

File No. 221233

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

Board Item No. 53

## COMMITTEE/BOARD OF SUPERVISORS

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Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: December 13, 2022

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- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Jocelyn Wong

Date: December 9, 2022

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map No.10332 3000-3008 Larkin Street & 884-898 North Point Street]

2

3 **Motion approving Final Map No. 10332, a four-lot vertical subdivision; lot one being a five-unit**  
4 **residential condominium project; lot three being three-unit commercial condominium project,**  
5 **located at 3000-3008 Larkin Street and 884-898 North Point Street, being a subdivision of**  
6 **Assessor’s Parcel Block No. 0025, Lot No. 024; and adopting findings pursuant to the General**  
7 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

8

9           MOVED, That the certain map entitled “FINAL MAP No. 10332”, a four-lot vertical subdivision;  
10 lot one being a five-unit residential condominium project; lot three being three unit  
11 commercial condominium project, located at 3000-3008 Larkin Street and 884-898 North Point Street,  
12 being a subdivision of Assessor’s Parcel Block No.0025, Lot No.024, comprising four sheets, approved  
13 November 3, 2022, by Department of Public Works Order No.207279 is hereby approved and said  
14 map is adopted as an Official Final Map No. 10332; and, be it

15           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and  
16 incorporates by reference herein as though fully set forth the findings made by the Planning  
17 Department, by its letter dated April 29, 2020, that the proposed subdivision is consistent with the  
18 General Plan and the eight priority policies of Planning Code, Section 101.1; and, be it

19           FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes the  
20 Director of the Department of Public Works to enter all necessary recording information  
21 on 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  
24 by the subdivider with all applicable provisions of the San Francisco Subdivision Code  
25 and amendments thereto.

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DESCRIPTION APPROVED:

RECOMMENDED:

          /s/                                

          /s/                                

Katharine S. Anderson, PLS 8499  
City and County Surveyor

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](http://www.SFPublicWorks.org)

**Public Works Order No: 207279**

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

APPROVING FINAL MAP NO. 10332, 3000-3008 LARKIN STREET AND 884-898 NORTH POINT STREET, A 4 LOT VERTICAL SUBDIVISION; LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMNIUM PROJECT; LOT 3 BEING A 3 UNIT COMMERCIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 024 IN ASSESSOR’S BLOCK NO. 0025 (OR ASSESSOR’S PARCEL NUMBER 0025-024). [SEE MAP]

A 4 LOT VERTICAL SUBDIVISION; LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMNIUM PROJECT; LOT 3 BEING A 3 UNIT COMMERCIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated April 29, 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. 10332”, comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated April 29, 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:

*Katharine Anderson*

Anderson, Katharine 0B46386D8122465...

City and County Surveyor

X

DocuSigned by:

*Carla Short*

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



**TENTATIVE MAP DECISION**

Date: February 25, 2020

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

|  |                   |              |            |
|--|-------------------|--------------|------------|
| <b>Project ID:</b> 10332   |                   |              |            |
| <b>Project Type:</b> BEING A 4 LOT VERTICAL SUBDIVISION, PROPOSED LOT 1 BEING 5 NEW RESIDENTIAL CONDOMINIUM UNITS, PROPOSED LOT 2 BEING 1 NEW COMMERCIAL SPACE, PROPOSED LOT 3 BEING 3 NEW COMMERCIAL CONDOMINIUM UNITS, AND PROPOSED LOT 4 COMPRISED OF 2 EXISTING RESIDENTIAL APARTMENTS |                   |              |            |
| <b>Address#</b>  | <b>StreetName</b> | <b>Block</b> | <b>Lot</b> |
| 3000 - 3012  | LARKIN ST         | 0025         | 024        |
| 898  | NORTH POINT ST    | 0025         | 024        |
| <b>Tentative Map Referral</b>  |                   |              |            |

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: 2020.02.25 11:46:21 -08'00'

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

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

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

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

**PLANNING DEPARTMENT**

Signed

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: *Therese Hu*

Address: *888 North Point  
ST*

City: *SAN FRANCISCO*

State: *CA* ZIP: *94109*

CONFORMED COPY of document recorded

11/21/2018, 2018K697038

11/21/2018, 2018K697038

with the original  
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

*HOWARD HU & THERESE CHIU HU*

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

BEING ASSESSOR'S BLOCK: 0025; LOT: 024;

COMMONLY KNOWN AS: 898 NORTH POINT STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Variance Application No. 2018-001289VAR authorized by the Zoning Administrator of the City and County of San Francisco on September 21, 2018, to replace Condition No. 1 of the Decision Letter issued on December 18, 1970 for Variance Case No. VZ70.61.

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

**New Condition:** No building wall on Lot 024 may be closer than 10 feet from its northern property line shared with Lot 023. This does not apply to the first story of development within the 10-foot setback, up to a maximum height of 13 feet as measured from the top of the curb at the property line along Larkin Street. Any deck(s) and associated railings above this first story must be set back at least 5 feet from the shared property line, and such railings may only be the minimum height required by the Building Code.

This decision is subject to the following additional conditions:

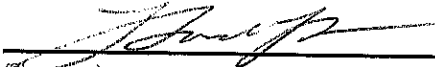
1. The authorization and rights vested by virtue of this decision letter are immediately operable upon issuance of this letter.

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for new construction on the subject property. This Index Sheet of the construction plans shall reference the Variance Case Number.

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


WATERFRONT MANAGEMENT LLC

  
\_\_\_\_\_  
(Signature)

HOWARD HU  
\_\_\_\_\_  
(Printed Name)

Dated: Nov. 21, 2018 at SAN FRANCISCO, California.  
(Month, Day) (City)

WATERFRONT MANAGEMENT LLC

  
\_\_\_\_\_  
(Signature)

THOMAS HU  
\_\_\_\_\_  
(Printed Name)

Dated: 11 / 21, 2018 at SAN FRANCISCO, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(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 11/21/2018 before me, JIAQI ZHANG, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared THERESE UN LAN CHIU HU AND HOWARD HU,  
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.

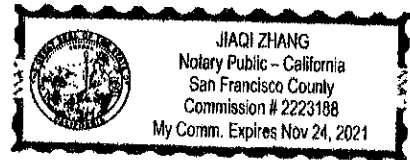
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)





10/18/70

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF CITY PLANNING  
100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

Date of This Letter: December 18, 1970

Last Date for Filing Appeal: December 28, 1970

Mr. George Imperiale  
655 Pine Street  
San Francisco, California

Re: VZ70.61  
3020 Larkin Street, east side 50 feet  
north of North Point Street; Lot 11 in  
Assessor's Block 25, in a C-2 (Community  
Business) zoning district.

Dear Mr. Imperiale:

This is to notify you and other interested parties that your application under the City Planning Code for a variance pertaining to the above property and described as follows:

**COVERAGE, USABLE OPEN SPACE AND DENSITY VARIANCES SOUGHT:**

The proposal is to split lot 11 into 2 parcels: the southernmost vacant portion of the lot which has 30 feet of frontage on Larkin to be transferred to the abutting corner lot and the northern most portion which has 57.5 feet of frontage on Larkin and is developed with an apartment house. As a result of the proposed resubdivision, the apartment house lot would not meet City Planning Code standards for permitted lot coverage, usable open space or density.

which application was considered by the Zoning Administrator at a public hearing on November 18, 1970, has been decided as follows:

GRANTED, for the transfer of the southernmost vacant portion of lot 11, having 30 feet of frontage on Larkin Street and a depth of 43.75 feet, to lot 10 prior to the construction on lot 10 of a commercial building in general conformity with the land use indicated on the Schematic Site Plan by R. E. Onorato and Associates, marked "Exhibit A" and on file with this application. This variance shall be considered granted on the additional CONDITION that:

1. The transferred portion of the lot remain as open space in perpetuity and
2. A deed restriction to this effect approved as to form by the Zoning Administrator be filed with the Recorder of the City and County of San Francisco prior to the approval of any building permits on the resulting enlarged lot, and

3020 Larkin Street

3. The variance on the resulting reduced lot 11 shall apply only to the existing development, and upon demolition of the existing apartment building, any new construction must meet Planning Code standards.

I FINDINGS OF FACT

1. Assessor's lot 11 is an interior lot with 87.5 feet frontage on Larkin Street and a depth variously of 43.75 feet and 68.75 feet with an area of 5140.625 square feet.
2. Lot 11 is presently occupied by an 11 unit apartment building. Uncovered open space on the existing lot amounts to 2318.75 square feet. The apartment building covers approximately 55 per cent of the lot. Assessor's lot 10, adjacent to the south of lot 11 is vacant.
3. The proposal is to transfer the southernmost 30 feet of present lot 11 to lot 10, in order to provide additional open plaza area for a proposed commercial building on lot 10, leaving lot 11 with a total area of 3828.125 square feet far larger than the 2500 square foot minimum required by the City Planning Code.
4. The transferred area would remain as open space under the applicant's proposal.
5. Lot 11 is zoned C-2 and since 1964 has been subject to the density standard of one dwelling unit for each 600 square feet of lot area; the existing building, built prior to current zoning Code standards, exceeds the maximum density now permitted, with a ratio of lot area to dwelling units of approximately 467 square feet per unit. The proposed reduction in the size of lot 11 would reduce this figure to 348 square feet per dwelling unit, considerably less than required by the Code.
6. After transfer of the subject portion of lot 11, 1006.25 square feet of open space would remain on lot 11, or approximately 91.5 square feet per dwelling unit. The Code now requires at least 150 square feet of open space for each dwelling unit.
7. After transfer of the subject portion of lot 11, the apartment building would cover 73.7 per cent of the remaining lot. The Code limits lot coverage to a maximum of 65 per cent for an interior lot.
8. The apartment building on lot 11 is not developed in a manner using open space that would be transferred to lot 10 other than as light and air to windows on the south side of the building. This window exposure would be retained under the applicant's proposal to retain the subject area that would be transferred to lot 10 as open plaza area.

9. The Ghirardelli Square area is developing rapidly as an intense commercial area which attracts residents of the area and tourists.
10. The applicant proposes to include the open area in a development of open courtyards emphasizing the natural environment which is intended to link together with the open access Aquatic Park and Ghirardelli Square to the north and west.
11. The lots on the east side of Larkin Street, directly opposite Ghirardelli Square such as the subject lots 10 and 11 are logical sites for immediate and future expansion of the commercial area. Thus, a commercial development on lot 11 may be expected in the future.
12. In a C-2 district the rear yard, lot coverage and usable open space requirements of the Planning Code apply only from the window sill level of the lower story, if any, occupied as a dwelling.
13. No one appeared in opposition to the application at the public hearing.

## II CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305(c) of the Planning Code specify five requirements that must all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein set forth, they are deemed to be, or not to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET because, as shown in the Findings, the intended use of the subject portion of Assessor's lot 11 that would be transferred to lot 10 will not change its basic nature as open space and will, indeed, guarantee that it remains as such when such a guarantee could not otherwise be made in a C-2 zoning district. It will do so in a manner which will benefit residents of the City as a whole and increase the usability and attractiveness of the existing area for tenants of the residential building.

Requirement 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property:

REQUIREMENT MET because the strict enforcement of the City Planning Code provisions in this case would call for the impractical and unreasonable alteration or destruction of the existing apartment building or prevent the applicant from realizing a well-conceived concept of open space development which will serve the tenants and visitors of lots 11 and 10 without any compensating public benefit.

Requirement 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district:

REQUIREMENT MET because the same class of district permits 100 per cent coverage of lots for commercial purposes, and other such lots in the area are so developed, adding none of the open space amenities to neighboring residences which granting a variance under the stated condition will guarantee. The applicant proposes to develop the rest of the newly enlarged corner lot to less than the maximum permitted coverage in the zoning district, and less than that of neighboring properties, in order to provide even more open area for the enjoyment of the public as well as commercial tenants.

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET because granting the variance will allow a development of lots 11 and 10 that will add to the open space amenities now available to those two C-2 zoned lots in keeping with similar amenities available at Ghirardelli Square and Aquatic Park in this area of the City which is changing rapidly from an earlier industrial character to uses conducive to shopping, recreation and tourist attractions. The proposed development, including the open court on the portion of lot 11 under discussion, is designed to tie in with other development in the area and should be at the same time an attraction in itself for the public. Thus, the proposal actually adds to and strengthens existing amenities of neighboring properties.

Requirement 5. That the granting of such variance will be in harmony with the general purposes and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET because in considering the nature of this area and the purposes of open space provisions of the Planning Code and of the Master Plan in general, that open space may be considered even more desirable which can serve not only the needs of the tenants on one particular lot but in addition other citizens and neighbors. The proposed development.

Mr. George Imperiale

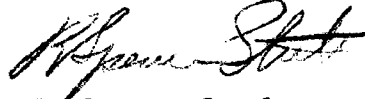
- 5 -

December 18, 1970

made possible by this variance strengthens the natural beauty of this neighborhood and adds to the beneficial attractions of the City as a whole while fulfilling intentions of the Master Plan. The variance allows development in the spirit of the intention of Code provisions and, thus, is both necessary and desirable.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Very truly yours,



R. Spencer Steele  
Zoning Administrator

RSS/RWP/en

DATA SHEET: DOCUMENT RECORDED ON THE LAND RECORDS  
IN CONNECTION WITH A PERMIT APPLICATION

1. Property Address 3020 Larkin St.
2. Block and Lot 25 / 11
3. Permit Application No. VZ 70-61, Dec 28, 1970.
4. Date Application Received by DCP \_\_\_\_\_
5. Date Applicant or His Agent Informed of Need for Recorded Document Dec 28, 1970
6. Name and Telephone Number of Person So Informed \_\_\_\_\_
7. Type of Restriction to Be Reflected in Recorded Document Condition attached  
to VZ 70-61, designating open space in perpetuity
8. Form Number Used \_\_\_\_\_
9. Date Draft Document Received by DCP \_\_\_\_\_
10. Date of Approval of Draft Document, and Person Approving \_\_\_\_\_
11. Date Final Document Received by DCP \_\_\_\_\_
12. Date of Approval of Final Document, and Person Approving \_\_\_\_\_
13. Date Final Document Recorded on Land Records 772437, June 30, 1970.
14. Name in Which Recorded Arthur Court.
15. Notation of Document Made in Block Book (check)
16. Notation Made on Building Application (check) \_\_\_\_\_
17. Date Permit Application Approved \_\_\_\_\_
18. Document Put in Historical File (check) \_\_\_\_\_
19. Log Filled in for this Document (check)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I/We ARTHUR COURT, the owner(s) of,  
and I/We \_\_\_\_\_, the possessor of a trust deed  
on, that certain real property situate in the City and County of San Francisco, State  
of California, more particularly described as follows:

Beginning at a point on the easterly line of Larkin Street, distant thereon 50 feet northerly from the northerly line of North Point Street; running thence northerly and along said line of Larkin Street 30 feet; thence at a right angle easterly 43 feet and 9 inches; thence at a right angle southerly 30 feet; thence at a right angle westerly 43 feet and 9 inches to the point of beginning.

Being a portion of 50 Vara Block No. 289.


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

Said restrictions consist of a condition attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on December 28, 1970 (Docket No. VZ70.61) permitting the resubdivision of Lot 11 in Assessor's Block 25 and the separation in ownership of subject parcel from the property immediately to the north, thus in effect legalizing City Planning Code deficiencies in lot coverage, usable open space and density for the apartment house on the northerly portion of Lot 11.

The aforesaid condition is, that the transferred portion of the lot, i.e. the subject property, remain as open space in perpetuity. This notice of restriction is not intended as, and shall not per se be deemed to constitute, a dedication to the public or to the City and County of San Francisco of the subject property.

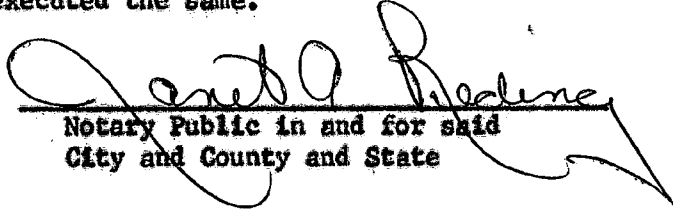
The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release, modification or elimination of these special restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City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

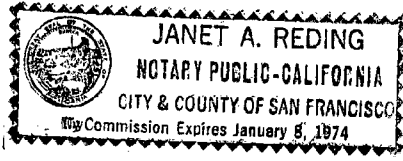
These special restrictions shall run with the land and be binding upon any future owners, encumbrancers, their successors, heirs and assigns. The undersigned acknowledge acquisition of the subject parcel with full knowledge of the condition imposed by VZ70.61.

Dated: 6/28/71 at San Francisco, California  


State of California )  
City and County of San Francisco) SS

On June 28, 1971, before me, Janet A. Reding  
a Notary Public, in and for said City and County and State,  
personally appeared Arthur Court known to me to be  
the persons whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

  
Notary Public in and for said  
City and County and State



RECORDED AT REQUEST OF  
At \_\_\_\_\_ Min Past \_\_\_\_\_ M

T72437 3020 Larkin St  
JUN 30 1971  
City & County of San Francisco, Calif.  
MARTIN MONGAN  
RECORDER



NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I/We \_\_\_\_\_, the owner(s) of,  
and I/We \_\_\_\_\_, the possessor of a trust deed  
on, that certain real property situate in the City and County of San Francisco, State  
of California, more particularly described as follows:

Beginning at a point on the easterly line of Larkin  
Street, distant thereon 50 feet northerly from the  
northerly line of North Point Street; running thence  
northerly and along said line of Larkin Street 30  
feet; thence at a right angle easterly 43 feet and  
9 inches; thence at a right angle southerly 30 feet;  
thence at a right angle westerly 43 feet and 9 inches  
to the point of beginning.

Being a portion of 50 Vara Block No. 289.

