

File No. 110835

Committee Item No. \_\_\_\_\_

Board Item No. \_\_\_\_\_ **31**

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date **10/4/11**

#### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

#### OTHER (Use back side if additional space is needed)

- Appeal of Tentative Parcel Map - 1171 Sansome Street
- \_\_\_\_\_
- \_\_\_\_\_

Completed by: Joy Lamug

Date July 28, 2011

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

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



Orig: Joy, COB, Leg Dep.  
BOS-11 (email) C. Adams  
✓ Files 110835 cPage  
110945

JOHN M. SANGER, TRUSTEE  
DECLARATION OF JOHN M. SANGER TRUST, UTD 10/24/03 & CATHERINE S.  
SANGER  
576 SACRAMENTO STREET  
SEVENTH FLOOR  
SAN FRANCISCO, CALIFORNIA 94111-3023  
TEL. 415.693.9300 FAX 415.693.9322

September 15, 2011

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 SEP 15 PM 2:47  
DL

Angela Calvillo, Clerk of the Board  
SAN FRANCISCO BOARD OF SUPERVISORS  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4603

Re: **APPEAL OF PROPOSED TENTATIVE MAP/PARCEL MAP AND  
EXEMPTION FROM ENVIRONMENTAL REVIEW BY GENERAL  
RULE EXCLUSION FOR THE SAME**

**FILE NO. 110835  
APPLICATION NO. 2008.01554S  
1171 SANSOME STREET, AKA 1111 SANSOME STREET  
BLOCK 113, LOT 40**

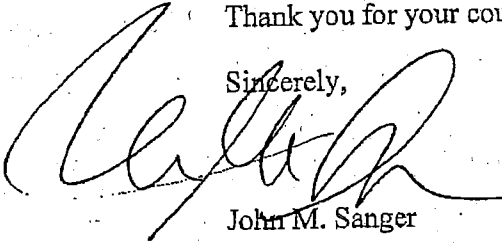
Dear Ms. Cavillo:

My daughter Catherine and I are two of the appellants who filed an appeal with respect to the referenced item, both with respect to the potential approval of the Proposed Parcel Map for 1171 Sansome Street (aka 1111 Sansome Street) and the exemption from environmental review granted for the same by the Department of City Planning, Office of Environmental Review,

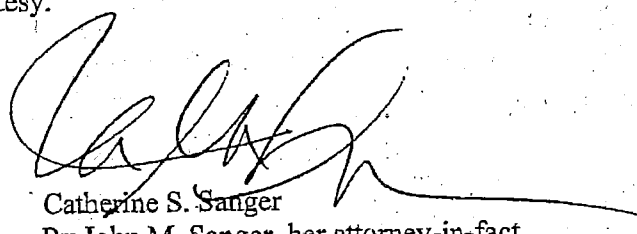
We hereby withdraw as appellants with respect to this matter. We have communicated our decision to the other appellants but are not authorized to speak for them.

Thank you for your courtesy.

Sincerely,



John M. Sanger



Catherine S. Sanger  
By John M. Sanger, her attorney-in-fact

**JOHN M. SANGER  
REAL ESTATE**

*File 110835*

JOHN M. SANGER, TRUSTEE  
DECLARATION OF JOHN M. SANGER TRUST, UTD 10/24/03  
576 SACRAMENTO STREET  
SEVENTH FLOOR  
SAN FRANCISCO, CALIFORNIA 94111-3023  
TEL. 415.693.9300 FAX 415.693.9322  
sanger@sanger-olson.com

**September 15, 2011**

**FACSIMILE TRANSMITTAL TO:**

| <b>Name</b>    | <b>Firm</b>                                  | <b>Telephone</b> | <b>Fax Number</b> |
|----------------|--|------------------|-------------------|
| Angela Cavillo | Clerk, San Francisco<br>Board of Supervisors | 554-5184         | 554-5163          |

**From:** John M. Sanger & Catherine S. Sanger

**Re:** Withdrawal of Appeal by John & Catherine Sanger

**# of Pages:** 2 (including this cover sheet)

**C/M #:** 0097/

**Message:** Please see attached letter.

RECEIVED 11.2011  
BOARD OF SUPERVISORS  
SAN FRANCISCO

# SANGER & OLSON

A LAW CORPORATION  
576 SACRAMENTO STREET  
SEVENTH FLOOR  
SAN FRANCISCO, CALIFORNIA 94111-3023  
TEL. 415.693.9300 ■ FAX 415.693.9322

2011 JUL 19 PM 1:54

11 JUL 13 11:23  
John M. Sanger, Esq.  
sanger@sanger-olson.com

July 8, 2011

VIA MESSENGER

President David Chiu and Clerk of the Board of Supervisors  
SAN FRANCISCO BOARD OF SUPERVISORS  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94012

RECEIVED  
11 JUL 14 PM 2:04  
DEPT. PUBLIC WORKS  
DIRECTOR'S OFFICE

Re: **APPEAL OF APPROVAL OF TENTATIVE/PARCEL MAP FOR 1171  
SANSOME STREET, BLOCK 0113, LOT 40**

Dear President Chiu and Clerk of the Board:

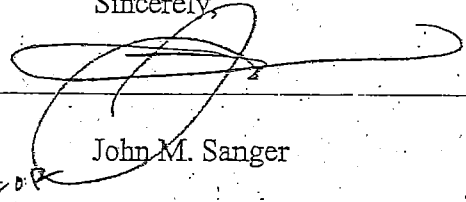
I and Catherine Sanger are the owners of the property located at 36 through 52 Calhoun Terrace located within 300 feet of the property located at 1171 Sansome Street, San Francisco, California, Block 0113, Lot 40 (the "Property"): We, along with our neighbors, David Davies of 66 Calhoun Terrace and Jack Weeden of 76 Calhoun Terrace, both of whom also live within 300 feet of the Property, are hereby appealing the decision of the County Surveyor approving the tentative/parcel map for the Property.

Enclosed, please find a check in the amount of \$284.00, made payable to "Department of Public Works" as required by Section 1315 of the San Francisco Subdivision Code.

The grounds for the appeal are significant, and include, but are not limited to, violations of Article 3, Section 1313 (Notice), Article 4, Section 1323 (Documents), Section 1328 (Subdivision Conference), Article 5 (Subdivision Requirements) of the Subdivision Code, Article 1.7 of the Planning Code and violations of the California Environmental Quality Act (CEQA).

Please notify me and the other interested parties named above at the address listed above when the Board of Supervisors has scheduled the Appeal hearing in accordance with the local requirements.

Sincerely,



John M. Sanger

JMS:kj





Edwin M. Lee, Mayor  
Edward D. Reiskin, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

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

Date: June 30, 2011

|                                      |       |     |
|--------------------------------------|-------|-----|
| Approval of Tentative/Parcel Map for |       |     |
| Address                              | Block | Lot |
| 1171 SANSOME ST                      | 0113  | 40  |

Dear Sir/Madam:

This is to advise you that based on our findings the County Surveyor has made his decision affirming the approval of the subject Tentative/Parcel Map.

The County Surveyor, together with the Planning Department and Department of Building Inspection have reviewed the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, the San Francisco Code and applicable regulations for the Tentative/Parcel Map for the creation of:

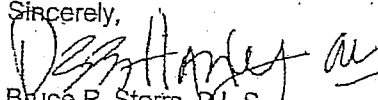
### Lot Subdivision (2 lot(s))

Subdivision Code Section 1314 provides that an appeal of the decision of the County Surveyor may be made to the Board of Supervisors located at 1 Dr. Carlton B. Goodlett Place, Room 244 (telephone number 554-5184).

Any such appeal must be filed in writing with the Clerk of the Board within ten (10) days of the date of this letter along with a check in the amount of \$280 made out to the Department of Public Works.

If you have any questions on this matter, please contact Bruce R. Storrs, County Surveyor, of this Department at 554-5827.

Sincerely,

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

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

July 19, 2011

Edward Reiskin, Director  
Department of Public Works  
City Hall, Room 348  
San Francisco, CA 94102

RECEIVED  
11 JUL 19 PM 3:26  
DEPT. PUBLIC WORKS  
DIRECTOR'S OFFICE

*Perkins*

File Number 110835  
Appeal of Tentative Parcel Map for 1171 Sansome Street  
Lot No. 40 Assessor's Block No. 0113  
2-Lots Subdivision

Dear Director Reiskin:

The Office of the Clerk of the Board is in receipt of an appeal filed by John M. Sanger (copy attached), from the decision of the Department of Public Works dated June 30, 2011, affirming the approval of a Tentative Parcel Map for a 2-lot subdivision located at 1171 Sansome Street.

By copy of this letter, the City Engineer's Office is advised the Board of Supervisors will have the appeal scheduled for public hearing on Tuesday, August 2, 2011, at 4:00 p.m.

Pursuant to Subdivision Code Section 1315, enclosed is a filing fee of \$284.00 paid by the appellant for deposit to your Subdivision Fund.

