File No. 221200 **Committee Item No.** _____
Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** December 6, 2022

Cmte Board

Cmte	Board	
☐	☒	**Motion**
☐	☐	**Resolution**
☐	☐	**Ordinance**
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☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
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☐	☐	**Department/Agency Cover Letter and/or Report**
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OTHER

☐	☒	Public Works Order No. 207285
☐	☒	Planning Department - Tentative Map Decision 1/6/21
☐	☒	Planning Department MMRP
☐	☒	Notice of Special Restrictions Recorded 12/14/21
☐	☒	Tax Certificate - 10/14/22
☐	☒	Final Maps
☐	☐	
☐	☐	

Prepared by: Jocelyn Wong **Date:** December 2, 2022
Prepared by: _____ **Date:** _____

FILE NO. 221200 MOTION NO.

[Final Map No. 11026 - 986 South Van Ness Avenue]

Motion approving Final Map No. 11026, a 15-unit residential condominium project, located at 986 South Van Ness Avenue, being a subdivision of Assessor's Parcel Block No. 3610, Lot No. 010; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP No. 11026", a 15-unit residential condominium project, located at 986 South Van Ness Avenue, being a subdivision of Assessor's Parcel Block No. 3610, Lot No. 010, comprising three sheets, approved November 4, 2022, by Department of Public Works Order No. 207285 is hereby approved and said map is adopted as an Official Final Map No. 11026; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the Planning Department, by its letter dated January 6, 2022, that the proposed subdivision is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

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

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

DESCRIPTION APPROVED:

/s/

Katharine S. Anderson, PLS 8499

City and County Surveyor

RECOMMENDED:

/s/

Carla Short

Interim Director of Public Works

DocuSign Envelope ID: 0F6FDA12-8341-419E-BBFC-FF15A4260F7F

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

Public Works Order No: 207285

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP NO. 11026, 986 SOUTH VAN NESS AVENUE, A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 010 IN ASSESSOR'S BLOCK NO. 3610 (OR ASSESSOR'S PARCEL NUMBER 3610-010). [SEE MAP]

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 6, 2022, 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. 11026", 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 January 6, 2022, 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:

DocuSign Envelope ID: 0F6FDA12-8341-419E-BBFC-FF15A4260F7F

X DocuSigned by: Katharine Anderson 9B16266D6122465...

Anderson, Katharine
City and County Surveyor

X DocuSigned by: Carla Short 073CF73A4EA6486...

Short, Carla
Interim Director of Public Works

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

Date: July 14, 2021

TENTATIVE MAP DECISION

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID:	11026		
Project Type:	15 Residential New Condominiums units		
Address#	StreetName	Block	Lot
986	SOUTH VAN NESS	3610	010
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

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

Sincerely,

James Ryan Digitally signed by James Ryan Date: 2021.07.14 16:29:57 -07'00'

James Ryan, PLS Acting 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.
Attachments to this referral includes a Notice of Special Restrictions (NSR) and Mitigation Monitoring Reporting Program (MMRP)

☐ 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 Elton Wu Digitally signed by Elton Wu Date: 2022.01.06 17:35:56 -08'00' Date 1-6-2021

Planner's Name Elton Wu
for, Corey Teague, Zoning Administrator

COVER SHEET

MITIGATION MONITORING AND REPORTING PROGRAM

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages of the Mitigation Monitoring and Reporting Program. This cover sheet must be included as the title page of the first construction document submitted to the San Francisco Planning Department for review.

	Period of Compliance			
Mitigation Measure	Prior to the start of Construction*	During Construction	Post-Construction or Operational	Compliance with MM completed?
M-AQ-1: Construction Air Quality	X	X		

**Construction* is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

Attachment B
MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
Project Mitigation M-AQ-1: Construction Air Quality The project sponsor or the project sponsor's Contractor shall comply with the following: A. *Engine Requirements.* 1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 Interim or Tier 4 Final off-road emission standards.[1] 2. Where grid power is available, portable diesel engines shall be prohibited. 3. All diesel engines, whether for off-road or on-road equipment or vehicles, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic	Project Sponsor; contractor; certified mechanic	Prior to any demolition or construction activities	Project Sponsor; contractor; certified mechanic; Planning Department	Prior to and during any demolition or construction activities

[1] See 40 CFR Part 1039 and Title 13 CCR Sections 2403 to 2784.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. B. *Waivers.* 1. The Environmental Review Officer (ERO) or their designee may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 Interim or Tier 4 Final off-road equipment is not available or technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; or use of the equipment would create a safety hazard or impaired visibility for the operator. The project sponsor shall demonstrate that with approval of the waiver, the project would not exceed any health risk or criteria air pollutant significance threshold established by the department. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to Table AQ below. Emerging technologies with verifiable emissions reductions supported by substantial evidence may also be employed in lieu of the				

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance

step-down schedule below.

