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15 MAR 12 AM 10:00

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

NE

**TENTATIVE MAP DECISION**

Date: May 15, 2014

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b> 8235			
<b>Project Type:</b> 60 Residential and 1 Commercial Units Mixed Use New Construction Condominium			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
550	JESSIE ST	3703	012
529	STEVENSON ST	3703	012
<b>Tentative Map Referral</b>			

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

X

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

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

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

**PLANNING DEPARTMENT**

DATE 3/9/2015

For Mr. Scott F. Sanchez, Zoning Administrator

COPY

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

Name: STEWART TSANG

Address: 850 STANTON RD. #2B

City: SURLINGAME

State: CA ZIP: 94010

CONFORMED COPY of document recorded

on 03/02/2015, 2015K027739  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

I (We) HENRY WONG STEWART TSANG TONY TSANG, 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: 3703, LOT: 012;**

**COMMONLY KNOWN AS: 527-529 STEVENSON STREET;**

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

Said Restrictions consist of conditions attached to Section 309 Case No. 2010.0948XV authorized by the Planning Commission of the City and County of San Francisco on as set forth in Planning Commission Motion • No.18509 to convert a vacant 42,600 square-foot four-story industrial building to a mixed-use building with 60 residential units, five off-street parking spaces, and a 535 square foot ground floor commercial space located at 527-529 Stevenson Street, Lot 012 in Assessor's Block 3703, within a C-3-G (Downtown General Commercial) Zoning District and 120-F Height and Bulk District.

The original Motion No. 18509 approved 27 studio units and 33 one-bedroom units, and that four studio units and five one-bedroom units were required as affordable units. Construction of the project resulted in 18 studio units and 42 one-bedroom units. The resulting adjusted on-site affordable unit requirement is three studio units and six one-bedroom units. However, given that the designated one-bedroom units are lofts without separate bedrooms, both unit types are considered studio units for the purposes of marketing for the Inclusionary Affordable Housing Program, pursuant to Planning Code Section 415.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

### Affordable Units

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 15% of the proposed dwelling units as affordable to qualifying households. The Project contains 60 units; therefore, 9 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 9 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Unit Mix.** The Project contains 18 studios and 42 one-bedroom units; therefore, the required affordable unit mix is three studios and six one-bedroom units. If the market-rate unit-mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans, attached and marked Exhibit A, recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fifteen percent (15%) of the each phase's total number of dwelling units as on-site affordable units.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

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6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

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- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

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

[Signature] (Signature)      HENRY WONG (Printed Name)  
Dated: MARCH 2, 2015 at BURLINGAME, California.  
(Month, Day) (City)

[Signature] (Signature)      STEWART ISAWL (Printed Name)  
Dated: MARCH 2, 2015 at BURLINGAME, California.  
(Month, Day) (City)

SEE ATTACHED NOTARY DOCUMENT. RB  
03.02.2015 Tony TSANG  
[Signature] (Signature)      Tony TSANG (Printed Name)  
Dated: MARCH 2, 2015 at BURLINGAME, 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 MATEO

On MARCH 2, 2015 before me, Rory Thomas Brennan, Notary Public,  
(insert name and title of the officer)

personally appeared HENRY Y. H. WONG, STEWART S. W. TSANG AND TONY L. TSANG,  
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 RORY THOMAS BRENNAN (Seal)



**LEGAL DESCRIPTION**

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF STEVENSON STREET DISTANT THEREON 225 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF SIXTH STREET; RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF STEVENSON STREET 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 22 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE NORTHWESTERLY LINE OF JESSIE STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG SAID LINE OF JESSIE STREET 92 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 20 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF 100 VARA BLOCK NO. 393.