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

Said restrictions consist of a condition attached to a variance granted by the  
Zoning Administrator of the City and County of San Francisco on December 20, 1970  
(Docket No. VZ70.61) permitting the resubdivision of Lot 11 in Assessor's Block 25 and  
the separation in ownership of subject parcel from the property immediately to the  
north, thus in effect legalizing City Planning Code deficiencies in lot coverage,  
usable open space and density for the apartment house on the northerly portion of  
Lot 11.

The aforesaid condition is, that the transferred portion of the lot, i.e., the  
subject property, remain as open space in perpetuity. This notice of restriction is  
not intended as, and shall not per se be deemed to constitute, a dedication to the  
public or to the City and County of San Francisco of the subject property.

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

These special restrictions shall run with the land and be binding upon any future  
owners, encumbrancers, their successors, heirs and assigns. The undersigned acknowledge  
acquisition of the subject parcel with full knowledge of the condition imposed by  
VZ70.61.

Dated: \_\_\_\_\_ at San Francisco, California

\_\_\_\_\_  
\_\_\_\_\_

State of California )  
City and County of San Francisco) SS

On \_\_\_\_\_, before me, \_\_\_\_\_  
a Notary Public, in and for said City and County and State,  
personally appeared \_\_\_\_\_ known to me to be  
the persons whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary Public in and for said  
City and County and State



CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET • CIVIC CENTER • SAN FRANCISCO 2, CALIFORNIA

Date of This Letter: December 18, 1970

Last Date for Filing Appeal: December 28, 1970

Mr. George Imperiale  
655 Pine Street  
San Francisco, California

Re: VZ70.61  
3020 Larkin Street, east side 50 feet  
north of North Point Street; Lot 11 in  
Assessor's Block 25, in a C-2 (Community  
Business) zoning district.

Dear Mr. Imperiale:

This is to notify you and other interested parties that your application under the City Planning Code for a variance pertaining to the above property and described as follows:

COVERAGE, USABLE OPEN SPACE AND DENSITY VARIANCES SOUGHT:

The proposal is to split lot 11 into 2 parcels: the southernmost vacant portion of the lot which has 30 feet of frontage on Larkin to be transferred to the abutting corner lot and the northern most portion which has 57.5 feet of frontage on Larkin and is developed with an apartment house. As a result of the proposed resubdivision, the apartment house lot would not meet City Planning Code standards for permitted lot coverage, usable open space or density.

which application was considered by the Zoning Administrator at a public hearing on November 18, 1970, has been decided as follows:

GRANTED, for the transfer of the southernmost vacant portion of lot 11, having 30 feet of frontage on Larkin Street and a depth of 43.75 feet, to lot 10 prior to the construction on lot 10 of a commercial building in general conformity with the land use indicated on the Schematic Site Plan by R. E. Onorato and Associates, marked "Exhibit A" and on file with this application. This variance shall be considered granted on the additional CONDITION that:

1. The transferred portion of the lot remain as open space in perpetuity and
2. A deed restriction to this effect approved as to form by the Zoning Administrator be filed with the Recorder of the City and County of San Francisco prior to the approval of any building permits on the resulting enlarged lot, and

3. The variance on the resulting reduced lot 11 shall apply only to the existing development, and upon demolition of the existing apartment building, any new construction must meet Planning Code standards.

I FINDINGS OF FACT

1. Assessor's lot 11 is an interior lot with 87.5 feet frontage on Larkin Street and a depth variously of 43.75 feet and 68.75 feet with an area of 5140.625 square feet.
2. Lot 11 is presently occupied by an 11 unit apartment building. Uncovered open space on the existing lot amounts to 2318.75 square feet. The apartment building covers approximately 55 per cent of the lot. Assessor's lot 10, adjacent to the south of lot 11 is vacant.
3. The proposal is to transfer the southernmost 30 feet of present lot 11 to lot 10, in order to provide additional open plaza area for a proposed commercial building on lot 10, leaving lot 11 with a total area of 3828.125 square feet far larger than the 2500 square foot minimum required by the City Planning Code.
4. The transferred area would remain as open space under the applicant's proposal.
5. Lot 11 is zoned C-2 and since 1964 has been subject to the density standard of one dwelling unit for each 600 square feet of lot area; the existing building, built prior to current zoning Code standards, exceeds the maximum density now permitted, with a ratio of lot area to dwelling units of approximately 467 square feet per unit. The proposed reduction in the size of lot 11 would reduce this figure to 348 square feet per dwelling unit, considerably less than required by the Code.
6. After transfer of the subject portion of lot 11, 1006.25 square feet of open space would remain on lot 11, or approximately 91.5 square feet per dwelling unit. The Code now requires at least 150 square feet of open space for each dwelling unit.
7. After transfer of the subject portion of lot 11, the apartment building would cover 73.7 per cent of the remaining lot. The Code limits lot coverage to a maximum of 65 per cent for an interior lot.
8. The apartment building on lot 11 is not developed in a manner using open space that would be transferred to lot 10 other than as light and air to windows on the south side of the building. This window exposure would be retained under the applicant's proposal to retain the subject area that would be transferred to lot 10 as open plaza area.

9. The Ghirardelli Square area is developing rapidly as an intense commercial area which attracts residents of the area and tourists.
10. The applicant proposes to include the open area in a development of open courtyards emphasizing the natural environment which is intended to link together with the open access Aquatic Park and Ghirardelli Square to the north and west.
11. The lots on the east side of Larkin Street, directly opposite Ghirardelli Square such as the subject lots 10 and 11 are logical sites for immediate and future expansion of the commercial area. Thus, a commercial development on lot 11 may be expected in the future.
12. In a C-2 district the rear yard, lot coverage and usable open space requirements of the Planning Code apply only from the window sill level of the lower story, if any, occupied as a dwelling.
13. No one appeared in opposition to the application at the public hearing.

## II CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305(c) of the Planning Code specify five requirements that must all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein set forth, they are deemed to be, ~~or~~ not to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET because, as shown in the Findings, the intended use of the subject portion of Assessor's lot 11 that would be transferred to lot 10 will not change its basic nature as open space and will, indeed, guarantee that it remains as such when such a guarantee could not otherwise be made in a C-2 zoning district. It will do so in a manner which will benefit residents of the City as a whole and increase the usability and attractiveness of the existing area for tenants of the residential building.

Requirement 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property:

REQUIREMENT MET because the strict enforcement of the City Planning Code provisions in this case would call for the impractical and unreasonable alteration or destruction of the existing apartment building or prevent the applicant from realizing a well-conceived concept of open space development which will serve the tenants and visitors of lots 11 and 10 without any compensating public benefit.

Requirement 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district:

REQUIREMENT MET because the same class of district permits 100 per cent coverage of lots for commercial purposes, and other such lots in the area are so developed, adding none of the open space amenities to neighboring residences which granting a variance under the stated condition will guarantee. The applicant proposes to develop the rest of the newly enlarged corner lot to less than the maximum permitted coverage in the zoning district, and less than that of neighboring properties, in order to provide even more open area for the enjoyment of the public as well as commercial tenants.

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET because granting the variance will allow a development of lots 11 and 10 that will add to the open space amenities now available to those two C-2 zoned lots in keeping with similar amenities available at Ghirardelli Square and Aquatic Park in this area of the City which is changing rapidly from an earlier industrial character to uses conducive to shopping, recreation and tourist attractions. The proposed development, including the open court on the portion of lot 11 under discussion, is designed to tie in with other development in the area and should be at the same time an attraction in itself for the public. Thus, the proposal actually adds to and strengthens existing amenities of neighboring properties.

Requirement 5. That the granting of such variance will be in harmony with the general purposes and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET because in considering the nature of this area and the purposes of open space provisions of the Planning Code and of the Master Plan in general, that open space may be considered even more desirable which can serve not only the needs of the tenants on one particular lot but in addition other citizens and neighbors. The proposed development.

Mr. George Imperiale

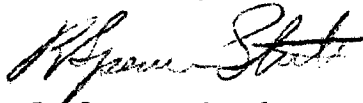
- 5 -

December 18, 1970

made possible by this variance strengthens the natural beauty of this neighborhood and adds to the beneficial attractions of the City as a whole while fulfilling intentions of the Master Plan. The variance allows development in the spirit of the intention of Code provisions and, thus, is both necessary and desirable.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Very truly yours,



R. Spencer Steele  
Zoning Administrator

RSS/RWP/en



# SAN FRANCISCO PLANNING DEPARTMENT

## Variance Decision

*Date:* September 21, 2018  
*Case No.:* **2018-001289VAR**  
*Project Address:* **898 NORTH POINT STREET**  
*Zoning:* C-2 (Community Business)  
40-X Height and Bulk District  
*Block/Lots:* 0025/024  
*Applicant:* Jeremy Schaub  
1360 9<sup>th</sup> Avenue, Suite 210  
San Francisco, CA 94122  
Jeremy@gabrielngarchitects.com  
*Owner:* Waterfront Management LLC  
888 North Point Street  
San Francisco, CA 94109  
*Staff Contact:* Nicholas Foster – (415) 575-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@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**

### DESCRIPTION OF VARIANCE – MODIFICATION OF CONDITION OF APPROVAL OF PRIOR VARIANCE DECISION SOUGHT:

The Decision Letter for Variance Case No. VZ70.61 (Exhibit A) was issued on December 18, 1970, with multiple conditions to allow a property line adjustment involving the subject property and the adjacent property at 3030 Larkin Street. Condition No. 1 of that letter required the portion of the subject property that was transferred from the adjacent lot through the lot line adjustment to “remain as open space in perpetuity.” The proposal is to modify that Decision Letter by removing Condition No. 1.

**Planning Code Section 305(d)** provides that any violation of any specification or condition so imposed by a variance decision shall constitute a violation of this Code and may constitute grounds for revocation of the variance. While the building proposed through Building Permit Application No. 201412163783 complies with the rear yard requirements for the subject lot, the new building would nonetheless encroach approximately 10 feet into the encumbered “open space” portion of the subject lot pursuant to Condition No. 1 of Variance Case No. VZ70.61.

**Planning Code Section 174** states that “Every condition, stipulation, special restriction and other limitation imposed by administrative actions pursuant to this Code, whether such actions are discretionary or ministerial, shall be complied with in the development and use of land and structures. All such conditions, stipulations, special restrictions and other limitations shall become requirements of this Code, and failure to comply with any such condition, stipulation, special restriction or other limitation shall constitute a violation of the provisions of this Code.” Condition No. 1 of the Decision Letter issued for Variance Case No. VZ70.61 requires a 30-foot rear setback only on the subject property at 898 North Point Street. Pursuant to Planning Code Sections 174 and 305, this setback represents a quantitative control that may be varied pursuant to the variance procedures of Section 305. Therefore, a

new variance is required to modify the Decision Letter issued for Variance Case No. VZ70.61 to remove or replace Condition No. 1.

#### PROCEDURAL BACKGROUND:

1. The Decision Letter for Variance Case No. VZ70.61 was issued on December 18, 1970. At that time, the subject property at 898 North Point Street was Lot 010, and the property at 3030 Larkin Street was Lot 011. The Variance authorized a 30-foot adjustment of the shared lot line between these two properties to the north, such that Lot 011 required Variances from Planning Code requirements for lot coverage, usable open space, and density. Condition No. 1 of this decision letter stated "The transferred portion of the lot remain as open space in perpetuity."
2. Upon the lot line adjustment being approved, the property at 3030 Larkin Street changed from Lot 011 to Lot 023, which it remains today. At that time the subject property at 898 North Point Street changed from Lot 010 to Lot 022. However, Lot 022 was later merged with the adjacent Lot 009 at 882-888 North Point Street, creating Lot 024 as it exists today.
3. Building Permit Application No. 201412163783 for the new construction of a 4-story residential building with ground floor retail on the subject property was filed on December 16, 2014. This permit was not subject to neighborhood notification, but the Project Sponsor did hold a Pre-Application meeting for neighbors on November 11, 2014. The property owner and all tenants of the adjacent property at 3030 Larkin Street were invited to attend. However, the meeting sign-in sheet did not include the property owner or any tenants from 3030 Larkin Street.
4. The proposal to demolish the existing commercial building and newly construct a 4-story residential building with ground floor retail was granted a Class 1 and Class 3 Categorical Exemption from the California Environmental Quality Act ("CEQA") (Case No. 2014-003088ENV). Building Permit Application No. 201412163783 for the proposed new construction was approved by the Planning Department on October 16, 2015, and it was issued by the Department of Building Inspection on February 11, 2016.
5. The owner of the subject property filed an application with the Department of Public Works on February 9, 2016 to subdivide Lot 024 such that the former Lot 009 at 882-888 North Point Street would revert back to its original lot configuration. The referral for that subdivision was approved by the Planning Department on March 10, 2016. The Department of Public Works issued a Tentative Map approval of the subdivision on March 30, 2016. However, a Final Map has not yet been approved.
6. Variance Case No. VZ70.61 was not listed on the Planning Department's Property Information Map (PIM) on its website, and therefore did not initially come to the attention of the Planning Department. The Project Sponsor discovered Variance Case No. VZ70.61 and the associated Notice of Special Restrictions (NSR) recorded on the subject property after Building Permit Application No. 201412163783 was issued and the Tentative Map was approved, at which time they notified the Planning Department.



7. Variance Case No. 2018-001289VAR was filed on January 23, 2018. The Zoning Administrator held a public hearing on **Variance Application No. 2018-001289VAR** on **February 28, 2018**.
8. The Project Sponsor submitted plans (Exhibit B) to the Zoning Administrator on August 31, 2018 representing a proposed revision to the plans associated with Building Permit Application No. 201412163783. The revised proposal is consistent with this Decision Letter and all other relevant controls of the Planning Code.

**DECISION:**

**GRANTED**, to replace Condition No. 1 of the Decision Letter issued on December 18, 1970 for Variance Case No. VZ70.61 with the following condition:

**New Condition:** No building wall on Lot 024 may be closer than 10 feet from its northern property line shared with Lot 023. However, this does not apply to the first story of development within the 10-foot setback, up to a maximum height of 13 feet as measured from the top of the curb at the property line along Larkin Street. Any deck(s) and associated railings above this first story must be set back at least 5 feet from the shared property line, and such railings may only be the minimum height required by the Building Code.

This decision is subject to the following additional conditions:

1. The authorization and rights vested by virtue of this decision letter are immediately operable upon issuance of this letter.
2. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for new construction on the subject property. This Index Sheet of the construction plans shall reference the Variance Case Number.

**FINDINGS:**

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

**FINDING 1.**

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

**Requirement Met.**

- A. The Decision Letter issued for Variance Case No. VZ70.61 required the portion of the subject property that was transferred from the adjacent lot through the lot line adjustment to “remain as open space in perpetuity.” This area measures 30 feet in depth. The original variance anticipated that the subject lot would be developed with a commercial building. However, current proposal for the property is a 5-unit residential building with a small ground floor commercial space (see Exhibit B). The Planning Code requires new dwelling units at the subject property to provide off-street accessory parking, and the General Plan and Planning Department policy encourage curb cuts to be as far from intersections as possible to reduce potential conflicts.

The subject property has a shallow depth of only 80 feet, and it slopes down to north, creating an elevation difference of approximately 11 feet along the Larkin Street frontage. The property’s frontage along North Point Street is occupied by a MUNI bus stop with a red curb. As such, the Larkin Street frontage is the only viable location for a new curb cut, especially if the partially subterranean level is to be used as a parking garage. Additionally, due to the sloping nature of the site, it is physically necessary to place the curb cut and garage entrance as deep into the property as possible along Larkin Street to allow adequate access and maneuverability. These factors represent exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

**FINDING 2.**

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

**Requirement Met.**

- A. The circumstances described above result in little to no opportunity for Code-complying off-street accessory parking at the site unless it is accessed as far down-slope on the Larkin Street frontage as possible. Requiring a 30-foot rear setback at all levels of the subject property represents a greater rear yard than required by the Planning Code (i.e. 20 feet) and is an unnecessary hardship toward providing Code-complying off-street accessory parking, which is due to the context of the site’s topography and layout, and is not created by or attributed to the applicant or the owner of the property.

**FINDING 3.**

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

**Requirement Met.**

- A. Granting this variance will allow the subject property to develop a residential building with the maximum density permitted by the Planning Code, while providing Code-required off-street

accessory parking using generally the same location for its garage access along Larkin Street as is currently used for the site's rear parking lot. Developing a Code-complying project that maximizes density, is consistent with relevant design guidelines and the General Plan, and is respectful of its surroundings, is a substantial property right of the subject property possessed by other property in the same class of district.

**FINDING 4.**

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

**Requirement Met.**

- A. Granting the variance will allow a Code-complying project that maximizes density, is consistent with design guidelines and the General Plan, and is respectful of its surroundings. The new condition to replace the original Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61 ensures that no structure above the garage level will be within 10 feet of the property line to the north shared with 3030 Larkin Street. The adjacent 5-foot side setback on Lot 023 means that above the garage level there will be at least 15 feet between the 3030 Larkin Street building and any new structure developed on the subject property. As a matter of comparison, 15 feet is generally the minimum rear yard required by the Planning Code for a residential project. However, because the required rear yard of the subject property is 20 feet, the separation between the 3030 Larkin Street building and any new structure on the subject property will effectively be 25 feet above the garage level.
- B. The building at 3030 Larkin Street includes a central corridor on each residential level, so that each dwelling unit in the building fronts either on Larkin Street or the property's rear yard. The building includes a lightwell along its southern façade, facing the subject property, which is occupied by stairs. It is also covered by a semi-transparent material. As such, the lightwell does not actually provide any additional light to the dwelling units.

Each unit (one front, one rear) at 3030 Larkin Street along its southern façade has 3 windows on that façade. However, one such window is within a closet, and the other two windows provide light to a living room that also has windows fronting either Larkin Street or the rear yard. Therefore, none of the windows on the southern façade of 3030 Larkin Street are used for singular access to light in primary rooms. Additionally, this decision also requires any deck and railings above the garage level of the subject property to be set back at least 5 feet from shared property line.