2. The ERO may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

Table AQ–Clean Off-Road Construction Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	CARB Level 3 VDECS[1]
2	Tier 2	CARB Level 2 VDECS
3	Tier 2	CARB Level 1 VDECS

How to use the table: If the ERO determines that the equipment requirements listed in Section A.1, above, cannot be met, then the project sponsor is required to meet Compliance Alternative 1. If the ERO determines that the project sponsor cannot supply off-road equipment meeting Compliance Alternative 1, then the project sponsor must meet Compliance Alternative 2. If the ERO determines that the project sponsor cannot supply off-road equipment meeting Compliance Alternative 2, then the project sponsor must meet Compliance Alternative 3.[1] VDECS are a Verifiable Diesel Emissions Control Strategy

Attachment B
MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
C. *Clean Off-road Construction Equipment Plan.* Before starting on-site activities requiring the use of off-road equipment, the project sponsor shall submit a Clean Off-road Construction Equipment Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A. 1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date and hour meter reading on installation date. 2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. A signed certification statement shall be submitted to the ERO before starting on-site construction activities requiring off-road equipment. 3. The project sponsor shall make the Plan available to the	Project sponsor, contractor(s).	Prepare and submit a Plan prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.	Project sponsor, contractor(s) and the ERO.	Considered complete upon findings by the ERO that the Plan is complete.

Attachment B
MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
public for review on-site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
D. *Monitoring.* After start of construction activities, the project sponsor shall submit reports every six months to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.	Project sponsor, contractor(s).	Submit quarterly reports.	Project sponsor, contractor(s) and the ERO.	Considered complete upon findings by the ERO that the Plan is being/has been implemented

Recording Requested by

AND

When Recorded Mail To:

ALI MURPHY
3520 20TH STREET, STE. B
SAN FRANCISCO, CA 94110

City and County of San Francisco
Joaquín Torres, Assessor-Recorder

Doc #	**2021182332**	Fees	$56.00
12/14/2021	2:04:27 PM	Taxes	$0.00
ES	Electronic	Other	$0.00
Pages 15	Title 394	SB2 Fees	$75.00
Customer	2301	Paid	$131.00

APN:3610-010
Property Address:

986 SOUTH VAN NESS AVENUE

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Please fill in Document Title(s) above this line)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2773

RECORDING REQUESTED BY:

And When Recorded Mail To:

Name: Ali Murphy

Address: 3520 20th St., Ste. B

City: San Francisco

State: California **Zip:** 94110) **Space Above this Line For Recorder's Use**

I (We) 986 South Van Ness LLC, the owner(s) (also referred to as "Project Sponsor") 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):

(LEGAL DESCRIPTION AS ON DEED ATTACHED – Exhibit A)

BEING ASSESSOR'S BLOCK: 3610 LOT: 010

COMMONLY KNOWN AS: 986 SOUTH VAN NESS AVENUE

Said Restrictions consist of conditions attached to **Building Permit Application No. 201809140274** by the Planning Department and conditions that had to be so attached in order that said application could be approved under the Planning Code. The plans filed with the present application indicate that the proposed project at 986 South Van Ness Avenue includes a new five-story, 15 residential unit development.

The following units in the Project have been designated as affordable to satisfy the Inclusionary Affordable Housing Requirements. The Unit Numbers listed below are reflected in the reduced set of plans, dated September 29, 2021, which are attached to this document.

UNIT NUMBER	UNIT TYPE	UNIT SIZE (GSF)	AREA MEDIAN INCOME (AMI)
101	Studio	377	55%
202	1 bedroom	503	80%
503	2 bedroom	717	80%

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

Affordable Units. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. If the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction

document.

1. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 12.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 15 units; therefore, two (2) affordable units are currently required. In addition, the Project Sponsor has elected to provide one (1) additional affordable studio unit that will be subject to the applicable requirements of the Inclusionary Affordable Housing Program ("voluntary affordable unit"); therefore, three (3) affordable units will be provided 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 Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

2. **Unit Mix.** The Project contains one (1) studio, eight (8) one-bedroom, and six (6) two-bedroom units, and the required affordable unit mix is 1 one-bedroom and 1 two- bedroom units. The voluntary affordable unit will be a studio unit. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly. Any changes to the unit mix shall receive written approval from Planning Department staff in consultation with MOHCD.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

3. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, Ownership Units for low-income households shall have an affordable sales price set at 80% of Area Median Income or less, with households earning up to 100% of Area Median Income eligible to apply. The voluntary affordable unit shall have an affordable sales price set at 55% of Area Median Income or less, with a household earnings up to 65% of Area Median Income eligible to apply.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

4. **Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6, the affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

5. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

6. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve and one half percent (12.5%) of each phase's total number of dwelling units as on-site affordable units.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

7. **Duration.** Under Planning Code Section 415.8, all three units (required and voluntary) constructed pursuant to Planning Code Section 415.6, must remain affordable to qualifying households for the life of the project.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

8. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of project approval then it is subject to the Inclusionary Affordable Housing requirements in effect at the time of site or building permit issuance.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

9. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the Project Sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
   For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

10. **20% below market sales prices.** Pursuant to Planning Code Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located. MOHCD shall be responsible for any necessary adjustments.

11. **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 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 or re-sale.
For information about compliance, contact the Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmohcd.org.

    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) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) 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 Planning Code and Procedures Manual.

    b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to Qualified Buyer Household, as defined in the Procedures Manual, including but not limited to a First-time Homebuyer requirement. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. 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; (v) procedures for inheritance; and (vi) re-sale apply and are set forth in 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 as well as compliance with the Inclusionary Affordable Housing

Program once occupied. 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 of affordable units according to the Procedures Manual.

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 Planning 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'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, including penalties and interest, if applicable.

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.

