

File No. 130354

Committee Item No. \_\_\_\_\_  
Board Item No. 27

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

Date \_\_\_\_\_

Board of Supervisors Meeting

Date MAY 7, 2013

#### 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 and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<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"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

#### OTHER

(Use back side if additional space is needed)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Map Routing Sheet
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Order No. 18115
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notice of Special Restrictions Louis Roach
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notice of Special Restrictions Paul Nieto
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Cert Block 3547 Lot 002A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Cert Block 3547 Lot 003
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Cert Block 3547 Lot 004
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Cert Block 3547 Lot 029
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Map

Completed by: Lynne Howe Date 4/30/13  
Completed by: \_\_\_\_\_ Date \_\_\_\_\_

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

1 [Final Map 7335 - 1880 Mission Street]

2  
3 **Motion approving Final Map 7335, a 202 residential unit and three commercial unit**  
4 **mixed-use condominium project, located at 1880 Mission Street, being a merger and**  
5 **resubdivision of Assessor's Block No. 3547, Lot Nos. 002A, 003, 004 and 029, and**  
6 **adopting findings pursuant to the General Plan and Planning Code, Section 101.1.**

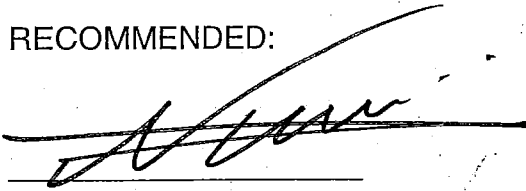
7  
8 MOVED, That the certain map entitled "FINAL MAP 7335", comprising 4 sheets,  
9 approved April 9, 2013, by Department of Public Works Order No. 181175 is hereby approved  
10 and said map is adopted as an Official Final Map 7335; and be it

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 October 15, 2012, 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.

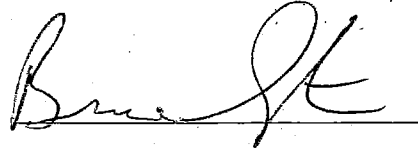
1 RECOMMENDED:

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3

4 Mohammed Nuru

5 Director of Public Works  
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

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

Department of Public Works  
Bureau of Street-Use & Mapping  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

## FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

### MAP

Final Map No. 7335	Date Sent: April 12, 2013	Date Due at BOS April 19, 2013
Block/Lot 3547 / 002A, 003, 004, 029	Map Address 1880 Mission Street	

### SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

### ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	
	Mohammed Nuru Director of Public Works City Hall, Room 348	
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	




 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

 Edwin M. Lee, Mayor  
 Mohammed Nuru, Director

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

Date: August 24, 2012

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

Attention: Mr. Scott F. Sanchez

2009.0932QS

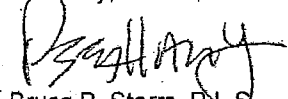
<b>Project ID:</b> 7335			
<b>Project Type:</b> 4 Lot Merger and 205 Multi Use Units New Construction			
Address#	StreetName	Block	Lot
1880 - 1886	MISSION ST	3547	002A
1880 - 1898	MISSION ST	3547	003
1880 - 1886	MISSION ST	3547	004
1880	JULIAN AVE	3547	029
<b>Tentative Map Referral</b>			

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 Tentative Map is exempt from environmental review per Chapter 4. California Environmental Quality Act Guidelines.~~

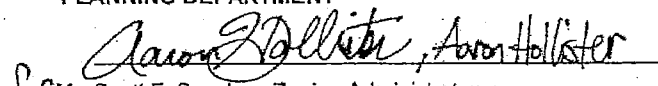
*- See Attached -*

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 10/15/2012

*for*   
 Mr. Scott F. Sanchez, Zoning Administrator



## SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

Approved per Planning Commission Motion No. 17118 for Case No. 2000.1164E, certifying the project Final Environmental Impact Report on 6 October 2005. Approved per NSR #I933061 for Case No. 2009.932C approved by the Planning Commission on 3 December 2009 as set forth in Planning Commission Motion No. 17995, per NSR #J232926 to memorialize BMR unit locations in the project, and per Building Permit Application No. 2007.1001.4208 for the construction of a mixed-use project containing 202 residential dwelling units and three commercial units.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Memo



Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103  
(415) 554-5827 ■ www.sfdpw.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 181175**

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

APPROVING FINAL MAP 7335, 1880 MISSION STREET, A 202 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF ASSESSOR'S BLOCK NO. 3547, LOT NOS. 002A, 003, 004 AND 029.

**A 202 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated October 15, 2012, 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:

1. 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 7335", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated October 15, 2012, 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.



