Discretionary Review Full Analysis

HEARING DATE MARCH 15, 2018

Date: March 8, 2018

Case No.: 2015-009015DRP-03

Project Address: 75, 77, 79-81 LELAND AVENUE

Permit Application: 201506290164; 201506290165; 201506290158

Zoning: RH-1 (Residential House, One-Family) Zoning District;

NC-2 (Neighborhood Commercial-Small Scale) Zoning District

Visitacion Valley/Schlage Special Use District

40-X Height and Bulk District

Block/Lot: 6250/007B and 030

Project Sponsor: David Silverman

Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104

Staff Contact: Esmeralda Jardines – (415) 575-9144

esmeralda.jardines@sfgov.org

Recommendation: Do not take DR and approve the project as proposed.

PROJECT DESCRIPTION

The proposed Project includes subdivision of Lot 007B and construction of three new buildings on three new lots consisting of: two new two-story single-family homes addressed as 75 and 77 Leland Avenue, and a new three-story mixed-use building addressed as 79-81 Leland Avenue. The proposed buildings would be located across three individual lots, one along Leland Avenue and two proposed at the rear.

79-81 Leland Avenue would front Leland Avenue on Lot 030 in the NC-2 Zoning District, and would provide three residential units and one ground floor retail professional service unit. The proposed three-story mixed-use building at 79-81 Leland Avenue would measure approximately 4,469 gross square feet, including 972 square feet of professional service use at the ground floor, and no off-street parking spaces are proposed. 79-81 Leland Avenue would provide access to the two single-family residences via an easement.

75-77 Leland Avenue would be located on Lot 007B, behind on Lot 030, in the RH-1 Zoning District. The two single-family homes would each have their own rear yard, and would each measure 2,830 gross square feet, inclusive of the garage. Each single-family residence would possess one off-street parking space.

Since publication of the 311 notification, the Project Sponsor has updated the design of the Project at 79-81 Leland Avenue by providing a glazed rollup door at the easement opening and at 75-77 Leland Avenue, the single-family homes have been moved forward two feet to move the building massing forward and

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415.558.6409

Planning Information: **415.558.6377** preserve as much of the mid-block open space possible, per direction from the Urban Design Advisory Team (UDAT) and Residential Design Advisory Team (RDAT), respectively. Revised plans have been included for review.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on Assessor's Block 6250 spanning two existing parcels, Lot 030 and Lot 007B. These lots are bounded by Leland Avenue to the north and private lots to the east, south, and west. Lot 007B is currently landlocked with no direct access to Leland Avenue except across Lot 030. Currently, the existing parcels are vacant, covered with hardscape and utilized as vehicle storage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located in an area characterized by single-family residences and a neighborhood commercial corridor along Leland Avenue. Existing single-family homes along Leland and Visitacion Avenues are two- to-three-stories tall. The Project site is located within the RH-1 as well as the NC-2 Zoning Districts.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 & 312 Notice	30 days	October 23, 2017 - November 22, 2017	November 21 and 22, 2017	March 15, 2018	113 & 114 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 4, 2018	March 4, 2018	11 days
Mailed Notice	10 days	March 5, 2018	March 5, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		X	
Other neighbors on the			
block or directly across the			Χ
street			
Neighborhood groups		Χ	

DR REQUESTOR

75 and 77 Leland Avenue DR Requestor:

Nelson Gutierrez 624 Visitacion Avenue San Francisco, CA 94134

78-91 Leland Avenue DR Requestor: Russel Morine on behalf of Visitacion Valley Connections 64 Gillette Avenue PO Box 34003 San Francisco, CA 94134

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Nelson Gutierrez:

Issue #1: Building two single-family homes on Lot 007B would destroy and eliminate all elements of the existing mid-block open space.

Issue #2: The two single-family homes will shadow the rear yards of the neighboring properties.

Issue #3: The two single-family homes will box in the rear yards of all neighboring residential properties.

Issue #4: The DR requestor's home will lose a sense of privacy.

Issue #5: The two single-family homes would be out of context because they would be entirely surrounded by residential and mixed-use properties. This situation is virtually nonexistent in the neighborhood.

