

File No. 130012

Committee Item No. _____
Board Item No. 43

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 2013

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: Robert Moyer
Completed by: _____

Date January 18, 2013
Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 6895 - 693 Sutter Street]

2

3 **Motion approving Final Map 6895, a 17 Residential Unit and Three Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 693 Sutter Street being a subdivision of**
5 **Assessor's Block No. 0297, Lot No. 009, and adopting findings pursuant to the General**
6 **Plan and City Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP 6895", comprising 2 sheets,
9 approved December 26, 2012, by Department of Public Works Order No. 180912, is hereby
10 approved and said map is adopted as an Official Final Map 6895; and be it

11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated December 12, 2011, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

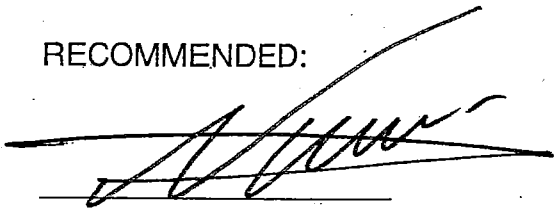
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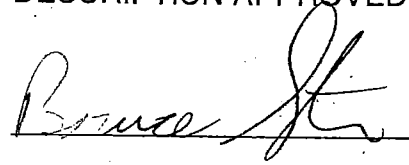
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 180912

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

APPROVING FINAL MAP 6895, 693 SUTTER STREET, A 17 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 009 IN ASSESSORS BLOCK NO. 0297.

A 17 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated December 12, 2011, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. Four (4) paper copies 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 6895", each comprising 2 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 December 12, 2011, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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



RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: December 26, 2012

MOHAMMED NURU, DIRECTOR

12/27/2012

12/27/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



OWNERS STATEMENT

THE UNDERSIGNED OWNERS HAVE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING TWO MAP SHEETS BY MASON SURVEYORS HERETO HAVE HEREBY CONSENTED TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: Sutter Plaza LLC, a California limited liability company
BY: [Signature]
TITLE: Manager
BENEFICIARY: First Republic Bank
BY: [Signature]
PRINT NAME: David Moe
PRINT CAPACITY: Vice President

OWNERS ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO
ON December 11, 2012, before me, Barbara E. Herzog, a Notary Public, personally appeared [Signature] and [Signature] who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument, on the entry upon behalf of which the persons 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: Barbara E. Herzog
NOTARY PUBLIC, STATE OF CALIFORNIA No. # 1991469
MY COMMISSION EXPIRES: September 17, 2016
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO
ON 12/13/2012, before me, Teresa C. Gill, a Notary Public, personally appeared [Signature] 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 authorized capacity(ies) and that by his/her/their signature(s) on the instrument, on the entry upon behalf of which the persons 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]
NOTARY PUBLIC, STATE OF CALIFORNIA No. # 1830871
MY COMMISSION EXPIRES: 01/31/2012
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

TAX STATEMENT

I, ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, DO HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN FILED WITH THE COUNTY OF SAN FRANCISCO AND THE CLERK OF THE COUNTY OF SAN FRANCISCO HAS BEEN ADVISED OF THE FILING OF THIS STATEMENT. THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, OR FEDERAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS SHOWN ON SPECIAL ASSESSMENTS FOR THE YEAR 2012. I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT OF \$500,000.00 HAS BEEN FILED WITH AND APPROVED BY SAID BOARD OF SUPERVISORS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

CLERK OF THE BOARD OF SUPERVISORS
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT

I, ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, DO HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. 20 APPROVED THIS MAP ENTITLED "TAX MAP No. 8887" IN TESTIMONY WHEREOF, I HAVE HEREBY TO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

CLERK OF THE BOARD OF SUPERVISORS
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS 20 DAY OF 20 BY ORDER NO. DATE

MOHAMMED KHURD
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY
STATE OF CALIFORNIA

CITY AND COUNTY SUPERVISORS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, HAVE BEEN COMPILED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

DATE: December 27, 2012
BRUCE R. STORRS
MY LICENSE EXPIRES SEPTEMBER 30, 2013

SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A 66.0 SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN WAI ON APRIL 5, 2011. I HAVE PERSONALLY APPROVED THIS MAP AND THE INSTRUMENTS THEREON. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO EMULATE THE SURVEY TO BE RETRACTED.

