

File No. 211257

Committee Item No. _____

Board Item No. 50

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 14, 2021

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 205781 _____
- Tentative Map Decision - 10/28/20 _____
- Tax Certificate - 10/22/21 _____
- Final Map _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: December 10, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 10720 - 1244 Larkin Street]

2

3 **Motion approving Final Map No. 10720, a three residential unit and three commercial**
4 **unit, mixed-use condominium project, located at 1244 Larkin Street, being a**
5 **subdivision of Assessor’s Parcel Block No. 0278, Lot No. 010; and adopting findings**
6 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**
7 **101.1.**

8

9 MOVED, That the certain map entitled “Final Map No. 10720,” a three residential unit
10 and three commercial unit, mixed-use condominium project, located at 1244 Larkin Street,
11 being a subdivision of Assessor’s Parcel Block No. 0278, Lot No. 010, comprising three
12 sheets, approved December 1, 2021, by Department of Public Works Order No. 205781 is
13 hereby approved and said map is adopted as an Official Final Map No. 10720; and, be it

14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the
16 Planning Department, by its letter dated October 28, 2020, that the proposed subdivision is
17 consistent with the General Plan, and the eight priority policies of Planning Code, Section
18 101.1; and, be it

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

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

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DESCRIPTION APPROVED:

/s/ _____
Jacob F. Rems, PLS 4636
For Acting City and County Surveyor
James M. Ryan, PLS 8630

RECOMMENDED:

/s/ _____
Carla Short
Interim Director of Public Works



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 205781

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

APPROVING FINAL MAP NO. 10720, 1244 LARKIN STREET, A 3 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 010 IN ASSESSORS BLOCK NO. 0278 (OR ASSESSORS PARCEL NUMBER 0278-010). [SEE MAP]

A 6 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated OCTOBER 28, 2020 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 10720”, comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated OCTOBER 28, 2020, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Jacob F. Rems

Rems, Jacob F. 687D522F09E471...

Chief Surveyor, PLS 4636

X

DocuSigned by:

Carla Short

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



City and County of San Francisco
 San Francisco Public Works - Bureau of Street Use and Mapping
 49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
 sfpublishworks.org - tel (628) 271-2000



TENTATIVE MAP DECISION

Date: September 11, 2020

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

Project ID: 10720			
Project Type: 3 Residential and 3 Commercial mixed use New Condominiums units			
Address#	StreetName	Block	Lot
1244	LARKIN ST	0278	010
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

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

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen
 Date: 2020.09.11 12:14:49 -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 1 and 3, CEQA Determination Date 02/14/2017, 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 **Andrew W. Perry** Digitally signed by Andrew W. Perry
 Date: 2020.10.28 17:20:37 -07'00'

Date 10/28/2020

Planner's Name Andrew Perry
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1244 Larkin Street		0278/010	
Case No.	Permit No.	Plans Dated	
2015-015278ENV		4/7/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Two-story addition to existing two-story building containing three residences, medical office use on the second floor, and eight vehicle parking spaces. Add three residences, 575 sf of ground-floor retail, and a roof deck.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling No significant shadow effects. <div style="text-align: right; font-size: small;"> Digitally signed by Jean Poling DN: cn=jean.poling, o=San Francisco Planning Department, ou=City Planning, ou=Environmental Planning, ou=Jean Poling, email=jean.poling@sfdph.org Date: 2016.07.22 12:00:51 -0700 </div>	

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

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

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

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

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input checked="" type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional): See HRER, Part 2, Compatibility Analysis for Compliance with Secretary of the Interior's Standards (dated 02/03/2017)</p>	
<p>Preservation Planner Signature: Marcelle Boudreaux</p> <p style="text-align: right; font-size: small;"> Digitally signed by Marcelle Boudreaux DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Marcelle Boudreaux, email=Marcelle.Boudreaux@sfgov.org Date: 2017.02.14 15:19:08 -0800 </p>	