Sincerely,

*Angela Calvillo*

Angela Calvillo  
Clerk of the Board

- c:
- Jerry Sanguinetti, Manager, Department of Public Works-Bureau of Street Use and Mapping
- Fuad Sweiss, City Engineer, Department of Public Works
- Bruce Storrs, PLS, County Surveyor, Department of Public Works
- Appellant, John M. Sanger, Sanger & Olson, 576 Sacramento Street, Seventh Floor, San Francisco, CA 94111
- Property Owner, Kun Hing Corp, c/o Vincent Tai, 1238 Pacific Avenue, San Francisco, CA 94109
- Project Contact, Ben Ron, Martin M. Ron Associates, 859 Harrison Street, Suite 200, San Francisco, CA 94107
- Scott Sanchez, Zoning Administrator, Planning Department
- AnMarie Rodgers, Planning Department
- Cheryl Adams, Deputy City Attorney
- John Malamut, Deputy City Attorney





RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 JUL 19 PM 1:54

BY PLS



Phone: (415) 554-5827

Fax: (415) 554-5324

[www.sfdpw.org](http://www.sfdpw.org)

[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

Edwin M. Lee, Mayor  
Edward D. Reiskin, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

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

Martin Ron Associates  
859 Harrison Street, Suite 200  
San Francisco, CA 94107

|                                      |
|--------------------------------------|
| Tentative Map Approval               |
| PID: 5015                            |
| Assessor's Block No. 0113 Lot(s) 040 |
| Address: 1171 Sansome Street         |
| Project type: 2 Lot Subdivision      |
| Date: June 30, 2011                  |

Dear Mr. Ben Ron, PLS:

The Tentative Map which you submitted to this Agency for review is approved, subject to compliance with the following:

The C.C.S.F. Planning Code and all Planning Department conditions outlined in the attached Planning Department memo dated 06/27/11.

Copy of Planning Department approval/conditions (check if attached)

The C.C.S.F. Building Code and all Department of Building Inspection conditions outlined in the attached D.B.I. memo dated \_\_\_\_\_

Copy of D.B.I. approval/conditions (check if attached)

The San Francisco Redevelopment Agency conditions outlined in the attached S.F.R.A. memo dated \_\_\_\_\_

Copy of S.F.R.A. approval/conditions (check if attached)

The C.C.S.F. Subdivision Code and the California State Map Act

Additionally, please submit:

Two (2) Check Prints of the final version of this map

One (1) copy of C.F.C. (Certificate of Final Completion)

One (1) copy of the Map Checklist (found at our website under: "Information for Mapping Professionals")

**Do not submit check prints without complying with ALL of the above.**  
**Incomplete submittals will be returned and subject to additional handling charges.**

Sincerely,

Bruce R. Storrs, PLS  
City and County Surveyor

**Tentative approval valid for 36 months:**

This Tentative Map Approval is valid for 36 months, unless a written request for an extension is received prior to the expiration date. When the approved time frame expires, the project is terminated. A completely new application packet together with new fees must then be submitted to DPW/BSM to reopen or reactivate the project.

**Contesting this decision:**

If you wish to contest this decision, you may do so by filing an appeal (together with an appeal fee check for \$250) with the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place (formerly 400 Van Ness Ave.), Room 244, within ten (10) days of the date of this letter per Section 1314 of the San Francisco Subdivision Code.



Edwin M. Lee, Mayor  
Edward D. Reiskin, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

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

Date: June 30, 2011

| Approval of Tentative/Parcel Map for |       |     |
|--------------------------------------|-------|-----|
| Address                              | Block | Lot |
| 1171 SANSOME ST                      | 0113  | 40  |

Dear Sir/Madam:

This is to advise you that based on our findings the County Surveyor has made his decision affirming the approval of the subject Tentative/Parcel Map.

The County Surveyor, together with the Planning Department and Department of Building Inspection have reviewed the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, the San Francisco Code and applicable regulations for the Tentative/Parcel Map for the creation of:

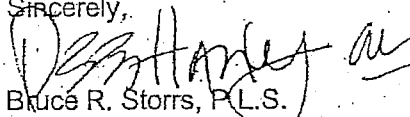
### Lot Subdivision (2 lot(s))

Subdivision Code Section 1314 provides that an appeal of the decision of the County Surveyor may be made to the Board of Supervisors located at 1 Dr. Carlton B. Goodlett Place, Room 244 (telephone number 554-5184).

Any such appeal must be filed in writing with the Clerk of the Board within ten (10) days of the date of this letter along with a check in the amount of \$280 made out to the Department of Public Works.

If you have any questions on this matter, please contact Bruce R. Storrs, County Surveyor, of this Department at 554-5827.

Sincerely,

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



# SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 JUN 9 PM 1:54

## NOTICE OF PLANNING DEPARTMENT REQUIREMENTS #1

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

January 28, 2008

Benjamin B. Ron  
Martin M. Ron Associates, Inc.  
859 Harrison Street, Suite 200  
San Francisco, CA 94107

PROPERTY ADDRESS: 1111 Sansome Street (aka 1171 Sansome Street)  
ASSESSOR'S PARCEL NO: Block 0113, Lot 040  
ZONING DISTRICT: RH-3/C-2; Waterfront Special Use District No. 3  
APPLICATION NO: 2008.0154S

The subject application is under Planning Department review. The application is now on hold until we receive the information, revisions and/or materials listed below, and verify their accuracy.

1. Please submit an Environmental Evaluation application to the Major Environmental Analysis Division of the Planning Department at your earliest convenience.
  - a. Pursuant to Class 15 [State CEQA Guidelines Section 15315] of Title 14 of the California Administrative Code, subdivision of a parcel containing 20% or greater slope is not Categorically Exempt from CEQA review. The slope of the subject parcel exceeds 20% and will require further environmental review.

Please contact Aaron Hollister at (415) 575-9078 or via E-Mail at [aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org) with any questions concerning this notice. Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your application.

RECEIVED  
08 DEC 16 AM 9:20



Gavin Newsom, Mayor  
Fred V. Abadi, Ph.D., Director



(415) 554-5827  
FAX (415) 554-5324  
http://www.sfdpw.com

RECEIVED  
11 JUN 29 PM 4:16

Department of Public Works  
Bureau of Street-Use and Mapping  
875 Stevenson Street, Room 410  
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager  
Bruce Storrs, City and County Surveyor

Date: January 8, 2008

2008-0154S

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

| Project ID: 5015                         |             |       |     |
|--|-------------|-------|-----|
| Project Type: Lot Subdivision (2 lot(s)) |             |       |     |
| Address#                                 | Street Name | Block | Lot |
| 1111 / 1171                              | SANSOME ST  | 0113  | 40  |
| Tentative Map Referral                   |             |       |     |

NE

Attention: Mr. Lawrence Badiner

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.

✓

*n Per Categorical Exemption, General Rule Exclusion dated 16 August 2010 (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 Lawrence Badiner 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 Lawrence Badiner at the above address):

PLANNING DEPARTMENT

DATE 6/27/2011

*Aaron Hollister, Aaron Hollister*  
for Mr. ~~Lawrence B. Badiner~~, Zoning Administrator  
Scott F. Sanchez

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Certificate of Determination  
EXEMPTION FROM ENVIRONMENTAL REVIEW**

Case No.: 2008.0154E  
 Project Address: 1111 Sansome Street  
 Zoning: RH-3 (Residential House, Three-Family) Use District  
 C-2 (Community Business) Use District  
 Waterfront Special Use District No. 3  
 40-X/84-E Height and Bulk Districts  
 Block/Lot: 0113/040  
 Lot Size: 12,600 square feet  
 Project Sponsor: Vincent Tai, Tai Architecture, (415) 921-9808  
 Staff Contact: Don Lewis, (415) 575-9095, [don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

**PROJECT DESCRIPTION:**

The project site is an undeveloped, steeply-sloping lot located on the west side of Sansome Street on the block bounded by Green Street, Calhoun Terrace, Sansome Street, and Union Street in the North Beach neighborhood. The proposed project involves the subdivision of the existing lot resulting in a 3,300-square-foot parcel (Parcel A) and a 9,300-square-foot parcel (Parcel B). Construction is not proposed as part of this project. Parcel A is located in the southwest corner of the lot fronting on Sansome Street and would be retained by the owners for future development, while Parcel B, which would be "L-shaped" with frontages on both Sansome Street and Calhoun Terrace, is being proposed for donation to a non-profit organization to be preserved in its natural state. The project site is located within the Northeastern Waterfront Historic District. The proposed subdivision would result in two lots which would both meet Planning Code requirements for minimum lot size of 2,500 square feet. The proposed project would require a subdivision permit from the Planning Department, the Department of Building Inspection, and the Department of Public Works.

**EXEMPT STATUS:**

Categorical Exemption, General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

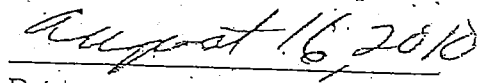
**REMARKS:**

See reverse side.