This decision allows the garage level of the subject property to rise to a height of 13 feet with no rear setback, and requires at least a 10-foot rear setback above the garage level. However, it effectively creates a 25-foot separation between the building on Lot 023 and any future building on Lot 024 due to the 5-foot setback on Lot 023 and the subject property's 20 foot rear yard requirement. These setbacks represent standard development within the City and will not be materially detrimental to the public welfare or materially injurious to the property at 3030 Larkin Street or any other improvements in the vicinity.

- C. The Decision Letter for Variance Case No. VZ70.61 granted variances to the property at 3030 Larkin Street for lot coverage, useable open space, and density. Although the subject property at 898 North Point Street did not require or receive a variance due to the lot line adjustment, Condition No. 1 of that decision did restrict the lot by requiring a 30-foot open area setback at the rear of the property. Granting this new variance to replace Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61 will only affect the subject property, and will not affect any of the variances granted for lot coverage, open space, or density at Lot 023 (3030 Larkin Street).
- D. The Project Sponsor received no opposition when they conducted the Pre-Application meeting for the project in November 2014, or as part of any noticing required by the Department of Building Inspection for the issuance of Building Permit Application No. 201412163783. However, multiple speakers at the variance hearing on February 28, 2018 spoke in opposition to the proposal to completely remove the required setback pursuant to Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61. The speakers included the property owner of 3030 Larkin Street, his counsel, his brother, and two separate tenants at 3030 Larkin Street.

#### **FINDING 5.**

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

#### **Requirement Met.**

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
  2. The proposed project will be in keeping with the existing housing and neighborhood character.
  3. The proposed project will have no effect on the City's supply of affordable housing.
  4. The proposed project does not adversely affect neighborhood parking or public transit.
  5. The project will have no effect on the City's industrial and service sectors.
  6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
  7. The project will have no effect on the City's landmarks or historic buildings.

8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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

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

**APPEAL:** Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3<sup>rd</sup> Floor (Room 304) or call 575-6880.

Very truly yours,



Corey A. Teague  
Acting Zoning Administrator

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THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

**EXHIBIT A:**  
**Variance Decision Letter for**  
**Case No. VZ70.61**



CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

Date of This Letter: December 18, 1970

Last Date for Filing Appeal: December 28, 1970

Mr. George Imperiale  
655 Pine Street  
San Francisco, California

Re: VZ70.61  
3020 Larkin Street, east side 50 feet  
north of North Point Street; Lot 11 in  
Assessor's Block 25, in a C-2 (Community  
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Dear Mr. Imperiale:

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COVERAGE, USABLE OPEN SPACE AND DENSITY VARIANCES SOUGHT:  
The proposal is to split lot 11 into 2 parcels: the southernmost vacant portion of the lot which has 30 feet of frontage on Larkin to be transferred to the abutting corner lot and the northern most portion which has 57.5 feet of frontage on Larkin and is developed with an apartment house. As a result of the proposed resubdivision, the apartment house lot would not meet City Planning Code standards for permitted lot coverage, usable open space or density.

which application was considered by the Zoning Administrator at a public hearing on November 18, 1970, has been decided as follows:

GRANTED, for the transfer of the southernmost vacant portion of lot 11, having 30 feet of frontage on Larkin Street and a depth of 43.75 feet, to lot 10 prior to the construction on lot 10 of a commercial building in general conformity with the land use indicated on the Schematic Site Plan by R. E. Onorato and Associates, marked "Exhibit A" and on file with this application. This variance shall be considered granted on the additional CONDITION that:

1. The transferred portion of the lot remain as open space in perpetuity and
2. A deed restriction to this effect approved as to form by the Zoning Administrator be filed with the Recorder of the City and County of San Francisco prior to the approval of any building permits on the resulting enlarged lot, and

3. The variance on the resulting reduced lot 11 shall apply only to the existing development, and upon demolition of the existing apartment building, any new construction must meet Planning Code standards.

I FINDINGS OF FACT

1. Assessor's lot 11 is an interior lot with 87.5 feet frontage on Larkin Street and a depth variously of 43.75 feet and 68.75 feet with an area of 5140.625 square feet.
2. Lot 11 is presently occupied by an 11 unit apartment building. Uncovered open space on the existing lot amounts to 2318.75 square feet. The apartment building covers approximately 55 per cent of the lot. Assessor's lot 10, adjacent to the south of lot 11 is vacant.
3. The proposal is to transfer the southernmost 30 feet of present lot 11 to lot 10, in order to provide additional open plaza area for a proposed commercial building on lot 10, leaving lot 11 with a total area of 3828.125 square feet far larger than the 2500 square foot minimum required by the City Planning Code.
4. The transferred area would remain as open space under the applicant's proposal.
5. Lot 11 is zoned C-2 and since 1964 has been subject to the density standard of one dwelling unit for each 600 square feet of lot area; the existing building, built prior to current zoning Code standards, exceeds the maximum density now permitted, with a ratio of lot area to dwelling units of approximately 467 square feet per unit. The proposed reduction in the size of lot 11 would reduce this figure to 348 square feet per dwelling unit, considerably less than required by the Code.
6. After transfer of the subject portion of lot 11, 1006.25 square feet of open space would remain on lot 11, or approximately 91.5 square feet per dwelling unit. The Code now requires at least 150 square feet of open space for each dwelling unit.
7. After transfer of the subject portion of lot 11, the apartment building would cover 73.7 per cent of the remaining lot. The Code limits lot coverage to a maximum of 65 per cent for an interior lot.
8. The apartment building on lot 11 is not developed in a manner using open space that would be transferred to lot 10 other than as light and air to windows on the south side of the building. This window exposure would be retained under the applicant's proposal to retain the subject area that would be transferred to lot 10 as open plaza area.



9. The Ghirardelli Square area is developing rapidly as an intense commercial area which attracts residents of the area and tourists.
10. The applicant proposes to include the open area in a development of open courtyards emphasizing the natural environment which is intended to link together with the open access Aquatic Park and Ghirardelli Square to the north and west.
11. The lots on the east side of Larkin Street, directly opposite Ghirardelli Square such as the subject lots 10 and 11 are logical sites for immediate and future expansion of the commercial area. Thus, a commercial development on lot 11 may be expected in the future.
12. In a C-2 district the rear yard, lot coverage and usable open space requirements of the Planning Code apply only from the window sill level of the lower story, if any, occupied as a dwelling.
13. No one appeared in opposition to the application at the public hearing.

## II CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305(c) of the Planning Code specify five requirements that must all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein set forth, they are deemed to be, ~~or~~ not to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET because, as shown in the Findings, the intended use of the subject portion of Assessor's lot 11 that would be transferred to lot 10 will not change its basic nature as open space and will, indeed, guarantee that it remains as such when such a guarantee could not otherwise be made in a C-2 zoning district. It will do so in a manner which will benefit residents of the City as a whole and increase the usability and attractiveness of the existing area for tenants of the residential building.

Requirement 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property:

December 18, 1970

REQUIREMENT MET because the strict enforcement of the City Planning Code provisions in this case would call for the impractical and unreasonable alteration or destruction of the existing apartment building or prevent the applicant from realizing a well-conceived concept of open space development which will serve the tenants and visitors of lots 11 and 10 without any compensating public benefit.

Requirement 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district:

REQUIREMENT MET because the same class of district permits 100 per cent coverage of lots for commercial purposes, and other such lots in the area are so developed, adding none of the open space amenities to neighboring residences which granting a variance under the stated condition will guarantee. The applicant proposes to develop the rest of the newly enlarged corner lot to less than the maximum permitted coverage in the zoning district, and less than that of neighboring properties, in order to provide even more open area for the enjoyment of the public as well as commercial tenants.

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET because granting the variance will allow a development of lots 11 and 10 that will add to the open space amenities now available to those two C-2 zoned lots in keeping with similar amenities available at Ghirardelli Square and Aquatic Park in this area of the City which is changing rapidly from an earlier industrial character to uses conducive to shopping, recreation and tourist attractions. The proposed development, including the open court on the portion of lot 11 under discussion, is designed to tie in with other development in the area and should be at the same time an attraction in itself for the public. Thus, the proposal actually adds to and strengthens existing amenities of neighboring properties.

Requirement 5. That the granting of such variance will be in harmony with the general purposes and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET because in considering the nature of this area and the purposes of open space provisions of the Planning Code and of the Master Plan in general, that open space may be considered even more desirable which can serve not only the needs of the tenants on one particular lot but in addition other citizens and neighbors. The proposed development.

Mr. George Imperiale

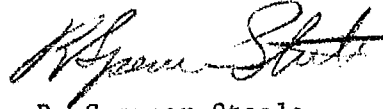
- 5 -

December 18, 1970

made possible by this variance strengthens the natural beauty of this neighborhood and adds to the beneficial attractions of the City as a whole while fulfilling intentions of the Master Plan. The variance allows development in the spirit of the intention of Code provisions and, thus, is both necessary and desirable.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. Spencer Steele".

R. Spencer Steele  
Zoning Administrator

RSS/RWP/en

**EXHIBIT B:**  
**Project Sponsor Plan Submittal**  
**(August 31, 2018)**

**ABBREVIATIONS**

|          |                        |
|----------|------------------------|
| &        | AND                    |
| @        | AT                     |
| ○        | CENTER LINE            |
| ∅        | DIAMETER               |
| #        | FOUND OR NUMBER        |
| ≡        | PROPERTY LINE          |
|          |                        |
| A.D.     | AREA DRAIN             |
| ADJ.     | ADJACENT               |
| ALUM.    | ALUMINUM               |
| APPROX.  | APPROXIMATE            |
| ARCH.    | ARCHITECTURAL          |
| AWN.     | AWNING WINDOW          |
|          |                        |
| BD.      | BOARD                  |
| BLDG.    | BUILDING               |
| BLKG.    | BLOCKING               |
| BM.      | BEAM                   |
| BOT.     | BOTTOM                 |
|          |                        |
| C.B.     | CATCH BASIN            |
| C.O.     | CLEANOUT               |
| CAB.     | CABINET                |
| CLG.     | CEILING                |
| CLO.     | CLOSET                 |
| CLR.     | CLEAR                  |
| COL.     | COLUMN                 |
| CONC.    | CONCRETE               |
| CONST.   | CONSTRUCTION           |
| CORR.    | CORRIDOR               |
| CSMT.    | CASEMENT WINDOW        |
|          |                        |
| D.H.     | DOUBLE HUNG WINDOW     |
| DBL.     | DOUBLE                 |
| DEPT.    | DEPARTMENT             |
| DET.     | DETAIL                 |
| DIA.     | DIAMETER               |
| DIM.     | DIMENSION              |
| DN.      | DOWN                   |
| DR.      | DOOR                   |
| DW.      | DISHWASHER             |
| DWG.     | DRAWING                |
|          |                        |
| E        | EAST                   |
| (E)      | EXISTING               |
| EA       | EACH                   |
| EL       | ELEVATION              |
| ELEC.    | ELECTRICAL             |
| ELEV.    | ELEVATOR               |
| EQ.      | EQUAL                  |
| EXT.     | EXTERIOR               |
|          |                        |
| F.D.     | FLOOR DRAIN            |
| F.D.C.   | FIRE DEPT. CONNECTION  |
| F.G.     | FIXED GLASS WINDOW     |
| F.P.     | FIREPLACE              |
| FDN.     | FOUNDATION             |
| FIN.     | FINISH                 |
| FLR.     | FLOOR                  |
| FLUOR.   | FLUORESCENT            |
| FT.      | FOOT OR FEET           |
| FTG.     | FOOTING                |
|          |                        |
| G.F.I.   | GROUND FAULT           |
| INT.     | INTERRUPTER            |
| G.S.M.   | GALVANIZED SHEET METAL |
| GA       | GAUGE                  |
| GL.      | GLASS                  |
| GND.     | GROUND                 |
| GYP.     | GYPSONUM               |
|          |                        |
| H.B.     | HOSE BIBB              |
| HDWD.    | HARDWOOD               |
| HORIZ.   | HORIZONTAL             |
| HR.      | HOUR                   |
| HT.      | HEIGHT                 |
|          |                        |
| INSUL.   | INSULATION             |
| INT.     | INTERIOR               |
| LAV.     | LAVATORY               |
| LT.      | LIGHT                  |
|          |                        |
| MAX.     | MAXIMUM                |
| MECH.    | MECHANICAL             |
| MET.     | METAL                  |
| MFR.     | MANUFACTURER           |
| MIN.     | MINIMUM                |
| MISC.    | MISCELLANEOUS          |
|          |                        |
| N        | NORTH                  |
| (N)      | NEW                    |
| N.T.S.   | NOT TO SCALE           |
| NO. OR # | NUMBER                 |
|          |                        |
| O.C.     | ON CENTER              |
| O.F.D.   | OVERFLOW DRAIN         |
| O.H.     | OVERHANG               |
| OBS.     | OBSOLETE               |
| OPNG.    | OPENING                |
|          |                        |
| P/L      | PROPERTY LINE          |
| PL       | PLATE                  |
| PLYWD.   | PLYWOOD                |
| PT       | POINT                  |
|          |                        |
| Q.T.     | QUARRY TILE            |
| R        | RISER                  |
| R.D.     | ROOF DRAIN             |
| R.W.     | REDWOOD                |
| R.W.L.   | RAIN WATER LEADER      |
| RAD.     | RADIUS                 |
| REFR.    | REFRIGERATOR           |
| REINF.   | REINFORCED             |
| REQ.     | REQUIRED               |
| RET.     | RETAINING              |
|          |                        |
| S        | SOUTH                  |
| S.G.D.   | SLIDING GLASS DOOR     |
| S.H.     | SINGLE HUNG WINDOW     |
| SIM.     | SIMILAR                |
| SL       | SLIDER WINDOW          |
| SPEC.    | SPECIFICATION          |
| SQ.      | SQUARE                 |
| STD.     | STANDARD               |
| STL.     | STEEL                  |
| STOR.    | STORAGE                |
| STR.     | STRUCTURAL             |
| SYM.     | SYMMETRICAL            |
|          |                        |
| T.&G.    | TONGUE & GROOVE        |
| THK.     | THICK                  |
| TYP.     | TYPICAL                |
| T.G.     | TEMPERED GLASS         |
|          |                        |
| U.O.N.   | UNLESS OTHERWISE NOTED |
|          |                        |
| VERT.    | VERTICAL               |
|          |                        |
| W        | WEST                   |
| W/       | WITH                   |
| WO       | WOOD                   |
| W/O      | WITHOUT                |
| WP.      | WATERPROOF             |
| WT.      | WEIGHT                 |



**RENDERING LOOKING NORTH EAST AT SUBJECT SITE**

**NOTES**

PROVIDE FIRE SPRINKLER SYSTEM AND STANDPIPES THROUGHOUT THE BLDG. AND UNDER SEPARATE PERMIT. FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.

PROVIDE FIRE ALARM SYSTEM UNDER SEPARATE PERMIT CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.

PROVIDE EMERGENCY LIGHTING PER SEC. 1006.3 PROVIDE EXIT SIGNS PER SEC. 1011

PROVIDE STAIR IDENTIFICATION WITH SIGN PER SEC. 1022.8.1

TWO HOUR STAIR ENCLOSURE FOR 4 OR MORE STORIES WITH 90 MIN. DOOR WITH CLOSER PER SEC. 1022.2

TWO HOUR SHAFT ENCLOSURE FOR ELEVATOR

PROVIDE ONE HOUR CONSTRUCTION W/ SOUND INSULATION BETWEEN UNIT AND PUBLIC AREA

PROVIDE SMOKE ALARMS PER SEC. 907.2.11.2

PROVIDE CARBON MONOXIDE ALARMS PER SEC. 420.6

ALL FIREPLACES SHALL BE "UL LISTED"

**GENERAL NOTES**

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY SCHAUB LY ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

**ACCESSIBILITY STATEMENT**

PER SEC. 1134A.2 - ONLY 1 BATHROOM IN EACH DWELLING UNIT NEEDS TO COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED, AND INDICATED AS "ACCESSIBLE" ON PLANS.

