

File No. 120035

Board Item No.

42

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: January 24, 2012

Cmte	Board	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form (for hearings)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER:

Completed by: Annette Lonich

Date: January 18, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document is in the file.

1 [Final Map 6460: 19 Tehama Street]

2  
3 **Motion approving Final Map 6460, a Four Unit Residential and One Unit Commercial**  
4 **Mixed-Use Condominium Project, located at 19 Tehama Street, being a subdivision of**  
5 **Assessor's Block No. 3736, Lot No. 079; and adopting findings pursuant to the**  
6 **General Plan and City Planning Code Section 101.1**

7  
8       MOVED, That the certain map entitled "FINAL MAP 6460", comprising 3 sheets,  
9 approved December 23, 2011, by Department of Public Works Order No. 179, 851 is hereby  
10 approved and said map is adopted as an Official Final Map 6460; and be it

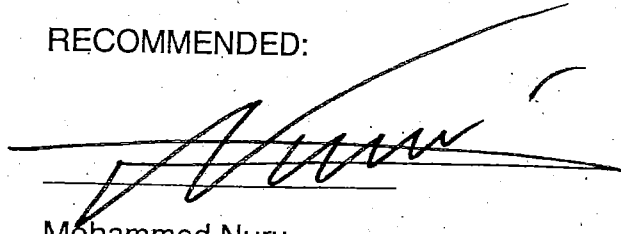
11       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
12 and incorporates by reference herein as though fully set forth the findings made by the City  
13 Planning Department, by its letter dated November 3, 2011, that the proposed subdivision is  
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies  
15 of Section 101.1 of the Planning Code; and be it

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

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

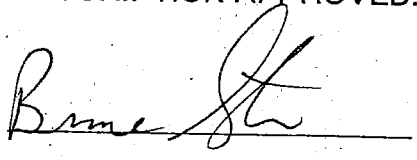
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RECOMMENDED:



Mohammed Nuru  
Interim Director of Public Works

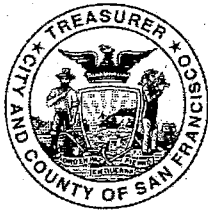
DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax & Licensing  
George Putris, Tax Administrator



José Cisneros, Treasurer

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

Block No.      3736                              Lot No.      079  
Address:      0019      TEHAMA                      ST

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

A handwritten signature in black ink, appearing to read "George W. Putris". The signature is stylized and cursive.

George W. Putris

Tax Administrator

Dated this 20th day of November 2011



**Department of Public Works  
BUREAU OF STREET-USE & MAPPING**

**Edwin M. Lee, Mayor**

875 Stevenson Street, Room 410, S.F., CA 94103

**Mohammed Nuru, Director**

**Bruce R. Storrs, City and County Surveyor**

**DPW Order No: 179,851**

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

APPROVING FINAL MAP 6460, 19 TEHAMA STREET, A FOUR RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 079 IN ASSESSORS BLOCK NO. 3736.

A FOUR RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 3, 2011, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

- Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
- 2. One (1) mylar signature sheet and one (1) paper set of the “Final Map 6460”, each comprising 3 sheets.
- 3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
- 4. One (1) copy of the letter dated November 3, 2011, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

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

Mohammed Nuru  
Interim Director of Public Works

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

APPROVED: December 23, 2011

MOHAMMED NURU, INTERIM DIRECTOR

\* Click here to sign this section

12/23/2011

X Bruce R. Storrs

12/23/2011

**X** Mohammed Nuru

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**Signed by Nuru, Mohammed** [View details](#)  
on Friday, December 23, 2011 4:01 PM (Pacific Standard Time)



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



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

RECEIVED  
11 NOV - 7 10:11:25

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

Bruce R. Storrs, City and County Surveyor

Date: June 8, 2011

2006.1419Q

NE

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

Project ID: 6460			
Project Type: 4 Residential 1 Commercial Units Multi Use NC			
Address#	StreetName	Block	Lot
19	TEHAMA ST	3736	079
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Enclosures:

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

Sincerely,

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

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

✓ *See Attached*

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

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

PLANNING DEPARTMENT

DATE 11/3/2011

Mr. Scott F. Sanchez, ~~Acting~~ Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