**DETERMINATION:**

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

  
 BILL WYCKO  
 Environmental Review Officer

  
 Date

cc: Vincent Tai, Project Sponsor  
 Supervisor David Chiu, District 3

Bulletin Board  
 V. Byrd, M.D.F

## REMARKS (continued):

The project site is located on the eastern portion of Telegraph Hill and has a slope downwards of up to approximately 65%. The topography of the project site is the result of past quarrying activities, adjacent dwelling and roadway improvements, and downslope movement. The elevation of the existing grade varies from about 180 feet to 25 feet. There have been various formal development proposals at the project site. In 1982, a 12-story office/residential complex along Sansome Street was proposed. In 1995, the current project sponsor proposed to split Lot 40 into three lots. Townhouse units were proposed on Sansome Street while a residential structure was proposed on Calhoun Terrace. There have been extensive geotechnical and geological investigations and reports, both individually and collectively, on the project site. There is sufficient evidence to support the "buildability" of the lot, especially for the proposed Parcel A. As noted above in the project description, the current application is only for a subdivision and no construction is proposed at this time. The fact that there have been a number of past proposals for the site is not relevant to the current project.

The proposed project would not result in any physical activity on the subject lot, and as such, would have no impact on land use, visual quality, transportation, population, air quality, noise, biological resources, cultural resources, geology, hydrology, and hazardous materials. Any future construction on the project site would require additional planning review and a building permit. The proposed project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Geotechnical Investigation: Trans Pacific Geotechnical Consultants completed a geotechnical investigation and geotechnical consultation report for the subject lot and surrounding vicinity, and the conclusions of that report are summarized below.<sup>1</sup> The scope of the report included a review of the available geologic, geotechnical, and structural reports and plans for the site. In 1995, the project sponsor proposed to split Lot 40 into three lots: two lots on the eastern (Sansome Street) portion and one lot adjacent to the Calhoun Terrace right-of-way. Townhouse units were proposed on the Sansome Street lots and a residential structure was proposed for the upper lot. According to Trans Pacific's report, there is no evidence of global instability for the site, and the proposed lot split along with the proposed development in 1995 for a residence on the upper slope and a townhouse and/or office building on the lower slope would be feasible, provided appropriate mitigation measures were undertaken to control water infiltration, and to perform rock/soil stabilization by anchor bolts and netting. The report further stated that the lower portion of the lot fronting on Sansome Street could be developed using fairly conventional excavation and shoring construction.

As noted in the current project description, construction is not proposed, and therefore, mitigation measures are not required. If construction is proposed, environmental review would be required.

---

<sup>1</sup> Trans Pacific Geotechnical Consultants, "Geological Investigation and Geotechnical Consultation Report, Proposed Lot Split, Lot 40, Assessor's Block 113," August 3, 2002. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2008.0154E.

On December 18, 2008, the Department of Building Inspection (DBI) approved Trans Pacific's 2002 geotechnical report and their subsequent 2008 geotechnical update.<sup>2,3</sup> This memorandum from DBI stated that the proposed subdivision is developable with respect to the San Francisco Building Code, and that DBI recommends to the Division of Subdivision and Mapping of the Department of Public Works to approve the Tentative/Preliminary Map to subdivide the vacant lot in the proposed subdivision map.

If and when construction is proposed at the project site, the final building plans would be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be mitigated during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. Past geological and geotechnical investigations would be available for use by DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site and adjacent to the project site would be mitigated through DBI's requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

#### Exempt Status

CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Since the project meets the conditions of CEQA Guidelines Sections 15061(b)(3), exemption from environmental review is appropriate, as it can be seen with certainty that the proposed subdivision would not have a significant impact on the environment. There are no aspects of the project that would result in a significant environmental effect.

#### Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on December 2, 2009 to the owners and occupants of properties adjacent to the project site and interested parties. One member of the public expressed their concerns regarding the likelihood of the project sponsor finding a willing nonprofit for the proposed "L-shaped" lot, and that environmental review of the proposed subdivision is required based on previous Department determinations in 1998. The likelihood or unlikelihood of finding a nonprofit agency to take the "L-shaped" lot does not represent unusual circumstances that

<sup>2</sup> Memorandum from Willy Yau, Plan Check Division, Department of Building Inspection, to Bruce Stone, Division of Subdivision and Mapping, Department of Public Works, December 16, 2008. This memorandum is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2008.0154E.

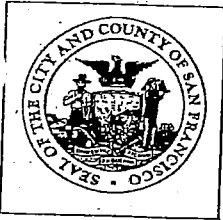
<sup>3</sup> Trans Pacific Geotechnical Consultants, "Geological and Geotechnical Consultation, Proposed Lot Split, Lot 40, Assessor's Block 113," December 2, 2008. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2008.0154E.

would cause the proposed subdivision to have a significant effect on the environment. Furthermore, the subdivision of a steeply-sloping lot is not unusual considering the topography of San Francisco. The proposed subdivision meets the requirements for a General Rule Exclusion and is exempt from CEQA. If construction is proposed at a later time, environmental review would be required.

**Conclusion**

As noted above, the project does not propose construction activities. It can be seen with certainty that there is no possibility that the lot subdivision may have a significant effect on the environment. Therefore, this activity is not subject to CEQA.





DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414
(415) 558-6133 Fax (415) 558-6686

MEMORANDUM

DATE: December 16, 2008
TO: Bruce Storrs, P.L.S.
Division of Subdivision and Mapping, Dept. of Public Works
FROM: Willy Yau, Plan Check Services Division
SUBJECT: Address: 1171 Sansome Street
Assessor's Block No. 0113, Lot No: 040
Map Referral 2 Lot Subdivision

Reference is made to your memo dated 01/08/08 in which your Division referred to this Department of the proposed subdivision as shown on the Tentative/Preliminary Map. This is a revised referral response to our original January 23, 2008 response based on updated geotechnical report dated December 2, 2008 by Mr. Eddy T. Lau, G.E. and Mr. Marlene Wong, G.E. of Trans Pacific Geotechnical Consultants, Inc. to their original August 8, 2002 geotechnical report.

For New Condominium Construction, Building permit application for this site filed: approved: issued:
For Existing Building to be converted to condominium-no review by the Plan Check Services Division required. (Existing building code compliance to be inspected upon separate application).

- X Subdivision is:
(a) Developable with the respect to the San Francisco Building Code, and we recommend your approval of the Tentative/Preliminary Map to subdivide the vacant Lot in the proposed subdivision map.
(b) Not approvable because new property line cannot cut through an existing building.
(c) Not approvable at this time. Exterior walls and all windows next to the proposed property lines of the building (s) must comply with Table 5A SFBC before subdivision.
(d) Not developable because
(e) Not able to be reviewed at this time due to lack of necessary information. Please provide

08 DEC 18 PM 3:15

RECEIVED



Gavin Newsom, Mayor  
Fred V. Abadi, Ph.D., Director

Department of Public Works  
Bureau of Street-Use and Mapping  
875 Stevenson Street, Room 410  
San Francisco, CA 94103-0842

Barbara L. Moy, Bureau Manager  
Bruce Storrs, City and County Surveyor

Date: January 8, 2008

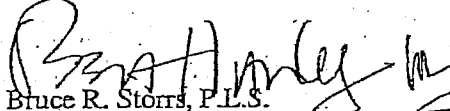
Department of Building Inspection  
1660 Mission Street, Room 2019  
San Francisco, CA 94103

|  |            |       |     |
|--|------------|-------|-----|
| Project ID: 5015                         |            |       |     |
| Project Type: Lot Subdivision (2 lot(s)) |            |       |     |
| Address#                                 | StreetName | Block | Lot |
| 1171                                     | SANSOME ST | 0113  | 40  |
| Tentative Map Referral                   |            |       |     |

To Whom It May Concern:

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 Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

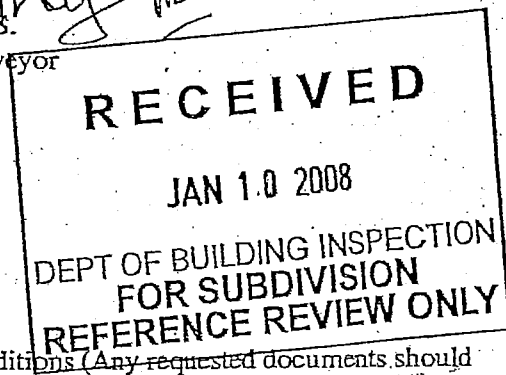
Sincerely,

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

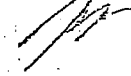
BRS/st

Enclosures:

|                                     |                             |
|-------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Print of Map                |
| <input type="checkbox"/>            | 3R No.                      |
| <input type="checkbox"/>            | Building Permit Application |
| <input type="checkbox"/>            | Permit                      |



This Tentative Map has been:

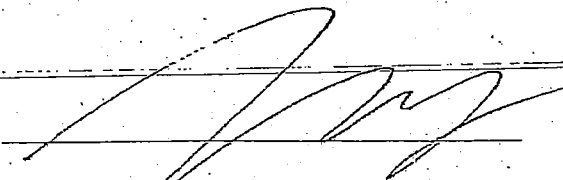
Approved by DBI 

Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

Disapproved by DBI due to the following (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