Issue #6: Loss of visual openness, reducution in natural light and air.

Alternatives:

Alternative 1: Reducing the number of buildings and the height of the proposal. Build a one-story cottage building which would reduce the "boxed in" sense and minimize impacts to privacy. A one-story building would somewhat address the loss of light and air compared to a two-story building.

Alternative 2: Reduce the bulk of the proposal. The site plan indicates an excessive front yard setback of 25 feet when 15 feet are required. Building can be shifted 10 feet forward appropriate for residential properties on Visitacion Avenue.

Alternative 3: Side setbacks should be provided to create a buffer between properties and preserve a portion of the existing mid-block open space.

Alternative 4: A fire-rated roof will eliminate the need for the parapet and grade the land.

Alternative 5: Because the project sponsor owns the lot and existing building at Lot 31, permit the project sponsor to build an additional floor on the existing building to produce additional units. Eliminate the easement through the proposed three-story mixed-unit building (lot 30) and allowing lower level to be strictly commercial only.

Russel Morine on behalf of Visitacion Valley Connections:

Issue#1: The project sponsor's design for a new mixed-use building ignores the pattern of storefronts along Leland Avenue and would diminish the quality of life of the streetscape due to its poorly conceived façade. The design of 79-81 Leland Avenue is entirely dictacted by the proposed separate permits of residential projects to the rear of this property. To access the properties to the rear, the project sponsor proposes an easement through 79-81 Leland Avenue. This easement results in a gaping hole in the façade of the building. The gaping hole ignores the neighborhood's fine graned storefront character and results in a small leftover commercial space that would be challenging to activate.

Issue#2: The design of the new building should harmonize with the scale and orientation of the existing buildings. 79-81 Leland Avenue would not be in harmony with the existing buildings. The design is entirely incluenced by external factors. However, these factors should not diminish the aesthetic quality of what would otherwise be a straightforward mixed-use building. If built as designed, it would be an exception to the established character of the commercial corridor.

Issue#3: The easement through the building results in a façade that is inconsistent and at odds with the character of the commercial corridor. Specifically, 25-foot wide building would have an 11-foot wide and 14 foot-9-inch-opening in its façade. This gaping hole would dominate the façade of the building and distract from the regular pattern of storefronts and mixed-use buildings common along the corridor.

Please refer to the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is attached as an exhibits to this Discretionary Review full analysis.

PROJECT SPONSOR'S RESPONSE

75 and 77 Leland Avenue:

As stated by the Project Sponsor: "The zoning district is RH-1, single-family home. Access to the rear lot is provided by an easement that has been approved by the Department of Building Inspection and the Fire Department and has been recorded on title to the Property. Mid-block open space is provided by the rear yards of all adjacent parcels, as well as the subject parcel. The General Plan encourages development of housing on vacant parcels in R Districts, of which the subject property Lot XXX, is within. Per the General Plan's Housing Element, Objective 1, identify and make available for development adequate sites to meet the City's housing needs.

The DR Requestor has not requested any reasonable alternatives. The subject vacant lot is underutilized and the size of the single family home is well suited to the neighborhood.

All of the adjacent parcels have code-compliant rear yards as does the proposed project. There will be no unual impacts on the surrounding properties."

79-81 Leland Avenue:

As stated by the Project Sponsor: "The zoning district is NC-2 (Neighborhood Commercial) and 40-X height and bulk district. The proposal is two floors of residential (three units) over ground floor retail professional service. The project is typical of the NC-2 zoning district. The existing vacant lot is underutilized. The proposed housing is needed due to the housing crisis. The ground floor retail professional service is intended to provide neighborhood services.

Though the DR applicant would like a smaller building, the proposal is 10 feet below the allowable height and within comparable heights for the NC-2 district. The DR applicant also objects to the access easement. The easement has been approved by the Building and Fire Departments and recorded against the title to the subject property.

The project would not have any adverse or unusual impacts on surrounding properties The adjacent building at 73 Leland Avenue is a grocery store and a one-stop that appears vacant, 83 Leland Avenue is a commercial Laundromat, and 73 Leland appears to provide a residential use at the second story".