986 South Van Ness LLC

_____ Lucas Eastwood - Manager
_(Signature) (Print Name)

Dated: December 1, 2021 at San Francisco, **California.**
(Month, Day) (City)

_____ NATASHA SADEGHI - Manager
_(Signature) (Print Name)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Dated: December 6 (Month, Day), 2021 at San Francisco (City), **California.**

_____ (Signature)

_____ (Print Name)

Dated: _____ (Month, Day), 20____ at _____ (City), **California.**

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

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 December 1, 2021 before me, Lisa Bautista- Notary Public
(insert name and title of the officer)

personally appeared Lucas Eastwood,
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.

LISA BAUTISTA
COMM # 2330800
SAN FRANCISCO County
California Notary Public
Comm Exp July 24, 2024

Signature Lisa Bautista (Seal)

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 December 6, 2021 before me, Lisa Bautista- Notary Public
(insert name and title of the officer)

personally appeared Natasha Sadeghi,
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 Lisa Bautista (Seal)

LISA BAUTISTA
COMM # 2330800
SAN FRANCISCO County
California Notary Public
Comm Exp July 24, 2024

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT A – Property Description

ORDER NO. : 0224055825

EXHIBIT A

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

Commencing at a point on the Westerly line of Van Ness Avenue South, formerly Howard Street, distant thereon 40 feet Northerly from the Northerly line of Twenty-First Street, running thence Northerly along the said Westerly line of Van Ness Avenue South 55 feet; thence at a right angle Westerly 95 feet; thence at a right angle Southerly 55 feet and thence at a right angle Easterly 95 feet to the Westerly line of Van Ness Avenue South and the point of commencement.

Being a portion of Mission Block No. 63

Assessor's Lot 010; Block 3610

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT B – Floor Plans w/ BMR Designation

GREEN BUILDING REQUIREMENTS

PARKING – BICYCLE PARKING

PROVIDE SHORT- AND LONG-TERM BIKE PARKING EQUAL TO 5% OF MOTORIZED VEHICLE PARKING, OR MEET SF PLANNING CODE SEC.155.1-2, WHICHEVER IS GREATER

WASTE DIVERSION – RECYCLING BY OCCUPANTS

PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION, AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIAL.

RESIDENTIAL ONLY – RODENT PROOFING

SEAL AROUND PIPE, CABLE, CONDUIT, AND OTHER OPENINGS IN EXTERIOR WALLS WITH CEMENT MORTAR OR DBI-APPROVED SIMILAR METHOD.

