File No. 191145 Committee Item No. _____
Board Item No. 61

COMMITTEE/BOARD OF SUPERVISORS

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Board of Supervisors Meeting Date: November 19, 2019

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Prepared by: Lisa Lew Date: November 15, 2019
Prepared by: _____ Date: _____

[Final Map 9217 - 130-132 Turk Street]

Motion approving Final Map 9217, a nine residential unit and one commercial unit, mixed-use condominium project, located at 130-132 Turk Street, being a subdivision of Assessor's Parcel Block No. 0339, Lot No. 006; 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 9217", a nine residential unit and one commercial unit, mixed-use condominium project, located at 130-132 Turk Street, being a subdivision of Assessor's Parcel Block No. 0339, Lot No. 006, comprising three sheets, approved October 30, 2019, by Department of Public Works Order No. 202130 is hereby approved and said map is adopted as an Official Final Map 9217; 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 May 5, 2017, 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:

Bruce R. Storrs, PLS

City and County Surveyor

RECOMMENDED:

Mohammed Nuru

Director of Public Works

City and County of San Francisco

San Francisco Public Works

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ▪ www.SFPublicWorks.org

London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202130

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9217, 130-132 TURK STREET, A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 006 IN ASSESSORS BLOCK NO. 0339 (OR ASSESSORS PARCEL NUMBER 0339-006). [SEE MAP]

A 10 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated MAY 8, 2017 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 9217", 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 MAY 8, 2017, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED: APPROVED:

X DocuSigned by: Bruce Storrs
97ABC41507B0494...

Storrs, Bruce
County Surveyor

X DocuSigned by: Nuru, Mohammed
81145AB17F474FA...

Nuru, Mohammed
Director

DocuSign SECURED

Certificate Of Completion

Envelope Id: 86548D19C1234B23941D9F949CF3A675
Status: Completed
Subject: Order 202130 - Final Map 9217; 130-132 Turk Street
Source Envelope:
Document Pages: 2
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
DPW DocuSign
30 Van Ness Ave. Suite 4400
San Francisco, CA 94102
[redacted]
IP Address: [redacted]

Record Tracking

Status: Original
10/30/2019 12:32:50 PM
Holder: DPW DocuSign
[redacted]
Location: DocuSign

Signer Events	Signature	Timestamp
Bruce Storrs Bruce.Storrs@sfdpw.org Public Works Security Level: Email, Account Authentication (None)	DocuSigned by: Bruce Storrs 97ABC41507B0494... Signature Adoption: Pre-selected Style Using IP Address: [redacted] Signed using mobile	Sent: 10/30/2019 12:32:51 PM Viewed: 10/30/2019 1:05:19 PM Signed: 10/30/2019 1:05:30 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Nuru, Mohammed Mohammed.Nuru@sfdpw.org Director Public Works Security Level: Email, Account Authentication (None)	DocuSigned by: Nuru, Mohammed 81145AB17F474FA... Signature Adoption: Pre-selected Style Using IP Address: [redacted]	Sent: 10/30/2019 1:05:31 PM Viewed: 10/30/2019 3:52:35 PM Signed: 10/30/2019 3:52:39 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Steinberg, David David.Steinberg@sfdpw.org Executive Assistant to the Director San Francisco Public Works Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/30/2019 12:32:51 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Carbon Copy Events	Status	Timestamp
aniel, Shane ıane.Daniel@sfdpw.org City and County of San Francisco Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 10/30/2019 1:05:31 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/30/2019 1:05:31 PM
Certified Delivered	Security Checked	10/30/2019 3:52:35 PM
Signing Complete	Security Checked	10/30/2019 3:52:39 PM
Completed	Security Checked	10/30/2019 3:52:39 PM

Payment Events	Status	Timestamps

City and County of San Francisco
San Francisco Public Works · Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161

TENTATIVE MAP DECISION

Date: December 7, 2016

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

Project ID:	9217		
Project Type:	9 Residential and 1 Commercial Units New Construction		
Address#	StreetName	Block	Lot
130 - 132	TURK ST	0339	006
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