San Francisco Department of Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

RECOMMENDED:

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

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

APPROVED:

Mohammed Nuru  
Director of Public Works

APPROVED: April 9, 2013

MOHAMMED NURU, DIRECTOR

4/9/2013

4/9/2013

X Bruce. R. Storrs

Storrs, Bruce  
City and County Surveyor

X



Nuru, Mohammed  
Director, DPW



San Francisco Department of Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



10

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Louis Roesch Company )

Address: 289-B Foster City Blvd. )

City: Foster City )

California )

San Francisco Assessor-Recorder

Phil Ting, Assessor-Recorder

DOC- 2010-1933061-00

Monday, MAR 01, 2010 12:23:31

Ttl Pd \$50.00 Rcpt # 0003862452

REEL K089 IMAGE 0273

asd/FT/1-15

) Space Above This Line For Recorder's Use

I (We) Louis Roesch Company, A California corporation, 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):

APN: Lot 2-A, Block 3547, Lot 3, Block 3547, Lot 4, Block 3547, Lot 29, Block 3547

Being Assessor's Block 3547, Lots 02A, 003, 004 and 029, commonly known as 1880 Mission 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 Conditional Use Application No. 2009.0932C authorized by the Planning Commission of the City and County of San Francisco on December 3, 2009 as set forth in Planning Commission Motion No. 17995, to allow an extension of the performance period for the construction of a planned unit development with up to 194 dwelling units, 9,000 square feet of commercial space, up to 181 independently accessible off-street parking spaces and 40 valet parking spaces; in a building exceeding bulk limits as set forth in Section 270; with exceptions from rear yard, dwelling unit exposure and parking requirements of Planning Code as set forth in Sections 134, 140 and 151; previously within a C-M (Heavy Commercial) Use District, currently within a Mission NCT (Mission Street Neighborhood Commercial Transit) and UMU (Urban Mixed Use) District; previously within a 50-X and 65-B Height and Bulk District, and currently within a 45-X, 58-X and 65-X Height and Bulk District, and formerly within the Housing/Mixed use overlay under Resolution No. 16727.

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

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

Whenever "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.

This approval is pursuant to Sections 303(e) to modify Condition No. 21 of Motion No. 17120 to add an additional 24 months to the performance period, as extended by the Zoning Administrator to October 9, 2009. The original proposal was to construct a mixed use project that would consist of up to 194 dwelling units, up to 9,000 square feet of ground floor commercial space, up to 181 independently accessible off-street parking spaces, and up to 40 valet spaces ("Project"). Conditional use authorization was required pursuant to San Francisco Planning Code Sections 215(a), 303 and 304 to permit a Planned Unit Development containing dwelling units in a C-M (Heavy Commercial) District. All previously granted exceptions and Conditions of Approval would remain and are attached as Exhibit B. The amendment extends the approval to October 9, 2011.

### **GENERAL CONDITIONS**

1. **Performance.** This extension is valid for a period of 2 years after the expiration date of the administrative extension granted by the Zoning Administrator, which expired on October 9, 2009. The new expiration date is October 9, 2011.
2. **Recordation.** Prior to the issuance of any building or site permit 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 the 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.

## 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.

Dated: 1-15-10 at San Francisco, California

Louis Roesch Company Inc.

X Bill Adams  
(Owner's Signature)  
[Signature]  
(Agent's Signature)

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

CT:gwf

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Paul Nieto )

Address: 100 Bush St. 22nd Flr )

City: San Francisco )

State: California 94104 )

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2011-J232926-00  
Wednesday, AUG 03, 2011 15:47:25  
Tel Pd \$47.00 Rcpt # 0004203098  
REEL K452 IMAGE 0451  
081/AB/1-14

Space Above this Line For Recorder's Use

I (We) 1880 Mission Street, LLC, the owner(s) of  
that certain real property situated in the City and County of San Francisco, State of California  
more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 3547, LOT: 2A, 3, 4, and 29

COMMONLY KNOWN AS: 1880 Mission 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 approval of Building Permit  
Application No. 2007.10.01.4208 pursuant to Motion No. 17120 Case No. 2003.0758 by the  
Planning Department and are conditions that had to be so attached in order that said  
application should be approved under the Planning Code. (Building Form 1).

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 and Motion No. 17120, the  
Project is required to provide 20% of the proposed dwelling units as affordable to qualifying  
households. The Project contains 202 units; therefore, 40 affordable units are required. The  
Project Sponsor will fulfill this requirement by providing the 40 affordable units on-site. If the  
number of market-rate units change, the number of required affordable units shall be modified

Updated 08/04/10

For Project submitted prior to July 18, 2006

Page 1 of 6

NSR\_Affordable.doc

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

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 at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>.

2. **Unit Mix.** The Project contains 28 studios, 117 one-bedroom, 41 two-bedroom, and 16 three-bedroom units; therefore, the required affordable unit mix is 6 studios, 23 one-bedroom, 8 two-bedroom, and 3 three-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 MOH.

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 at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>.

3. **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 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 at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>.

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (20%) 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 at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>.

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.

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 at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>.

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 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 MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 rent.

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 at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>

- 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 one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program, an amount that translates to 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. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOH 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.
- 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 the MOH or its successor.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- 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, and has executed an agreement with the City granting a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City.
- 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 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 MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties 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.

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

*AVANT HOUSING LLC, AS MEMBER OF 180 HILL LLC* STREET



(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

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

ACKNOWLEDGEMENT

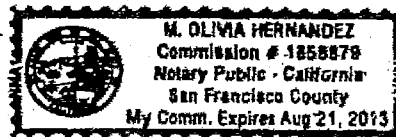
STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF SAN FRANCISCO   )

On August 3, 2011, before me M. Olivia Hernandez, a Notary Public, personally appeared PAUL NIETO 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.