Approved per Categorical Exemption (Classes 1 & 3) for Case No. 2006.1419EXVK, per NSR #I641459 for Case No. 2006.1419EXVK granted by the Planning Commission of the City and County of San Francisco on 22 May 2008 as set forth in Planning Commission Motion No. 17603, per NSR #I641460 for Case No. 2006.1419EXVK granted by the Zoning Administrator as set forth in a decision letter dated 3 July 2008, per Building Permit Application No. 2007.0730.8099 for the demo of an industrial building and per Building Permit Application No. 2007.0730.8102 for the construction of a mixed-use building containing four residential dwelling units.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:

And When Recorded Mail To:

Name: EDWARD & MARGARET DUFFY

Address: 414 PINEHILL RD

City: HILLSBOROUGH CA

State: California 94010

CONFORMED COPY of document recorded on,

as No. 09/02/2008, 20081641460  
This document has not been compared  
SAN FRANCISCO ASSESSOR RECORDER

Space Above this Line For Recorder's Use

EDWARD DUFFY

MARGARET DUFFY

I (We) Edward Duffy Margaret Duffy the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 3736 LOT: 079

COMMONLY KNOWN AS: 19 TEHAMA STREET

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

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on July 3, 2008 (Case No. 2006.1419V), is to demolish an existing 1.5-story light industrial building, and construct a new seven-story mixed-use building measuring approximately 8,915 square feet. The new building would include six residential units, each ranging from 1,000 to 1,230 square feet, and a ground-floor retail space measuring approximately 930 square feet. The roof of the building would reach a height of approximately 65 feet, and the elevator penthouse and other projections would reach a maximum height of 80 feet.

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

GRANTED, to allow the construction of the proposed building without providing the publicly accessible open space required under Planning Code Section 138. Section 138 would require that the project provide 19 square feet of open space. The design of this open space would need to meet specified criteria to ensure that it is functional, accessible, and attractive. Given the relatively small area of required open space, the narrow lot size, and the configuration of the ground floor commercial area, it would be impractical to provide a suitable open space area within the project site. Granting the variance will allow the project to be developed without an irregular ground-floor configuration that would be needed to accommodate the required open space.

All other aspects of the project proposal meet the provisions of the Planning Code and the intent of the General Plan. The proposal would not require any additional variances, and shall be in general conformity with the plans on file with this application, shown as Exhibit A, subject to the following conditions:

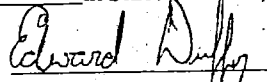
## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

1. Any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character, scale, and parking. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. The Project Sponsor shall contribute to the Downtown Park Fund in an amount equivalent to the cost of constructing and maintaining open space that meets the size and quality standards of Code Section 138. The contribution shall be calculated at a rate of \$115.00 per each fifty square foot of retail space, based on drawings submitted with the Building Permit application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Zoning Administrator with certification that this contribution has been paid.
6. The Project is also subject to all conditions of approval included in Exhibit A of Planning Commission Motion No. 17603, which is incorporated herein by reference as though fully set forth.

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.

Dated: 9/2/2008

at San Francisco, California

  
(Owner's Signature)

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

**ORDER NO. : 0227005267-GN**

**EXHIBIT A**

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

Commencing at a point on the Southeasterly line of Tehama Street, distant thereon 182 feet Southwesterly from the point formed by the intersection of the said Southeasterly line of Tehama Street with the Southwesterly line of First Street; running thence Southwesterly along the said Southeasterly line of Tehama Street 25 feet; thence at a right angle Southeasterly 75 feet; thence at a right angle Northeasterly 25 feet; and thence at a right angle Northwesterly 75 feet to the Southeasterly line of Tehama Street and the point of commencement.

Being a portion of 100 Vara Lot No. 46 in Block No. 348.

Lot 079; Block 3736

**ACKNOWLEDGMENT**

State of California

County of San Mateo

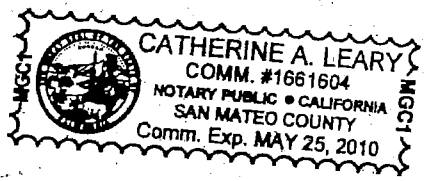
On September 2, 2008 before me, Catherine A. Leary  
notary public (insert name and title of the officer)

personally appeared Edward Duffy and Margaret Duffy  
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 Catherine A. Leary (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:

And When Recorded Mail To:

Name: EDWARD & MARGARET DUFFY

Address: 414 PINEHILL RD

City: HILLSBOROUGH

State: California 94010

CONFORMED COPY of document recorded on,

09/02/2008. 20081641459

as No. \_\_\_\_\_ at \_\_\_\_\_

This document has been compared with the original  
SAN FRANCISCO ASSESSOR RECORDER

Space Above this Line For Recorder's Use

EDWARD DUFFY

MARGARET DUFFY

I (We) Edward Duffy

Margaret Duffy

the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 3736 LOT: 079

COMMONLY KNOWN AS: 19 TEHAMA 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. 2006.1419VX authorized by the Planning Commission of the City and County of San Francisco on May 29, 2008 as set forth in Planning Commission Motion No. 17603, PROPOSAL TO CONSTRUCT A NEW MIXED-USE PROJECT CONSISTING OF SIX RESIDENTIAL DWELLING UNITS OVER APPROXIMATELY 930 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE IN A BUILDING THAT WOULD REACH 65-FEET IN HEIGHT (EXCLUSIVE OF MECHANICAL PENTHOUSES AND ROOF PROJECTIONS), AND FOR THE GRANTING OF AN EXCEPTION TO INTERIOR LOT LINE SETBACK REQUIREMENTS UNDER PLANNING CODE SECTIONS 132.1(c)(2) AND 309(a)(1), ON ASSESSOR'S BLOCK 3736, LOT 079, WITHIN THE C-3-O (SD) (DOWNTOWN OFFICE SPECIAL DEVELOPMENT) DISTRICT WITH A 200-S HEIGHT AND BULK DESIGNATION.

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

Wherever "Applicant" or "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the project or other persons having an interest in the project or underlying property.

The authorization contained herein is a Determination of Compliance and approval for an exemption from interior lot line setback requirements given pursuant to Code Section 309, generally as described in the text of Motion No. 17603, in Application No. 2006.1419VX, and as shown on plans labeled Exhibit B, dated May 29, 2008, and on file with said Application, to

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

construct a 7-story mixed use building at Assessor's Block 3736, Lot 079, in a C-3-O(SD) (Downtown Office Special Development) District and within a 200-S Height and Bulk District.

### 1. COMPLIANCE WITH OTHER REQUIREMENTS

This decision conveys no right to construct. A publicly-accessible open space Variance must be granted by the Zoning Administrator, and the Project Sponsor must obtain a building permit and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

### 2. GENERAL CONDITIONS

- A. Community Liaison. The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to owners and occupants of nearby properties at all times during construction of the Project. **Prior to the commencement of construction activities**, the Project Sponsor shall provide the Zoning Administrator and the owners of the properties within 300 feet of the project site written notice of the name, business address, and telephone number of the community liaison.
- B. Recordation. **Prior to the issuance of any building permit application** for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
- C. Reporting. The Project Sponsor shall submit two copies of a written report describing the status of compliance with the conditions of approval contained within this Motion **every six months from the date of this approval through the issuance of the first temporary certificate of occupancy**. Thereafter, the submittal of the report shall be on an annual basis. This requirement shall lapse when the Zoning Administrator determines that all the conditions of approval have been satisfied or that the report is no longer required for other reasons.
- D. Performance.
- (1) A site permit or building permit for the herein-authorized Project shall be obtained within three years of the date of this action, and construction, once commenced, shall be thenceforth pursued diligently to completion or the said authorization may become null and void.
  - (2) This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a permit by the Department of Building Inspection to construct the proposed building is caused by a delay by a City, state or federal agency or by any

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

appeal of the issuance of such a permit(s). The Project Sponsor shall obtain required site or building permits within three years of the date of this approval or this authorization may be null and void. Construction, once commenced, shall be pursued diligently to completion.

### E. Construction.

- (1) The Project Sponsor shall ensure the construction contractor will coordinate with the City and other construction contractor(s) for any concurrent nearby projects that are planned for construction so as to minimize, to the extent possible, negative impacts on traffic and nearby properties caused by construction activities.
- (2) Truck movements shall be limited to the hours between 9:30 A.M. and 3:30 P.M. to minimize disruption of the general traffic flow on adjacent streets.
- (3) The contractor shall arrange for off-street parking for construction workers.

F. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

### 3. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING (OR SITE) PERMIT

- (1) Except as otherwise provided in the attached Motion, the Project shall be completed in compliance with the Planning Code and in general conformity with plans labeled "Exhibit B", dated May 29, 2008.
- (2) Final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes shall be submitted for review by, and shall be satisfactory to the Planning Director.
- (3) Final detailed building plans shall be reviewed and approved by the Department. Detailed building plans shall include a final site plan, floor plans, elevations, sections, landscape plan including the retention of the mature street trees on the Project site, specification of finish materials and colors, and details of construction. The sponsor shall coordinate with the Department to determine an appropriate finish material for the exposed wall at the western property line.
- (4) Highly reflective spandrel glass, mirror glass, or deeply tinted glass shall not be permitted. Only clear glass shall be used at pedestrian levels.
- (5) Per Code Section 141, rooftop mechanical equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
- (6) The Project Sponsor shall develop a signage program for the Project, which shall be

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

subject to review and approval by Department staff. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program information shall be submitted and approved as part of the first building or site permit for the Project.

- B. Publicly-Accessible Open Space. The Project Sponsor shall comply with any conditions placed on the granting of the requested Variance regarding the publicly-accessible open space.
- C. Pedestrian Streetscape Improvements. A final pedestrian streetscape improvement plan including landscaping and paving materials and patterns, shall be submitted for review by, and shall be satisfactory to the Planning Director, in consultation with staff from the Department of Public Works and the Department of Parking and Traffic. Other agencies shall be contacted as appropriate. The Project shall include pedestrian streetscape improvements in conformance with Planning Code Section 138.1, Section 143, and the Downtown Streetscape Plan.
- D. Public Artwork.  
(1) The Project shall include the work(s) of art valued at an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder.  
(2) The Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, type and location of the art. The final art concept and location shall be submitted for review by, and shall be satisfactory to the Director of the Department in consultation with the Commission.
- E. Garbage and Recycling. The building design shall provide adequate space designated for trash compactors and trash loading. Space for the collection and storage of recyclable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall also be provided at the ground level of the project. Such space shall be indicated on the building plans.
5. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATION OF OCCUPANCY.
- A. Transit Impact Development Fee. The Project Sponsor shall pay the Transit Impact Development Fee as required by Chapter 38 of the Administrative Code. The net addition of gross floor area of office use subject to this requirement shall be determined based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy the Project Sponsor shall provide the Director with certification that the fee has been paid.
- B. Street Trees. The Project Sponsor shall provide (and maintain existing) street trees as set forth in Code Section 143.



## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

C. Public Art.

(1) The Applicant shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

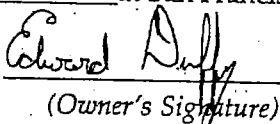
(2) The Project Sponsor shall comply with Code Section 149(b) by providing a plaque or cornerstone identifying the Project architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project site. The design and content of the plaque shall be approved by Department staff prior to its installation.

D. Garbage and Recycling. The Project Sponsor shall provide the garbage and recycling areas as outlined above and contract for recycling pickup.

E. Emergency Preparedness Plan. An evacuation and emergency response plan shall be developed by the Project Sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. The Project's plan shall be reviewed by the Office of Emergency Services and implemented by the building management insofar as feasible before issuance of the final certificate of occupancy by the Department of Public Works. A copy of the transmittal and the plan submitted to the Office of Emergency Services shall be submitted to the Department. To expedite the implementation of the City's Emergency Response Plan, the Project Sponsor shall post information (with locations noted on the final plans) for building occupants concerning actions to take in the event of a disaster.

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.

Dated: 9/2/2008 at San Francisco, California

  
(Owner's Signature)

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

ACKNOWLEDGMENT

State of California  
County of San Mateo

On September 2, 2008 before me, Catherine A. Leary  
Notary Public (insert name and title of the officer)

personally appeared Edward Duffy and Margaret Duffy  
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 Catherine A. Leary (Seal)



**ORDER NO. : 0227005267-GN**

**EXHIBIT A**

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

Commencing at a point on the Southeasterly line of Tehama Street, distant thereon 182 feet Southwesterly from the point formed by the intersection of the said Southeasterly line of Tehama Street with the Southwesterly line of First Street; running thence Southwesterly along the said Southeasterly line of Tehama Street 25 feet; thence at a right angle Southeasterly 75 feet; thence at a right angle Northeasterly 25 feet; and thence at a right angle Northwesterly 75 feet to the Southeasterly line of Tehama Street and the point of commencement.

Being a portion of 100 Vara Lot No. 46 in Block No. 348.

Lot 079; Block 3736