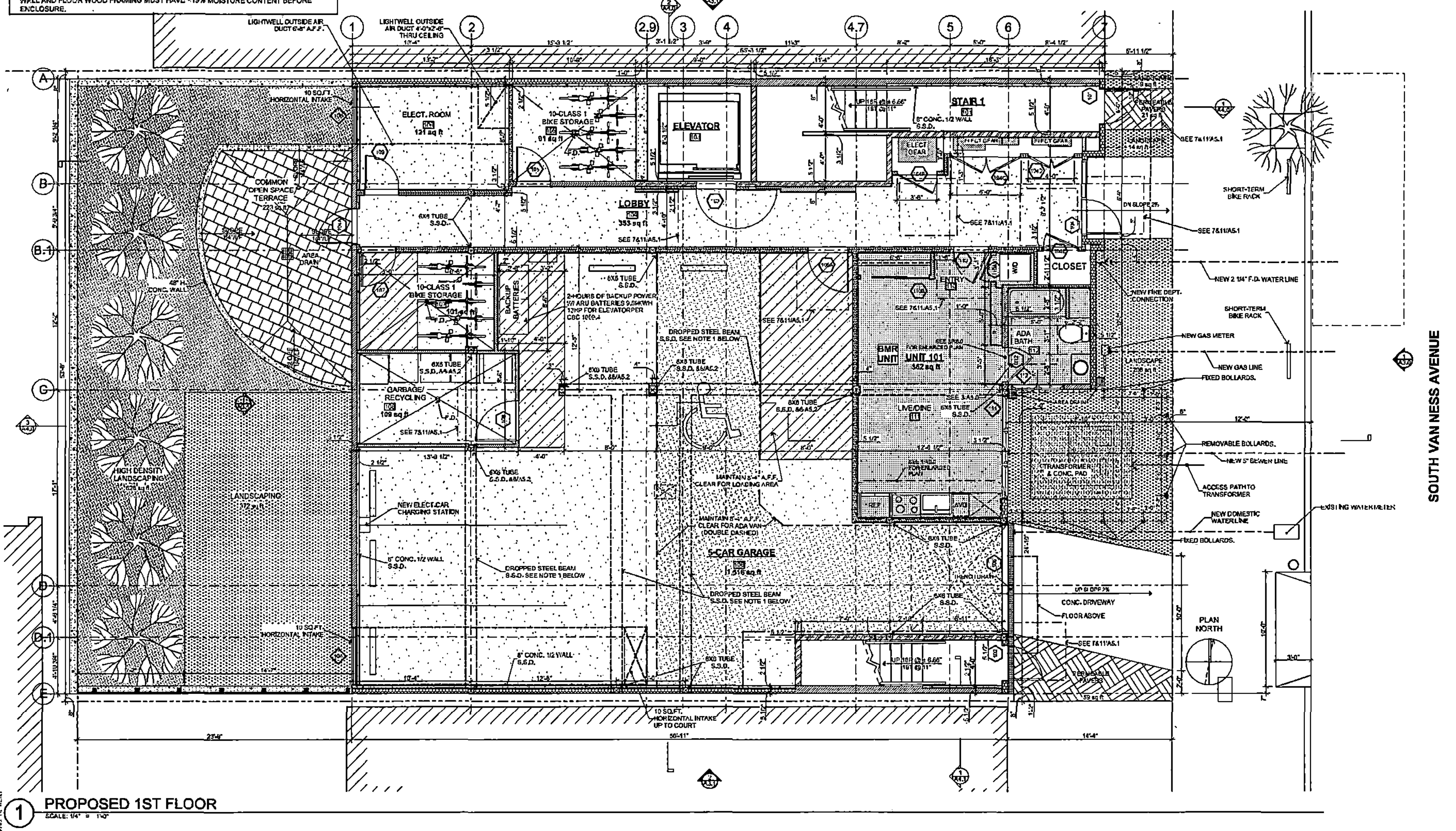
RESIDENTIAL ONLY – MOISTURE CONTENT

WALL AND FLOOR WOOD FRAMING MUST HAVE <19% MOISTURE CONTENT BEFORE ENCLOSURE.

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS

WALL SCHEDULE

- NEW MASONRY WALL: S.S.D. FOR WIDTH & REINFORCING
- NEW CONCRETE WALL: S.S.D. FOR WIDTH & REINFORCING
- NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4
- NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4
- NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4
- NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4
- NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4
- NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4
- NEW NON-RATED INTERIOR WALL: SEE H/A5.5
- NEW LOW HEIGHT INTERIOR WALL:
- NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4
- NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5



1 PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects
Anthony A. Pantaleoni
LEED AP
70 Zoe Street, Suite 200
San Francisco, California 94107
t. 415 495 4051

Revisions	By
1 F.D. COMMENT 02.26.21	BM
2 F.D. COMMENT 3.03.21	BM
3 MECH COMMENTS 3.12.21	BM
4 MECH COMMENTS 03.18.21	BM
5 DBI & MECH COMMENTS 05.20.21	BM
6 MECH COMMENTS 06.04.21	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

FOR DBI USE

Sheet Title:
Floor Plans:
PROPOSED 1ST FLOOR

Date: ADDENDUM #3 01.05.21

Drawn By: BM

Job Number: 2-1119

A2.1

GREEN BUILDING REQUIREMENTS

MATERIAL – LOW EMITTING MATERIALS

USE PRODUCTS THAT COMPLY WITH THE EMISSION LIMIT REQUIREMENTS OF 4.504.2.1-6, 5.504.4.1-6 FOR ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS INCLUDING CUSHIONS AND ADHESIVES, RESILIENT FLOORING (80% OF AREA), AND COMPOSITE WOOD PRODUCTS.

MAJOR ALTERATIONS TO EXISTING RESIDENTIAL BUILDINGS MUST USE LOW-EMITTING COATINGS, ADHESIVES AND SEALANTS, AND CARPET SYSTEMS THAT MEET THE REQUIREMENTS FOR GPR MEASURES K2, K3 AND L2 OR LEED EQC2, AS APPLICABLE.

NEW LARGE NON-RESIDENTIAL INTERIORS AND MAJOR ALTERATIONS TO EXISTING RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS MUST ALSO USE INTERIOR PAINTS, COATINGS, SEALANTS, AND ADHESIVES WHEN APPLIED ON-SITE, FLOORING AND COMPOSITE WOOD THAT MEET THE REQUIREMENTS OF LEED CREDIT LOW-EMITTING MATERIALS (EQC2).

WATER - INDOOR WATER USE REDUCTION

MEET FLUSH/FLOW REQUIREMENTS FOR: TOILETS (1.28GPF); URINALS (0.125GPF WALL, 0.5GPF FLOOR); SHOWERHEADS (2.0GPM); LAVATORIES (1.2GPM PRIVATE, 0.5GPM PUBLIC/COMMON); KITCHEN FAUCETS (1.8GPM); WASH FOUNTAINS (1.8GPM); METERING FAUCETS (0.2GPC); FOOD WASTE DISPOSERS (1GPM/8GPM).