Please refer to the Project Sposnor's Response to Discretionary Review Application for additional information. The the Project Sposnor's Response to Discretionary Review Application is attached as an exhibits to this Discretionary Review full analysis.

PROJECT ANALYSIS

75-77 Leland Avenue:

The existing vacant parcels are currently underutilized lots currently providing vehicular storage. Vehicular storage is not permitted in the RH-1 and the NC-2 Zoning Districts. The Project, which includes construction of two new single-family homes and a new mixed-use building, is consistent with the intent and purposes of the RH-1 and NC-2 Zoning Districts, respectively. The Project will bring the site into greater compliance with the Planning Code and General Plan.

Lot 007B is currently surrounded by the neighboring residential properties, and is a land-locked parcel with no direct street access. The Project Sponsor also explained that the two new single-family homes are proposed as far forward as permitted by the Fire Code. The DR Requestor's side setbacks are only required by the Planning Code in RH-1(D) Districts. The RH-1 Zoning District does not possess a requirement for side setbacks. Furthermore, side setbacks are not a prevailing pattern of Block 6250 or the neighboring block faces.

Within the neighborhood, there is a similar precedent of a dwelling unit in a rear lot with restrictive access to the street as seen on Block 6306. At 158 Talbert Street (Assessor's Block 6306 and Lot 048), the dwelling unit is entirely within the required rear yard and behind an existing residential building along Talbert Street; however, the aforementioned is improved with a 8-foot pathway extending to Talbert

Street. Furthermore, unlike 158 Talbert, 75 and 77 Leland Avenue are providing code-complying rear yards. Lot 007B is not improved with the aforementioned pathway providing direct access to Leland Avenue. The existing configuration of the lot is unique, since this lot is located in the middle of the block face with no direct access to the street.

The mid-block open space is preserved via code-complying rear yards. Lot 007B not having direct street access is a practical difficulty and unnecessary hardship not created by or attributed to the owner of the property. Developing single-family homes is a substantial right of the subject property, possessed by other properties in the RH-1 Zoning District. A shadow application is not required for the single-family homes at the proposed heights which are less than 40 feet in height and not in the vicinity of open space or land owned by the San Francisco Recreation and Park Department.

79-81 Leland Avenue:

In response to UDAT comments, the Project has incorporated a new storefront system via a rollup glazed door to address the disruption in the street frontage. The Project assists in continuing the commercial block face found along Leland Avenue.

The proposed easement through 79-81 Leland Avenue is required to provide legal access from the rear Lot 007B to Leland Avenue. This easement/access point has been designed with a glazed rollup door that would be in keeping with nearby commercial storefronts. The ground floor retail professional service with upper floor residential is a prevailing pattern of the NC-2 Zoning District.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15303(b).

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW/URBAN DESIGN ADVISORY TEAM REVIEW

After RDAT and UDAT reviewed the DR concerns, RDAT requested that the rear single-family homes be brought forward as much as possible to preserve the mid-block open space to the extent possible. UDAT requested that a rolloup glazed door be provided to continue the feel of the commercial frontages along Leland Avenue.

Based upon the latest update to the Project, the Project Sponsor has incorporated both of these design suggestions.

Under the Commission's pending DR Reform Legislation, this project <u>would</u> be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

In evaluating the pros and cons of this Project, the Department found that this Project which includes the new construction of two single-family homes and one mixed-use building with ground floor retail professional service and residential above, provides new family-sized housing opportunities, that on balance, comply with the Objectives and Policies of the General Plan:

- In consideration of the Housing Element, the proposed Project adheres to the allowable building height and provides four new dwelling units, two on their own parcel and three on a contingous parcel, to the City's housing stock.
- The Project provides for a range of housing needs, including family-sized housing.
- The construction of new single-family homes within an RH-1 Zoning District brings the Project site into greater conformance with the Planning Code. The vacant hardscape lots are used for vehicle storage which not permitted within the RH-1 Zoning District. Removing the vehicle storage to provide residential uses also removes the non-conformity at the Project site.
- The single-family homes will have code-complying rear yards that will further complement and enhance the mid-block open space's prevailing pattern, as opposed to a hardscape lot used for vehicle storage.
- The overall architectural expression of the Project is in keeping with the neighborhood's residential character for the single-family homes at 75-77 Leland Avenue and in keeping with the neighborhood commercial character for 79-81 Leland Avenue.
- The proposed residential massing is compatible with the surrounding neighborhood in height, scale and form.
- The Project provides two new, family-sized, single-family residences in addition to a mixed-use building providing three additional residential units, thus contributing to the mix of housing within the City and providing an opportunity to expand the existing limited housing stock.
- The Project Sponsor has modified the design to bring the single-family homes at 75-77 Leland Avenue as forward as possible. Further, the Project Sponsor has a rollup glazed door at 79-81 Leland Avenue to mirror the commercial frontages along Leland Avenue.
- The proposed Project meets the requirements of the San Francisco Planning Code, and does not seek any additional entitlements or exceptions.

RECOMMENDATION:

Do not take DR and approve the project as proposed.

Attachments:

CEQA Determination
Parcel Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Leland Avenue Site Photographs
Section 311 NN Notice forms
Section 311 Reduced Plans

Discretionary Review – Full Analysis March 15, 2018

CASE NO. 2015-009015DRP-03 75, 77, 79-81 LELAND AVENUE

DRP Applications: DRP, DRP-02 and DRP-03

Response to DRP Applications dated December 15, 2017

Project Sponsor's Submittals

Revised Plans per RDAT & UDAT comments after DRP submittals

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding residential neighborhood has a mixed neighborhood character consisting predominantly of two-story single-family (one-story over garage) residences designed in a variety of architectural styles. The surrounding neighborhood also has a few three-story residential buildings along Leland Avenue.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			x
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			x
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The immediate neighborhood is located on a flat street, Leland Avenue. Currently, the two contiguous are at the same grade from Leland Avenue to the rearmost portion of Lot 007B. The existing site is currently vacant and covered with hardscape, the front entrance is oriented along Leland Avenue. There is no prevailing pattern of buildings possessing a side yard; however, all consistently provide rear

yards at the nearby residential properties. The proposed structures are within the permitted height and bulk for the RH-1 and NC-2 Zoning Districts.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	x		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	x		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	x		
Are the building's proportions compatible with those found on surrounding buildings?	x		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: Most of the properties on the adjacent block and within the immediate neighborhood are primarily two-stories in height, one-story over garage. The proposed single-family homes continue this building typology of one-story over garage for a total of two stories in height, with a front façade setback and would maintain code-complying rear yards. The building form is similar in nature to the other residences on the subject block. The proposed mixed-use building along Leland Avenue proposes two stories over ground floor retail professional service, residential above ground floor retail is a prevailing pattern of the NC-2 Zoning District.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of	x		
the street and sidewalk and the private realm of the building?	•		
Does the location of the building entrance respect the existing pattern of	x		
building entrances?	^		
Is the building's front porch compatible with existing porches of surrounding			x
buildings?			^
Are utility panels located so they are not visible on the front building wall or on	x		
the sidewalk?	^		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on	x		
surrounding buildings?	•		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		

Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X	
Is the width of the garage entrance minimized?	X	
Is the placement of the curb cut coordinated to maximize on-street parking?	X	
Rooftop Architectural Features (pages 38 - 41)		
Is the stair penthouse designed to minimize its visibility from the street?	X	
Are the parapets compatible with the overall building proportions and other building elements?		X
Are the dormers compatible with the architectural character of surrounding buildings?		х
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?		x

Comments: The building entrances and garage location of the proposed project are consistent with the Residential Design Guideilnes, the latter of which does not exceed the suggested 10 feet in width. The 79-81 Leland Avenue proposals does feature a stair penthouse. Staff worked diligently with the project Architect to minimize the massing and visbility of said stair penthouse to the extent possible. Staff, the project Architect and SF DBI met to discuss the penthouse and SF DBI explained the aforementioned was required and that they would not accept a rooftop hatch in lieu of the penthouse. Therefore, the Architect tried to reduce its visibility.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	x		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	x		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	x		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	x		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	x		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

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Comments: The proposed windows and exterior materials compliment the surrounding neighborhood. The project provides an appropriate architectural response to the surrounding neighborhood.