By: JOSEPH YU, DBI

Date: JAN 15 2008

Signed: 

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

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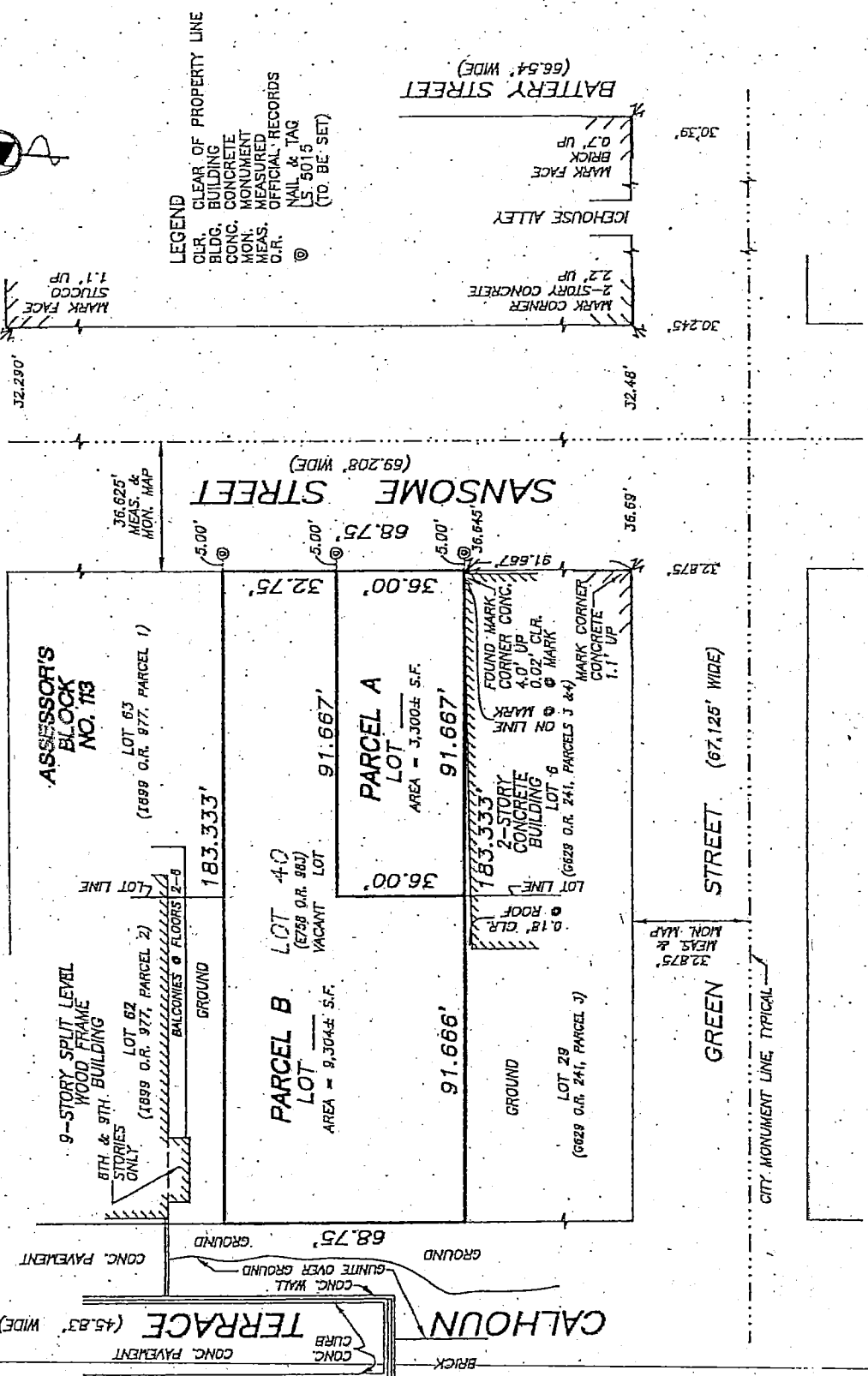
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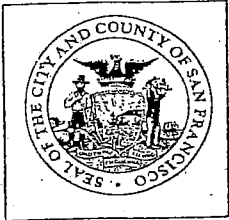


**LEGEND**  
 CLR. BLDG. BUILDING  
 CONC. CONCRETE  
 MON. MONUMENT  
 MEAS. MEASURED  
 O.R. OFFICIAL RECORDS  
 NAIL & TAG  
 L.S. 5015  
 (TO BE SET)

- GENERAL NOTES:**
1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
  2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  3. THIS MAP IS BASED ON 8758 O.R. 983 (GRANT DEED)
  4. MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT OF WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.
  5. THE LOCATION OF CALHOUN TERRACE IS BASED ON DEED DISTANCES AND CONFIRMED BY MEASURED LOCATION OF EXISTING IMPROVEMENTS.
  6. NOTICE OF DESIGNATION OF A LANDMARK RECORDED APRIL 23RD, 1984 IN BOOK D686, PAGE 1187, OFFICIAL RECORDS.
  7. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE RECORDED MAY 13TH, 1988, IN BOOK E86, PAGE 1307, OFFICIAL RECORDS.

**BASIS OF SURVEY**  
 CITY OF SAN FRANCISCO MONUMENT MAP NO. 04 ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.

**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 REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414
(415) 558-6133 Fax (415) 558-6686

MEMORANDUM

DATE: January 23, 2008
TO: Bruce Storrs, P.L.S.
Division of Subdivision and Mapping, Dept. of Public Works
FROM: Willy Yau, Plan Check Services Division
SUBJECT: Address: 1171 Sansome Street
Assessor's Block No. 0113, Lot No: 040
Map Referral 2 Lot Subdivision

RECEIVED
08 JAN 25 PM 4:30

Reference is made to your memo dated 01/08/08 in which your Division referred to this Department of the proposed subdivision as shown on the Tentative/Preliminary Map.

For New Condominium Construction,
Building permit application for this site filed.
approved.
issued.

For Existing Building to be converted to condominium-no review by the Plan Check Services Division required. (Existing building code compliance to be inspected upon separate application).

- X Subdivision is:
X (a) Developable with the respect to the San Francisco Building Code, and we recommend your approval of the Tentative/Preliminary Map to subdivide the vacant Lot subject to applicant provide an updated soil investigation report (from submitted August 8, 2002 report) addressing the latest conditions of the site including all the items required in such report as stipulated in Section 1358 of the San Francisco Subdivision Code (attached).
(b) Not approvable because new property line cannot cut through an existing building.
(c) Not approvable at this time. Exterior walls and all windows next to the proposed property lines of the building (s) must comply with Table 5A SFBC before subdivision.
(d) Not developable because
(e) Not able to be reviewed at this time due to lack of necessary information. Please provide

**SEC. 1358. PRELIMINARY SOIL REPORT.** (a) A Preliminary Soil Report, prepared by a soils engineer or a registered engineering geologist, and based upon test borings and excavations done at the subdivision site, shall contain the following elements:

(1) The specific geologic and soil conditions within and immediately adjacent to the subdivision;

(2) Indication and delineation of critically expansive soils or other soil problems which, if not corrected, may lead to defects in structures, buildings and other improvements;

(3) Report on the suitability of the earth material for the construction of stable embankments and excavation slopes, together with recommended construction procedures needed to obtain the required stability; and

(4) Report on slides, springs and seepage conditions, faults and erosion problems, together with recommendations for correction of any problems or hazards presented by such conditions.

A. APPLICATION

CITY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

2011 JUL 19 PM 1:55

BY KC

APPLICATION FOR PARCEL/FINAL MAP

Property Address: 1171 SANSOME STREET

Assessor's Block: 113 Lot Number(s): 40

For DPW-BSM use only  
ID No.: 5015

|  |  |         |                               |
|--|--|---------|-------------------------------|
| Owner:   |  |         |                               |
| Name:  | <u>KUNHING CORP 40 VINCENT TAI</u>                   |         |                               |
| Address:   | <u>1238 PACIFIC AVENUE SE. CA. 94109</u>             |         |                               |
| Phone:   | <u>415-921-9808</u>                                  | E-mail: | <u>TAI ASSOCIATES@AOL.COM</u> |
| Person to be contacted concerning this project (if different from owner) |  |         |                               |
| Name:  |  |         |                               |
| Address:   |  |         |                               |
| Phone:   |  | E-mail: |                               |
| Firm or agent preparing the subdivision map                              |  |         |                               |
| Name:  | <u>MARTIN M. RON ASSOCIATES, INC. - BEN RON</u>      |         |                               |
| Address:   | <u>859 HARRISON STREET, SUITE 200 S.F. CA. 94107</u> |         |                               |
| Phone:   | <u>415-543-4500</u>                                  | E-mail: | <u>BEN@MARTINRON.COM</u>      |
| Subdivider (if different from owner)                                     |  |         |                               |
| Name:  |  |         |                               |
| Address:   |  |         |                               |

Existing number of Lots: 1

Number of lots being created: 2

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

I (We) BENJAMIN B. RON, AGENT FOR KUNHING CORP  
(Print Subdivider's Name in full)

07 DEC 21 PM 3  
RECEIVED

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 12-21-07

Signed: Ben-B. R.