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

<input checked="" type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input checked="" type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Andrew Perry</p> <hr/> <p>Project Approval Action:</p> <p style="font-size: 1.2em; margin-left: 20px;">Building Permit</p> <p style="font-size: 0.8em; margin-left: 20px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="text-align: center; font-size: 2em; font-weight: bold;"> Andrew W. Perry </div> <p style="font-size: 0.8em;"> Digitally signed by Andrew W. Perry DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry, email=Andrew.Perry@sfgov.org Date: 2017.02.14 15:27:08 -08'00' </p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

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

Historic Resource Evaluation Response PART II ANALYSIS

Reception:
415.558.6378

Project Address: 1244 Larkin Street
Block/Lot: 3632/024
Case No.: 2015-015278ENV

Fax:
415.558.6409

Preservation Planner: Marcelle Boudreaux
(415) 575-9140
marcelle.boudreaux@sfgov.org

Planning
Information:
415.558.6377

Date of Review: February 3, 2017 (Part II)

PART II: PROJECT EVALUATION

Proposed Project Demolition Alteration

Per Drawings Dated: 11/17/16

Project Description

The proposal is to add two floors, incorporating three residential units, to an existing two-floor commercial building. The proposed third floor is setback approximately 12 feet from the existing front building wall; a third floor roof deck is proposed facing Larkin Street, with railing defined by metal cable rail guardrail no taller than 42 inches. The fourth floor is setback approximately 33 feet 1 inch from the existing front building wall; a fourth floor roof deck is proposed facing Larkin Street, with railing defined by metal cable rail guardrail no taller than 42 inches. An elevator penthouse at the fourth floor would be setback approximately 16 feet 10 inches from the existing front building wall, however, would be no taller in height than 42 inches. The roof of the fourth floor is occupied with: a 310 square foot roof deck with 42" high metal cable guardrail; mechanical equipment with 42 inch screening; and a stair penthouse (7 feet 11 inches tall) setback approximately 42 feet from the existing front building wall. Exterior cladding at the proposed new addition is proposed as a light-colored brick in horizontal running bond pattern. Simple fenestration is proposed as ganged one-over-one sash wood windows and sliding glazed door aluminum and wood systems in large rectilinear rough openings. The only modification proposed for the existing structure includes incorporating painted metal air intake louvers at the existing housing above the existing garage door at the south of the façade, and a secondary pedestrian door, at the north of the façade. No other modifications are planned to the façade of the existing two-story commercial building under this permit.

Draft: January 20, 2017

1244 Larkin Street

Project Evaluation

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

The property is historically known as the Cantrell Miller Manufacturing Company building, built circa 1911. It was determined individually eligible for listing in the National Register through survey evaluation, identified during the Unreinforced Masonry Building (UMB) Architectural Survey in 1990.

"This two-story, small area industrial building is divided into five irregular bays with a multi-pane steel casement window, two entry doorways and two altered garage doors on the ground floor. The upper story contains irregularly placed two-over-two sash with radiating voussoirs with a keystone detailed in brick. Six flat doric columns of brick define the building's components. A belt course separate the first and second levels of the building, and a heavy cornice line with egg and dart molding and an arched parapet over the second or fourth bay is evident."

Subject Property/Historic Resource:

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

The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

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

The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

As proposed, the project does conform to the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards).

Standard No. 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project is currently used as commercial at the first and second floor and proposes to continue this use at these floors, therefore conforms with Standard No. 1. The new residential use is proposed at the new floors three and four. The proposed addition of residential uses is consistent with surrounding uses, specifically mixed use buildings with ground floor retail and residential uses above.

Standard No. 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The massing, proportion, materials and details are being retained and preserved. No character-defining features are proposed for removal. The vertical addition is setback approximately, at minimum, 12 feet from

the existing front building wall which creates a spatial separation between the existing two-story mass and the new floors. The project does conform to Standard No. 1.

Standard No. 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does conform to Standard No. 3. The addition is designed in proportions and details and specifies materials that are compatible with the existing resource, but do not add conjectural features. Simple details are proposed, such as a horizontal running bond pattern for the brick, and flat parapet. Glazed door systems are proposed in rough openings approximating the historic garage door openings, and simple ganged one-over-one sash wood windows complete the fenestration pattern.

Standard No. 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No changes were documented that have acquired historic significance to the property. This Standard is not applicable.

Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project does conform to Standard No. 5. The distinctive materials, finishes, features or examples of craftsmanship that characterize the two-story commercial structure will be preserved. The addition of air intake louvers are proposed in openings and fixtures that have been previously modified, and do not represent distinctive features, finishes or construction techniques that define the character of the property.

Standard No. 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The scope of work does not include repair or replacement of existing features. This Standard is not applicable.

Standard No. 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The scope of work does not include any chemical or physical treatments. This Standard is not applicable.

Standard No. 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources at the site. This Standard is not applicable.

Standard No. 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition is compatible with the existing resource. Clad in a light-colored brick, the new addition is distinguished from the existing red brick as a contemporary insertion. From the street, the third floor (setback approximately 12 feet) is minimally visible. The parapet level of the fourth floor is setback over 33 feet, yet is barely perceptible as a separate level and is legible as an extension of the third floor. The new work will protect the integrity of the property and the site, and does conform with Standard No. 9.

Standard No. 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The addition of two new residential floors, with minimum 12 foot setbacks from the existing front building wall, would help preserve the essential form and integrity of the historic property and site. If the vertical two-story addition were removed in the future, the existing two-story building envelope would be unimpaired. Therefore, the project does conform to Standard No. 10.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2-3-2017

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Andrew Perry, Current Planner Northeast Quadrant

O N D A R O S A

129 Jasper Place
San Francisco, CA 94133
415.362.7441 Phone/Fax

Architecture
Urban Design
Space Planning
Interior Design

SUPPLEMENTAL HISTORIC INFORMATION
FOR 1244 LARKIN ST
SAN FRANCISCO CA 94109
LOT 010 BLOCK 0278
AUGUST 30, 2015
14 PAGES





TAX CERTIFICATE

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

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0278**

Lot: **010**

Address: **1244 LARKIN ST**

David Augustine, Tax Collector

Dated **October 22, 2021** this certificate is valid for the earlier of 60 days from **October 22, 2021** or **December 31, 2021**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT

THE UNDERSIGNED OWNER ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND 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.

Yogesh Mehta 9/17/21
YOGESH MEHTA, TRUSTEE OF THE MEHTA-RAJAGOPAL TRUST,
CREATED ON JANUARY 6, 2001

Usha Rajagopal 9/17/21
USHA RAJAGOPAL, TRUSTEE OF THE MEHTA-RAJAGOPAL TRUST,
CREATED ON JANUARY 6, 2001

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 3 DWELLING UNITS AND 3 COMMERCIAL UNITS.
- B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LARKIN STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

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 SEPTEMBER 17 2021 BEFORE ME, STEVE KUON NOTARY PUBLIC,
PERSONALLY APPEARED YOGESH MEHTA, 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 _____
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2359141
MY COMMISSION EXPIRES: MAY 26, 2025
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 SEPTEMBER 17 2021 BEFORE ME, STEVE KUON NOTARY PUBLIC,
PERSONALLY APPEARED USHA RAJAGOPAL, 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 _____
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2359141
MY COMMISSION EXPIRES: MAY 26, 2025
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

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

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 YOGESH MEHTA ON 6-2-20. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Gregory T. Ippolito
GREGORY T. IPPOLITO L.S. 8649

DATE: 9-15-21



CITY AND COUNTY SURVEYOR'S STATEMENT

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

BY: James M. Ryan
JAMES M. RYAN L.S. 8630

DATE: 11-18-2021



FINAL MAP NO. 10720

A SIX UNIT MIXED USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
FEBRUARY 4, 2015 AS DOC:2015-K016194
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF 50 VARA BLOCK 307

**FORESIGHT
LAND SURVEYING, INC.**

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER, 2021 415-735-6180 JOB#20057 SHEET 1 OF 3

APN 0278 - 010 / 1244 LARKIN STREET

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. 10720".

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

BOARD OF SUPERVISORS 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. _____.