APN: Lot: 012; Block: 3703

*First American Title*

# '' EXHIBIT A ''

REVISIONS	
DATE	SYM.
04.15.13	
07.01.13	
02.10.15	

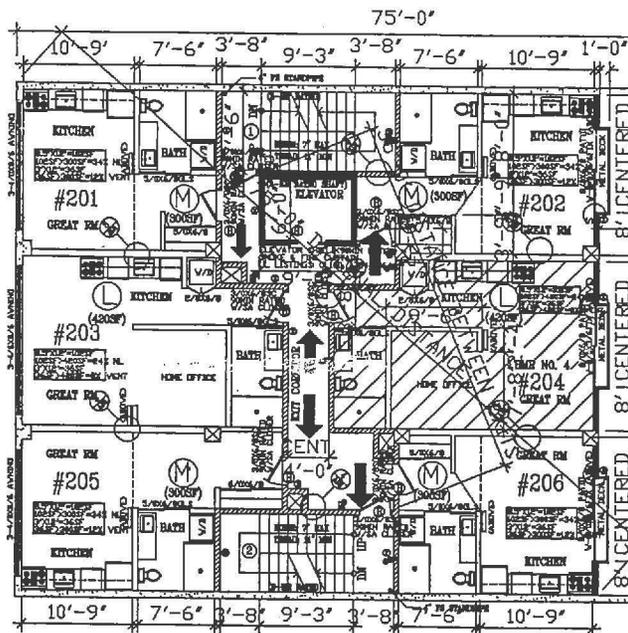
DESIGN BY: ZONE DESIGN DEVELOPMENT  
 DRAKE CARPNER  
 10 CARULE DR  
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION  
 527 STEVENSON STREET  
 SAN FRANCISCO, CA  
 BLOCK: 3703 LOT: 012  
 STEVENSON LOFTS, LLC (OWNERS) 65C.196.6112

DATE: 06.01.12  
 SCALE: 1/4"=1'-0"  
 DESIGNER: D.G.  
 JOB NO.: TSANG/WONG  
 SHEET NO.:

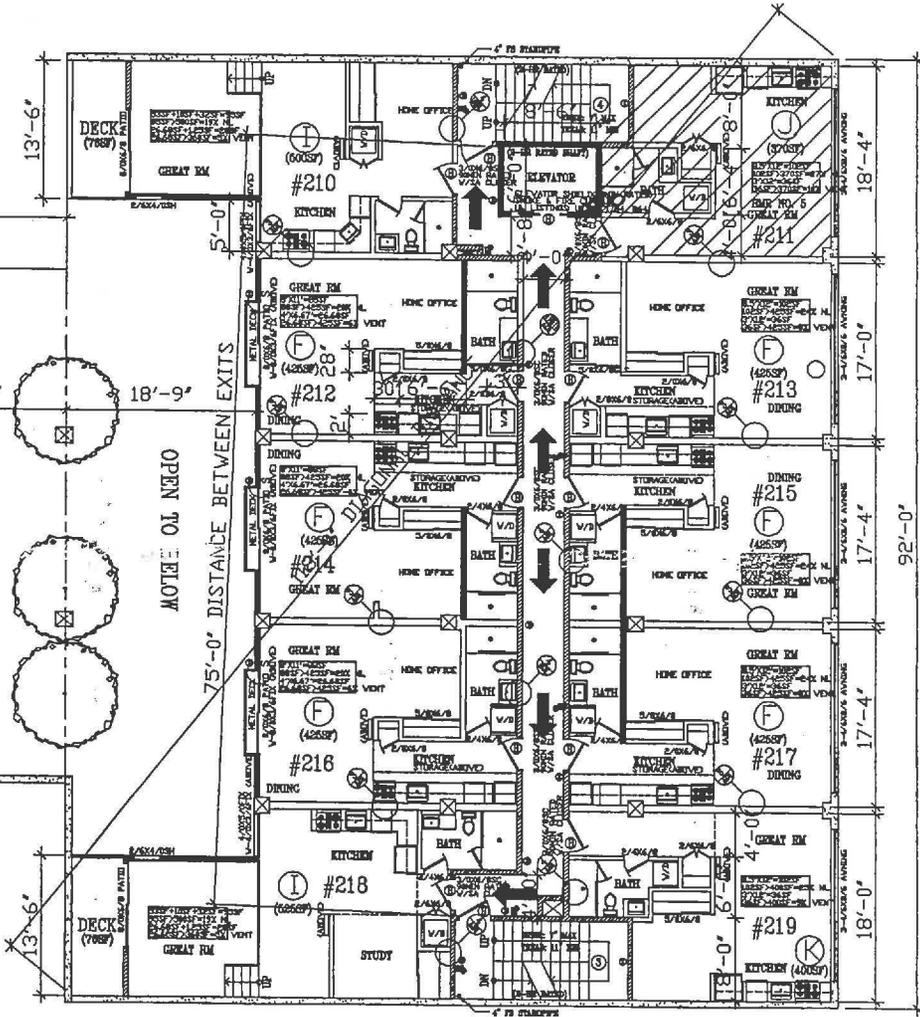
XA





**SECOND FLOOR** TOTAL RESIDENTIAL SPACE: 6,903 SF.  
 NOTE: ALL DIMENSIONS THE SAME FOR 2ND, 3RD, & 4TH FLOORS UNLESS OTHERWISE NOTED.

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 17)
- NEW 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 14)
- NEW WOOD FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