BY: [Signature] DATE: 12.20.12
BARRY A. PERICE, L.S. 8975
MY LICENSE EXPIRES SEPTEMBER 30, 2013



BOARD OF SUPERVISORS APPROVAL

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

RECORDERS STATEMENT

FILED FOR RECORD THIS 20 DAY OF 20 AT [] MINUTES PAST [] M. IN BOOK [] OF [] COUNTY RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AT THE REQUEST OF []

SIGNED: [] DATE: []
COUNTY RECORDER
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA



FINAL MAP No. 6895
A SEVENTEEN RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT CONDOMINIUM PROJECT DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 11, 2011 IN REEL K499 AND IMAGE 0061

CITY & COUNTY OF SAN FRANCISCO

TRANSAMERICAN ENGINEERS & ARCHITECTS

BAR. 0287, LOT. 003, ADDRESS. 893 SUTTER STREET

STATE OF CALIFORNIA
DATE: DECEMBER 2012



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0297 Lot No. 009

Address: 693 Sutter St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 13th day of December 2012

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name: Herzig & Bertose)
)
Address: 414 Gough Street)
 Suites)
City: San Francisco)
)
State: California)

CONFIRMED
07/09/2017 2017.1351709
RECORDED
SAN FRANCISCO COUNTY RECORDER'S OFFICE

Space Above this Line For Recorder's Use

I (We) Sutter Plaza LLC, a California limited liability company the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)
BEING ASSESSOR'S BLOCK: 0297; LOT: 009,
COMMONLY KNOWN AS: 693 Sutter Street

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

This Supplemental Notice of Special Restrictions supplements and modifies the Notice of Special Restrictions for the same property that was recorded July 15, 2005, which contained restrictions and conditions pursuant to a Section 309 Determination of Compliance and Request for Exceptions (Case No. 2004.1342EXV) approved by the Planning Commission of the City and County of San Francisco on May 12, 2005 and a variance (Case No. 2004.1342EXV) granted by the Zoning Administrator on June 28, 2005, permitting the conversion of office space to dwelling units in general conformity with the plans on file for this application.

The owner submitted a revised Site Permit (Building Permit Application No. 2009.1224.3842) and increased the total number of dwelling units in the project to 17 from the previously approved 16 dwelling units. All of the conditions from the July 15, 2005 Notice of Special Restrictions shall apply to the additional dwelling unit.

80-01-10-08 1255130-08

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: Feb. 7, 2012 at San Francisco, California.

John F. Wai, (Owner's Signature)
a California limited liability company Sutter Plaza LLC

(Agent's Signature)

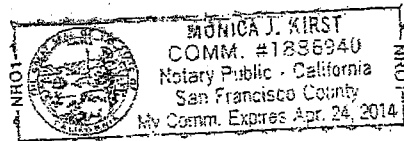
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nowledged by a notary public before recordation; add Notary Public
and Official Notarial Seal.

STATE OF CALIFORNIA }
COUNTY OF San Francisco } SS.

On 2/7/12, before me, Monica J. Kirst, a notary public, personally appeared John E. Wei who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Handwritten Signature]

EXHIBIT A


The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at the point of intersection of the Southerly line of Sutter Street and the Easterly line of Taylor Street; running thence Easterly and along said line of Sutter Street 45 feet and 10 inches; thence at a right angle Southerly 81 feet and 8 inches to the Northerly line of Hobart Alley; thence at a right angle Westerly along said line of Hobart Alley 45 feet and 10 inches to the Easterly line of Taylor Street; thence at a right angle Northerly along said line of Taylor Street 81 feet and 8 inches to the point of beginning.

Being portion of 50 Vara Block No. 194.

Assessor's Lot 009; Block 0297

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
NAME: John E Wai
ADDRESS: P.O. Box 641045
CITY: SAN FRANCISCO
STATE: CA 94164


San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2003-H375955-00
Check Number 1835
Friday, MAR 07, 2003 08:52:24
Ttl Pd \$16.00 Nbr-0002091897
REEL I339 IMAGE 0233
ced/JL/1-4

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

I (We), John E. Wai, trustee, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

Being Assessor's Block 0297, Lot 009, identified as 693 Sutter Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to a variance (Case No. 2002-0951V) granted by the Zoning Administrator of the City and County of San Francisco on February 25, 2003 permitting the conversion of 9,400 square feet of office space to 10 dwelling units on the mezzanine and second through fourth floors with zero parking spaces instead of the three required parking spaces in general conformity with the plans on file for this application.

The restrictions and conditions of which notice is hereby given are:

1. Minor modifications as determined by the Zoning Administrator may be permitted if it is demonstrated that such modifications are necessary in order to comply with Department of Building Inspection requirements.
2. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. The proposed project must meet these conditions and all applicable City Codes, and in the case of conflict, the more restrictive controls shall apply.

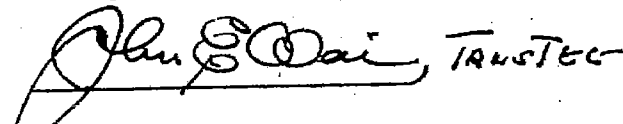
H375955

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

4. The project sponsor shall include language in the leases and/or sale documents that prohibits parking in Hobart Alley. In addition, prominent signs shall be posted in the lobby of the building.