M. Olivia Hernandez  
M. Olivia Hernandez  
Notary Public



My commission expires on: August 21, 2013



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

**EXHIBIT A**

The property referred to in this Notice of Special Restrictions is situated in the State of California, City and County of San Francisco, and is described more particularly as follows:

1880 Mission

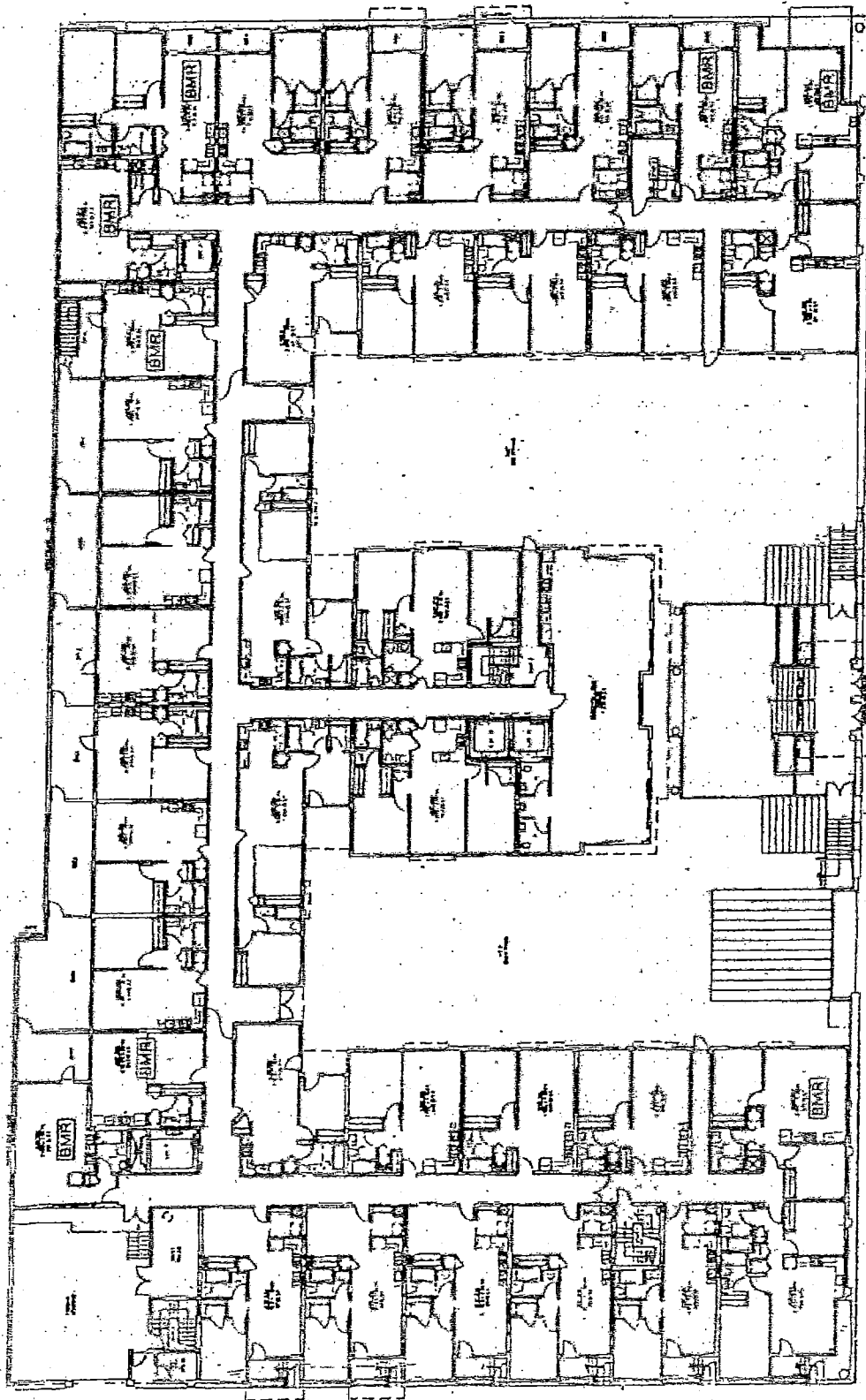
**BMR Units**

7/27/2011

Unit #	Bedrooms	Bathrooms
211	Studio	1
212	Studio	1
213	2	2
221	1	1
223	2	2
230	Studio	1
231	Studio	1
241	2	1
306	1	1
307	1	1
309	1	1
312	Studio	1
313	2	2
321	1	1
322	2	2
325	1	1
326	1	1
328	1	1
331	1	1
332	3	2
338	1+	1.5
341	2	2
342	2	2
406	1	1
407	1	1
409	1	1
412	Studio	1
413	2	2
419	1+	1.5
426	1	1
431	1	1
432	3	2
436	1+	1
439	1	1
506	1	1
509	1	1
518	1	1
531	1	2
532	3	2
539	1	1
Count:		40