**OLD REPUBLIC**  
TITLE COMPANY

475 Sansome Street, Suite 1700  
San Francisco, CA 94111  
(415) 397-0500 Fax: (415) 397-0199

### PRELIMINARY REPORT

Issued for the sole use of:

Our Order Number 0227006637-DP

1238 PACIFIC  
SAN FRANCISCO, CA 94109

Attention: VINCENT T. C. TAI

When Replying Please Contact:

David Phillips  
(415) 397-0500

Property Address:

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of: September 7, 2007, at 7:30 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

Page 1 of 7 Pages

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227006637-DP

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred to or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Vinton Corporation, a California Corporation, as to an undivided 1/2 interest, and Kunhing Corporation, a California Corporation, as to an undivided 1/2 interest

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

COMMENCING at a point on the westerly line of Sansome Street, distant thereon 91 feet, 8 inches northerly from the northerly line of Green Street; running thence northerly along said line of Sansome Street 68 feet, 9 inches; thence at a right angle westerly 183 feet, 4 inches to the easterly line of Calhoun Terrace; thence at a right angle southerly along said line of Calhoun Terrace 68 feet, 9 inches; thence at a right angle easterly 183 feet, 4 inches to the westerly line of Sansome Street and the point of commencement.

BEING a portion of 50 VARA BLOCK NO. 187, in BLOCK NO. 45.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2007 - 2008, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2006 - 2007, as follows:

|                      |   |                    |             |
|----------------------|---|--------------------|-------------|
| Assessor's Parcel No | : | LOT: 040 BLK: 0113 |             |
| Bill No.             | : | 005081             |             |
| Code No.             | : | 01-000             |             |
| 1st Installment      | : | \$3,545.52         | Marked Paid |
| 2nd Installment      | : | \$3,545.52         | Marked Paid |
| Land                 | : | \$624,762.00       |             |
| Imp. Value           | : | \$0.00             |             |
| Exemption            | : | \$0.00             |             |



OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227006637-DP

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
4. The herein described property lies within the boundaries of a Community Facilities District, as follows:

District No. : 90-1  
For : School Maintenance and Repair  
Disclosed by : Notice of Special Tax Lien recorded July 5, 1990 in Reel F160  
Image 1044 of Official Records, under Recorder's Serial Number  
E573343.  
Amount : \$32.20

CONTAINED THEREIN IS A PROVISION FOR AN ONGOING SPECIAL TAX WHICH IS IN ADDITION TO BUT IS INCLUDED AND PAYABLE WITH THE GENERAL AND SPECIAL REAL PROPERTY TAXES OF THE CITY AND COUNTY OF SAN FRANCISCO.

Further information may be obtained by contacting:  
San Francisco Unified School District CFD  
135 Van Ness Avenue, San Francisco, CA 94102  
(415) 241-6480

5. Terms and provisions as contained in an instrument
- Entitled : Notice of Designation of a Landmark  
Executed by : Department of City Planning  
Dated : April 12th, 1984  
Recorded : April 23rd, 1984 in Book D666 of Official Records, Page 1187
- Which, among other things, provides : That said land is within the boundaries of the Northeast Waterfront Historic District Designated by Ordinance No. 171-83 of the Board of Supervisors of the City and County of San Francisco, effective May 8, 1983.
6. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : "Notice of Special Restrictions Under the City Planning Code"  
Executed by : Seaton Corporation and Vinton Corporation  
Dated : April 17th, 1986  
Recorded : May 13th, 1986 in Book E86 of Official Records, Page 1302

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227006637-DP

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

7. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : "Notice of Special Restrictions Under the City Planning Code"  
Executed by : Vinton Corporation and Seaton Corporation  
Recorded : June 6th, 1986 in Book E103 of Official Records, Page 1701

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

8. Terms and provisions as contained in an instrument

Entitled : Notice of Fee; Transit Impact Development Fee  
Executed by : Public Utilities Commission and Transit Impact Development Fee  
Recorded : July 17th, 1987 in Book E387 of Official Records, Page 1952

Which, among other things, provides : For a transit impact development fee in the amount of \$148,480.00 due to Public Utilities Commission.

9. Terms and provisions as contained in an instrument,

Entitled : Notice of Consent to use land  
Executed By : Vinton Corporation and Kunhing Corporation  
Dated : July 10, 1996  
Recorded : July 26, 1996 in Reel G683 of Official Records, Image 512 under Recorder's Serial Number 96-G005855-00  
Returned to Address : Norman La Force, Esq., Law Offices of F. Ross Adkins, 25 Pacific Avenue Mall, San Francisco, CA 94111

Which, among other things, provides: The right of Robert V. Giusti, Robert S. Giusti, Eva Ceccotti, Eugene B. Ceccotti, Leanne Ceccotti Coyne, and Wells Fargo Bank, successor trustee of Trust U/W of Gina Scatena to install and maintain fence across the real property located at 200 Green Street in the City and County of San Francisco, State of California, known as Block 113, Lot 40 . .

10. Terms and provisions as contained in an instrument,

Entitled : Maintenance Agreement  
Executed By : Robert V. Giusti, Robert S. Giusti, Eva Ceccotti, Eugene B. Ceccotti, Leanne Ceccotti Coyne, and Wells Fargo Bank, successor trustee of Gina Scatena and Vinton Corp., a California corporation and Kunhing Corp., a California corporation  
Recorded : November 13, 1996 in Reel G758 of Official Records, Image 207 under Recorder's Serial Number 96-G074724-00  
Returned to Address : David W. Raub, Canterbury & Raub, 103 East Blithedale Avenue, Mill Valley, CA 94941

Which, among other things, provides: Terms of a settlement agreement between said parties pertaining to removal and maintenance of soil, rocks and other debris lying along the southerly portion of said land for the benefit of Assessor's Lots 6, 9, 10, 11 and 29 adjoining on the south and includes the right of the owners of said adjoining lots to enter onto said land to carry out said maintenance and further includes reimbursement charges in favor of said owners of said adjoining lots.

11. Matters as contained or referred to in an instrument,

Entitled : Emergency Order 4591  
Executed By : Department of Building Inspection  
Recorded : February 2, 1998 in Official Records under Recorder's Serial Number 98-G296902  
Returned to Address : 1660 Mission Street, 3rd Floor, San Francisco, Ca 94103

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227006637-DP

12. Satisfactory evidence furnished to this Company as to the due formation and continued existence of Kunhing Corporation as a legal entity under the laws of California; and documents from its board of directors authorizing this transaction and specifying the officers who shall to execute on behalf of the corporation.
13. Satisfactory evidence furnished to this Company as to the due formation and continued existence of Vinton Corporation as a legal entity under the laws of California; and documents from its board of directors authorizing this transaction and specifying the officers who shall to execute on behalf of the corporation.
14. Any claim of lien for services, labor or material arising from an improvement or work under construction or completed at the date hereof.
15. Note: It appears that Old Republic National Title Insurance may be asked to insure against the rights of Mechanics Lien claimants. The Company may require the following:
  - A. Signed indemnities by all parties.
  - B. A copy of the construction cost breakdown.
  - C. Appropriate financial statements from all Indemnitors.
16. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
17. Any unrecorded and subsisting leases.
18. Rights and claims of parties in possession.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2.

- B. In addition to existing requirements pertaining to sellers who are non-residents of California, as a result of recent changes to Section 18662 of the Revenue and Taxation Code, in transactions closing after January 1, 2003 the buyer may then be responsible to withhold 3 1/3% of the sales price (as defined therein) from any seller, if this property is not the seller's principal residence. The statute, as modified, also provides for certain exemptions to the buyer's responsibility to withhold, which may apply.