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

Dated 3-3-2003 at San Francisco, California


John E. Wai, Trustee

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

mifnar1693suttervz

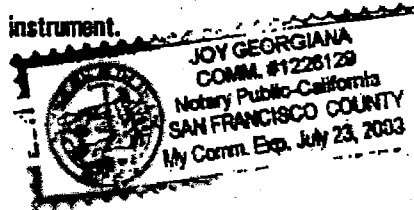
H375955

STATE OF CALIFORNIA } ss.
COUNTY OF San Francisco }

On 3-3-2003 before me, the undersigned notary public, personally appeared John E Wai, trustee personally known to me (or 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/sha/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

Recording Requested by:
COMMONWEALTH LAND TITLE COMPANY
Escrow No.: 70950460-MTD
A.P.N. 297/9

WHEN RECORDED MAIL TO:
John E. Wai, Trustee
PO Box 61045
San Francisco, Ca 94164

San Francisco Assessor-Recorder
Doris H. Ward, Assessor-Recorder
DOC- 2000-0520222-00

Post 3-COMMONWEALTH Title Company
Thursday, JUN 24, 2000 14:22:28
T11 Pages, 010.00 Fax-0001400403

REEL H705 IMAGE 0498
sta/TD/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
John E. Wai, Trustee
PO Box 61045
San Francisco, Ca 94164

The undersigned Grantor(s) declare(s) that the DOCUMENTARY
County Transfer Tax is \$ 36,000.00 City Tax is \$ _____
_____ computed on full value of property conveyed; OR
_____ computed on full value less value of liens and encumbrances
remaining at time of sale.
_____ Unincorporated areas X City of San Francisco, and

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Tak Long Chu, A Married Man as His Sole and Separate Property

hereby GRANT(S) to

John E. Wai, Trustee, U.D.T., dated November 12, 1981

all the real property situated in the City of San Francisco, County of San Francisco, State of California, described as:

Beginning at the point of intersection of the Southerly line of Sutter Street and the Easterly line of Taylor Street; running thence Easterly and along said line of Sutter Street 45 feet and 10 inches; thence at a right angle Southerly 81 feet and 8 inches to the Northerly line of Hobart Alley; thence at a right angle Westerly along said line of Hobart Alley 45 feet and 10 inches to the Easterly line of Taylor Street; thence at a right angle Northerly along said line of Taylor Street 81 feet and 8 inches to the point of beginning.

Being a portion of 50 Vara Block No. 194.

Assessor's Lot 9, Block 297

H375955

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME: ✓ JOHN G. WAI

ADDRESS: P.O. Box 641045

CITY: SAN FRANCISCO.

STATE: CA 94164



San Francisco Assessor-Recorder

Mabel S. Teng, Assessor-Recorder

DOC- 2005-H990650-00

Friday, JUL 15, 2005 12:04:29

Ttl Pd \$19.00

Nbr-0002784855

REEL 1932 IMAGE 0439

okc/JL/1-5

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

Being Assessor's Block 0297, Lot 009, identified as 693 Sutter Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to a Section 309 Determination of Compliance and Request for Exceptions (Case No. 2004.1342EXV) approved by the Planning Commission of the City and County of San Francisco on May 12, 2005 and a variance (Case No. 2004.1342EXV) granted by the Zoning Administrator on June 28, 2005, permitting the conversion of approximately 7,000 square feet of office space to six dwelling units in general conformity with the plans on file for this application.

The restrictions and conditions of which notice is hereby given are:

Section 309

1. This Section 309 Determination of Compliance and Request for Exceptions is granted to convert approximately 7,000 square feet of office space on the fifth and sixth floors of the existing building to six dwelling units on the property at 693 Sutter Street, Assessor's Block 0297, Lot 007, in general conformity with the plans identified as EXHIBIT B, dated September 14, 2004, and reviewed by the Commission on May 12, 2005.
2. The authorization granted herein shall be valid for a period of three (3) years from the date of the adoption of Motion No. 17017 and may become null and void after that time if the required building permits have not been obtained. Construction, once commenced, shall be pursued diligently to completion.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE.