COMMERCIAL SPACE TO FULLY COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED

APPLICABLE CODES & ORDINANCES

2013 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA ENERGY CODE - TITLE 24

2013 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

2010 NFPA 72 - FIRE ALARM CODE

2006 NFPA 101 - LIFE SAFETY CODE

**SCOPE OF WORK**

**NEW MIXED-USE 4-STORY 5 DWELLINGS & GROUND FLOOR COMMERCIAL**

**PROJECT DATA**

BUILDING PERMIT APPLICATION #: 2014-1216-3783

BLOCK/LOT: 0025 / 024

ZONING: C-2 / S.U.D. WATERFRONT 2

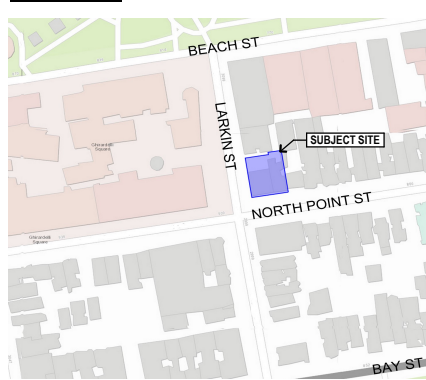
OCCUPANCY: S-2 / M / R-2

NUMBER OF UNITS: 5 RESIDENTIAL & COMMERCIAL

NUMBER OF STORIES: 4 OVER BASEMENT

TYPE OF CONSTRUCTION: V-A (FULLY SPRINKLERED)

**VICINITY MAP**



**DRAWING INDEX**

|       |                                 |
|-------|---------------------------------|
| A-0   | PROJECT INFORMATION & RENDERING |
| A-1.0 | SITE / ROOF PLAN                |
| A-2.0 | BASEMENT PLAN                   |
| A-2.1 | FIRST FLOOR PLAN                |
| A-2.2 | SECOND FLOOR PLAN               |
| A-2.3 | THIRD FLOOR PLAN                |
| A-2.4 | FOURTH FLOOR PLAN               |
| A-2.5 | ROOF PLAN                       |
| A-3.0 | ELEVATION ON NORTH POINT STREET |
| A-3.1 | LEFT ELEVATION (LARKIN STREET)  |
| A-3.2 | REAR AND RIGHT ELEVATIONS       |
| A-3.3 | SECTIONS                        |



**SCHAUB LY ARCHITECTS, INC.**  
 1360 9TH AVENUE, SUITE 210  
 SAN FRANCISCO CA 94122  
 415-682-8060 Fax 510-281-1359  
 www.slasf.com

**NEW MIXED USE BUILDING**  
**3000-08 LARKIN ST, 898 NORTHPOINT ST**  
**BLOCK 0025, LOT 024**  
**SAN FRANCISCO, CA 94109**

**PROJECT INFORMATION & RENDERING**

| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |

Job 140410  
 Sheet **A-0**  
 Of 12 Sheets

**SYMBOLS**

|     |  |              |                                  |
|-----|--|--------------|----------------------------------|
| (1) | COLUMN GRID LINE                             | EL. = XX.XX" | ELEVATION                        |
| (A) | SECTION / DETAIL IDENTIFICATION SHEET NUMBER | =====        | EXISTING STUD WALL               |
| (B) | INTERIOR ELEVATION # SHEET NUMBER            | =====        | NEW STUD WALL                    |
| (C) | INTERIOR ELEVATION # SHEET NUMBER            | =====        | NEW DOOR                         |
| (D) | ENLARGED PLAN SECTION OR DETAIL REFERENCE    | =====        | EXISTING WALL/DOOR TO BE REMOVED |
| (E) | DOOR NUMBER                                  | =====        | EXISTING WALL/DOOR TO REMAIN     |
| (F) | WINDOW NUMBER                                | =====        | WALL DETAIL NUMBER               |

| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
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| 8/31/18  | PARAPET JS         |

Job 140410

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Of 12 Sheets

Area Calculation (In Square Feet):

|               | 4th Floor    | 3rd Floor    | 2nd Floor    | 1st Floor    | Basement     | Total         |
|---------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Unit #3008*   | 2,362        |              |              |              |              | 2,362         |
| Unit #3006*   |              | 1,024        |              |              |              | 1,024         |
| Unit #3004*   |              | 1,032        |              |              |              | 1,032         |
| Unit #3002*   |              |              | 1,024        |              |              | 1,024         |
| Unit #3000*   |              |              | 1,030        | 924          |              | 1,954         |
| Retail #898*  |              |              |              | 698          |              | 698           |
| Common Area** | 418          | 522          | 570          | 898          | 521          | 2,929         |
| Garage        |              |              |              |              | 2,958        | 2,958         |
| <b>Total</b>  | <b>2,780</b> | <b>2,578</b> | <b>2,624</b> | <b>2,520</b> | <b>3,479</b> | <b>13,981</b> |

Total Retail Area = 698 S.F.

Total Living Area for all Units = 7,396 S.F.

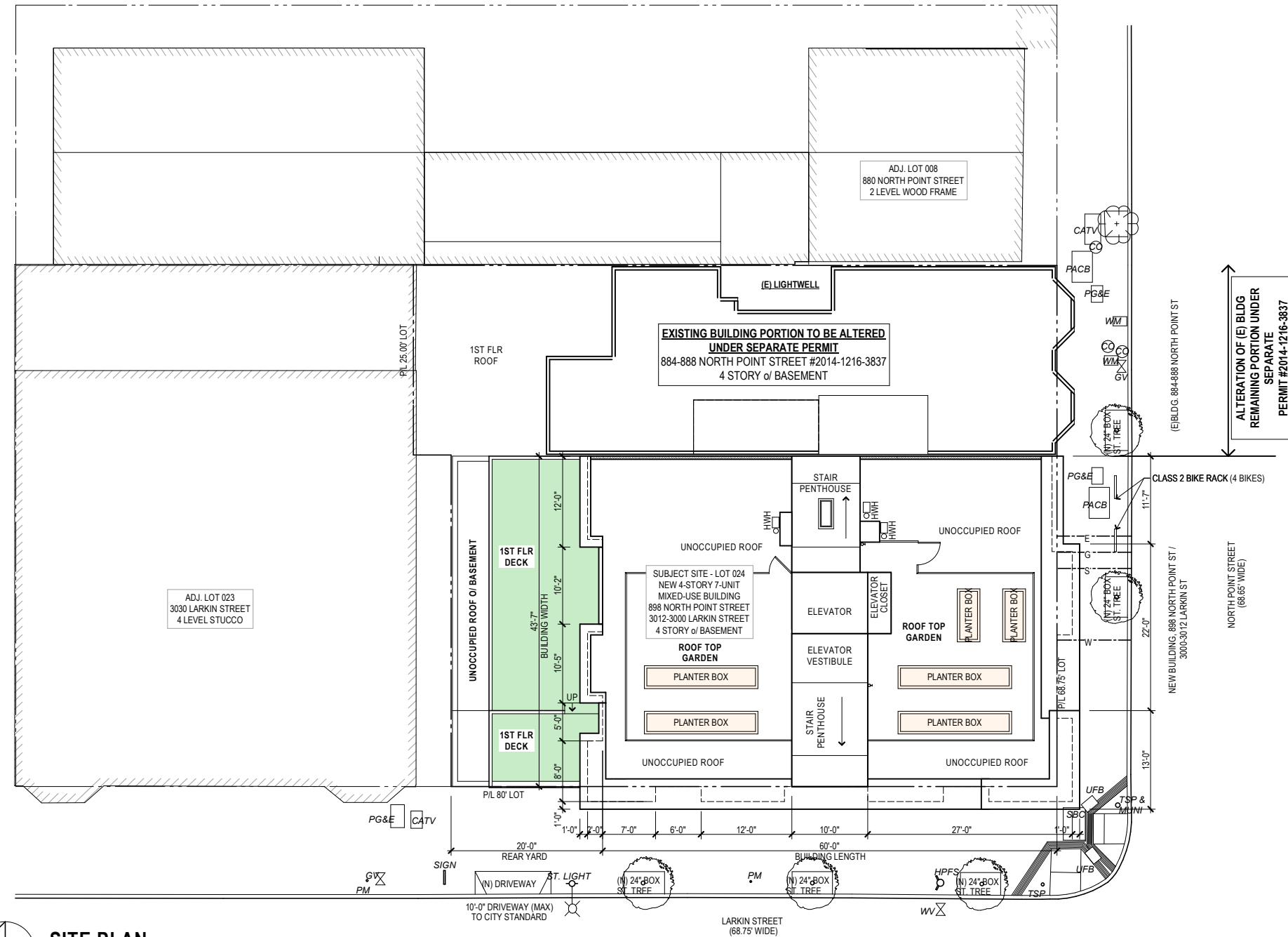
Total Garage & Common Area = 5,887 S.F.

Total Gross Area = 13,981 S.F.

Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

\* Unit area includes net area inside of unit only

\*\* Common area includes all areas outside of unit (common stair/hallway, exterior walls, etc.)

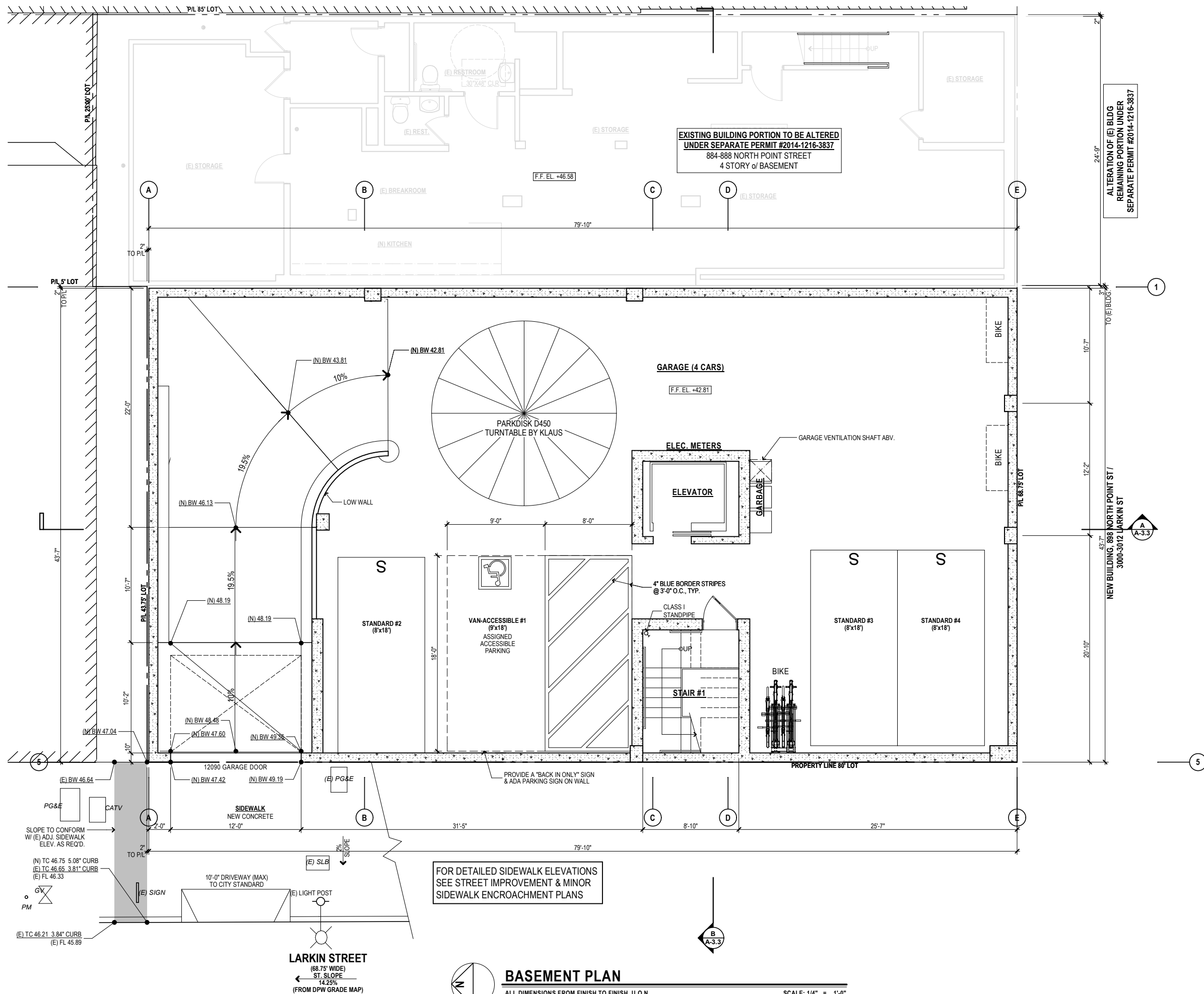


**SITE PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

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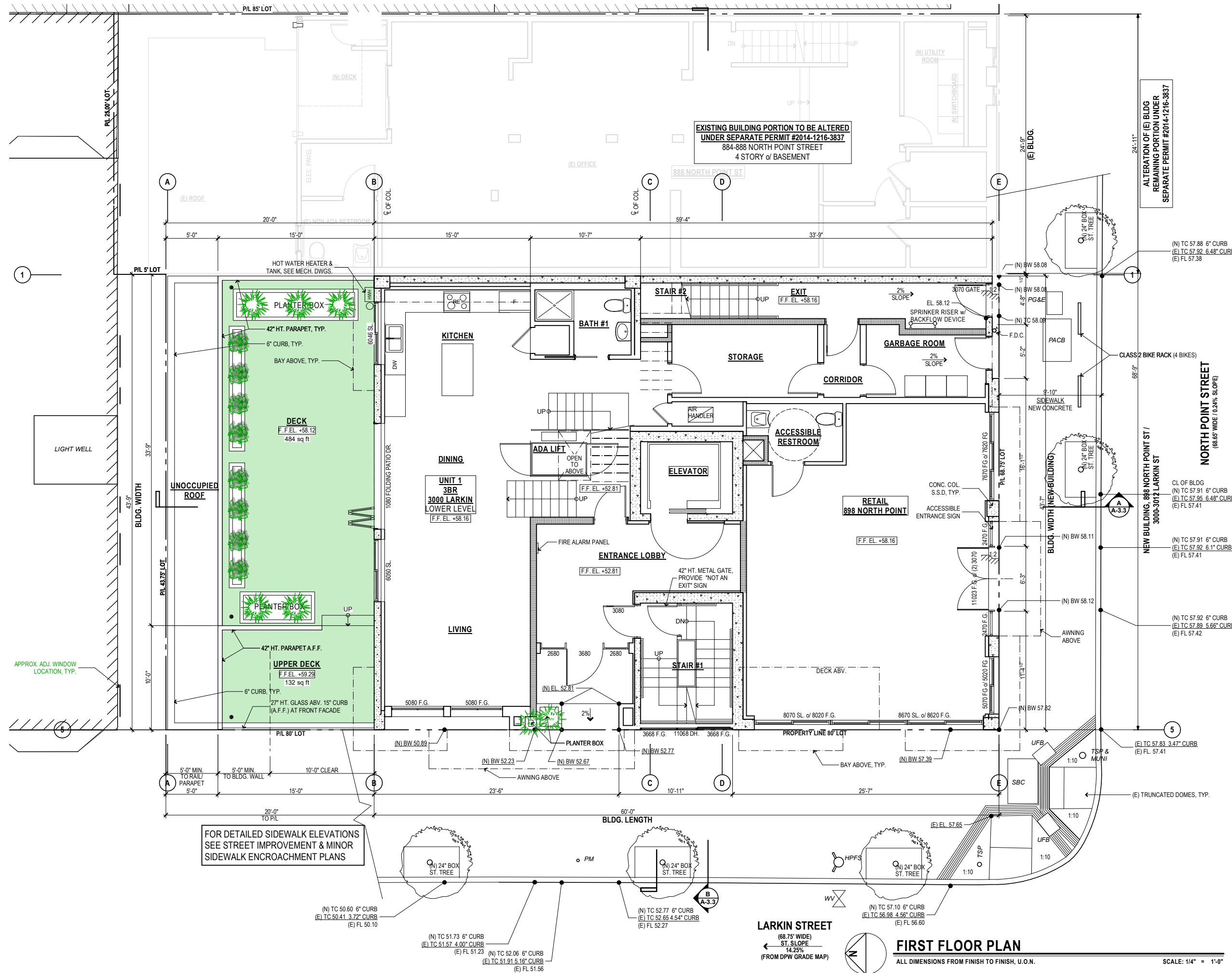
| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |

Job 140410

| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
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| 8/28/15  | OWNER REVISION YIP |
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| 6/16/16  | WD MML             |
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| 8/31/18  | PARAPET JS         |

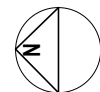
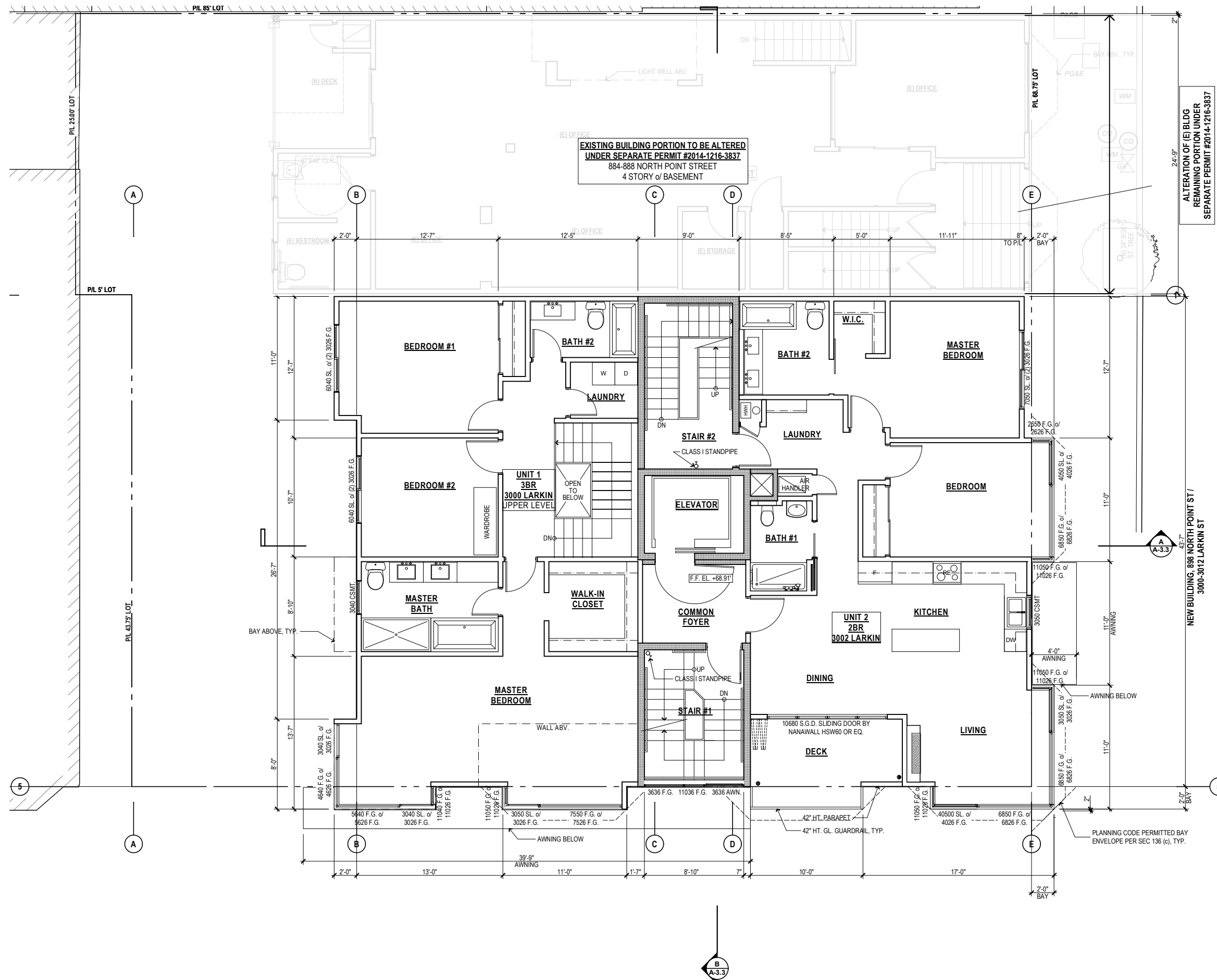
Job 140410