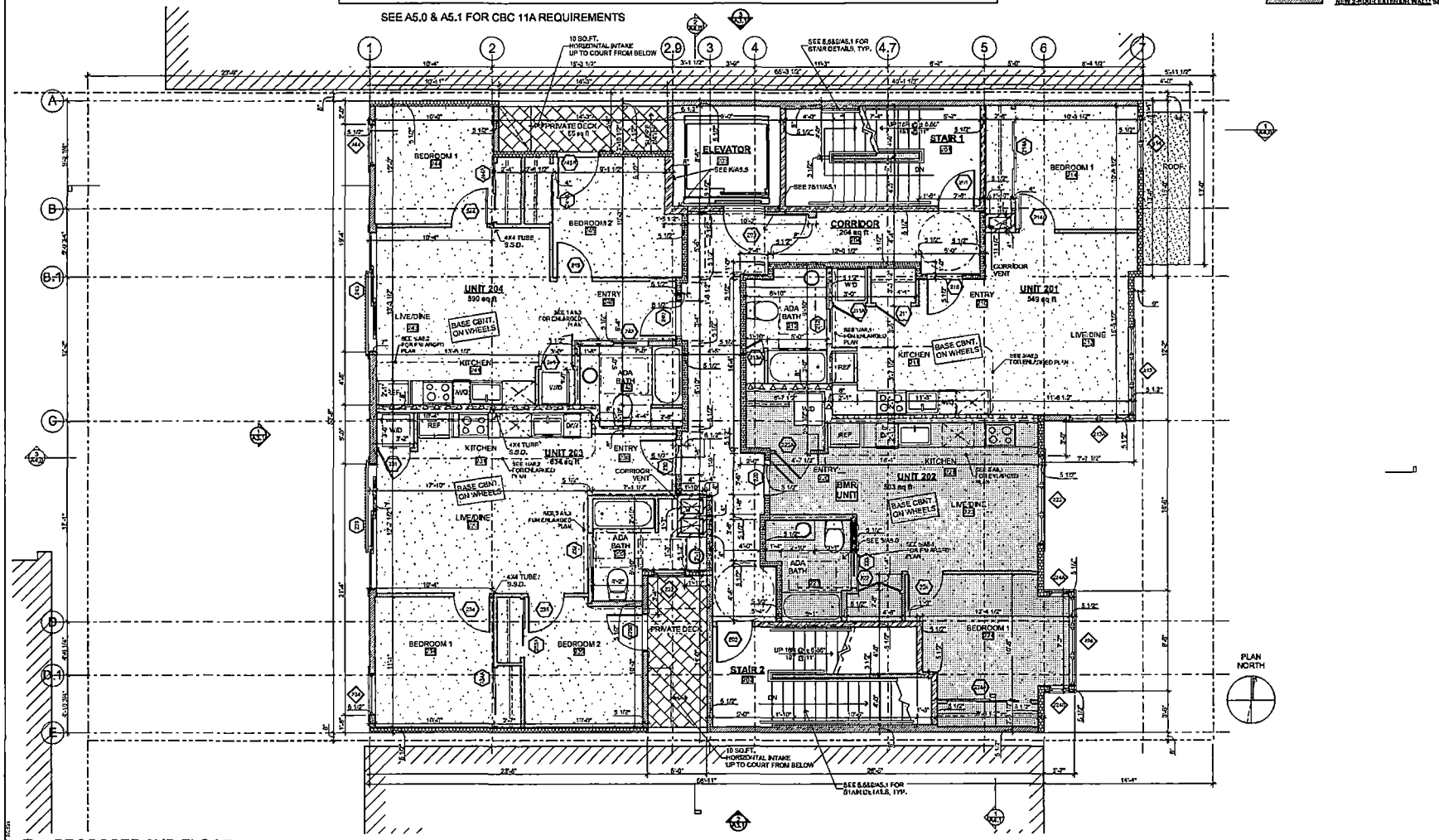
RESIDENTIAL PROJECTS MUST UPGRADE ALL NON-COMPLIANT FIXTURES PER SF HOUSING CODE SEC-12A10. LARGE NON-RESIDENTIAL INTERIORS, ALTERATIONS & ADDITIONS MUST UPGRADE ALL NON-COMPLIANT FIXTURES PER SF BUILDING CODE CH.13A.

NEW LARGE NON-RESIDENTIAL BUILDINGS MUST ALSO ACHIEVE MINIMUM 30% INDOOR POTABLE WATER USE REDUCTION AS CALCULATED TO MEET LEED CREDIT INDOOR WATER USE REDUCTION (WEC2).

WALL SCHEDULE

- NEW MASONRY WALL: S.S.D. FOR WIDTH & REINFORCING
- NEW CONCRETE WALL: S.S.D. FOR WIDTH & REINFORCING
- NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4
- NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4
- NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4
- NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4
- NEW ONE-HOUR RATED INTERIOR PARTY WALL: SEE C/A5.4
- NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4
- NEW NON-RATED INTERIOR WALL: SEE H/A5.5
- NEW LOW HEIGHT INTERIOR WALL:
- NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4
- NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects

Revisions	By
1 F.D. COMMENT 02.26.21	BM
2 F.D. COMMENT 3.03.21	BM
3 MECH COMMENTS 3.12.21	BM
4 DRB & M/FCH COMMENTS 05.26.21	BM
5 MECH COMMENTS 09.24.21	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