- NEW WOOD FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 6)
- EXIT PATH OF TRAVEL



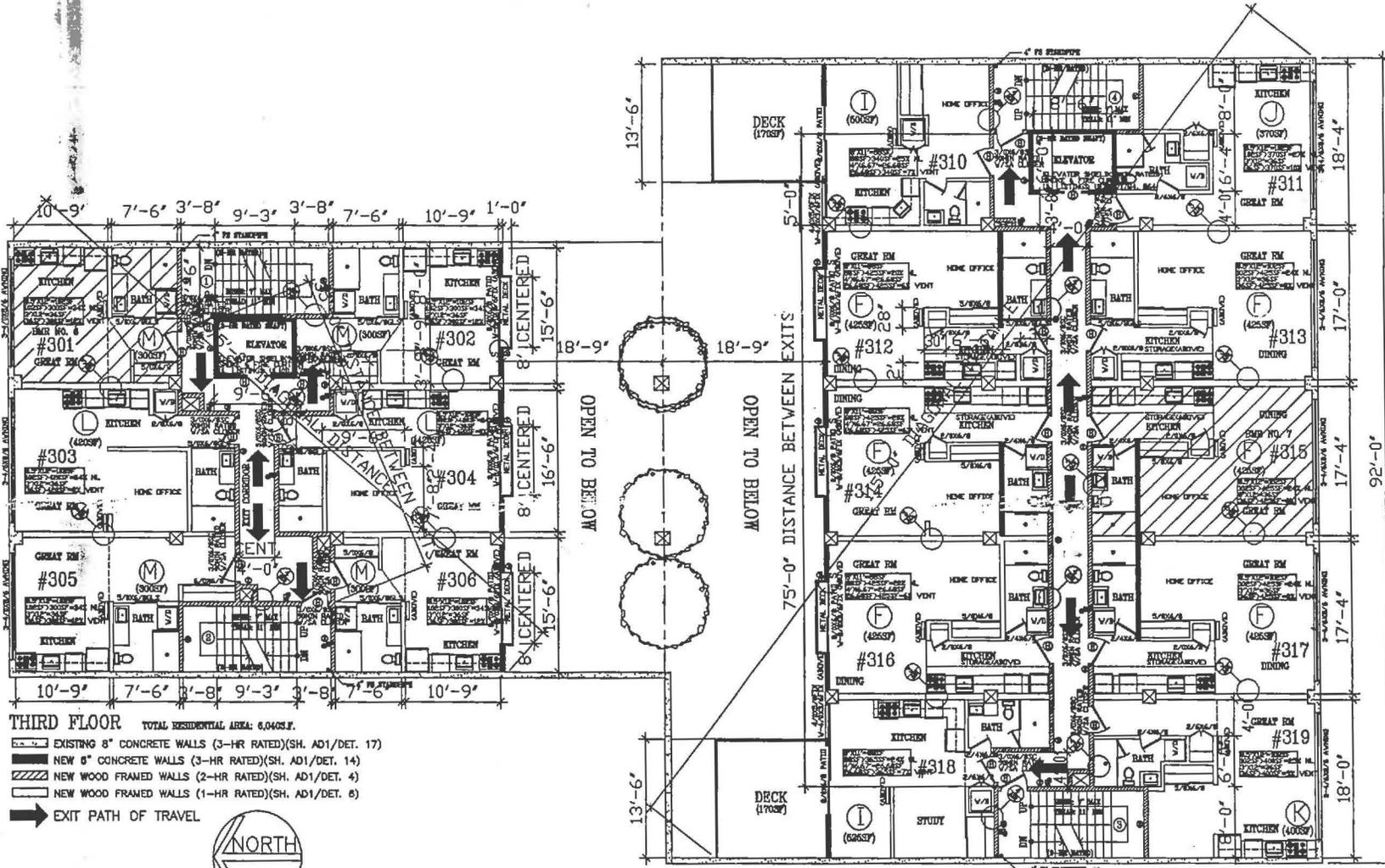
REVISIONS	
DATE	SYM.
04.15.13	
07.01.13	
02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT  
 DRAKE GARDNER  
 10 CARLILE DR.  
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION  
 527 STEVENSON STREET  
 SAN FRANCISCO, CA  
 BLOCK: 3703 LOT: 012  
 STEVENSON LOFTS, LLC (OWNERS) 650.296.6112