James Ryan
2016.12.07 16:01:55 -08'00'

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

✓ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 32, CEQA Determination Date 4/28/2006, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed Andrew W. Perry Digitally signed by Andrew W. Perry DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry, email=Andrew.Perry@sfgov.org Date: 2017.05.08 13:57:43 -07'00' Date 5/8/2017

Planner's Name Andrew Perry
for, Scott F. Sanchez, Zoning Administrator

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0617E: 130-132 Turk Street, Renovation of and Addition to a Vacant Commercial Building for Nine Residential Units and Ground-Floor Commercial

Location: 130-132 Turk Street, between Taylor and Jones Streets (Assessor's Block 339, Lot 6)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the renovation of an existing three-story, approximately 11,115-square-foot (sf), 46-foot tall, vacant, commercial building. The renovation would include the addition of two floors and two new mezzanine levels, and the enlargement of the basement level. The proposed five-story, 20,292-gross-square-foot (gsf) structure would contain 3,785-gsf for garage and storage use in the basement/garage level; 4,010-gsf of commercial use in the first floor and first-floor mezzanine level; and 12,497 gsf of residential use in the second through fifth floors, including the third floor mezzanine level. Three off-street parking spaces are proposed at the basement level. The project site is located on the north side of Turk Street between Taylor and Jones Streets. The site is zoned RC-4 (Residential-Commercial Combined, High Density), and is in an 80-120-T height and bulk district. The property is also located in the North of Market Residential Special Use District. The property has a National Register Status Code of 3D, as a contributing structure to the San Francisco Apartment Hotel Historic District, and has a Heritage rating of "C," for contributory. The proposed project would require a variance for exceptions to the rear yard and exposure requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Project sponsor: David Nale, (415) 265-3496

X Categorical Exemption [State Guidelines Section 15332] Class Number 32

REMARKS: (See reverse side)

Contact Person: Nannie Turrell Telephone: 558-5994

Date of Determination:

April 28, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc. David Nale, Project Sponsor
Yakuh Askew, Architect
Marvis Phillips, Alliance for a Better District 6
Supervisor Daly
Adam Light, San Francisco Planning Dept.
Jim Miller, San Francisco Planning Dept.
Historic Resource List
Bulletin Board/MDF/Exemption/Exclusion File

2005.0617E

Remarks: The proposed project would involve the renovation of an existing approximately 45-foot-tall, three-story, 11,115-square-foot (sf), vacant commercial building into a 20,292-gsf, 65-foot tall residential building with nine units, and commercial use on the ground-floor and ground-floor mezzanine level. The proposed renovation includes a two-story addition to the existing building on the project site. Three off-street parking spaces would be provided on the basement level in 3,782 gross square feet (gsf). The commercial use would occupy 4,010 gsf, and the residential use would occupy 12,497 gsf. Access to the lobby of the residential use, the car lift to the basement level, and the commercial space would be at the ground floor level from Turk Street. The site is zoned RC-4 (Residential-Commercial Combined, High Density), and is in an 80-120-T height and bulk district. The property is also located in the North of Market Residential Special Use District. The property has a National Register Status Code of 3D, as a contributing structure to the San Francisco Apartment Hotel Historic District, and has a Heritage rating of "C," for contributory.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). Because the property has a National Register Status Code of 3D, it is classified "A.2" under the *City and County San Francisco Planning Department CEQA Review Procedures for Historic Resources.*[1] Buildings, which meet the criteria for Category A.2 are buildings, which are on adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register. Because the property would be considered an historical resource under CEQA, the proposed project was evaluated to determine if it is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary of Interior's Standards),* or if the proposed addition would materially impair the resource.