FOR DBI USE

Floor Plans: PROPOSED 2ND FLOOR

Date: ADDENDUM #1 01/25/21

Drawn By: BM

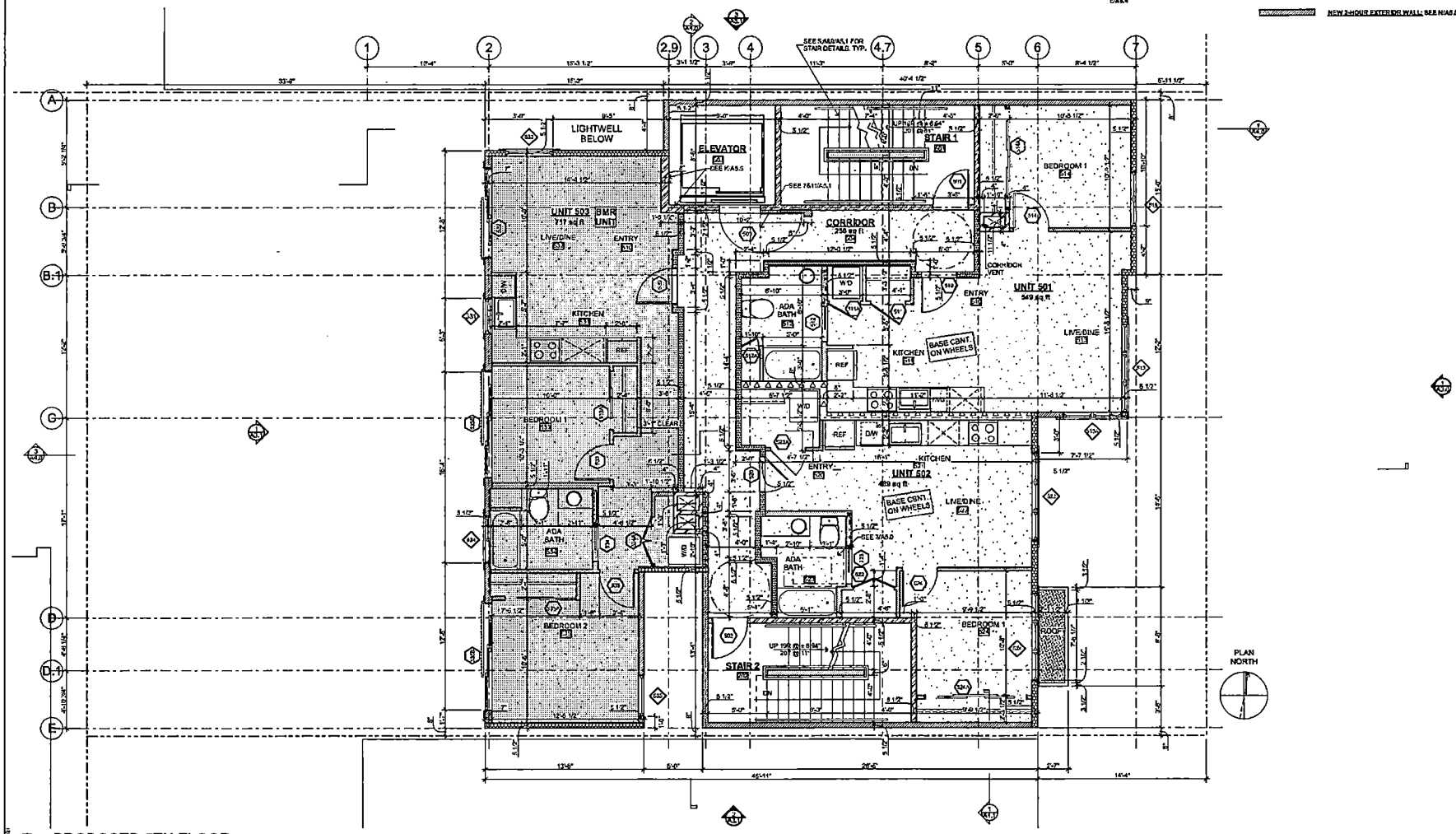
Job Number: 2-1119

A2.2

WALL SCHEDULE

- NEW MASONRY WALL: S.S.D. FOR WIDTH & REINFORCING
- NEW CONCRETE WALL: S.S.D. FOR WIDTH & REINFORCING
- NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4
- NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4
- NEW ONE-HOUR RATED INTERIOR WALL: SEE C/A5.4
- NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4
- NEW ONE-HOUR RATED INTERIOR PARTY WALL: SEE C/A5.4
- NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4
- NEW NON-RATED INTERIOR WALL: SEE H/A5.3
- NEW LOW HEIGHT INTERIOR WALL:
- NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4
- NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 5TH FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects

Notes	By
F.D. COMMENT 02.26.21	BM
F.D. COMMENT 3.03.21	BM
DRI & MECH COMMENTS 05.30.21	BM
MECH COMMENTS 08.04.21	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

FOR DBI USE

Sheet Title: Floor Plans: PROPOSED 5TH FLOOR

Date: ADDENDUM #1 01.05.21

Drawn By: BM

Job Number: 2-1119

A2.5

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

Property Tax Section

José Cisneros, Treasurer

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: **3610**
Lot: **010**
Address: **986 SOUTH VAN NESS AV**

David Augustine, Tax Collector

Dated **October 14, 2022** this certificate is valid for the earlier of 60 days from **October 14, 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 to obtain another certificate.

OWNER'S AND BENEFICIARY'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP. THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

986 SOUTH VAN NESS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LUCAS EASTWOOD, MANAGER

~~NATASHA SADEGHI~~, MANAGING MEMBER
NATASHA SADEGHI ALTMAN

BENEFICIARY

HOMESTREET BANK

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

(RECORDED DECEMBER 14, 2021 AS DOCUMENT NO. 2021-182339)

BY: _____ TITLE: VICE PRESIDENT

PRINTED NAME: ALFONSO DIAZ

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 October 17, 2022 2022 BEFORE ME, LISA BAUTISTA NOTARY PUBLIC,

PERSONALLY APPEARED

Lucas Eastwood, Natasha Sadeghi Altman,

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 Lisa Bautista
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'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 OCTOBER 18 2022 BEFORE ME, LISA BAUTISTA NOTARY PUBLIC,

PERSONALLY APPEARED

Alfonso Diaz,

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 Lisa Bautista
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20___, AT

_____ M., IN BOOK _____ OF FINAL MAPS, AT

PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 986 SOUTH VAN NESS, LLC ON 3-15-21. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: _____
GREGORY T. IPPOLITO L.S. 8649

DATE: 10-13-22

PROFESSIONAL LAND SURVEYOR
GREGORY T. IPPOLITO
NO. 8649
STATE OF CALIFORNIA

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, 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

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

DATE: 11/3/2022

FINAL MAP NO.11026

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED JUNE 9, 2017 AS DOC:2017-K461544
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK 63

FORESIGHT
LAND SURVEYING, INC
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER, 2022 415-735-6180 JOB#17062

APN 3610 - 010 / 986 SOUTH VAN NESS AVE

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. 11026".