DATE: 06.01.12  
 SCALE: 1/4" = 1'-0"  
 DESIGNER: D.G.  
 JOB NO: TSANG/WONG  
 SHEET NO: 1

A3



**THIRD FLOOR** TOTAL RESIDENTIAL AREA: 6,040SF.

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 17)
- NEW 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 14)
- NEW WOOD FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
- NEW WOOD FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 8)

➔ EXIT PATH OF TRAVEL



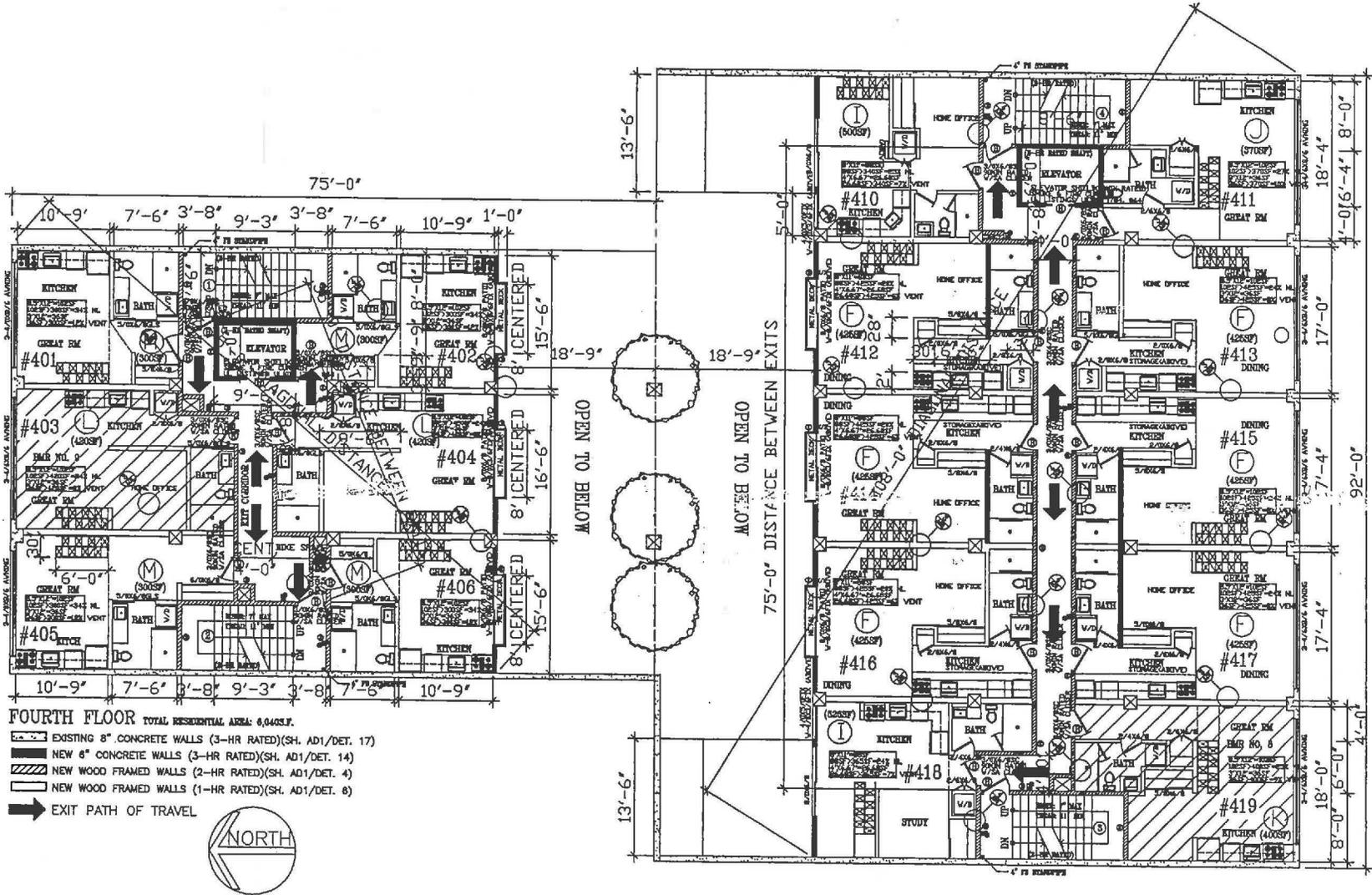
REVISIONS	
DATE	SYM.
04.15.13	
07.01.13	
02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT  
 DRAKE GARDNER  
 10 CARULLE DR.  
 NOVATO, CA 94945 415.377.6684 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION  
 527 STEVENSON STREET  
 SAN FRANCISCO, CA  
 BLOCK: 3703 LOT: 012  
 STEVENSON LOFTS, LLC (OWNERS) 650.296.6112

DATE: 08.01.12  
 SCALE: 1/4IN. = 1'-0"  
 DESIGNER: D.G.  
 JOB NO: TSANG/WONG  
 SHEET NO:

A4



**FOURTH FLOOR** TOTAL RESIDENTIAL AREA: 8,040 S.F.

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 17)
- NEW 6" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 14)
- NEW WOOD FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
- NEW WOOD FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 8)