Sheet  
**A-2.1**





| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
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| 8/31/18  | PARAPET JS         |

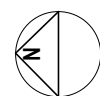
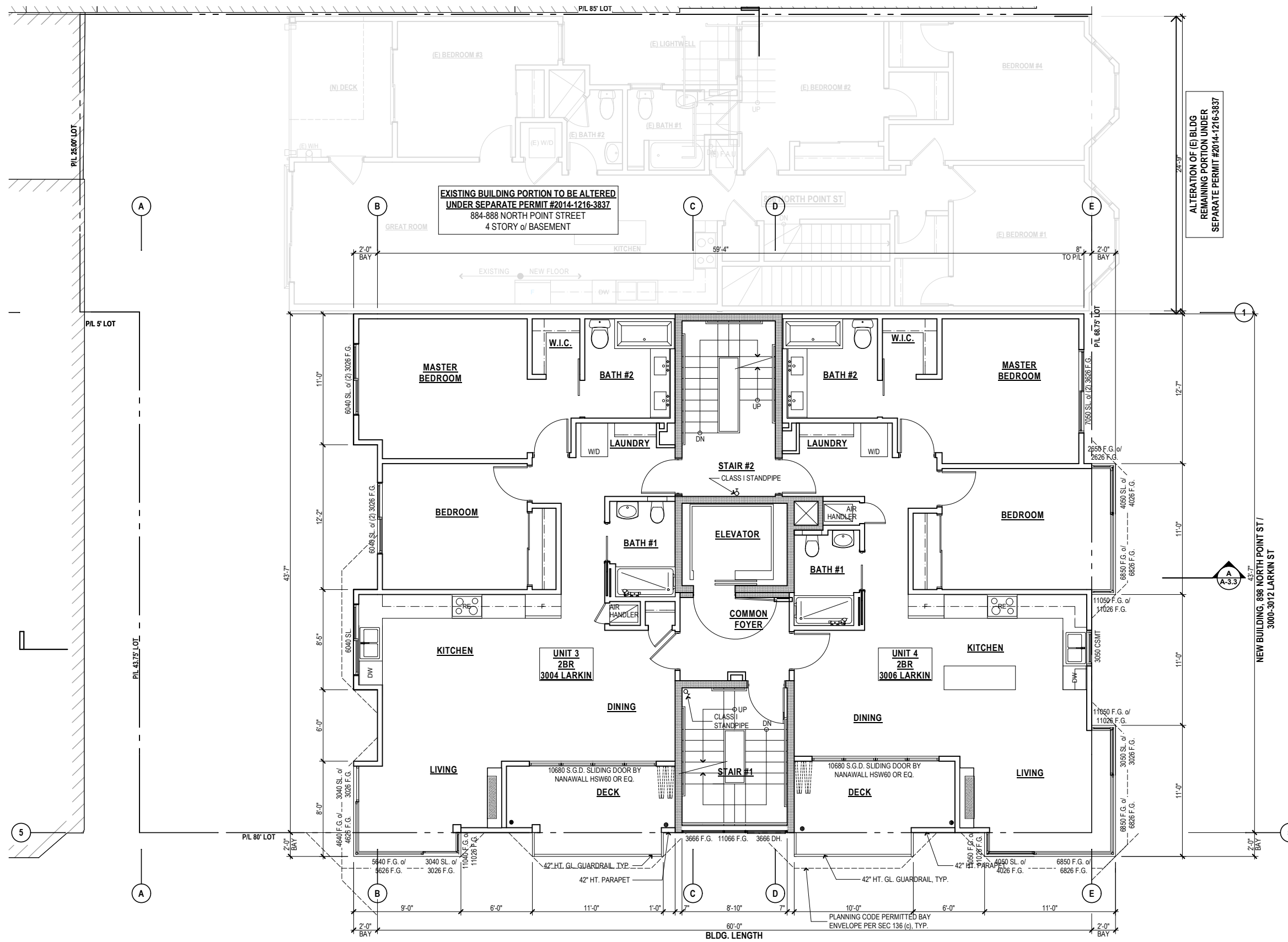


## SECOND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |



### THIRD FLOOR PLAN

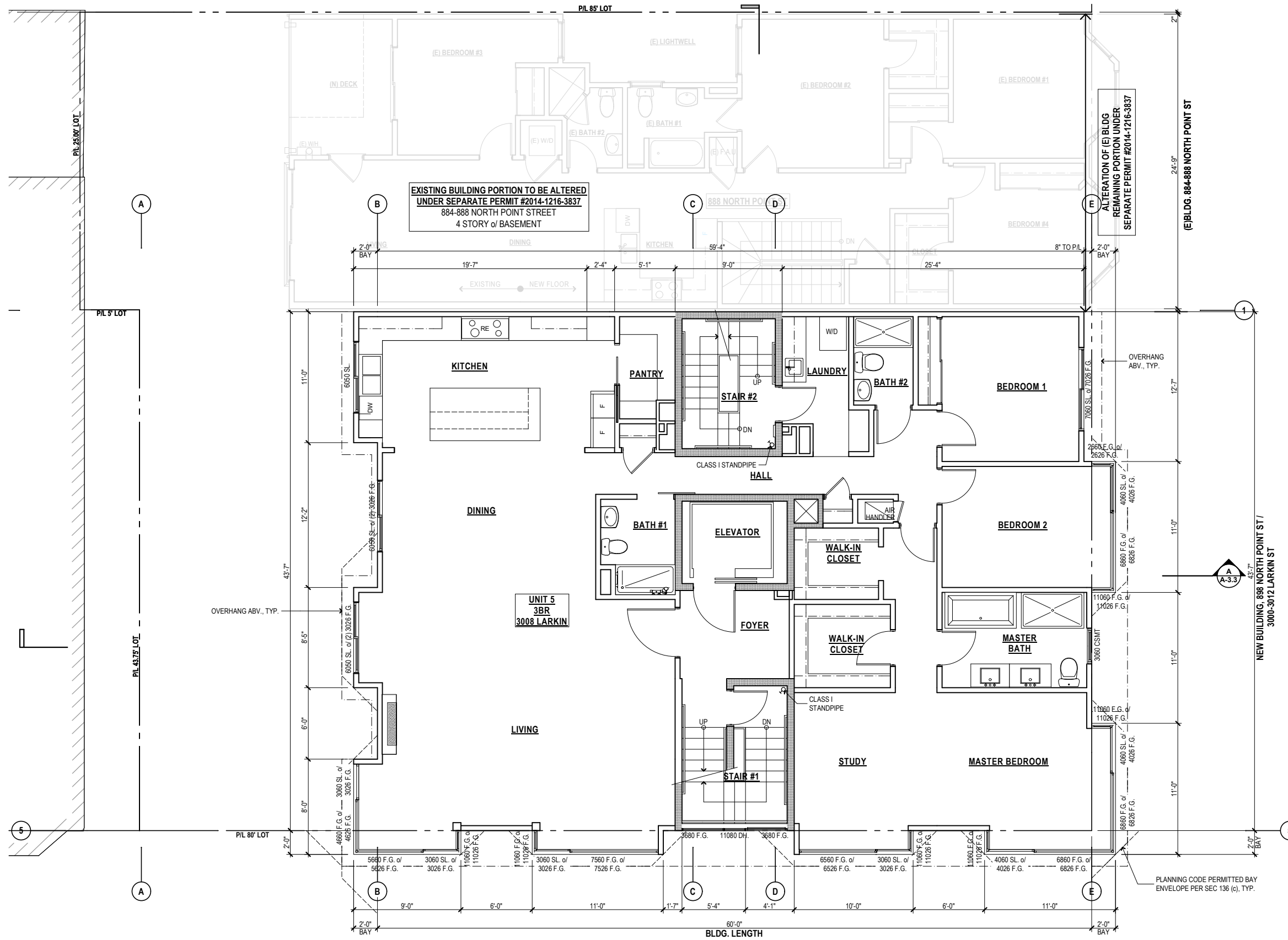
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

| LEGEND |                                    |
|--------|------------------------------------|
|        | CONCRETE WALL                      |
|        | 2 HOUR WALL                        |
|        | 1 HOUR WALL                        |
|        | DOOR SCHEDULE<br>SEE SHEET A-4.2   |
|        | WINDOW SCHEDULE<br>SEE SHEET A-4.3 |
|        | WALL DETAIL<br>SEE SHEET A-5.1     |

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| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
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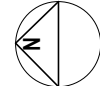


**EXISTING BUILDING PORTION TO BE ALTERED**  
**UNDER SEPARATE PERMIT #2014-1216-3837**  
884-888 NORTH POINT STREET  
4 STORY of BASEMENT

**ALTERATION OF (E) BLDG**  
**REMAINING PORTION UNDER**  
**SEPARATE PERMIT #2014-1216-3837**

**UNIT 5**  
**3BR**  
**3008 LARKIN**

| LEGEND |               |  |                                    |
|--------|---------------|--|------------------------------------|
|        | CONCRETE WALL |  | DOOR SCHEDULE<br>SEE SHEET A-4.2   |
|        | 2 HOUR WALL   |  | WINDOW SCHEDULE<br>SEE SHEET A-4.3 |
|        | 1 HOUR WALL   |  | WALL DETAIL<br>SEE SHEET A-5.1     |



### FOURTH FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

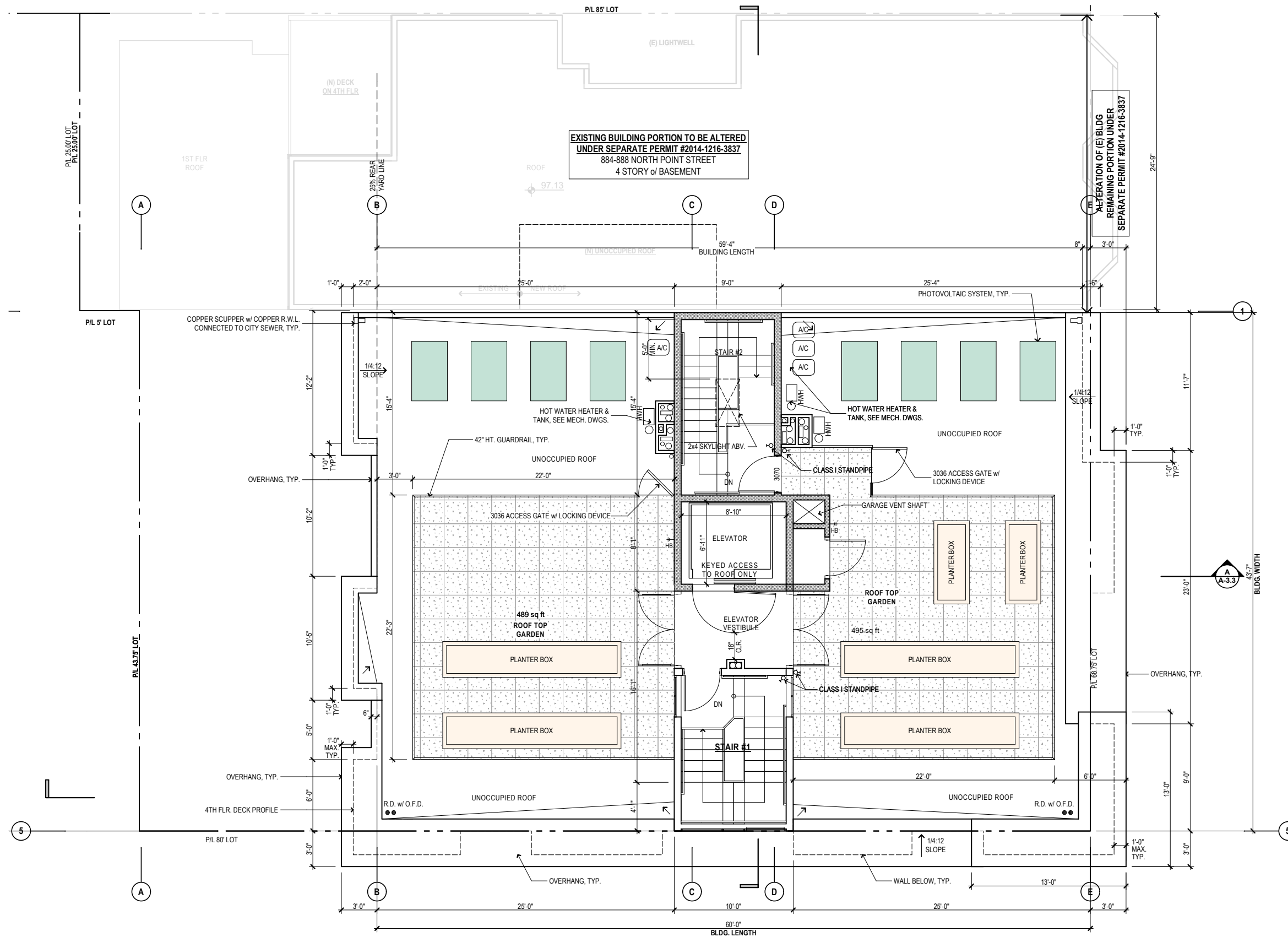
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| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |

Job 140410  
Sheet

**A-2.5**

Of 12 Sheets



**ROOF PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

**LEGEND**

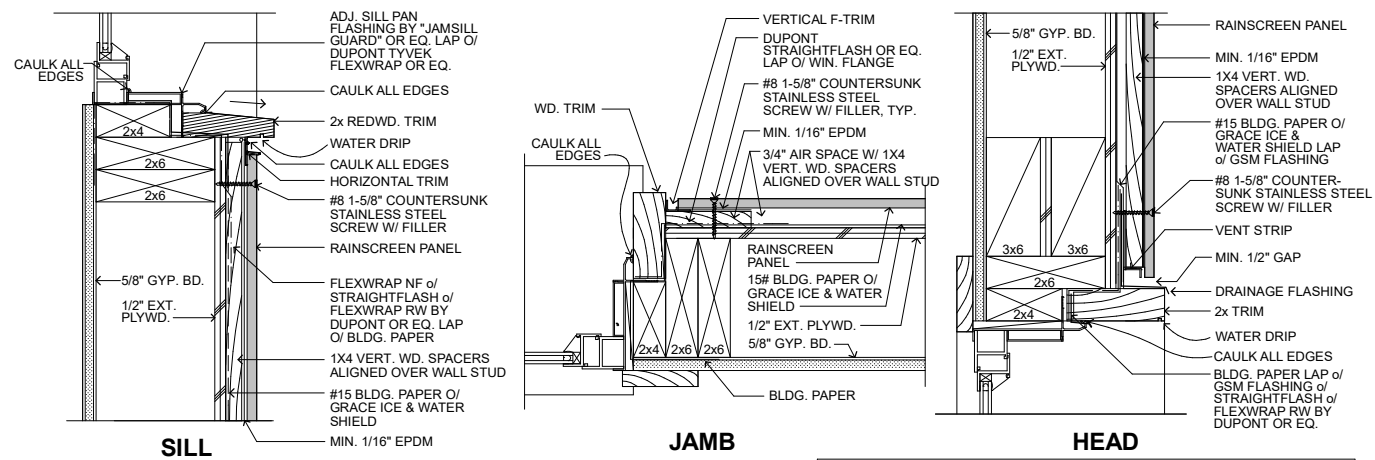
|  |               |  |                                 |
|--|---------------|--|---------------------------------|
|  | CONCRETE WALL |  | DOOR SCHEDULE SEE SHEET A-4.2   |
|  | 2 HOUR WALL   |  | WINDOW SCHEDULE SEE SHEET A-4.3 |
|  | 1 HOUR WALL   |  | WALL DETAIL SEE SHEET A-5.1     |

| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |

Job 140410

Sheet

## A-3.0



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY BONELLI OR EQ., TYP.

