOT USING THE OFFSET DISTANCES FROM MONUMENTS AS SHOWN ON (R3).

REFERENCES

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- (R1) GRANT DEED RECORDED MARCH 28, 2017 IN DOCUMENT 2017-K426763-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R2) MAP OF BAYVIEW HOMESTEAD ASSOCIATION, FILED JUNE 19, 1872, IN BOOK "C" AND "D" OF MAPS AT PAGE 3, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R3) MONUMENT MAP NO. A-16-76 DATED MAY 1932 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R4) GRADE MAP NO. 302 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R5) MONUMENT MAP NO. 302 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

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CITY AND COUNTY OF SAN FRANCISCO SCALE 1" = 40' CALIFORNIA FEBRUARY, 2020

WS
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From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Ryan, James \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)
Subject: PID:9926 BOS Final Map Submittal
Date: Thursday, July 2, 2020 11:46:12 AM
Attachments: [Order203252.docx.pdf](#)
[Summary.pdf](#)
[9926 Motion 20200702.pdf](#)
[9926 Routing Sheet 20200601.docx](#)
[9926 SIGNED MYLAR 20200605.pdf](#)
[9926 DCP COND APPROVAL & Planning Comission 20190405.pdf](#)
[9926 DCP CONDITIONS 20190409.pdf](#)
[9926 UPDATED TAX CERTIFICATE 20200522.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the July 14, 2020 meeting.

RE: BOS Final Map Approval for 1320 Fitzgerald Avenue, PID: 9926

Regarding: BOS Approval for Final Map

APN: 4912/018

Project Type: 8 Commercial Units New Condominiums

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Signed Motion
- Word document of Routing Sheet
- PDF of signed Mylar map
- PDF of Conditional DCP Approval/Certificate of Determination/Motion
- PDF of current Tax Certificate

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at bruce.storrs@sfdpw.org.

All the best,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
1155 Market St, 3rd Floor | San Francisco, CA 94103
subdivision.mapping@sfdpw.org