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

**EXHIBIT B  
PLANS OF PROJECT INDICATING LOCATION OF AFFORDABLE UNIT(S)**

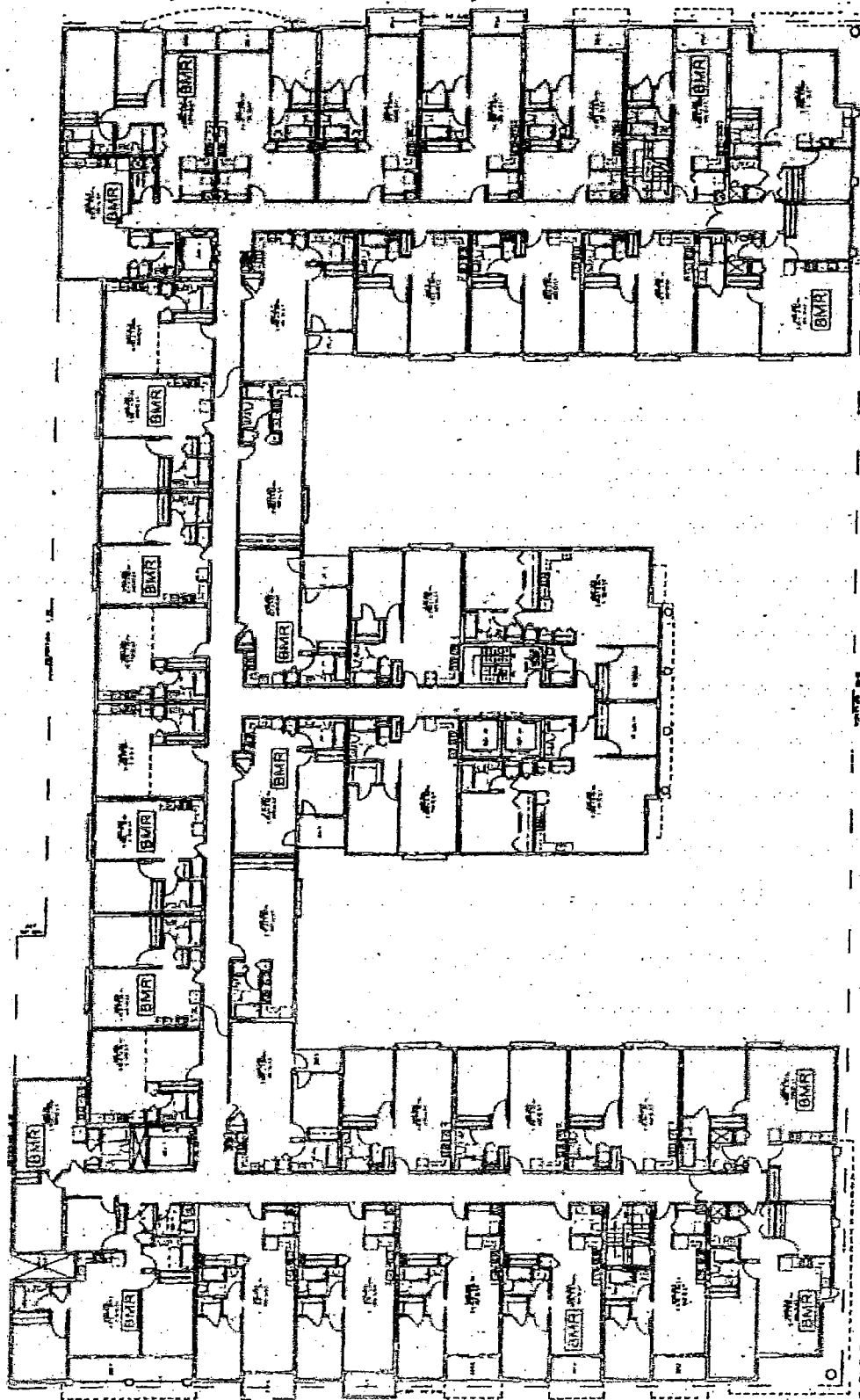


2ND FLOOR PLAN  
SCALE 1" = 12'-0"