## 2 WINDOW DETAIL - RAINSCREEN

SCALE 3" = 1'-0"

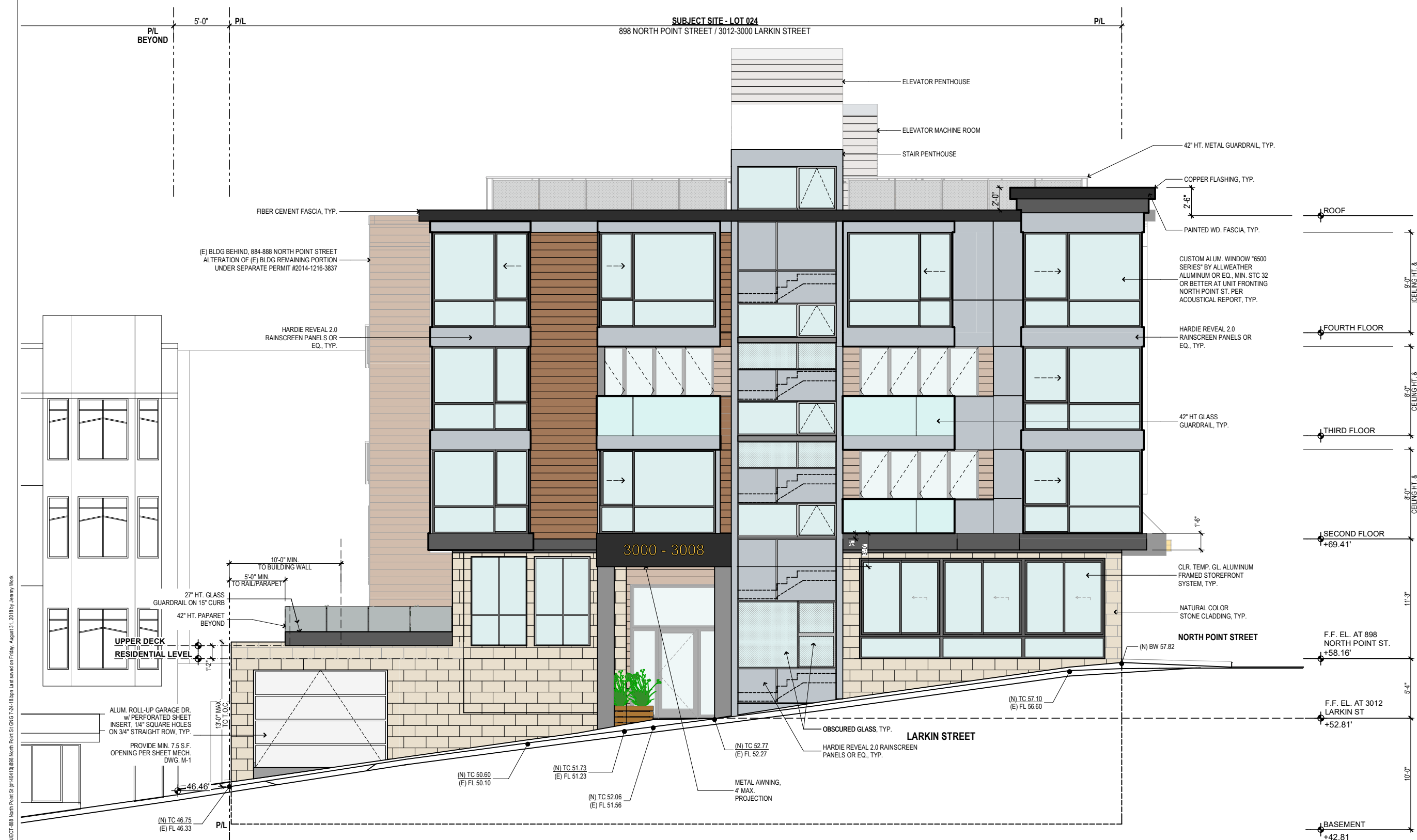


## FRONT ELEVATION AT NORTH POINT ST. LOOKING NORTH

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

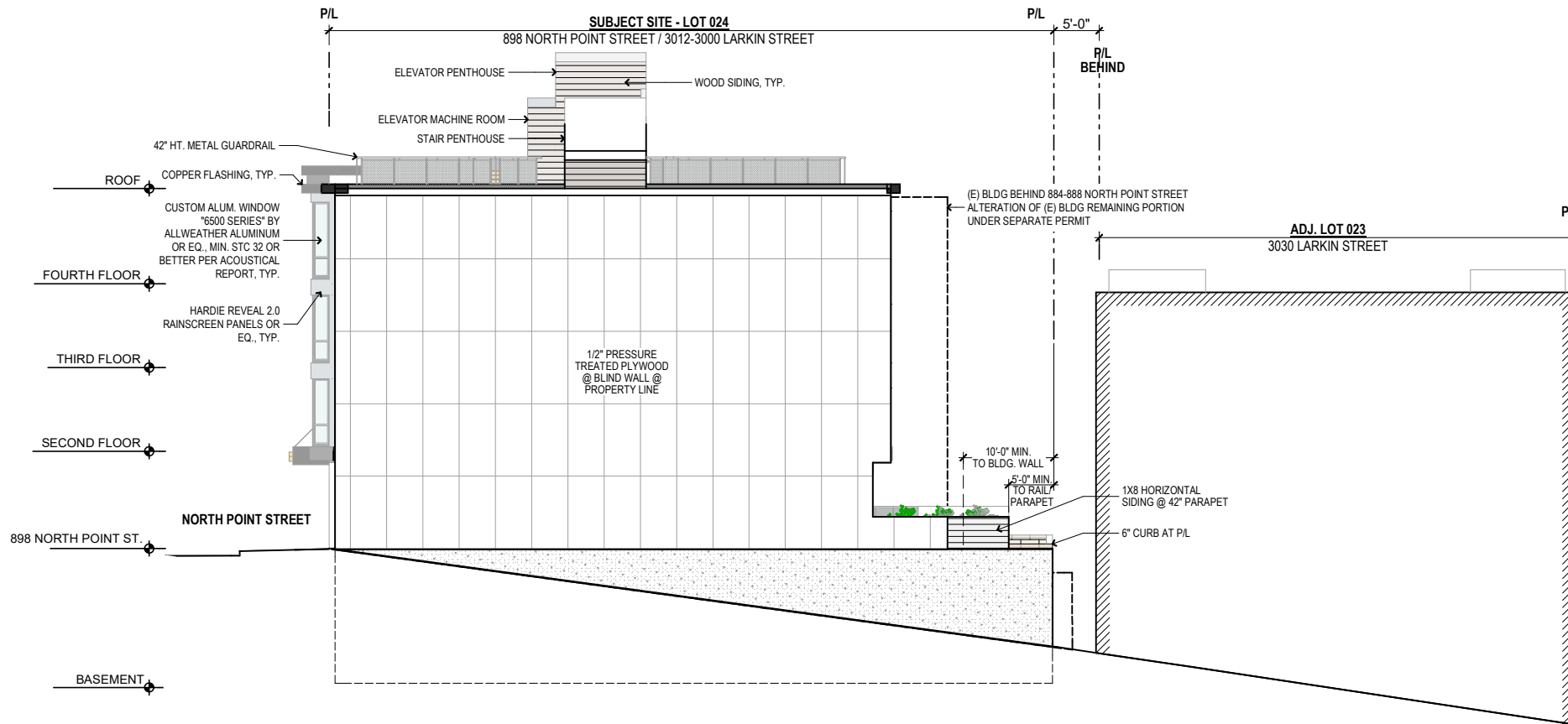
| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |



**1 LEFT ELEVATION AT LARKIN ST. LOOKING EAST**  
1/4" = 1'-0"

C:\Users\jeremy.Work\Desktop (GVA)\SLA Projects\1\PROJECT-889 North Point St (8150410)\888 North Point St (GND) 7-24-18.dwg, Last saved on Friday, August 31, 2018 by Jeremy Work

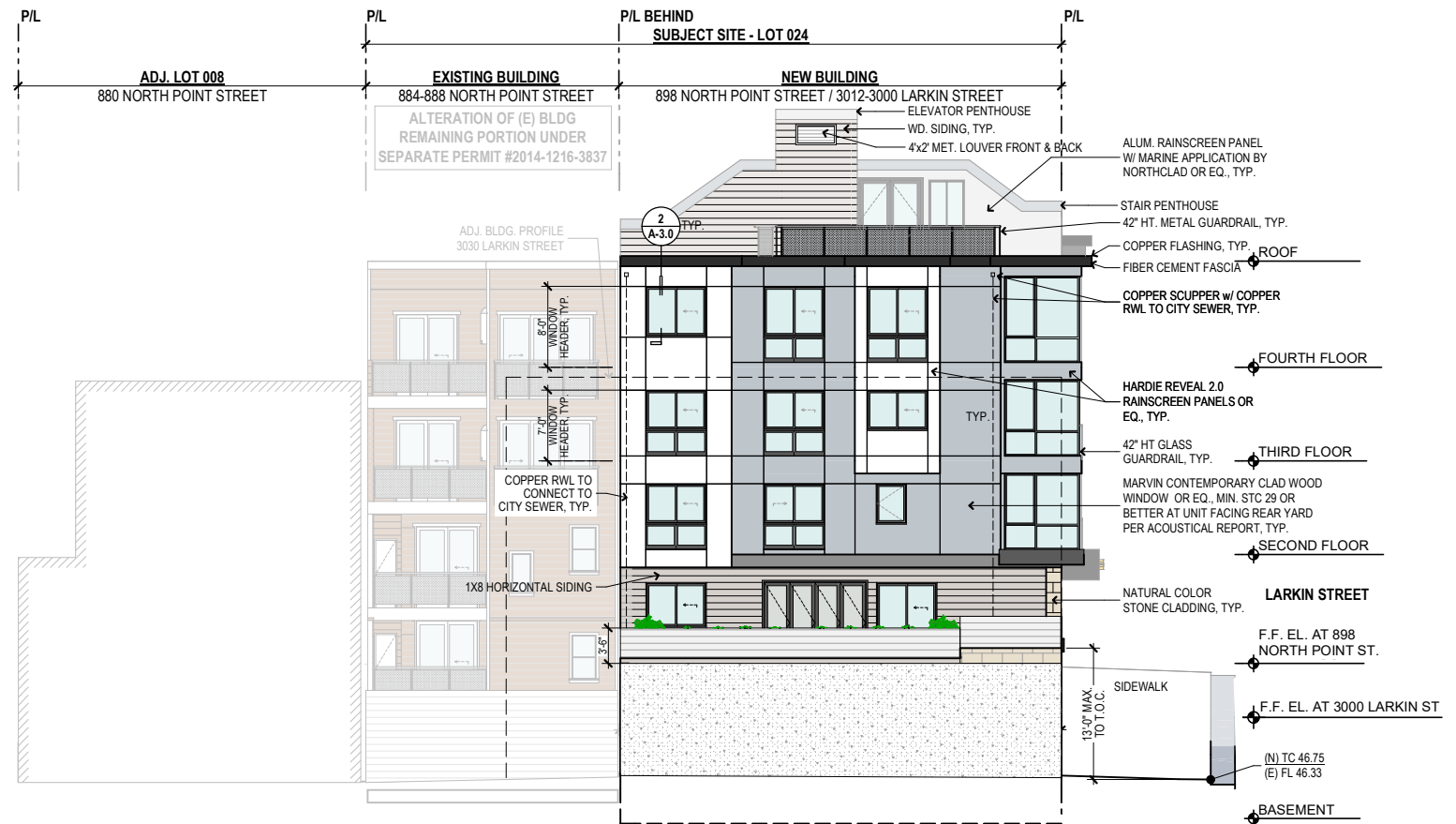
| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |



**RIGHT ELEVATION LOOKING WEST**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

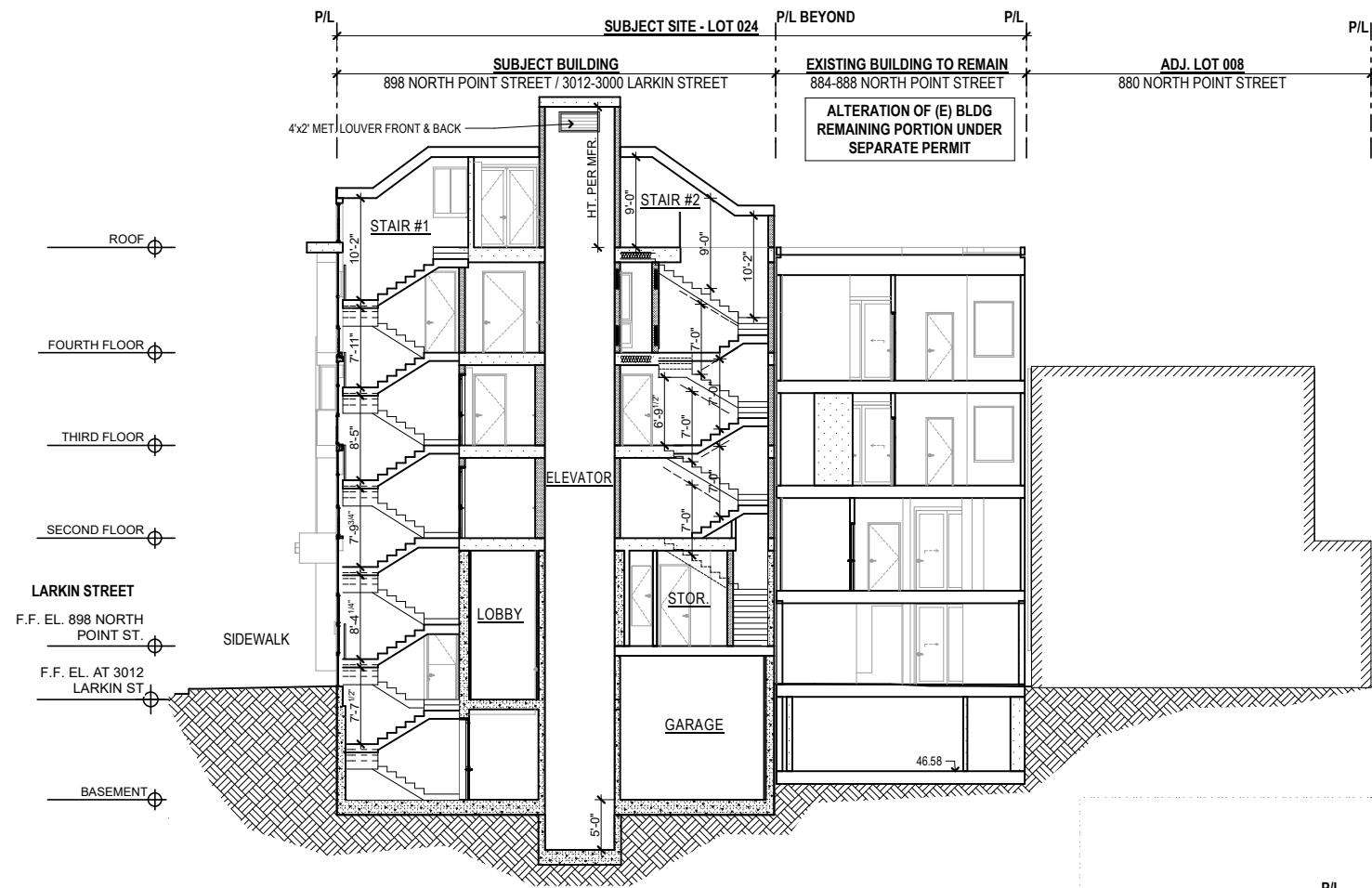
SCALE: 1/8" = 1'-0"



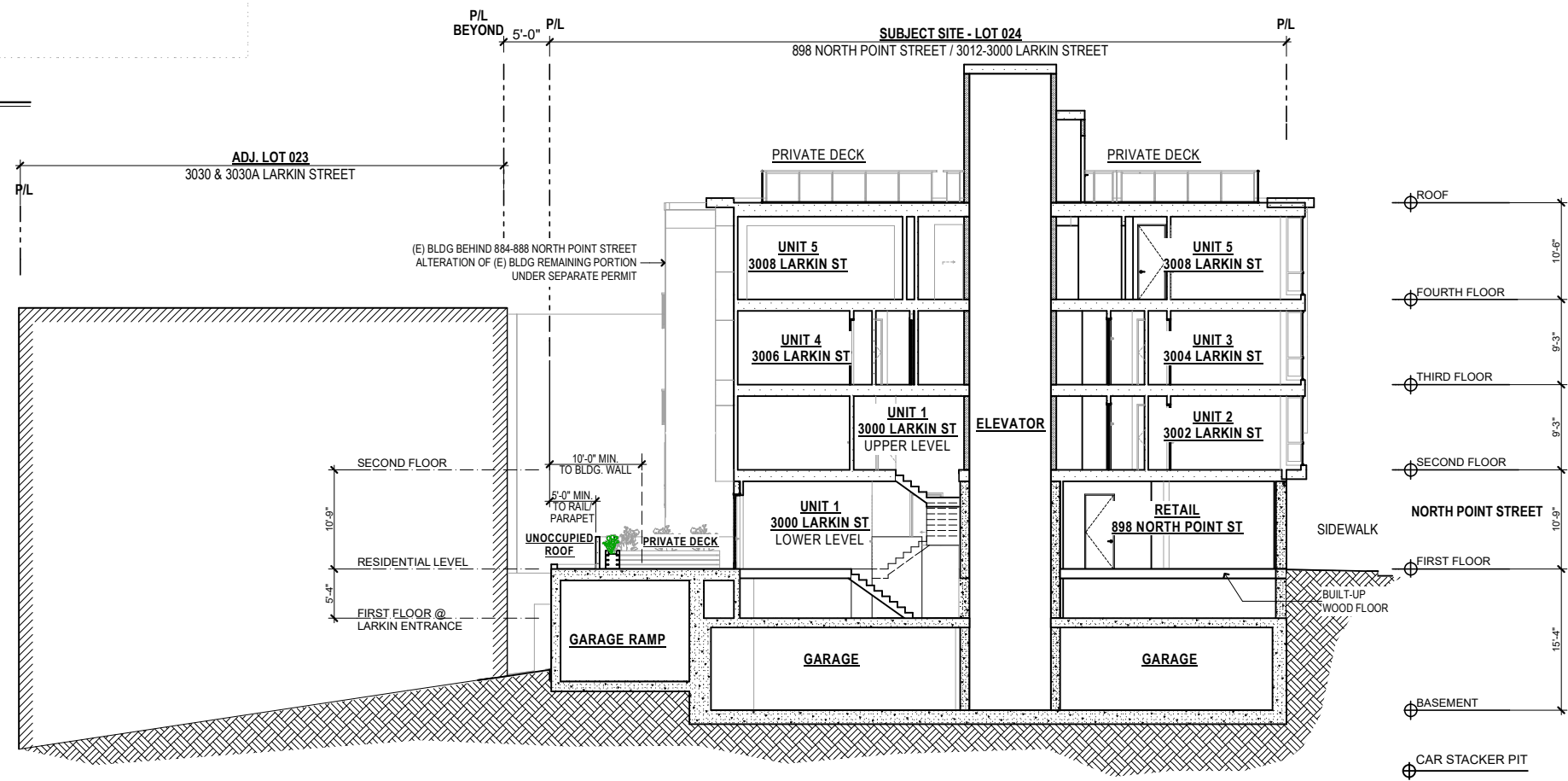
**REAR ELEVATION LOOKING SOUTH**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"



**B** CROSS SECTION  
1/8" = 1'-0"



**A** LONGITUDINAL SECTION A  
1/8" = 1'-0"

SECTIONS

| Date     | By                 |
|----------|--------------------|
| 11/25/14 | SITE PERMIT YIP    |
| 4/21/15  | PLANNING YIP       |
| 8/19/15  | PLANNING YIP       |
| 8/28/15  | OWNER REVISION YIP |
| 9/2/15   | PLANNING YIP       |
| 6/16/16  | WD MML             |
| 2/8/17   | OWNER REV. MML     |
| 8/17/18  | TOWNHOUSE UNIT MML |
| 8/31/18  | PARAPET JS         |

Job 140410

Sheet **A-3.3**

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## 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: **0025**

Lot: **024**

Address: **3000-3012 LARKIN ST**

David Augustine, Tax Collector

Dated **November 18, 2022** this certificate is valid for the earlier of 60 days from **November 18, 2022** or **December 31, 2022**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

**OWNER'S STATEMENT:**

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

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

**OWNERS:**

WATERFRONT MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Therese Hu  
BY: THERESE HU, MEMBER

BY: Howard Hu  
BY: HOWARD HU, MEMBER

**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 30, 2022

BEFORE ME, Candace Lee, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Therese Hu and Howard Hu

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.