An Historic Resource Evaluation Memorandum dated August 16, 2005 was prepared by Planning Department staff and concluded that the project as proposed at that time was not consistent with the *Secretary of the Interior's Standards*, and recommended the following conditions of approval:

- Retain existing historic features on the front façade, including window locations, window sash, entrance to the upper floors, and the storefront location;
- Eliminate the garage or locate it to the right of the storefront. Garage door width should be small (+/- 8'-0"), and material should be compatible with the district, such as wood or gloss.
- Any other alterations should be compatible with the architecture of the building and surrounding district. Materials and finishes should be refined and highly finished, not industrial or modernist, to be compatible with the architecture of the building and surrounding district.[2]

Revised project plans, dated September 26, 2005, were submitted to the Planning Department for review. The revised changes meet the conditions outlined in the August 16, 2005 Historic Resource Evaluation Response Memorandum. Specifically the original stair entrance is no longer behind the metal roll-up door on the ground level of the front façade. The existing window openings, sash configuration and materials are maintained. Vent louvers will be replaced with glass, which is appropriate given the change in use of the building. Therefore, the project as currently proposed meets the *Secretary of the Interior's Standards*, and could not have a substantial adverse impact on the historic resource.[3]

---

[1] San Francisco Planning Department 2004. *City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources.* October 8.

[2] Light, Adam, Preservation Technical Special, San Francisco Planning Department, 2005. Memorandum: Historic Resource Evaluation Response, 130 Turk Street. August 16. This memorandum is attached.

[3] Light, Adam, Preservation Technical Special, San Francisco Planning Department, 2005. Email to Nannie Turrell, Environmental Planner, San Francisco Planning Department. September 26. This email is attached.

Because the proposed project has been found to meet the *Secretary of the Interior's Standards*, it will not cause a substantial adverse change on the historical resource under CEQA Section 15300.2(f), California Environmental Quality Act, CEQA Guidelines 2005. Guideline Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource." Given that the proposed project will not cause a substantial adverse change on the historical resource, the Planning Department may use the exemption provided for in CEQA Guidelines Section 15332, Class 32.

CEQA State Guidelines Section 15332, or Class 32, In-Fill Development Projects, allows for the exemption of an in-fill development meeting various conditions, described below:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is within an RC-4 (Residential-Commercial Combined, High Density) zoning district, which provides for a mixture of high-density dwellings with supporting commercial uses. The project is also in the North of Market Residential Special Use District. The proposed dwelling unit density would be consistent with that allowed in the RC-4 district, which permits dwellings at a density ratio not exceeding one dwelling unit for each 200 square feet of lot area, allowing a maximum of 18 dwelling units on the site. Three off-street parking spaces are proposed, meeting the Planning Code requirement. A variance would be required for not meeting the 25% rear yard requirement or the exposure requirement in four of the units. The project proposes to meet the open space requirement in an interior courtyard and on the roof. The North of Market Residential Special Use District was established to protect and enhance housing resources near the downtown, conserve low and moderate income housing stock, preserve buildings of architectural importance, preserve the existing scale of development, maintain sunlight in public spaces, and limit development that would impact the residential nature of the area. The proposed project meets these objectives.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site, on the north side of Turk Street between Jones and Taylor Streets is within a developed area of San Francisco consisting of primarily residential uses, with some first floor retail. The proposed project would convert a vacant commercial building to residential uses, and is surrounded by residential and mixed-use buildings in an urban setting. The site size is 3,781 square feet, or .09 acre.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is improved with a commercial building with 100 percent lot coverage, and is surrounded by existing buildings. The project site has no habitat value for endangered, rare or threatened species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the trip rate for residential and commercial use in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project would generate approximately 682 daily person-trips, including

about 68 daily person-trips during the p.m. peak hour. These 68 p.m. peak-hour person-trips would be distributed among various modes of transportation, including about 23 automobile person-trips, 14 transit trips, 24 walking trips, and 7 trips by other means, which include bicycles and motorcycles. The proposed project would generate 11 p.m. peak-hour vehicle trips.

The estimated project-generated increase of 11 vehicle trips during the p.m. peak hour would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be undetectable to most drivers. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region.