**MISSION GARDENS**  
1880 MISSION STREET, SAN FRANCISCO, CALIFORNIA 94103

MAY 22, 2011  
**FORUMDESIGN**  
ARCHITECTS

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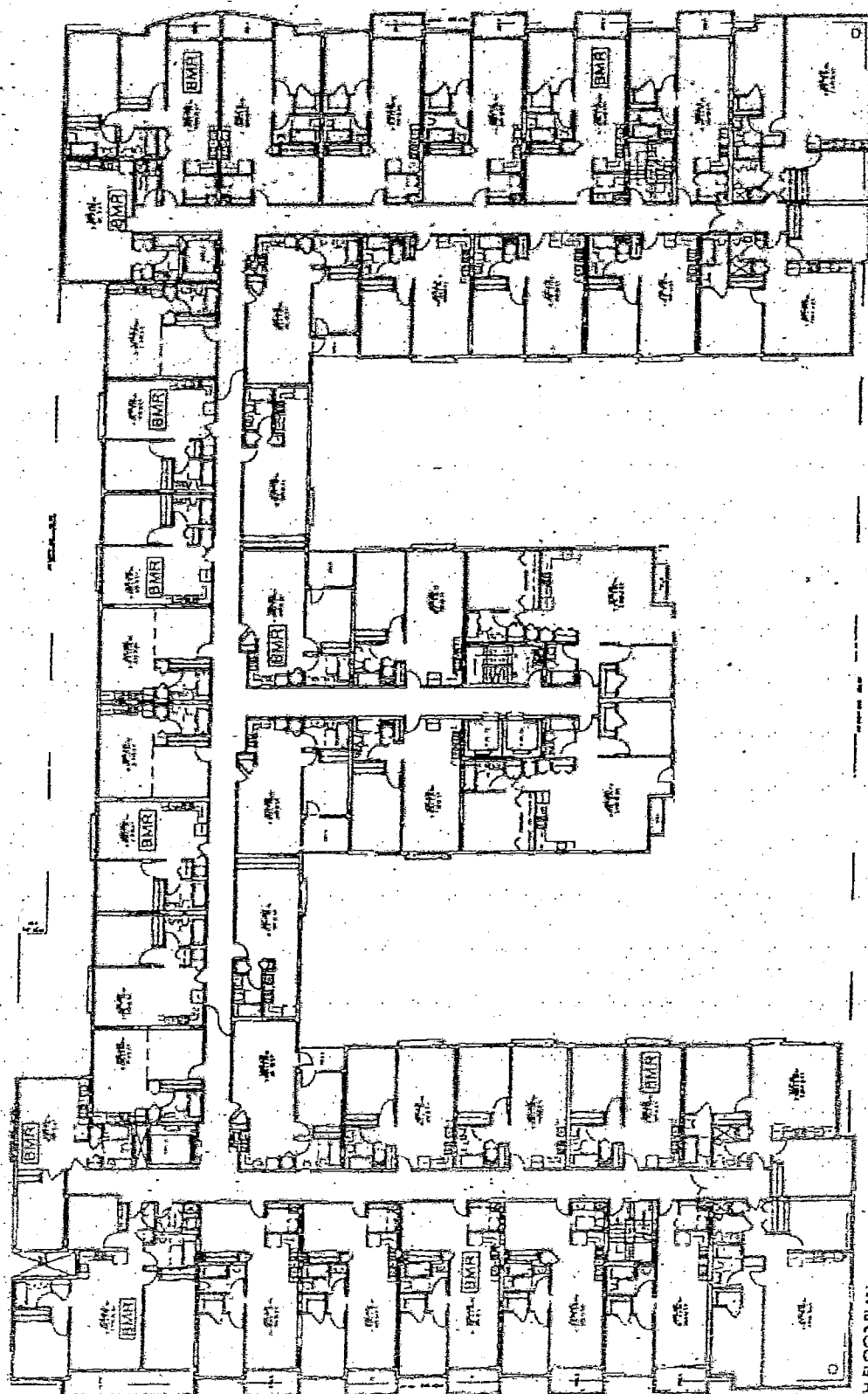
3RD FLOOR PLAN

SCALE: 1" = 10'-0"