O.N.  
JW/lg

**AMERICAN LAND TITLE ASSOCIATION  
LOAN POLICY OF TITLE INSURANCE - 2006  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

**EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

## Old Republic Title Company

### Privacy Policy Notice

#### PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

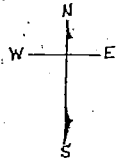
ORT 287-C 5/07/01

113

OLD 50 VARA BLK. 45  
 REVISED 1959  
 REVISED '60  
 REVISED '61  
 " '91

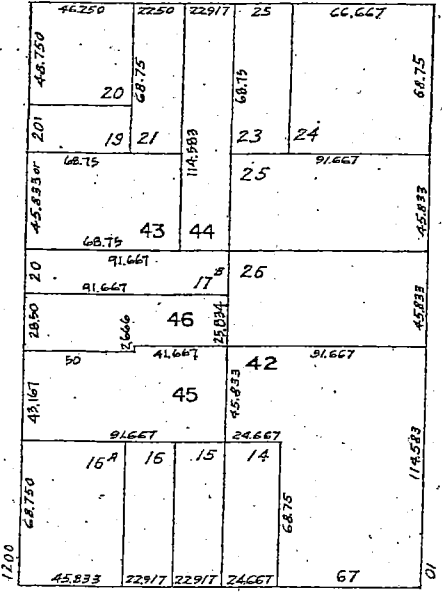
© COPYRIGHT SAN FRANCISCO  
 CITY & COUNTY ASSESSOR 1995

Lot 7 into Lot 6 - 43  
 " 8 " " 6 " "  
 " 13 " " 12 " "  
 " 28 " " 27 " "  
 " 35 " " 34 " "  
 " 37 " " 36 " "  
 " 38 " " 36 " "



UNION

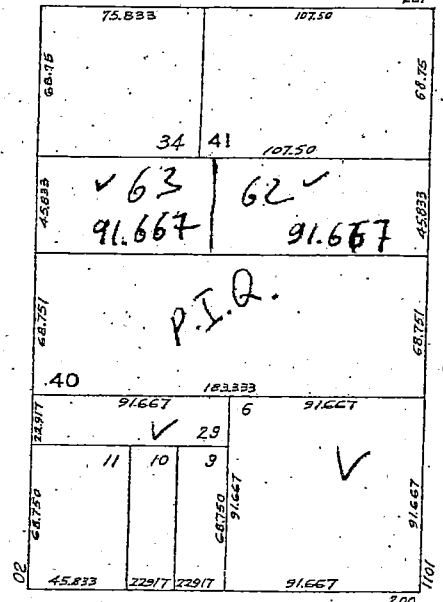
MONTGOMERY



CALHOUN

GREEN

SANSOME





**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:

COMMENCING at a point on the westerly line of Sansome Street, distant thereon 91 feet, 8 inches northerly from the northerly line of Green Street; running thence northerly along said line of Sansome Street 68 feet, 9 inches; thence at a right angle westerly 183 feet, 4 inches to the easterly line of Calhoun Terrace; thence at a right angle southerly along said line of Calhoun Terrace 68 feet, 9 inches; thence at a right angle easterly 183 feet, 4 inches to the westerly line of Sansome Street and the point of commencement.

BEING a portion of 50 VARA BLOCK NO. 187, in BLOCK NO. 45.

C.FORM

Form No. 1

*Proposition "M" Findings Form*

**The Eight Priority Policies  
of Section 101.1 of the San Francisco Planning Code**

Date: October 29, 2007

City Planning Case No. \_\_\_\_\_ (If available)

Address 1171 SANSOME STREET

Assessor's Block 113 Lot(s) 40

Proposal: To SUBDIVIDE lot 40 into two lots

**EIGHT PRIORITY GENERAL PLAN POLICIES**

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

**INSTRUCTIONS TO APPLICANTS:** Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

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

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

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

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

RECEIVED  
07 DEC 25 AM '07

- 3. That the City's supply of affordable housing be preserved and enhanced;

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

- 4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

- 5. 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;

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

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

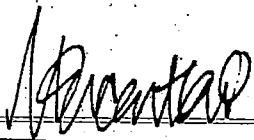
This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

- 7. That landmarks and historic buildings be preserved; and

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.

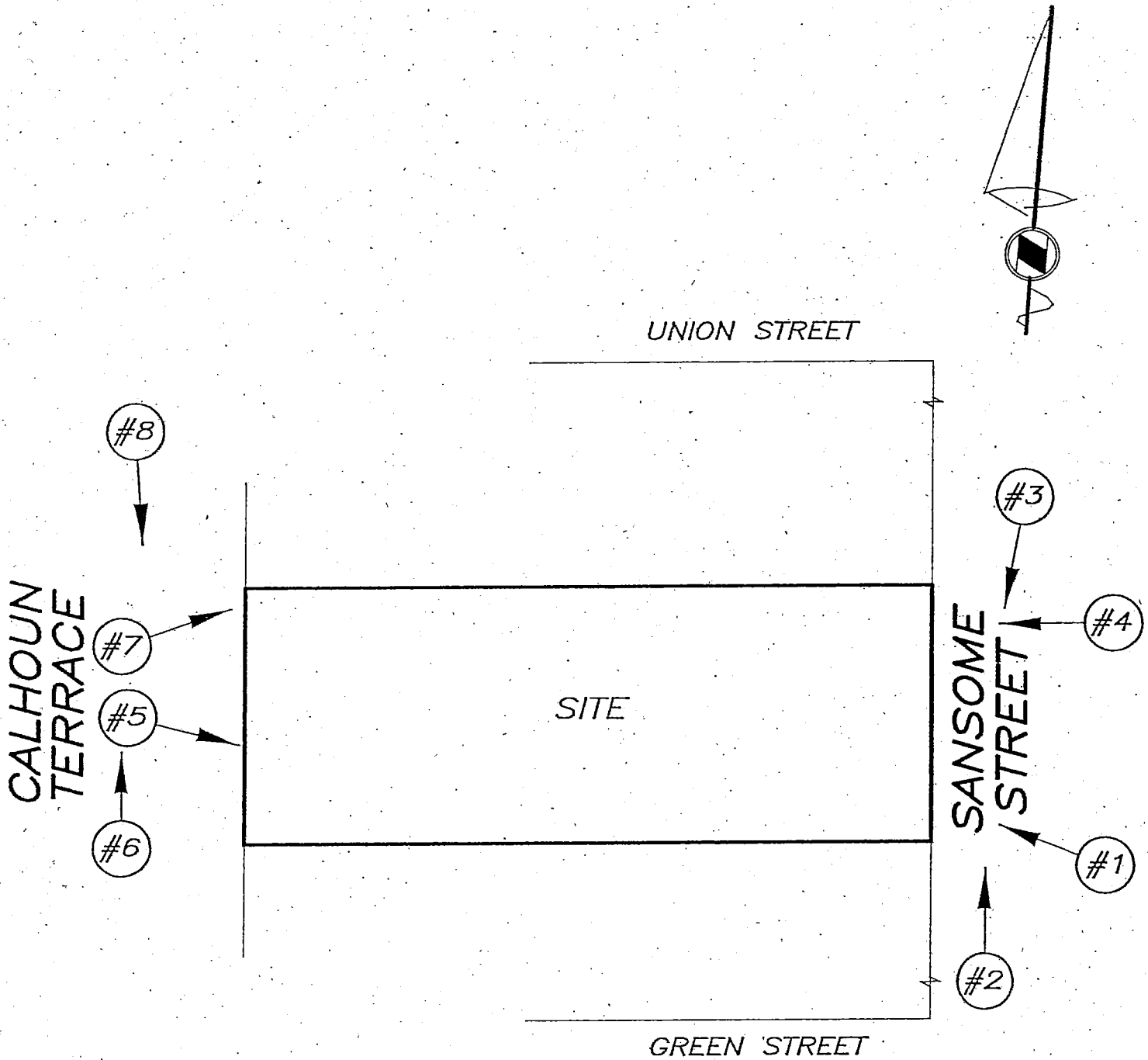
- 8. That our parks and open space and their access to sunlight and vistas be protected from development.

This application is to subdivide a vacant land property into 2 parcels. There are no changes to the existing land use and zoning designation.



Signature of Applicant

Oct 29, 2007  
Date



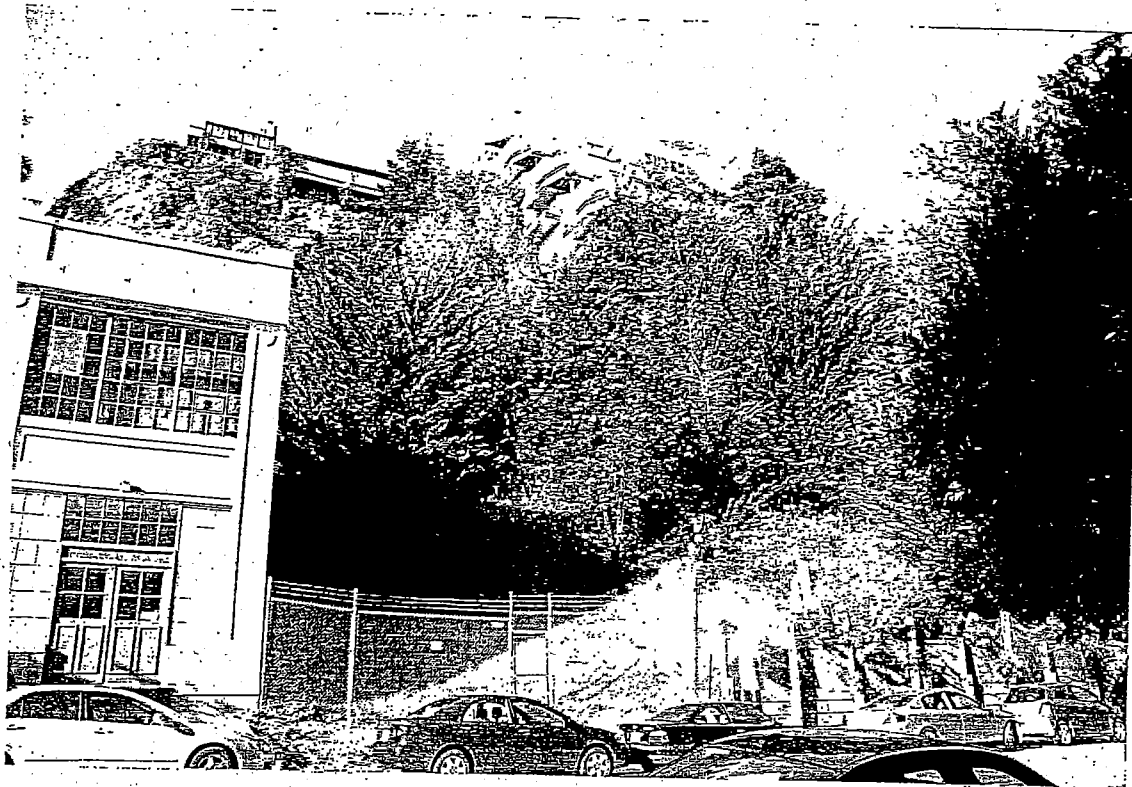
SUBJECT: **PHOTOS**

ASSESSOR'S BLOCK NO. 113  
SAN FRANCISCO, CA.