The proposed project would generate about 14 p.m. peak-hour transit trips, which would be distributed among the public transit lines providing service to the vicinity of the project site. This minor addition to the transit system would not have a substantial or noticeable impact upon transit services in the project area or affect transit operations. The project site is well served by public transit, with both local and regional service provided nearby. The project site is located one block from Market Street, which is well served by The San Francisco Municipal Railway's (MUNI) transit lines. The Powell Street BART (Bay Area Rapid Transit) is located on Market Street within two blocks of the project site.

According to Section 151 of the Planning Code, Table 151, three off-street parking spaces would be required for this project. The project would provide three off-street parking spaces, which would meet Planning Code requirement. Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review, the proposed project would create a parking demand of about 23 daily spaces. Given that the proposed project would provide three parking spaces, the proposed project would have an unmet parking demand of 20 daily spaces. The unmet parking demand estimate, may be overstated because, as indicated by Census tract data, two-thirds of people in this area either walk, bicycle, or take transit to their destination.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such

resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project site is conveniently located to provide alternatives to automobile use. As discussed above, the project site is within walking distance of numerous Muni transit lines, as well as the Powell Street BART station.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably address potential secondary effects.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The San Francisco Noise Ordinance (Article 29 of the City Police Code) would regulate mechanical equipment used by the proposed building. Noise generated by occupancy of the proposed building would be considered common and generally accepted in urban areas.

The proposed demolition and construction could generate noise, and possibly vibration that may be considered an annoyance by occupants of nearby properties. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and the presence or absence of barriers. The San Francisco Noise Ordinance requires that noise levels of construction equipment other than impact tools not exceed 80 decibels at a distance of 100 feet from the source. Impact tools (jackhammers, pile drivers, impact wrenches,) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the ordinance prohibits construction between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient level by five decibels at the property line, unless the Director of Public Works authorizes a special permit. Because construction noise is regulated and is temporary and intermittent, it would not be expected to result in a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum sized projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The threshold for apartments, in the residential use category, is 510 dwelling units. The proposed project is well below this threshold. Therefore, no significant air quality impacts would be generated by the proposed project.

Shade and Shadow

Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from

shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. An initial shadow analysis prepared by the Planning Department determined that the proposed project had the potential to cast new shadow on Boeddeker Park. Subsequent detailed studies prepared by the project sponsor and reviewed by Planning Department staff, showed that the proposed project would not impact Boeddeker Park or any other properties protected by Section 295.[4] Therefore, the proposed project would not result in any significant shadow impacts.