0 10 20 30 40

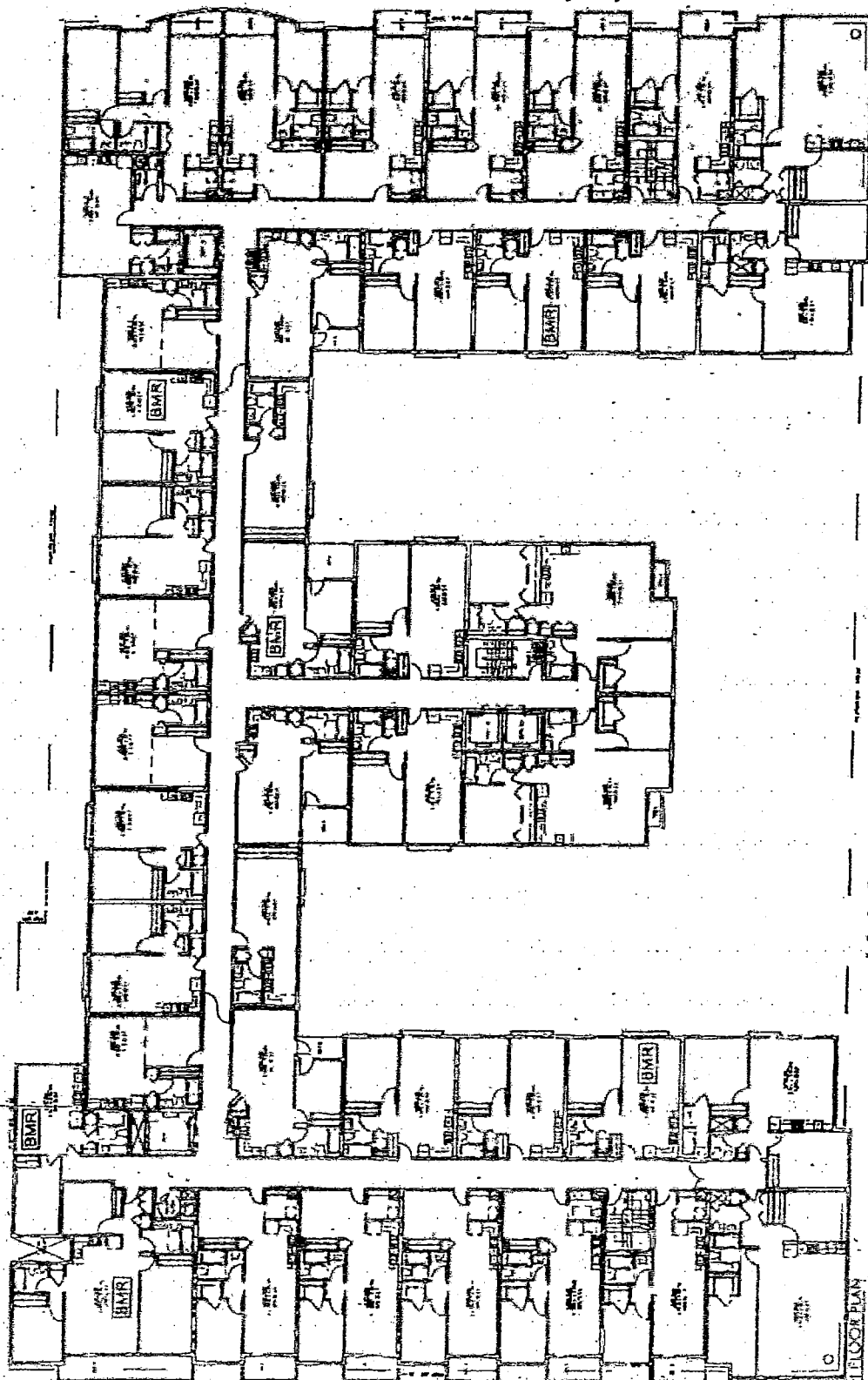
MISSION GARDENS  
1880 MISSION STREET SAN FRANCISCO CALIFORNIA 94103

FORUMDESIGN  
ARCHITECTS



**MISSION GARDENS**  
1880 MISSION STREET SAN FRANCISCO CALIFORNIA 94103

APR 26 1981  
FORUM DESIGN  
ARCHITECTS



SIXTH FLOOR PLAN

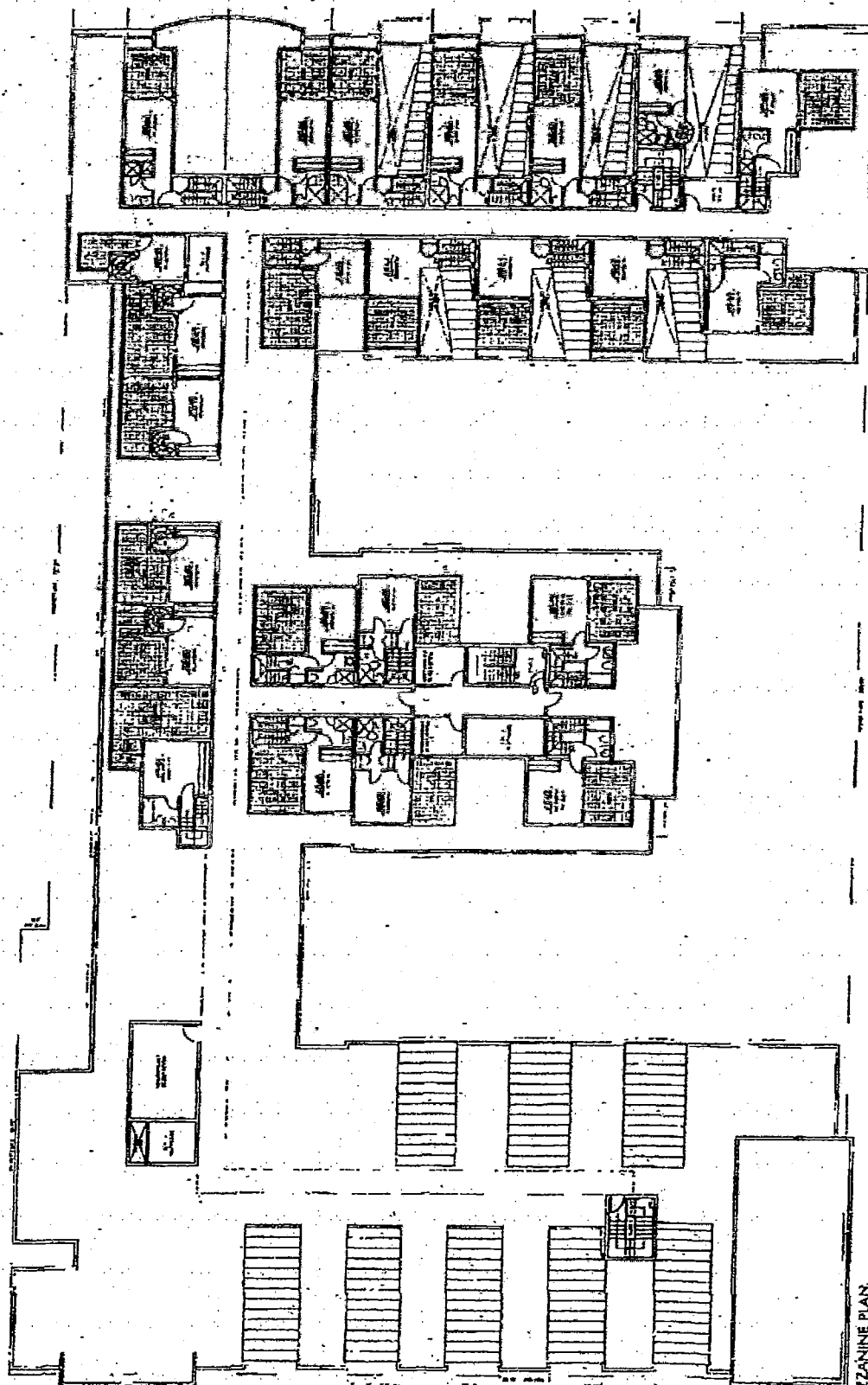
SCALE: 1" = 12' 0"