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 1st DAY OF December, 2021

BY ORDER NO. 205781

BY: Carla Short

DATE: 12/1/2021

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

APPROVED AS TO FORM

~~DENNIS J. HERRERA~~, CITY ATTORNEY

DAVID CHIU

BY: [Signature]

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

FINAL MAP NO. 10720
A SIX UNIT MIXED USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
FEBRUARY 4, 2015 AS DOC:2015-K016194
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BEING A PORTION OF 50 VARA BLOCK 307

FORESIGHT

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER, 2021 415-735-6180 JOB#20057 SHEET 2 OF 3

APN 0278 - 010 / 1244 LARKIN STREET

REFERENCES

(R1) GRANT DEED RECORDED FEBRUARY 4, 2015 AS DOC:2015-K016194. ON FILE IN THE OFFICE OF THE RECORDER.

(R2) BLOCK DIAGRAM NO. 0278A. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 13. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(R4) CITY AND COUNTY OF SAN FRANCISCO GRADE MAP NO. 13. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

(R5) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP OF THE FIFTY VARA DISTRICT. APPROVED BY ORDINANCE NO. 1028, 12-20-1909. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

(R6) CITY AND COUNTY OF SAN FRANCISCO FIELD NOTES. LOT SURVEY 4901. ORDER NO 95. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

NOTES

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.

2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

3) RECORD = MEASURED UNLESS OTHERWISE NOTED.

4) DETAILS NEAR FOUND "L" CUTS AND BUILDING CORNERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY

5) DISTANCES FROM BUILDING CORNERS TO PROPERTY LINES WERE MEASURED 4' UP FROM THE GROUND UNLESS OTHERWISE NOTED.

6) BASED ON THE CURRENT DEED DESCRIPTIONS THERE IS A GAP IN DEEDS BETWEEN LOTS 9 AND 10. MCENERNY DEEDS 264 DEEDS 53, 255 DEEDS 289, AND 416 DEEDS 334 INDICATE THAT THE GAP IS SOUTHERLY OF THE CURRENT DEED LOCATION. MAP REFERENCE (R6) PLACES THE SURPLUS IN APN 0278-008 AND APN 0278-009. ALL KNOWN REFERENCES DO NOT PLACE THE GAP WITHIN THE SUBJECT PROPERTY.

7) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE, RECORDED MARCH 30, 2017 AS DOCUMENT NUMBER 2017-K427771, AND THE PARAPET AGREEMENT, RECORDED OCTOBER 13, 1988 IN REEL E699 IMAGE 1382 SERIAL NUMBER E257809.