Water Quality

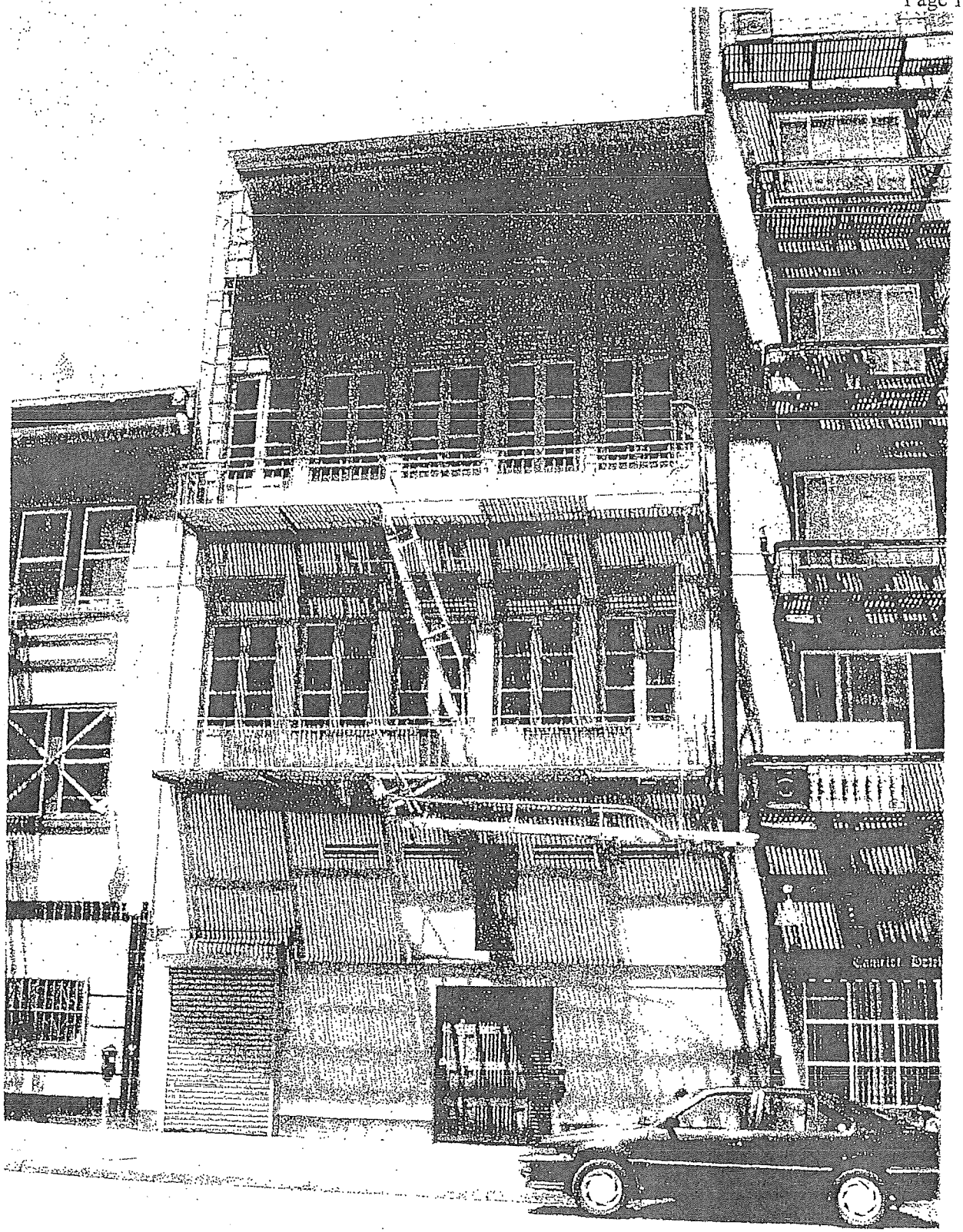
The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a presumed historical resource under CEQA. The proposed changes would not cause a substantial adverse change in the significance of the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

[4] Michael Li, San Francisco Planning Department. Letter to Yakuh Askew, sofa-architecture. February 28, 2006. This letter is attached.



Front of 130 Turk Street

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 130 Turk Street
Block: 0339; Lot: 006
Case No.: 2005.0617E
Date of Review: August 16, 2005

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: David Nale
Company:
Address: 126 Fillmore Street
Phone: (415)265-3496
Fax: (209)729-5231
Email:

Owner
Name: David Nale
Company:
Address: 126 Fillmore Street
Phone: (415)265-3496
Fax: (209)729-5231
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
130 Turk Street is a vacant three-story-over-basement commercial building, most recently occupied by a health club. The proposal is to convert this structure to eight condominium units, ~~two~~ one being commercial and ~~six~~ seven residential, with parking in the basement. The project will include seismic upgrade as well as significant alterations to the front façade as currently proposed.

Pre-Existing Historic Rating / Survey
- 3D Rating as part of the Tenderloin Hotel and Apartment National Register Eligible District
- San Francisco Architectural Heritage Rating: C

Historic District / Neighborhood Context
Tenderloin Hotel and Apartment National Register Eligible District
The surrounding neighborhood is a mixture of early 20th Century mid to high-rise apartment and hotel buildings with ground floor retail, low rise commercial, parking, and automotive repair buildings.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1913-1940