MISSION GARDENS  
1880 MISSION STREET SAN FRANCISCO, CALIFORNIA 94103

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MEZZANINE PLAN

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



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MISSION GARDENS  
1880 MISSION STREET SAN FRANCISCO CALIFORNIA 94103

FORUM DESIGN  
ARCHITECTS



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**I, José Cisneros, Tax Collector 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. 3547 Lot No. 002A**

**Address: 1880 Mission St.**

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

**José Cisneros**

**Tax Collector**

**Dated this 21st day of March 2013**



**I, José Cisneros, Tax Collector 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. 3547 Lot No. 003**

**Address: 1886-1898 Mission St.**

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

**José Cisneros**

**Tax Collector**

**Dated this 21st day of March 2013**



I, José Cisneros, Tax Collector 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. 3547 Lot No. 004

Address: 1886 Mission St.

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

A handwritten signature of José Cisneros, consisting of a stylized, cursive script.

José Cisneros

Tax Collector

Dated this 21st day of March 2013



---

**I, José Cisneros, Tax Collector 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.        3547        Lot No.    029**

**Address:        71V Julian Ave.**

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

**José Cisneros**

**Tax Collector**

**Dated this 21st day of March 2013**



A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351(a). THIS

- [illegible]

CHICAGO TITLE COMPANY, A CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED OCTOBER 18, 2011, INSTRUMENT NO. 2011-255921-00, SAN FRANCISCO COUNTY OFFICIAL RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS MAP.

BY:                     

NAME: KOSK KENNEDY

TITLE: ASSY. SECRETARY

DATED: 4-2-13

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

- [illegible]

STATE OF CALIFORNIA ) S.S.  
                                )

COUNTY OF ALABAMA, 2013, BEFORE ME Tony Hamlet  
4-2-13, PERSONALLY APPEARED ROSS KENNEDY  
 A NATURAL PERSON, PERSONALLY KNOWN TO ME, WHOSE NAME IS ROSS KENNEDY TO BE THE  
 PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT  
 AND ACKNOWLEDGED TO BE THAT HE/SHE/IT/ETC EXECUTED THE SAME IN HIS/HER  
 OWN FREE WILL AND WITHOUT COERCION, UNLAWFUL INFLUENCE, UNLAWFUL  
 ON THE INSTRUMENT OF THE PERSON(S) ON THE ENTIRE DOWRY GRANT 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 PROCEEDING IS TRUE AND CORRECT.  
 WITNESS MY HAND, \_\_\_\_\_

UNIT NO.	ASSESSOR LOT NUMBER
203-642	LOT 57-258

UNIT NO.	ASSESSOR LOT NUMBER
BR-01	LOT 54
BR-02	LOT 55
BR-03	LOT 56

UNIT NO.	ASSESSOR LOT NUMBER
----------	---------------------

BR-01	LOT 34
BR-02	LOT 65
BR-03	LOT 56

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

SHEET 1 - STATEMENT/ACKNOWLEDGMENT SHEET  
SHEET 2 - GENERAL NOTES, SPECIAL NOTES,  
ASSESSOR'S S. LOT NUMBER TABLE  
SHEET 3 - SURVEY CONTROL SHEET  
SHEET 3 - BOUNDARY SHEET

## FINAL MAP 7.335

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN  
REAL PROPERTY DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED OCTOBER 27, 2010, IN K256  
O.R. 166, 1070949 SAN FRANCISCO RECORDS  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DATED: MARCH 20, 2011