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

TAX STATEMENT

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

DATED _____DAY OF_____, 20_____.

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

APPROVALS

THIS MAP IS APPROVED THIS _____ 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 CHU, CITY ATTORNEY

BY:_____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS APPROVAL

ON _____, 20_____, THE BOARD OF SUPERVISOR'S OF THE CITY AND

COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

_____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF

SUPERVISOR'S IN FILE NO. _____.

GENERAL NOTES

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 15 DWELLING UNITS.

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
(I) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
(II) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER SOUTH VAN NESS AVENUE 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.

FINAL MAP NO.11026

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT
CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
JUNE 9, 2017 AS DOC:2017-K461544
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK 63

FORESIGHT
LAND SURVEYING,INC
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
415-735-6180

APN 3610 - 010 / 986 SOUTH VAN NESS AVE

REFERENCES

(R1) GRANT DEED RECORDED JUNE 9, 2017 AS DOC:2017-K461544. ON FILE IN THE OFFICE OF THE RECORDER.

(R2) BLOCK DIAGRAM NO. 3610C. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

(R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 262. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

(R4) SURVEY FOR SIGNAL OIL COMPANY. DATED 11-5-1959. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(R5) 13 PM 21-23. RECORDED DECEMBER 11, 1979. ON FILE IN THE OFFICE OF THE RECORDER.

(R6) 59 CM 92-94. RECORDED JULY 6, 1999. ON FILE IN THE OFFICE OF THE RECORDER.

(R7) 62 CM 112-115. RECORDED APRIL 18, 2000. ON FILE IN THE OFFICE OF THE RECORDER.

(R8) 107 CM 154-155. RECORDED SEPTEMBER 25, 2008. ON FILE IN THE OFFICE OF THE RECORDER.

(R9) CITY AND COUNTY OF SAN FRANCISCO GRADE MAP NO. 262. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

NOTES

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

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

3) RECORD = MEASURED UNLESS OTHERWISE NOTED.

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

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

6) SURVEY REFERENCE POINTS PER (R3) - (R8) NOT SHOWN WERE SEARCHED FOR AND NOT FOUND.

7) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 17, 2020 AS DOC:2020-70876.

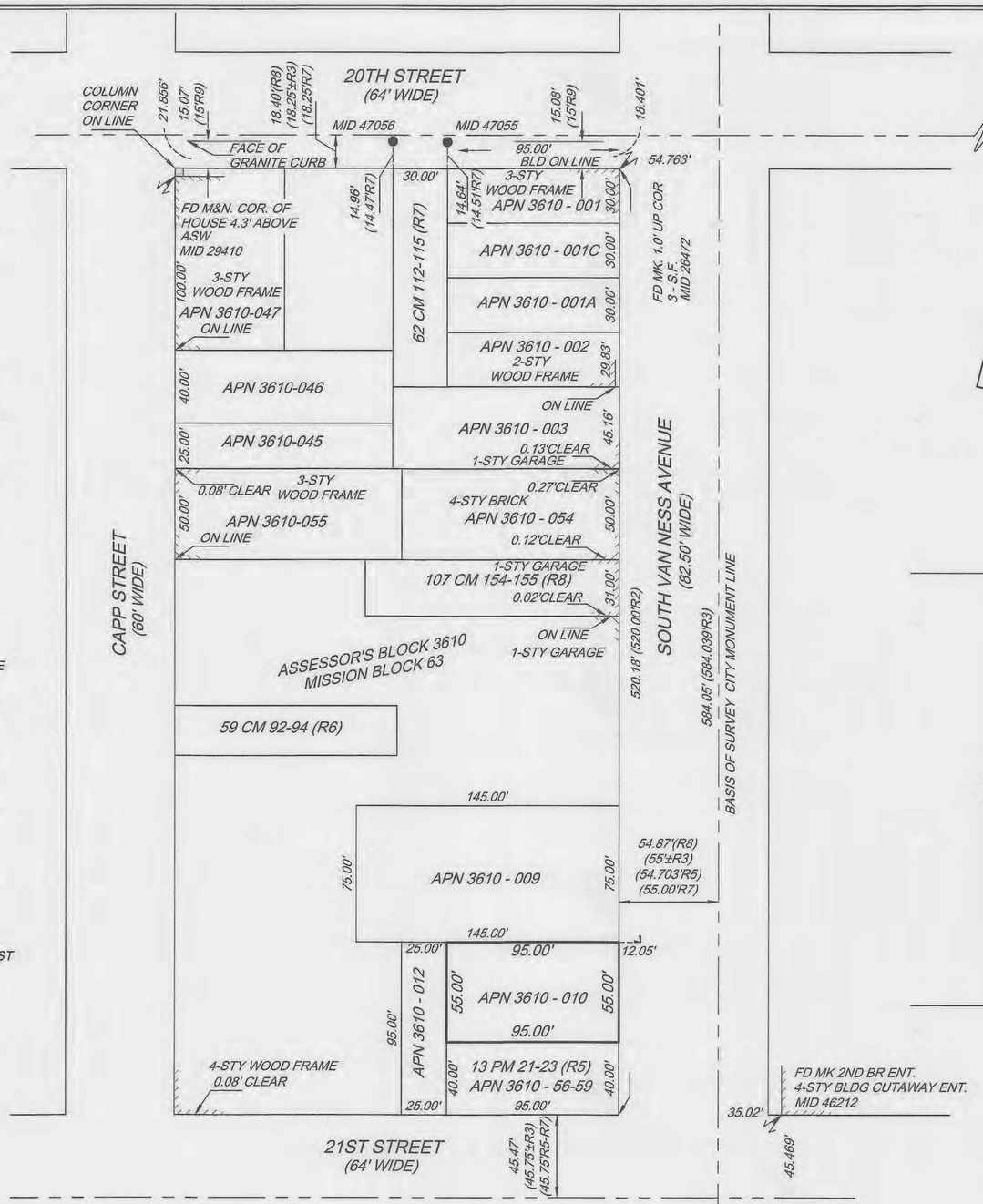
8) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 14, 2021 AS DOC:2021-182332.

9) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT RECORDED AUGUST 29, 2022 AS DOC:2022082472 .

ASSESSOR'S PARCEL NOTE

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

UNIT NO	ASSESSOR PARCEL NUMBER
101	3610 - 086
201	3610 - 087
202	3610 - 088
203	3610 - 089
204	3610 - 090
301	3610 - 091
302	3610 - 092
303	3610 - 093
304	3610 - 094
401	3610 - 095
402	3610 - 096
403	3610 - 097
501	3610 - 098
502	3610 - 099
503	3610 - 100



GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

NOTE

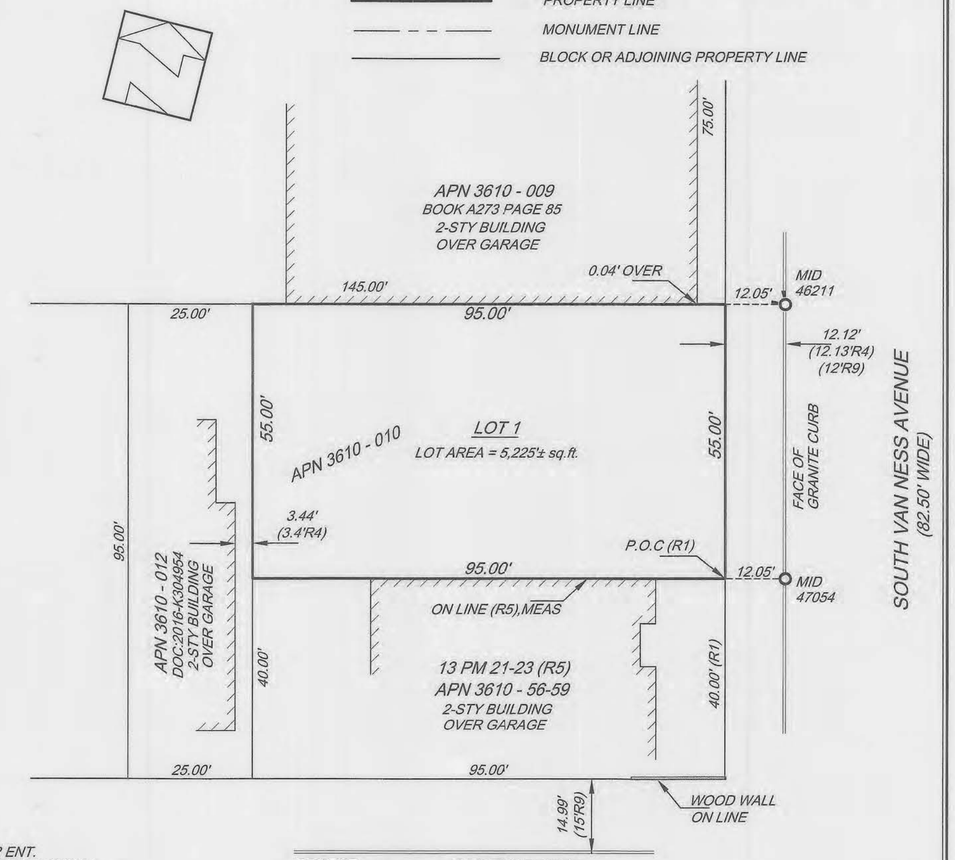
LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. THEY ARE SHOWN TO SUPPORT A PREVAILING PATTERN OF OCCUPATION. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 11, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

LEGEND

FD	FOUND
( )	MAP OR DEED REFERENCE
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
P.O.C	POINT OF COMMENCEMENT
L	FD L CUT (UNKNOWN ORIGIN)
●	FD NAIL & 3/4" TAG STAMPED "LS 3075"
○	SET RIVET & 3/4" BRASS TAG STAMPED "LS 8649"
———	PROPERTY LINE
— — —	MONUMENT LINE
———	BLOCK OR ADJOINING PROPERTY LINE



GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 3610 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.

FINAL MAP NO.11026

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED JUNE 9, 2017 AS DOC:2017-K461544
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK 63

FORESIGHT
LAND SURVEYING,INC
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010

SEPTEMBER, 2022 415-735-6180 JOB#17062 SHEET 3 OF 3

APN 3610 - 010 / 986 SOUTH VAN NESS AVE