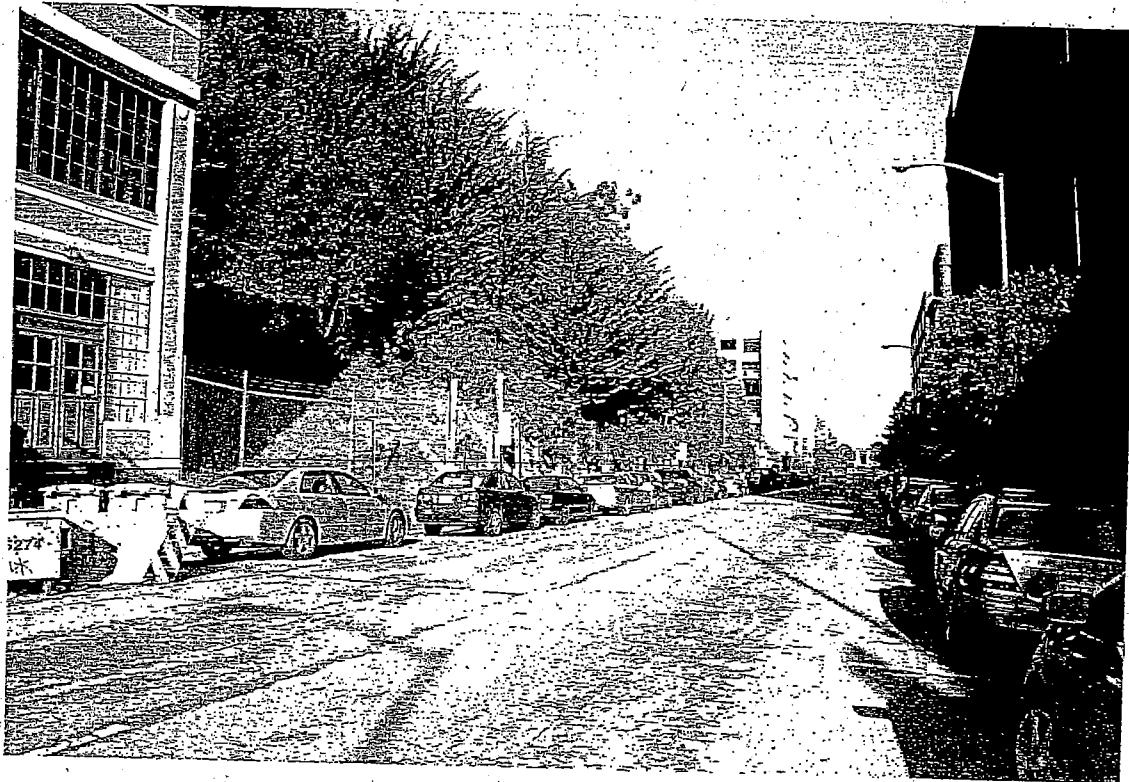
BY JP CHKD: BR DATE 12-14-07 SCALE NONE SHEET 1 OF 5 JOB NO. S-6707

MARTIN M. RON ASSOCIATES, INC.  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500



#1



#2

SUBJECT: **PHOTOS**

ASSESSOR'S BLOCK NO. 113  
SAN FRANCISCO, CA.

JP CHKD. BR DATE 12-14-07 SCALE NONE SHEET 2 OF 5 JOB NO. S-6707

MARTIN M. RON ASSOCIATES, INC.  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500



#3



#4

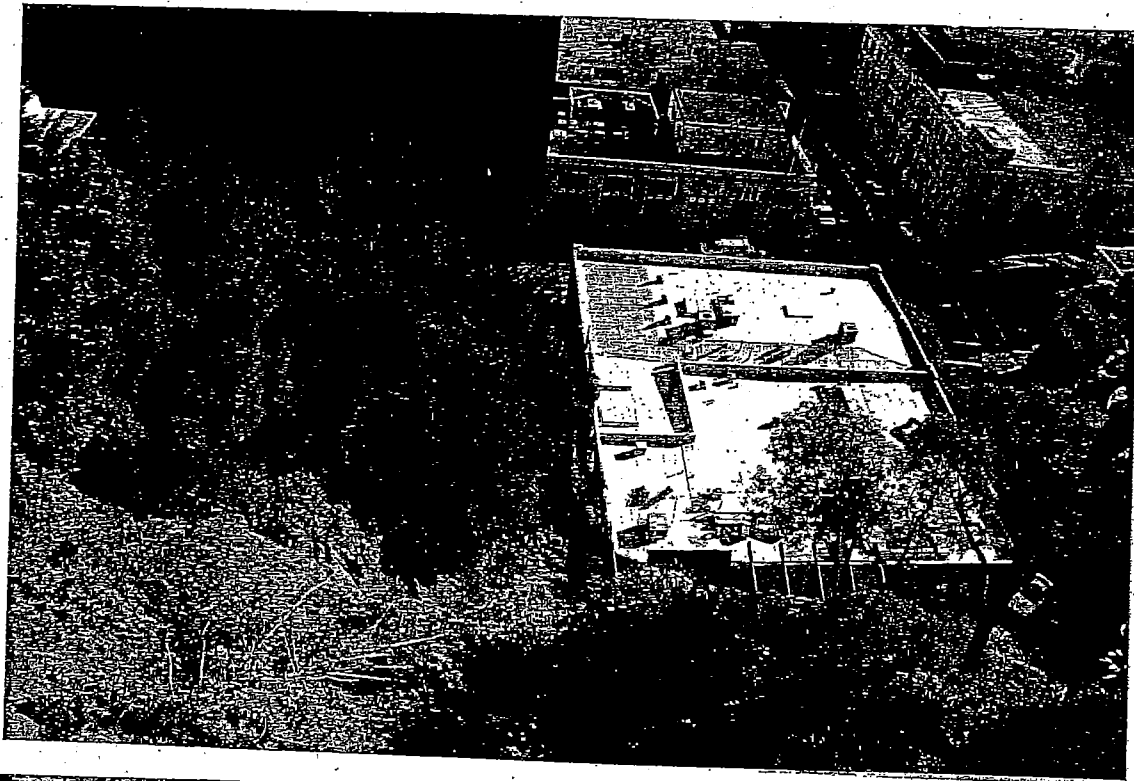
SUBJECT: **PHOTOS**

ASSESSOR'S BLOCK NO. 113  
SAN FRANCISCO, CA.