Notes: The subject building is a contributor to a district that appears eligible for listing on the National Register of Historic Places.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building generally retains its integrity in terms of its contributory status to a district that "appears to be eligible for listing on the National Register of Historic Places" (3D). There have, however been some incompatible alterations, such as a solid roll-down security gate that obscures the front raised pedestrian entrance to the upper levels of the building. Also, the original storefront and transom windows, if they actually still exist, are boarded up and obscured by security gates. It also appears that a number of vents have been installed in several locations at the ground level. A portion of the left end of the cornice has been removed to make way for a fire escape ladder. The window openings and sash are intact, as well as the raised pedestrian entrance accessing the upper levels of the building. The storefront retains its original location, if not its original materials. Much of the original detailing on the building still exists, although not readily apparent, as it has been "painted out", with no contrasting color schemes. The building's contributory status to this district is still very apparent.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☒ Category A (1) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. Retain existing historic features on the front façade, including the historical window locations, original window sash, original entrance to the upper floors, and the storefront location as well as any historic materials that remain.

B. Consider eliminating the proposed garage entrance, or locating it to the right side of the storefront. If a garage entrance is installed, the garage door should be the smallest width possible (+/- 8'-0"), and should be made of materials more compatible with the district, such as wood or etched glass (i.e., a more refined or highly finished material, as opposed to the industrial material proposed.)

C Any other alterations to the building should be compatible with the architecture of the building and surrounding district. Materials and finishes are typically refined and highly finished, as opposed to being industrial or overly modernist in nature. Contemporary designs and materials can be designed such that they are compatible with the building and district.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒Yes ☐No ☐Unable to determine

The proposed project, if implemented as currently proposed, could have an adverse effect on the surrounding district by making the subject building no longer eligible as a contributor to this district.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 8/22/05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

Adam Light/CTYPLN/SFGOV
09/26/2005 02:23 PM

To Nannie Turrell/CTYPLN/SFGOV@SFGOV
cc
bcc
Subject 130 Turk Street

Dear Nannie,

Per our meeting today with project sponsor David Nale and his architect Yakuh Askew, the revised changes shown to us on the plans dated September 26, 2005 meet the conditions outlined in Item No. 5 of my August 16, 2005 memorandum. Specifically this is true given the fact that the original stair entrance no longer exists behind the metal roll-up door on the ground floor of the front façade. Also the project sponsor has changed the proposed upper story alterations to maintain the existing window openings, as well as the sash configuration and materials, but will be replacing the vent louvers with glass -- an appropriate change given the change in use of the building. Therefore, in my judgement, the project meets the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and therefore could not have an substantial adverse impact on this historic resource, 130 Turk Street.

Adam Light
San Francisco Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94114

(415) 558-6254 (voice)
(415) 558-6409 (fax)

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

February 28, 2006

Yakuh Askew
2407 Harrison Street, Suite 2
San Francisco, CA 94110

RE: Case No. 2005.0617K
130 Turk Street
Shadow Analysis

Dear Mr. Askew:

The Planning Department has reviewed the above-referenced project for compliance with Section 295 of the Planning Code, which restricts structures over 40 feet in height from casting new shadow on properties under the jurisdiction of the Recreation and Park Department.

Following an initial shadow analysis, it was determined that the proposed project had the potential to cast new shadow on Boeddeker Park.

Based on the additional information that you provided, the Department has determined that the proposed project will not impact Boeddeker Park or any other properties protected by Section 295. The Department hereby concludes that the proposed project complies with the provisions of Section 295 of the Planning Code.

If you have substantial reason to believe that there was an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Appeals within fifteen (15) days of the date of this letter. For more information regarding the appeal process, please contact the Board of Appeals at 1660 Mission Street, Room 3036, San Francisco, CA 94103 or call (415) 575-6880.

If you have any questions, please contact me at (415) 558-6396.

Sincerely,

Michael Li

Michael Li
For Lawrence B. Badiner
Zoning Administrator

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 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:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block:	**0339**
Lot:	**006**
Address:	**130 - 132 TURK ST**

David Augustine, Tax Collector

Dated **October 11, 2019** this certificate is valid for the earlier of 60 days from **October 11, 2019** or **December 31, 2019**. 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.