EXIT PATH OF TRAVEL



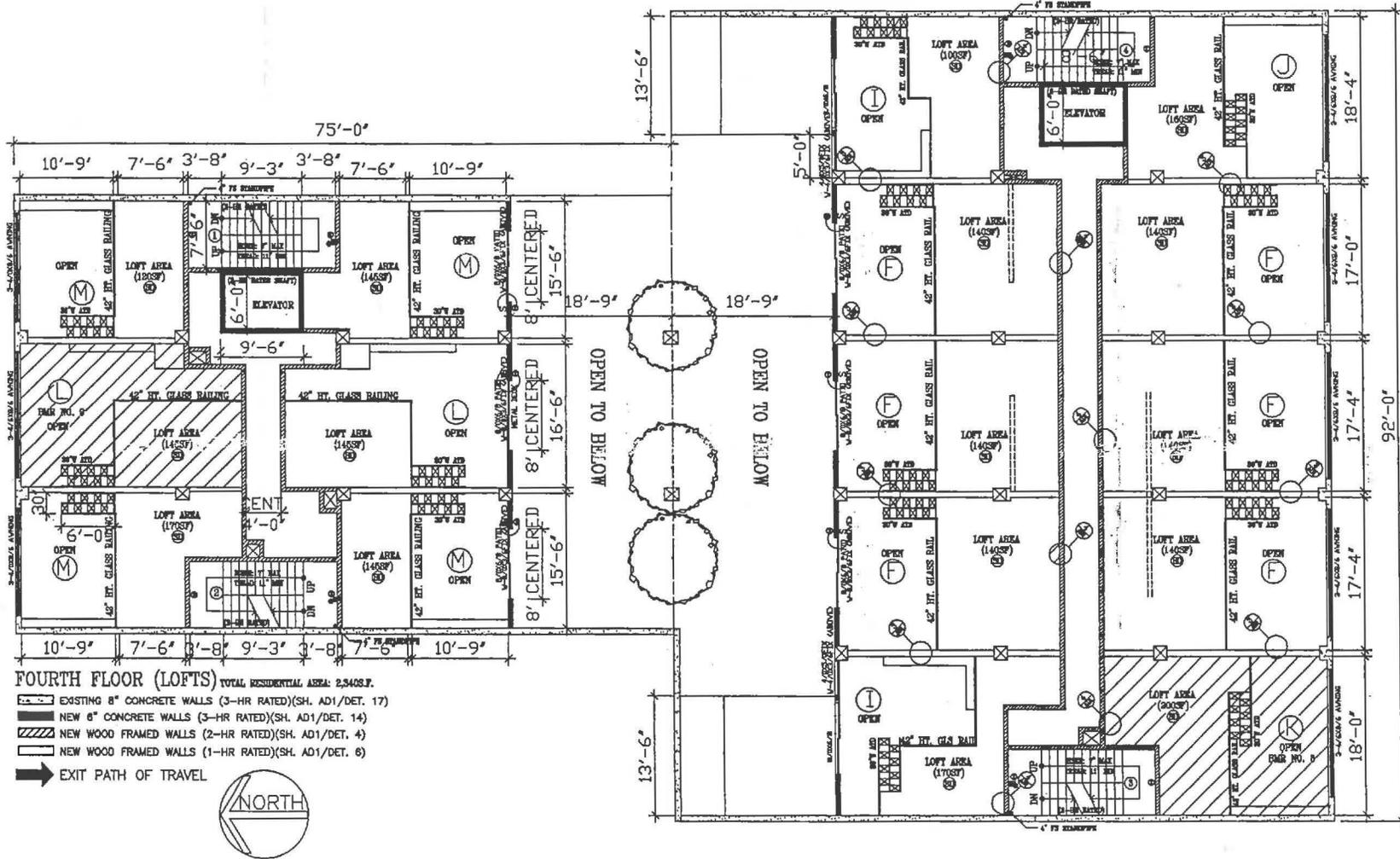
REVISIONS	
DATE	SYM.
04.15.13	
07.01.13	
02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT  
 DRAKE GARDNER  
 10 CARLILE DR.  
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION  
 527 STEVENSON STREET  
 SAN FRANCISCO, CA  
 BLOCK: 3703 LOT: 012  
 STEVENSON LOFTS, LLC (OWNERS) 650.296.6112

DATE: 06.01.12  
 SCALE: 1/4" = 1'-0"  
 DESIGNER: D.G.  
 JOB NO.: TSANG/WONG  
 SHEET NO.:

A5



**FOURTH FLOOR (LOFTS) TOTAL RESIDENTIAL AREA: 2,340SF.**

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 17)
- NEW 6" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 14)
- NEW WOOD FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
- NEW WOOD FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 6)
- ➔ EXIT PATH OF TRAVEL



DATE	SYM.
04.15.13	
07.01.13	
02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT  
 DRAKE GARDNER  
 10 CARLIE DR.  
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION  
 527 STEVENSON STREET  
 SAN FRANCISCO, CA  
 BLOCK: 3703 LOT: 012  
 STEVENSON LOFTS, LLC (OWNERS) 65:296.6112

DATE: 06.01.12  
 SCALE: 1/4"=1'-0"  
 DESIGNER: D.G.  
 JOB NO.: TSANG/WONG  
 SHEET NO.:

A5.1