3. The authorization granted herein is contingent upon the granting of an off-street parking variance for the Zoning Administrator.
4. The Project shall comply with the inclusionary housing requirements set forth in Section 315 of the Planning Code. The Project Sponsor can elect to provide the housing on-site, provide the housing off-site, or pay an in-lieu fee.
5. In conjunction with a previous 10-unit proposal (Case No. 2002.0951EXV, approved by Motion No. 16527 on February 6, 2003), the inclusionary housing requirement shall be as follows: 10 percent if provided on-site, 15 percent if provided off-site, or the payment of an in-lieu fee which shall be determined according to the procedures set forth in Section 315.4(a)(2). The exact number of BMR units shall be determined based on the final unit count shown on the site permit application. This condition of approval shall require the written determination and notice of the inclusionary housing requirement pursuant to the procedures set forth in Sections 315.4(a)(2) and 315.5(a).
6. If provided on-site, the BMR units shall be designated on the building plans prior to the approval of any site permit application. The BMR units (1) shall be spread evenly throughout the Project, (2) shall reflect the unit size mix of the market-rate units, (3) shall be constructed and marketed concurrently with the construction and sale of the market-rate units, and (4) shall be of the same quality and materials as the market-rate units in the Project.
7. If provided on-site, the second BMR unit (in association with Case No. 2004.1342X and Motion No. 17017) shall be designated as the 3BR unit on the fifth floor.
8. In order to comply with the requirements for pedestrian streetscape improvements set forth in Section 138.1 of the Planning Code, the Project Sponsor shall make any necessary repairs to and maintain the sidewalk in front of the Project Site.
9. An enclosed waste storage area shall be provided within the establishment. All trash and recycling containers shall be kept within the building until pick-up by the disposal company.
10. Should monitoring of the Conditions of Approval of this Motion be required, the Project Sponsor shall pay fees as established in Planning Code Section 351(e)(1).
11. 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 are subsequently reported to the Zoning Administrator 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 in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the code to consider revocation of this conditional use authorization.

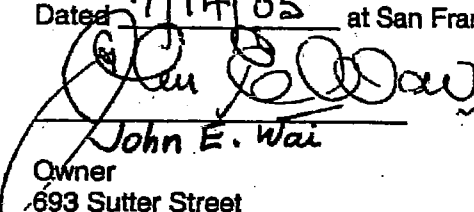
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Variance

1. The Project shall comply with the inclusionary housing requirements set forth in Section 315 of the Planning Code and Planning Commission Motion No. 17017, adopted on May 12, 2005.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.

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

Dated 7/14/05 at San Francisco, California



John E. Wai
Owner
693 Sutter Street
Block 0297, Lot 009

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

ml\hnsr\693sutterphase2

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of San Francisco

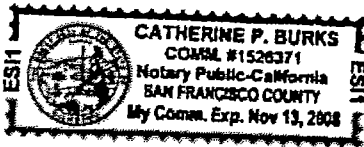
On 7-14-05 before me, Catherine P. Burks

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John E. Wai

Name(s) of Signer(s)

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Under The Planning Code

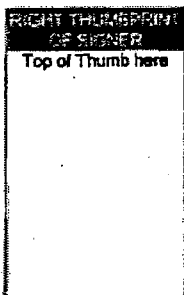
Document Date: 7-14-05 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

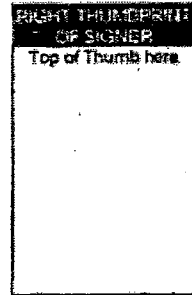
- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT A

GG46470

The land referred to herein is situated in the State of California, City and County of San Francisco, and is described as follows:

BEGINNING at the point of intersection of the southerly line of Sutter Street and the easterly line of Taylor Street; running thence easterly along said line of Sutter Street 45 feet 10 inches; thence at a right angle southerly 81 feet 8 inches to the northerly line of Hobart Alley; thence at a right angle westerly along said line of Hobart Alley 45 feet 10 inches to the easterly line of Taylor Street; thence at a right angle northerly along said line of Taylor Street 81 feet 8 inches to the point of beginning.

Being a portion of 50 Vara Block No. 194.



Samp



Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

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

Date: October 28, 2011

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

2004.1342Q

Project ID: 6895			
Project Type: 20 Units Multi Use New Construction Condominium			
Address#	StreetName	Block	Lot
693	SUTTER ST	0297	009
Tentative Map Referral			

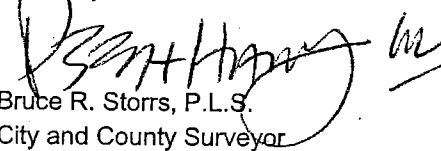
Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,


 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 environmental review per Class 1 California Environmental Quality Act Guidelines.

See Attached

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

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 12/12/2011


 For Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Approved per NSR #H375955 for Case No. 2002.0951XV approved by the Planning Commission on 6 February 2003 as set forth in Planning Commission Motion No. 16527 and by the Zoning Administrator as outlined in a Variance Decision Letter dated 25 February 2003. Approved per NSR #H990650 for Case No. 2004.1342EXV approved by the Planning Commission on 12 May 2005 as set forth in Planning Commission Motion No. 17017 and by the Zoning Administrator as outlined in a Variance Decision Letter dated 28 June 2005 and per Building Permit No. 2009.1224.3842 for the conversion of office to a mixed-use building containing 17 dwelling units and commercial space.

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