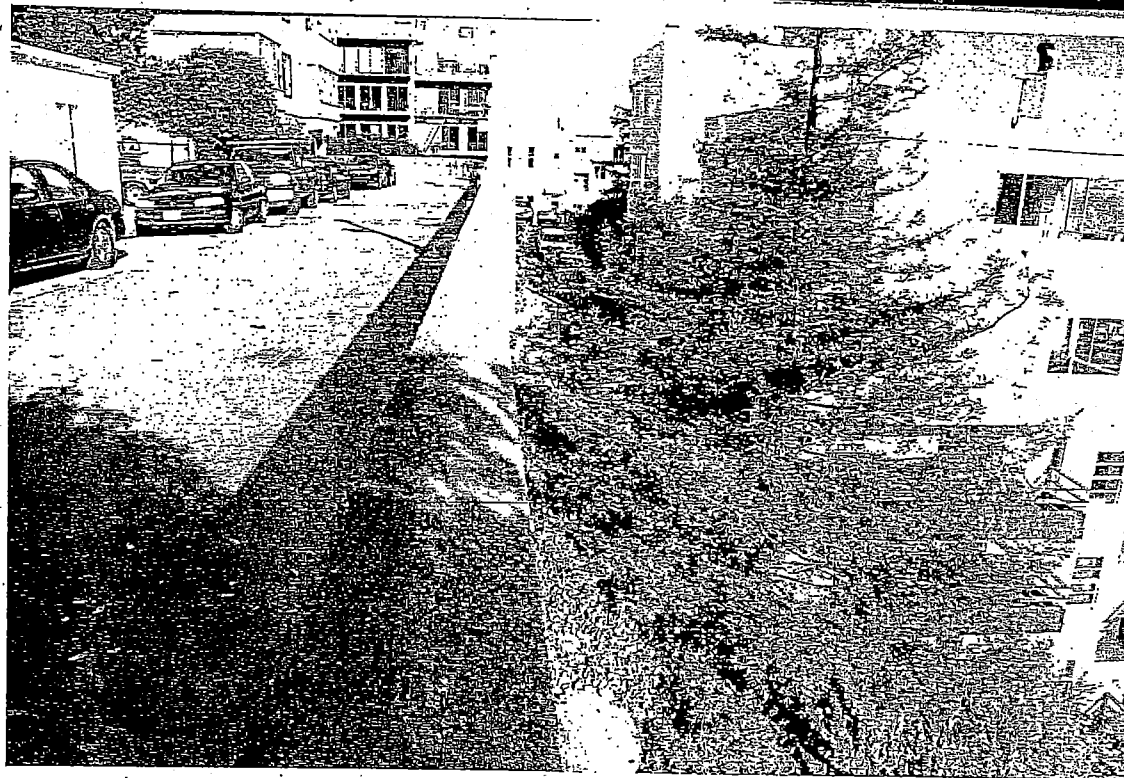
BY JP CHKD. BR DATE 12-14-07 SCALE NONE SHEET 3 OF 5 JOB NO. S-6707

MARTIN M. RON ASSOCIATES, INC.  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500



#5



#6

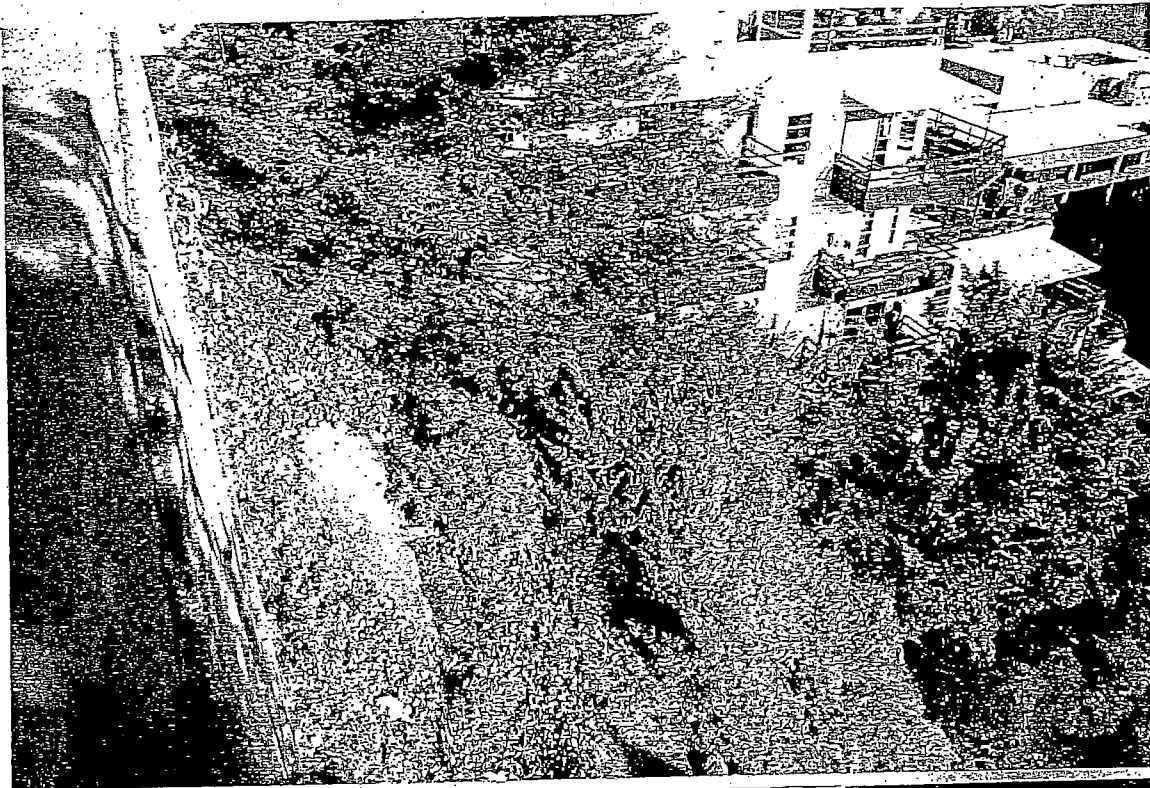
SUBJECT: **PHOTOS**

ASSESSOR'S BLOCK NO. 113  
SAN FRANCISCO, CA.

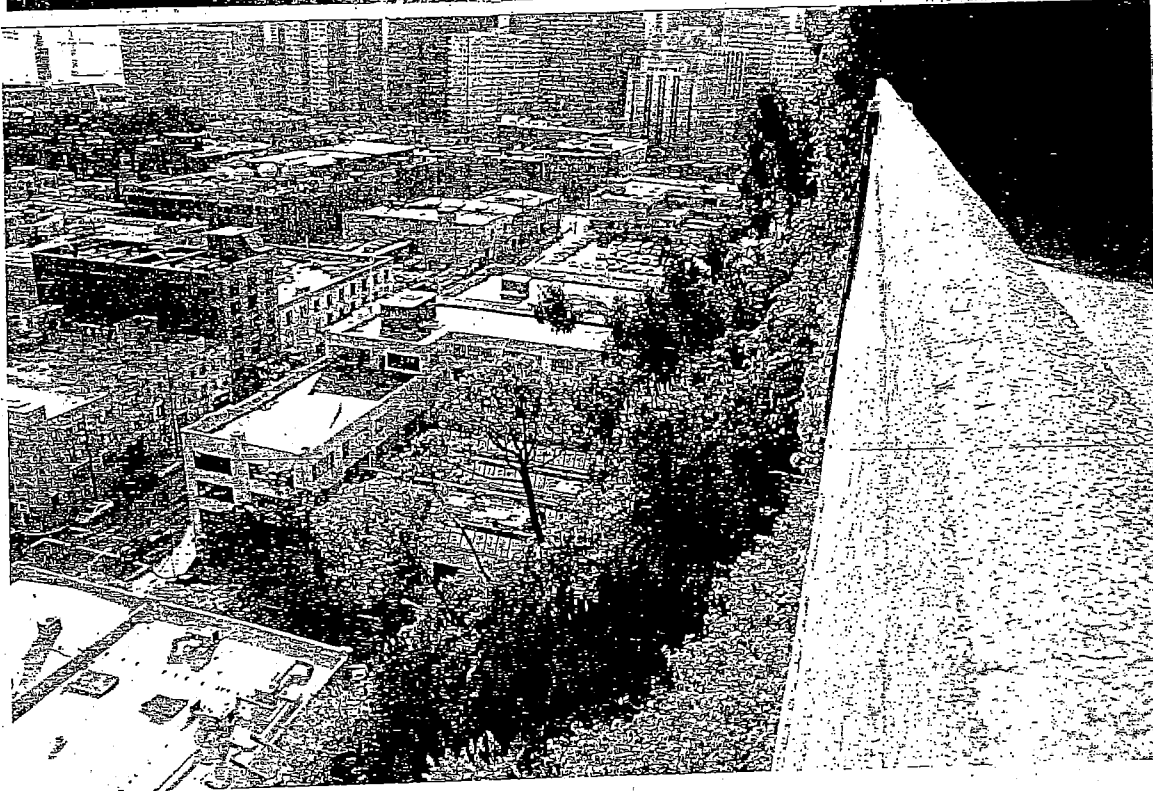
JP CHKD. BR DATE 12-14-07 SCALE NONE SHEET 4 OF 5 JOB NO. S-6707

MARTIN M. RON ASSOCIATES, INC.  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500



#7



#8

SUBJECT: **PHOTOS**

ASSESSOR'S BLOCK NO. 113  
SAN FRANCISCO, CA.

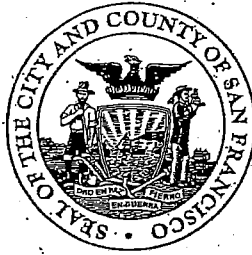
BY JP CHKD. BR DATE 12-14-07 SCALE NONE SHEET 5 OF 5 JOB NO. S-6707

MARTIN M. RON ASSOCIATES, INC.  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

**NOTICE OF PUBLIC HEARING**

**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows; at which time all interested parties may attend and be heard:

**Date:** Tuesday, August 2, 2011  
**Time:** 4:00 p.m.  
**Location:** Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102  
**Subject:** File No. 110835. Hearing of persons interested in or objecting to the decision of the Department of Public Works dated June 30, 2011, approving a Tentative Parcel Map for a 2-lot subdivision located at 1171 Sansome Street, Lot No. 40, in Assessor's Block No. 0113, (District 3) (Appellants: John M. Sanger, Catherine Sanger, David Davies, and Jack Weeden).

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, July 28, 2011.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

DATED: July 20, 2011  
PUBLISHED: July 22, 2011