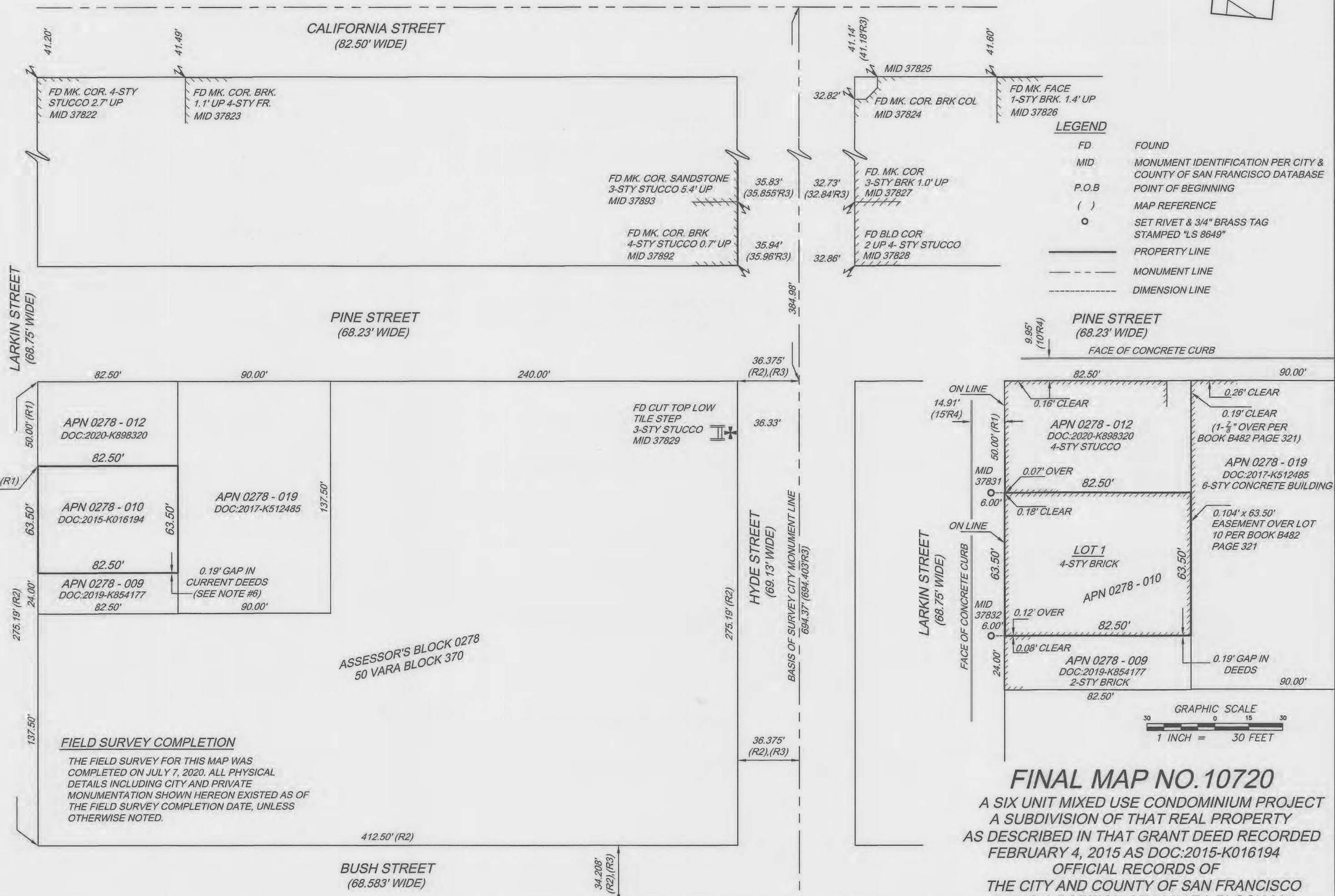
ASSESSOR'S PARCEL NOTE

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

UNIT	PROPOSED ASSESSOR'S PARCEL NUMBER
101	0278 - 021
200	0278 - 022
201	0278 - 023
301	0278 - 024
302	0278 - 025
303	0278 - 026
TOTAL	

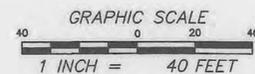
BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 0278 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.



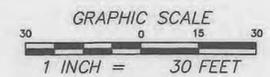
FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 7, 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



LEGEND

- FD FOUND
- MID MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATABASE
- P.O.B POINT OF BEGINNING
- () MAP REFERENCE
- SET RIVET & 3/4" BRASS TAG STAMPED "LS 8649"
- PROPERTY LINE
- - - MONUMENT LINE
- - - - - DIMENSION LINE



FINAL MAP NO. 10720
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 LAND SURVEYING, INC.

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 SEPTEMBER, 2021 415-735-6180 JOB#20057 SHEET 3 OF 3
 APN 0278 - 010 / 1244 LARKIN STREET

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Ryan, James \(DPW\)](#); [Dahl, Bryan \(DPW\)](#); [Rems, Jacob \(DPW\)](#)
Subject: PID:10720 BOS Final Map Submittal
Date: Monday, December 6, 2021 9:47:04 AM
Attachments: [Order205781.docx.pdf](#)
[Summary.pdf](#)
[10720_DCP Referral_Final.pdf](#)
[10720_Motion_20210921.doc](#)
[10720_SIGNED MOTION_20211206.pdf](#)
[10720_TAX_CERT_20211022.pdf](#)
[10720_SIGNED MYLAR_20211206.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the December 14, 2021 meeting.

Please view attached documents for review:

RE: Final Map signature for 1244 Larkin Street, PID: 10720

Regarding: BOS Approval for Final Map

APN: 0278/010

Project Type: 3 Residential and 3 Commercial Mixed-Use New Condominiums Units

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- PDF of DCP Approval & CEQA
- Word document of Motion and signed Motion
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org