Candace Lee  
SIGNATURE:

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

Candace Lee  
PRINTED NAME:

2389427  
COMMISSION # OF NOTARY:

January 16, 2026  
COMMISSION EXPIRES:

San Francisco  
PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

FILED THIS ..... DAY OF ....., 20....., AT ..... M.

IN BOOK ..... OF FINAL MAPS, AT PAGE(S) ....., AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED .....  
COUNTY RECORDER

**BENEFICIARY:**

FIRST REPUBLIC BANK

BY: A. Levin Vice President  
BY: ..... TITLE:

Anna Levin  
PRINT NAME:

**BENEFICIARY 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 October 6th 2022

BEFORE ME, Guram Mebuke, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Anna Levin

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.

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

Guram Mebuke  
PRINTED NAME:

2318086  
COMMISSION # OF NOTARY:

San Francisco  
COMMISSION EXPIRES:

San Francisco  
PRINCIPAL COUNTY OF BUSINESS:

**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 WATERFRONT MANAGEMENT, LLC ON APRIL 11, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Frederick T. Seher  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216

DATE: 10-20-22

**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: K. Anderson  
KATHARINE S. ANDERSON, PLS 8499  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO



DATE: 11/2/2022

**FINAL MAP NO. 10332**

BEING A 4 LOT VERTICAL SUBDIVISION; LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT; LOT 3 BEING A 3 UNIT COMMERCIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 29, 2009 DOCUMENT NUMBER 2009-1772281-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF 50 VARA BLOCK 289

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2022



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED ..... DAY OF ....., 20.....

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. ...., ADOPTED ....., 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10332".

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

APPROVALS:

THIS MAP IS APPROVED THIS ..... DAY OF ....., 20.....

BY ORDER NO. ....

BY: *Carla Short* ..... DATE: 11/07/2022 .....

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

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY: .....

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON ....., 20....., THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

....., A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. ....

GENERAL NOTES REGARDING CONDOMINIUM PROJECTS ON LOTS 1 AND 3:

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 FIVE (5) DWELLING UNITS ON LOT 1 AND THREE (3) COMMERCIAL UNITS ON LOT 3.

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 NORTH POINT STREET AND 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.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"DECLARATION OF RESTRICTIONS & RESERVATION OF EASEMENTS"  
RECORDED ON AUGUST 25, 2022  
DOC. 2022081756

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"  
RECORDED ON NOVEMBER 21, 2018  
DOC. 2018-K697038-00

"AGREEMENT"  
RECORDED DECEMBER 7, 1971  
DOC. U35789, BOOK B585, PAGE 11

VERTICAL SUBDIVISION NOTE:

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

**FINAL MAP NO. 10332**

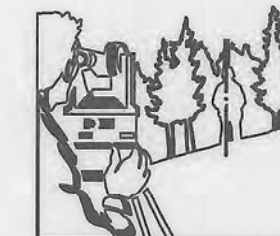
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ALSO BEING A PART OF 50 VARA BLOCK 289

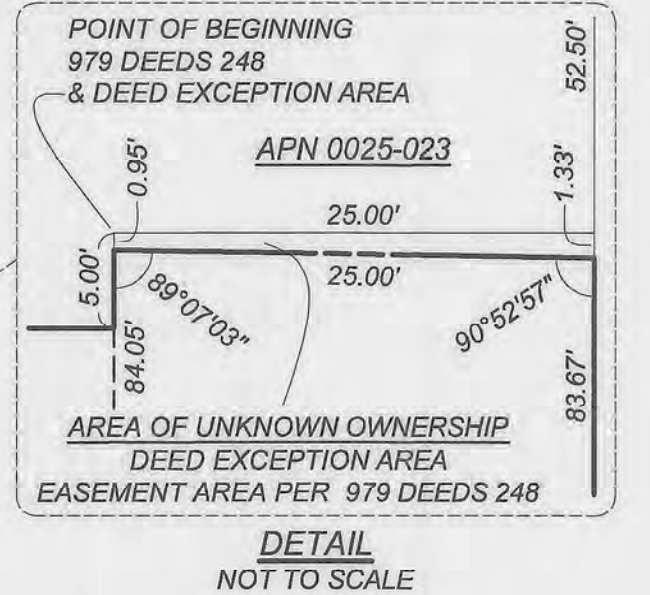
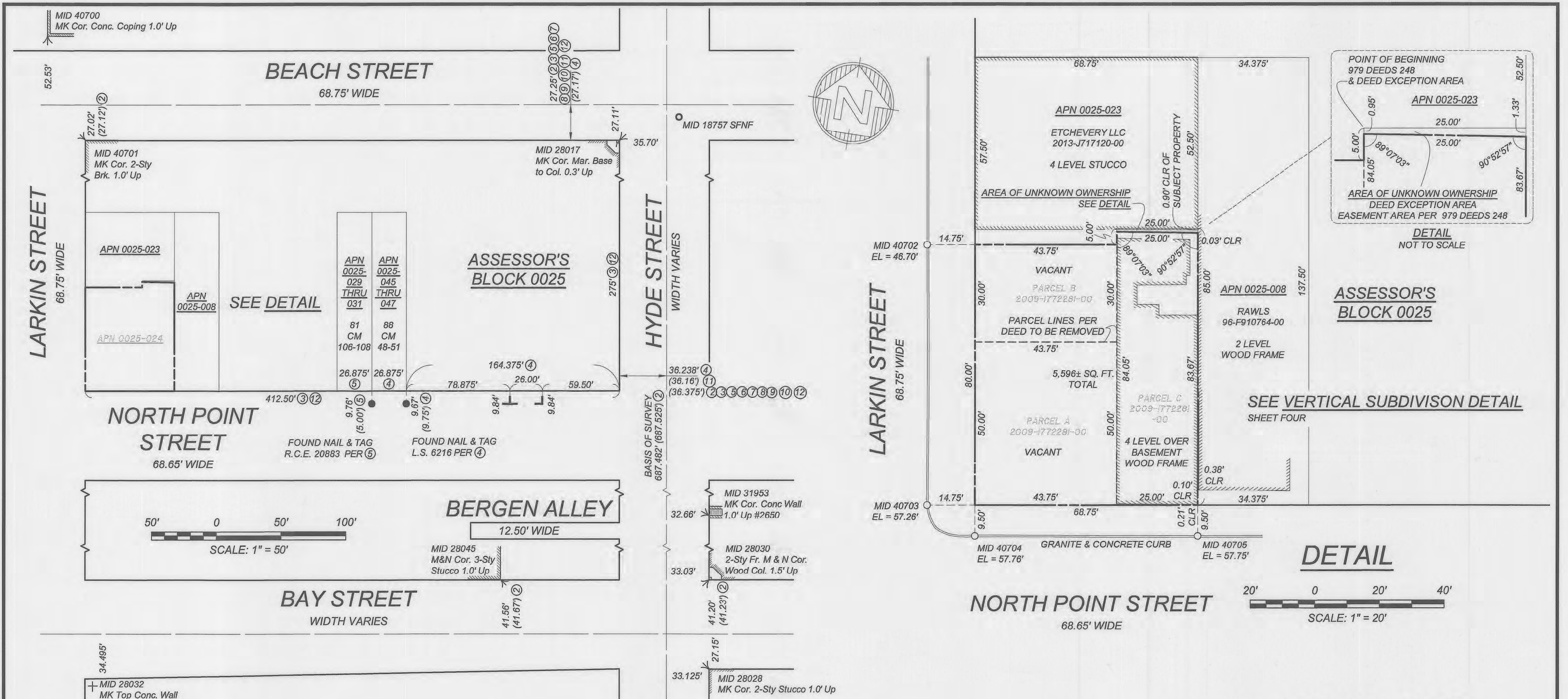
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2022



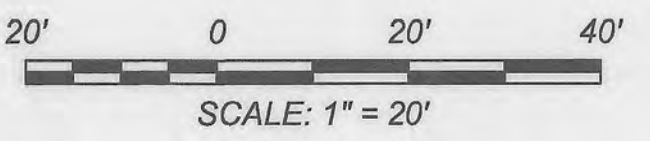
**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS



SEE VERTICAL SUBDIVISION DETAIL SHEET FOUR

DETAIL



**MAP AND DEED REFERENCES:**

- ON FILE IN SAN FRANCISCO COUNTY RECORDS, UNLESS OTHERWISE NOTED
- ① GRANT DEED RECORDED MAY 29, 2009, DOCUMENT NUMBER 2009-I772281-00
  - ② MONUMENT MAP NO. 10, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
  - ③ BLOCK DIAGRAM OF 50 VARA BLOCK 289, DATED JUNE 21, 1909, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
  - ④ BOOK 88 OF CONDOMINIUM MAPS, PAGES 48-51, RECORDED SEPTEMBER 15, 2004
  - ⑤ BOOK 81 OF CONDOMINIUM MAPS, PAGES 106-108, RECORDED JULY 22, 2003
  - ⑥ BOOK 44 OF CONDOMINIUM MAPS, PAGES 168-171, RECORDED SEPTEMBER 20, 1994
  - ⑦ BOOK 37 OF PARCEL MAPS, PAGES 89-91, RECORDED JULY 26, 1988
  - ⑧ BOOK 41 OF CONDOMINIUM MAPS, PAGES 153-155, RECORDED OCTOBER 26, 1993
  - ⑨ BOOK 29 OF PARCEL MAPS, PAGE 117, RECORDED NOVEMBER 30, 1984
  - ⑩ BOOK 93 OF CONDOMINIUM MAPS, PAGES 18-21, RECORDED JANUARY 26, 2006
  - ⑪ BOOK 126 OF CONDOMINIUM MAPS, PAGES 194-195, RECORDED MARCH 19, 2015
  - ⑫ MONUMENT MAP OF THE FIFTY VARA DISTRICT, RECORDED JANUARY 7, 1910, BOOK "G" OF MAPS, PAGE 151

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 11, 2014. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**LEGEND:**

- SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216 ON 10-5-2022
- FOUND NAIL & 3/4" BRASS TAG PER REFERENCE
- CITY MONUMENT SEARCHED FOR, NOT FOUND
- FOUND "L" CUT, UNKNOWN ORIGIN
- FOUND "T" CUT, UNKNOWN ORIGIN
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- CLR CLEAR OF PROPERTY LINE
- EL ELEVATION
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- SFNF SEARCHED FOR, NOT FOUND
- MONUMENT LINE
- RIGHT OF WAY LINE
- - - SUBJECT PROPERTY LINE
- ADJACENT LOT LINE

**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 0025 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

**BOUNDARY NOTES:**

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- TAGS AND CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

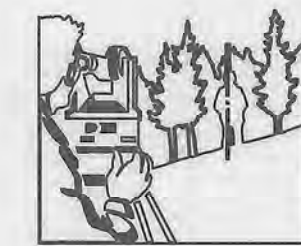
**FINAL MAP NO. 10332**

BEING A 4 LOT VERTICAL SUBDIVISION; LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT; LOT 3 BEING A 3 UNIT COMMERCIAL CONDOMINIUM PROJECT  
 BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 29, 2009 DOCUMENT NUMBER 2009-I772281-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF 50 VARA BLOCK 289

CITY AND COUNTY OF SAN FRANCISCO  
 SCALE AS NOTED

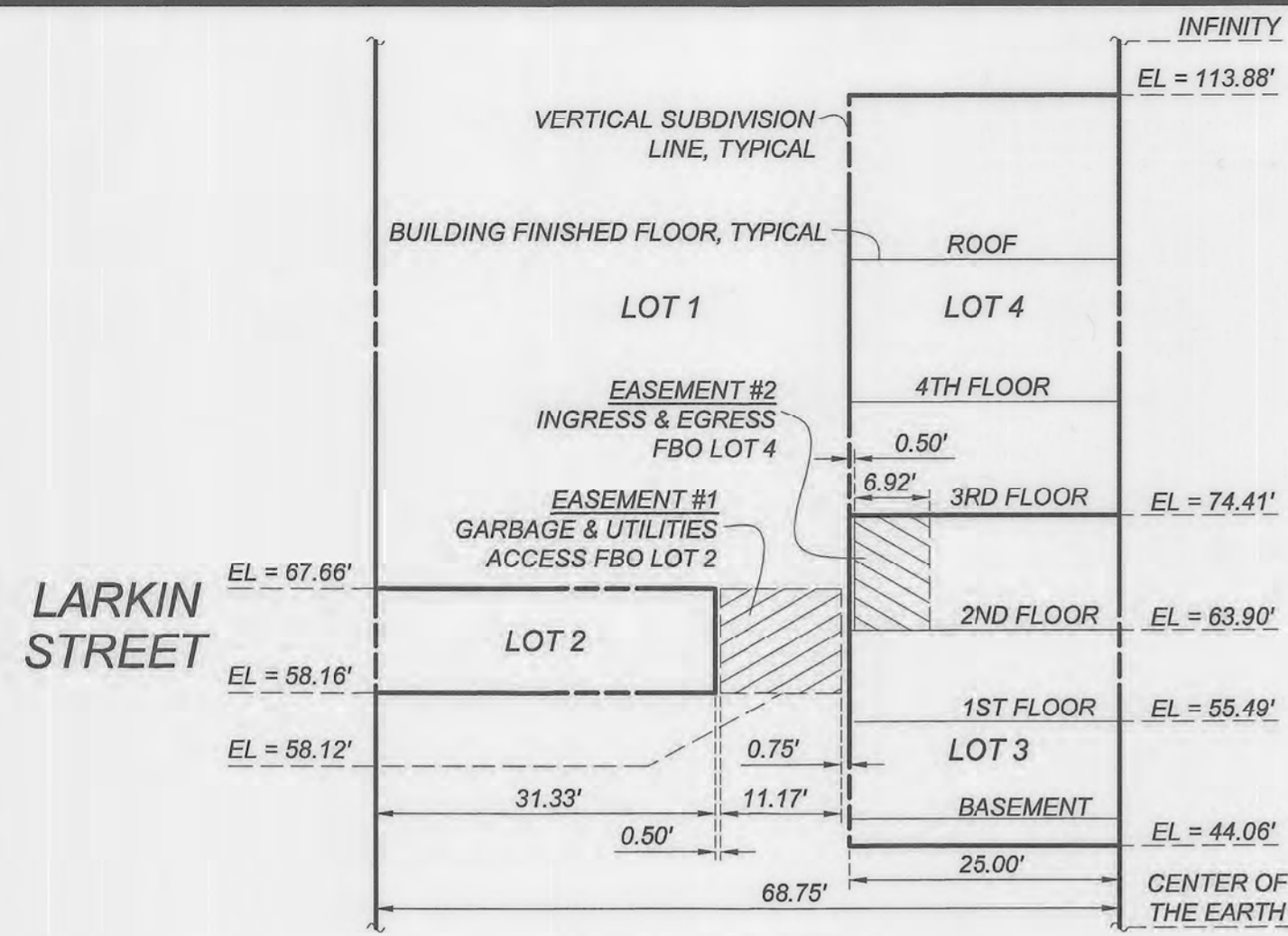
CALIFORNIA  
 OCTOBER, 2022



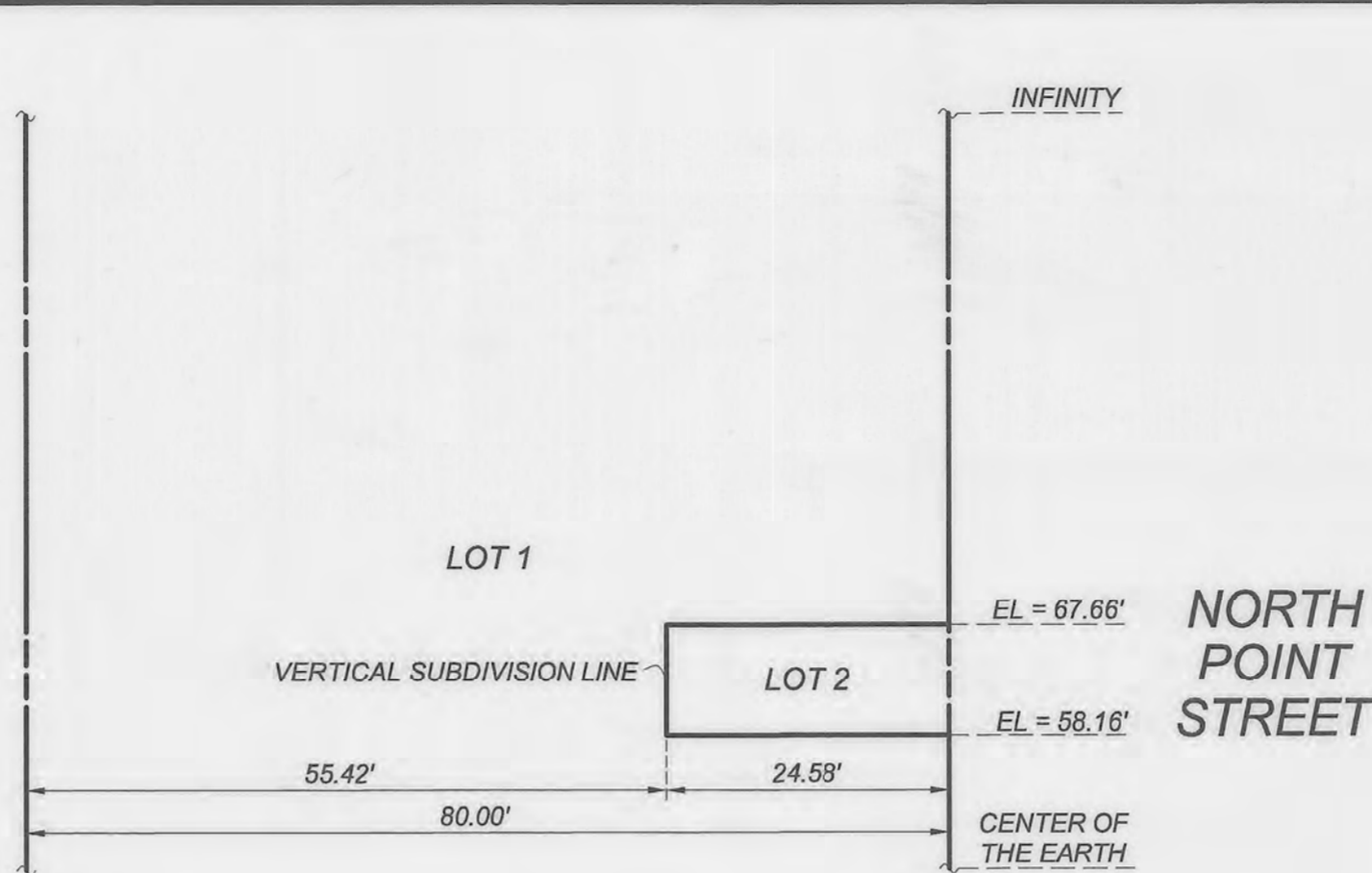
**Frederick T. Seher & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
 PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF FOUR SHEETS