DATED: MARCH 2013



**Exposures / Susceptible / Population**  
1846 NORTH CALIFORNIA BOULEVARD, SUITE 400  
WALNUT CREEK, CA 94598

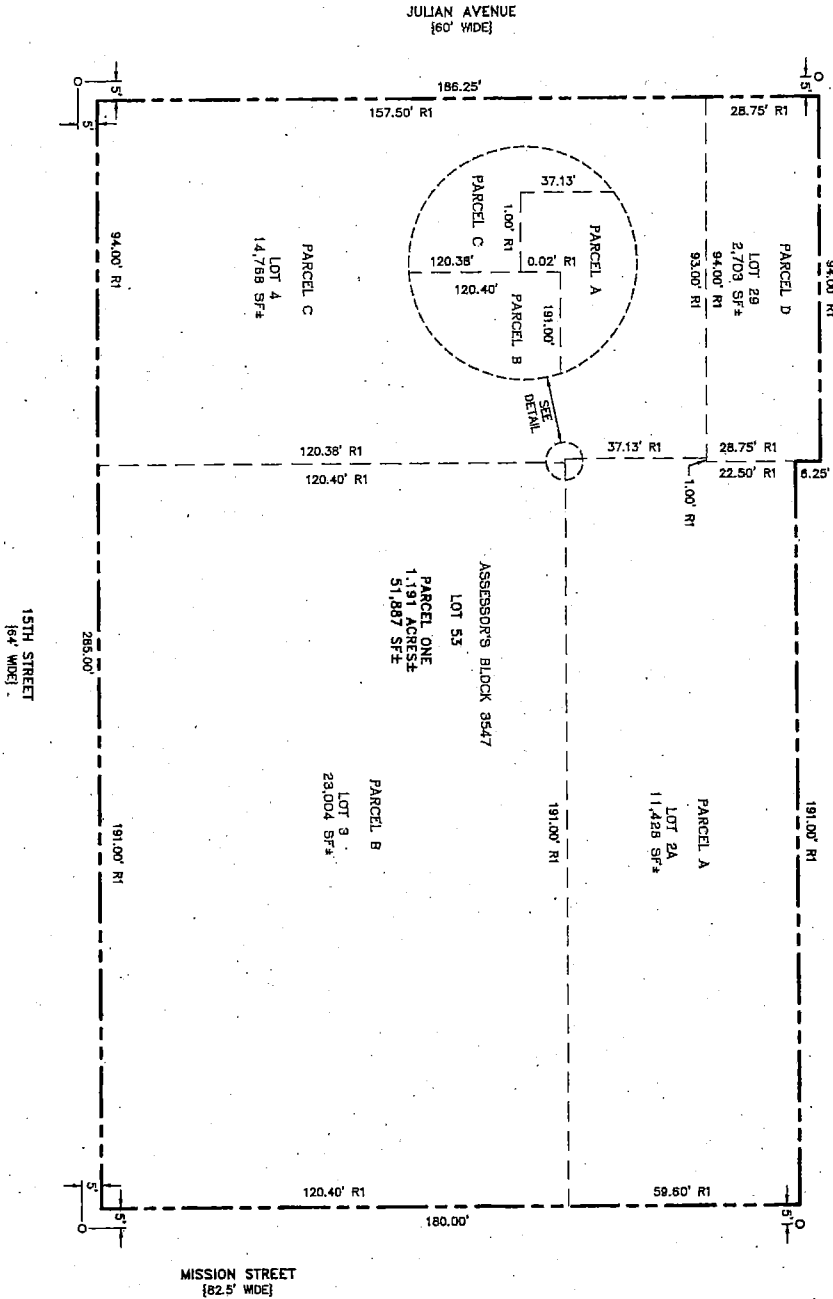
SHEET 2 OF 4  
C-20105087-20







1"=20'



**LEGEND:**

DISTINCTIVE BORDER OF LANDS  
BEING SUBMITTED HERE PER R1  
(2010-1070949 O.R. REEL  
K258, IMAGE 169), TO BE  
MERGED BY THIS MAP

O.R. SET NAIL AND TAG 159711  
CITY AND COUNTY OF SAN FRANCISCO,  
STATE OF CALIFORNIA  
R1 DENOTES MAP REFERENCE NUMBER  
SF SQUARE FEET INFORMATION FOUND  
TO BE IN DISCREPANCY WITH  
MEASURED VALUES  
RECORDED/FILED INFORMATION SUCH  
AS STREET WIDTHS, DEED OR MAP  
INFORMATION SHOWN FOR REFERENCE  
ONLY



**MAP REFERENCE:**  
R1 2010-1070949 O.R., K258 O.R. 169,  
RECORDED OCTOBER 27, 2010

**FINAL MAP 7335**  
A 202 RESIDENTIAL UNIT, AND 3 COMMERCIAL  
UNIT MIXED USE CONDOMINIUM PROJECT  
BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN  
REAL PROPERTY DESCRIBED IN MAP 7335  
GRANT DEED RECORDED IN 2010  
O.R. 159 1070949, SAN FRANCISCO RECORDS  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DATED: MARCH 2013  
SCALE: 1"=20'

**BKT**  
Engineers | Surveyors | Planners  
1440 NORTH CALIFORNIA AVENUE, SUITE 400  
MOUNT CARMEL, CA 94046  
C-20105097-20

SHEET 4 OF 4

ASSESSOR'S BLOCK 3547, LOTS 2A, 3, 4 AND 29, 1860 MISSION STREET