6526

OWNER'S STATEMENT:

THE UNDERSIGNED OWNER(S) ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, COMPRISING OF THREE (3) SHEETS. BY MY/OUR SIGNATURES HERETO, I/WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER:

DAVID SCOTT NALE, AS TRUSTEE OF THE DAVID SCOTT NALE 2000 TRUST

DAVID SCOTT NALE, TRUSTEE

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 25 2019 BEFORE ME, P Ho She

NOTARY PUBLIC, PERSONALLY APPEARED David Scott Nale

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 P Ho She

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2283742

MY COMMISSION EXPIRES: March 30, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

P. HO SHE
COMM. # 2283742
NOTARY PUBLIC-CALIFORNIA
San Francisco County
My Comm. Exp. Mar. 30, 2023

RECORDER'S STATEMENT:

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

..... m., IN BOOK ..... OF CONDOMINIUM MAPS, AT PAGES

..... INCLUSIVE, AT THE REQUEST OF KATHARINE S. ANDERSON, PROFESSIONAL LAND SURVEYOR.

BY: .....
COUNTY RECORDER

BENEFICIARY:

BENEFICIARY NAME: MERS COR.P as Nominee to Amerihome Mortgage Company, LLC

SIGNATURE

Jennifer Guidicessi Vice President
PRINT NAME / TITLE

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 Los Angeles)

ON 10-24-2019 2019 BEFORE ME, Melissa S. Castaneda

NOTARY PUBLIC, PERSONALLY APPEARED Jennifer Guidicessi

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 Melissa S. Castaneda

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2307382

MY COMMISSION EXPIRES: October 16, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

MELISSA S. CASTANEDA
Notary Public - California
Los Angeles County
Commission # 2307382
My Comm. Expires Oct 16, 2023

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 DAVID NALE ON JUNE 21, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: K Anderson DATE: 10-10-2019

KATHARINE S. ANDERSON, PLS
LICENSE NUMBER 8499

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY:

DATE: OCTOBER 30, 2019

BRUCE R. STORRS, L.S. 6914

PROFESSIONAL LAND SURVEYOR
BRUCE R. STORRS
NO. 6914
STATE OF CALIFORNIA

FINAL MAP NO. 9217

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 23, 2006, UNDER DOCUMENT NO. 2006-I238575-00, ON REEL J210, AT IMAGE 0044. BEING A PORTION OF 50 VARA BLK. 227.

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
OCTOBER, 2019

VARA LAND SURVEYING
912 COLE STREET #123.
SAN FRANCISCO, CA 94117

APN 0339 - 006 — 130-132 TURK STREET

9527

GENERAL NOTES:

a) THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4625. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF NINE (9) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL UNIT.

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 TURK STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

g) SIGNIFICANT ENCROACHMENT(S), 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.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS IN THE FOLLOWING DOCUMENT:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" - RECORDED NOVEMBER 2, 2010, UNDER DOCUMENT NUMBER 2010-J073941-00, REEL K262, IMAGE 0568 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

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 ....., 201..... APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9217". IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS 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 ....., 201...

.....
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: ..... DATE: .....

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: ..... DATE: .....

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S 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. .....