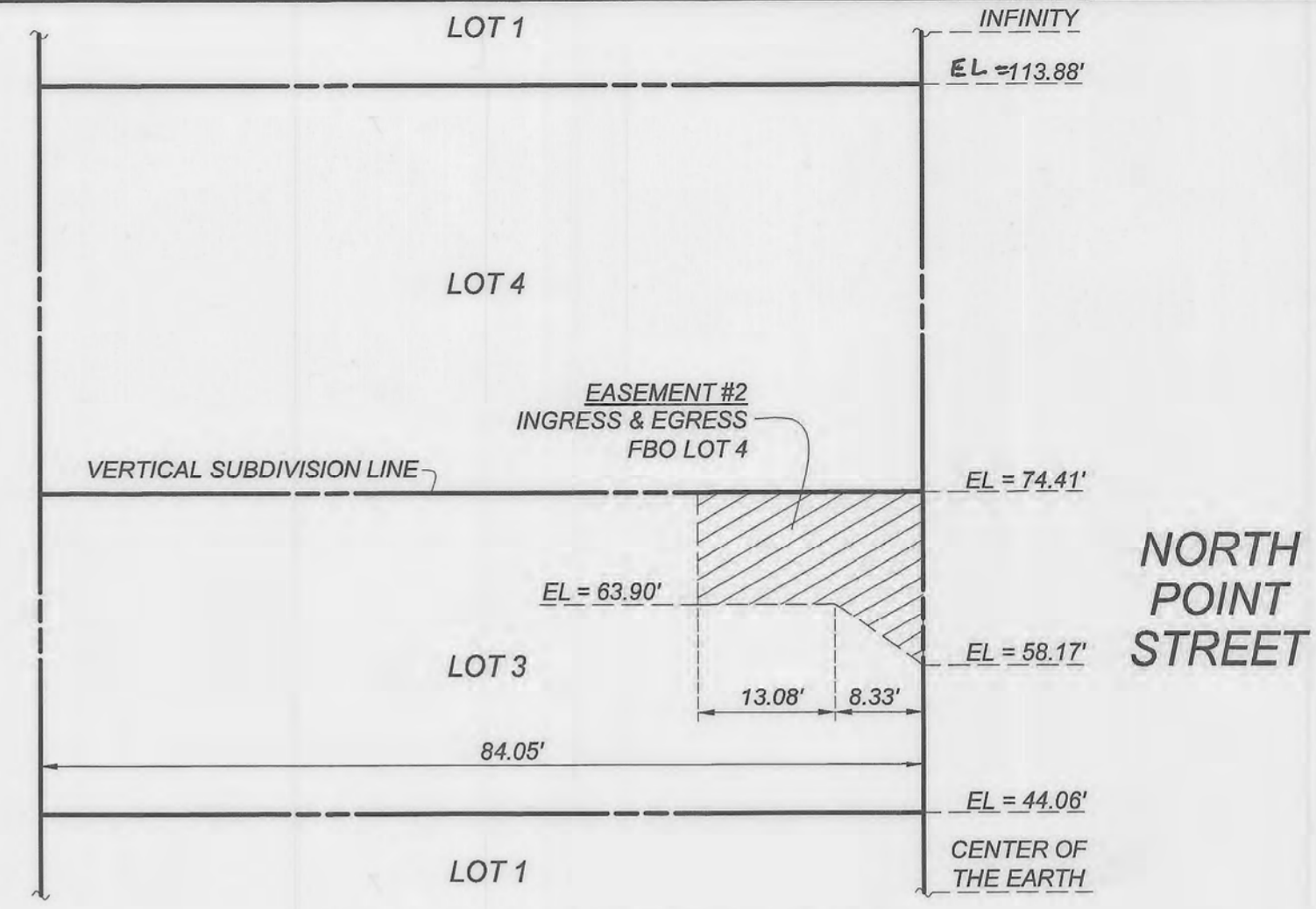
APN 0025-024 3000-3008 LARKIN ST. & 884-898 NORTH POINT ST.



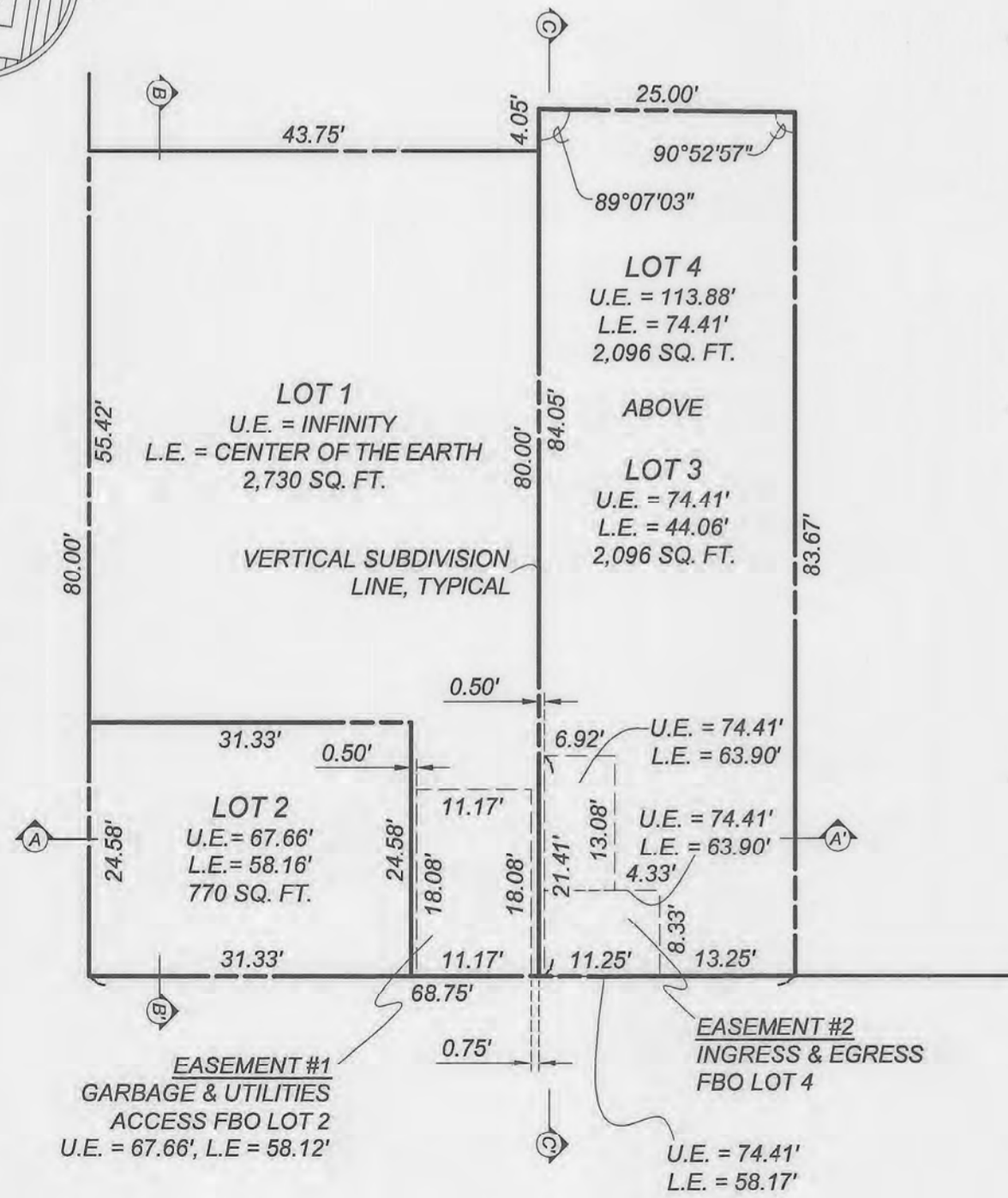
**SECTION A-A'**  
SCALE 1" = 16'



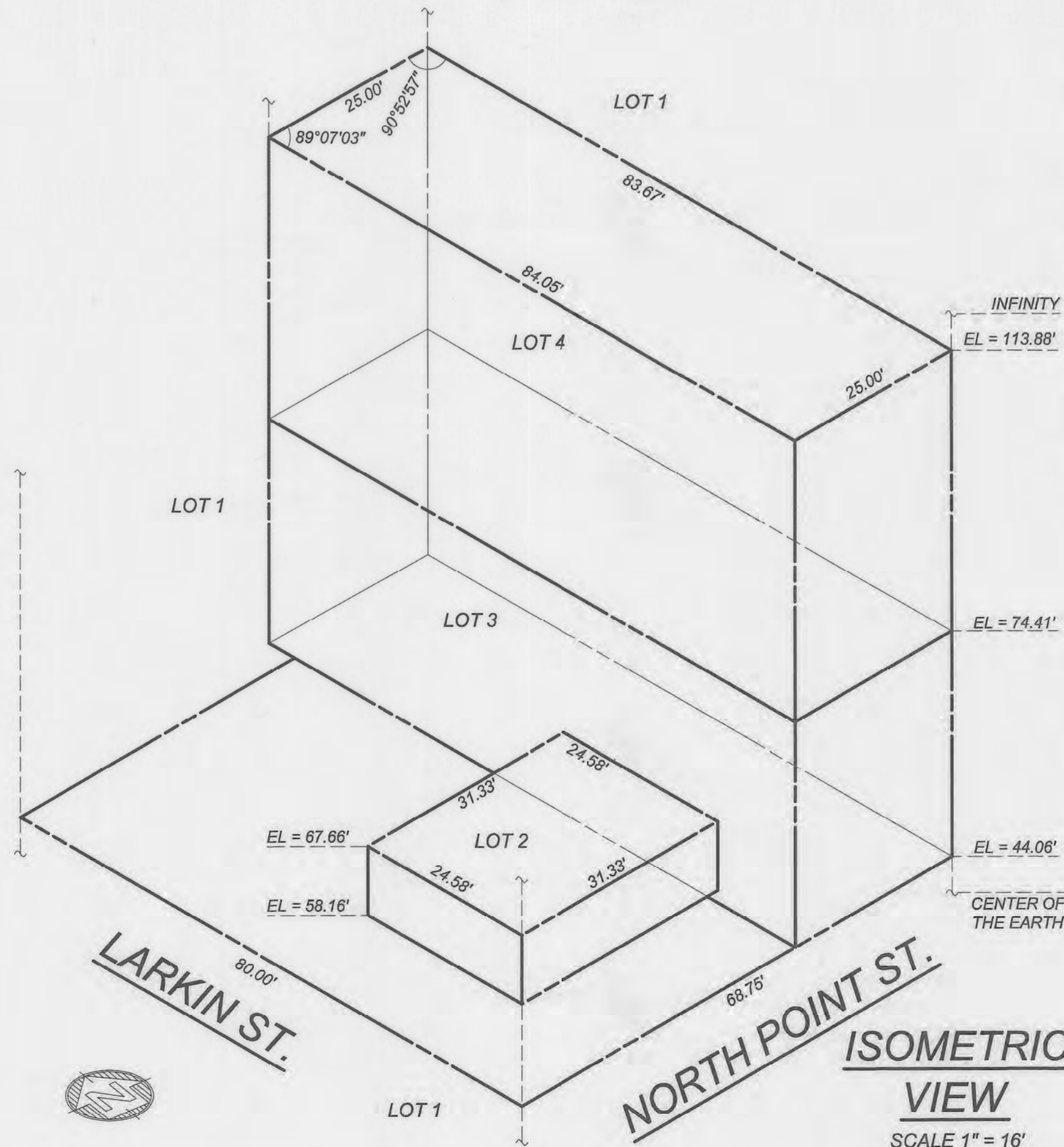
**SECTION B-B'**  
SCALE 1" = 16'



**SECTION C-C'**  
SCALE 1" = 16'



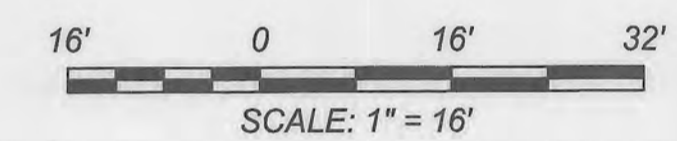
**NORTH POINT STREET  
VERTICAL SUBDIVISION DETAIL**  
SCALE 1" = 16'



**ISOMETRIC VIEW**  
SCALE 1" = 16'

**LEGEND:**

- EL ELEVATION
- FBO FOR BENEFIT OF
- L.E. LOWERMOST ELEVATION
- U.E. UPPERMOST ELEVATION



**EASEMENT NOTE:**

EASEMENTS SHOWN ARE PER "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS" RECORDED AUGUST 25, 2022, DOC. NO. 2022081756, SAN FRANCISCO COUNTY RECORDS

**PROJECT BENCHMARK:**

CITY BENCHMARK AT THE INTERSECTION OF NORTH POINT STREET AND LARKIN STREET. OLD CITY AND COUNTY OF SAN FRANCISCO DATUM: S.E. CORNER, GROW CUT OUTER RIM SWI. ELEVATION = 57.559

**ASSESSOR'S PARCEL NUMBER NOTE:**

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

VERTICAL SUBDIVISION PARCELS: LOTS 1-4 = APN 0025-064 THRU 067  
SUBDIVISION OF LOT 1: 5 CONDOMINIUM UNITS = APN 0025-068 THRU 072  
SUBDIVISION OF LOT 3: 3 CONDOMINIUM UNITS = APN 0025-073 THRU 075

**FINAL MAP NO. 10332**

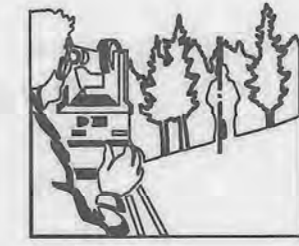
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SHEET FOUR OF FOUR SHEETS

**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Rems, Jacob \(DPW\)](#); [Schneider, Ian \(DPW\)](#); [Anderson, Katharine \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [Banks, Ernie \(DPW\)](#)  
**Subject:** RE: Final Map No. 10332- 3000-3308 Larkin Street and 884-898 North Point Street  
**Date:** Tuesday, November 29, 2022 9:27:39 AM  
**Attachments:** [Order207279.docx.pdf](#)  
[10332\\_Motion\\_20210730.doc](#)  
[10332\\_SIGNED\\_MOTION\\_20221109.pdf](#)  
[10332\\_DCP\\_APPROVAL\\_20200430.pdf](#)  
[2018K697038.pdf](#)  
[3020 Larkin St.pdf](#)  
[Signed\\_Variance\\_Decision\\_Letter\\_with\\_Exhibit\\_A\\_and\\_B\\_-\\_898\\_Northpoint\\_Street\\_-\\_2018-001289VAR.pdf](#)  
[10332\\_TAX\\_CERT\\_20221118.pdf](#)  
[10332\\_SIGNED\\_MYLAR\\_20221109.pdf\\_.pdf](#)

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To: Board of Supervisors,

Thank you for confirming that you have received the final map in your office.

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 13, 2022, meeting.

RE: BOS Final Map Approval for 3000-3308 Larkin Street and 884-898 North Point Street, PID: 10332

Regarding: BOS Approval for Final Map

APN: 0025/024

Project Type: 4 lot vertical subdivision; lot 1 being a 5 unit residential condominium and lot 3 being a 3 unit commercial condominium project

See attached documents:

- PDF of signed DPW Order
- Word document of Motion and signed Motion
- PDF of DCP Approval and supporting documents
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal, please feel free to contact Katharine Anderson by email at [katharine.anderson@sfdpw.org](mailto:katharine.anderson@sfdpw.org).

Thank you,

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](mailto:Jessica.Mendoza@sfdpw.org)