FINAL MAP NO. 9217

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

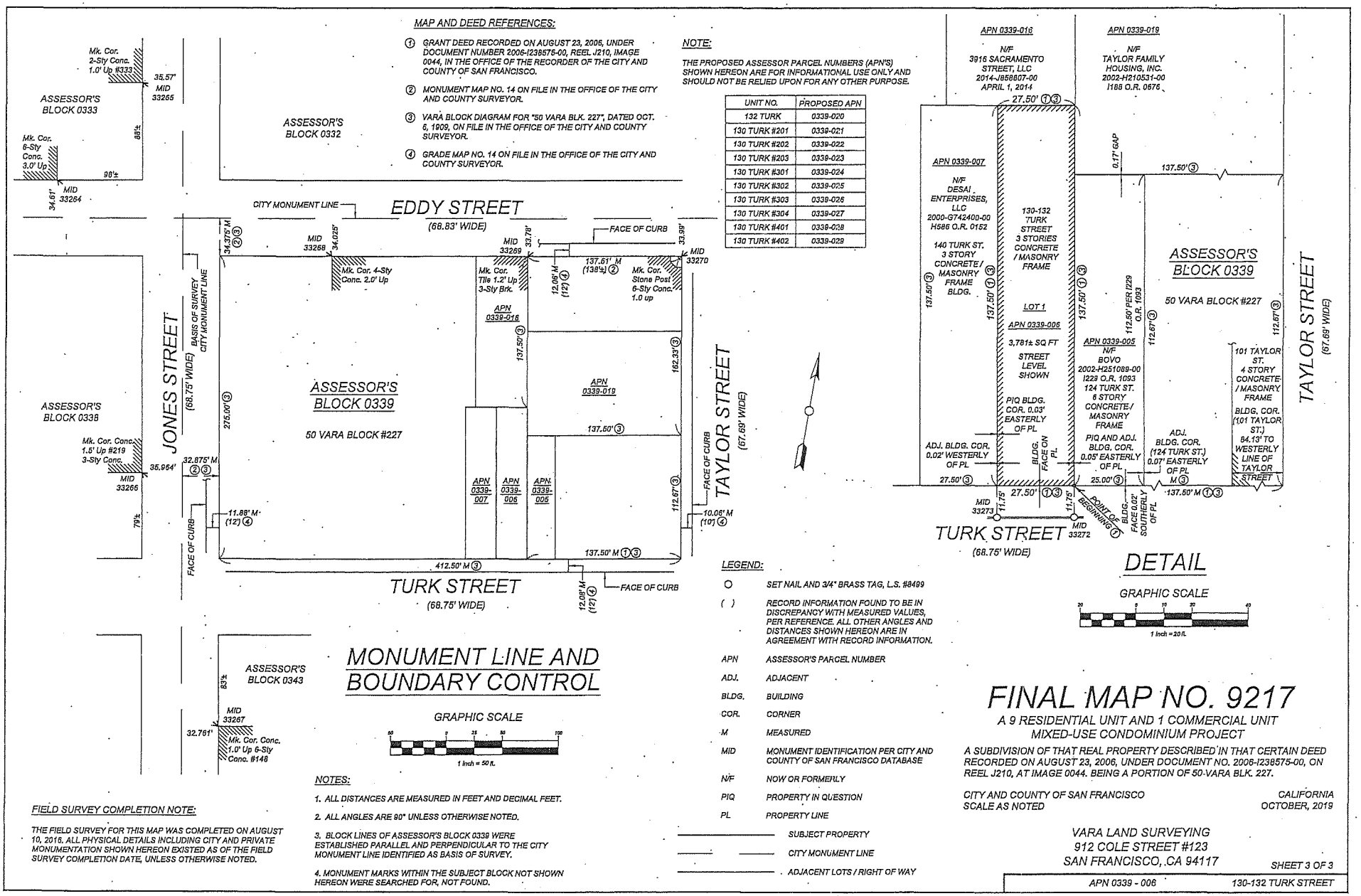
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 23, 2006, UNDER DOCUMENT NO. 2006-I236575-00, ON REEL J210, AT IMAGE 0044. BEING A PORTION OF 50 VARA BLK. 227.

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
OCTOBER, 2019

VARA LAND SURVEYING
912 COLE STREET #123
SAN FRANCISCO, CA 94117

APN 0339 - 006 — 130-132 TURK STREET

6528



FINAL MAP NO. 9217

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 23, 2006, UNDER DOCUMENT NO. 2006-I238575-00, ON REEL J210, AT IMAGE 0044. BEING A PORTION OF 50-VARA BLK. 227.

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
SCALE AS NOTED — OCTOBER, 2019

VARA LAND SURVEYING
912 COLE STREET #123
SAN FRANCISCO, CA 94117

APN 0339 - 006 | 130-132 TURK STREET