CEQA Categorical Exemption



Project Address

SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

Block/Lot(s)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Case No. Permit No. Plans Dated Addition/ Demolition Mew Project Modification Alteration (requires HRER if over 45 years old) Construction GO TO STEP 7)	,		``				
Addition/ Alteration							
Alteration (requires HRER if over 45 years old) Construction (GO TO STEP 7) Project description for Planning Department approval. STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER *Note: If neither class applies, an Environmental Evaluation Application is required.* Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU. Class STEP 2: CEOA IMPACTS TO BE COMPLETED BY PROJECT PLANNER If any box is checked below, an Environmental Evaluation Application is required. Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone? Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checke	Case No.	I	Permit No.	Plans Dated			
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Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of			. ,	• •			
enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the			•	• • • •	•		

Revised: 6/21/17

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
	are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Application is required, unless reviewed by an Environmental Planner.</u>
	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments	and Planner Signature (optional):
	OPERTY STATUS – HISTORIC RESOURCE
	IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)
	tegory A: Known Historical Resource. GO TO STEP 5.
	tegory B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
	tegory C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Che	ck all that apply to the project.
	1. Change of use and new construction. Tenant improvements not included.
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-ofway.
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet direction; does not extend vertically beyond the floor level of the top story of the structure or is single story in height; does not have a footprint that is more than 50% larger than that of the ori building; and does not cause the removal of architectural significant roofing features.	
Note	e: Project Planner must check box below before proceeding.
	Project is not listed. GO TO STEP 5.
	Project does not conform to the scopes of work. GO TO STEP 5.
	Project involves four or more work descriptions. GO TO STEP 5.
	Project involves less than four work descriptions. GO TO STEP 6.
	P 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW BE COMPLETED BY PRESERVATION PLANNER
Che	ck all that apply to the project.
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

	9. Other work that would not materially impair a historic district (specify or add comments):				
	The second secon	(of early of add comments).			
	(Paradian annual la Carian Paradian Planau (Paradian Plan	over all the Constitution (
	(Requires approval by Senior Preservation Planner/Preservation Of Property status. (Requires approximately 10. Reclassification of property status.)				
	val by Senior Preservation Planner/Preservation				
	Coordinator) ☐ Reclassify to Category A ☐ Reclassify	to Category C			
	a. Per HRER dated: (attach HRE	5			
	b. Other (<i>specify</i>):				
Not	e: If ANY box in STEP 5 above is checked, a Preservation	Planner MUST check one box below.			
	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.				
	Project can proceed with categorical exemption revie	• ,			
	Preservation Planner and can proceed with categorical	exemption review. GO TO STEP 6.			
Com	ments (optional):				
Prese	ervation Planner Signature:				
CTE	A CATECORICAL EVENIETION DETERMINATION				
	P 6: CATEGORICAL EXEMPTION DETERMINATION SE COMPLETED BY PROJECT PLANNER				
	Further environmental review required. Proposed project	et does not meet scopes of work in either (check			
	all that apply):	r			
	Step 2 – CEQA Impacts				
	Step 5 – Advanced Historical Review				
	STOP! Must file an Environmental Evaluation Applicati	on.			
	No further environmental review is required. The project is categorically exempt under CEQA.				
	•	Signature:			
	Planner Name:				
	Project Approval Action:				
	MD: C D : 1 (d D) : C : : :				
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the				
	project.				
	Once signed or stamped and dated, this document constitutes a categori of the Administrative Code.	cal exemption pursuant to CEQA Guidelines and Chapter 31			
	In accordance with Chapter 31 of the San Francisco Administrative Cod	e, an appeal of an exemption determination can only be filed			
	within 30 days of the project receiving the first approval action.				

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

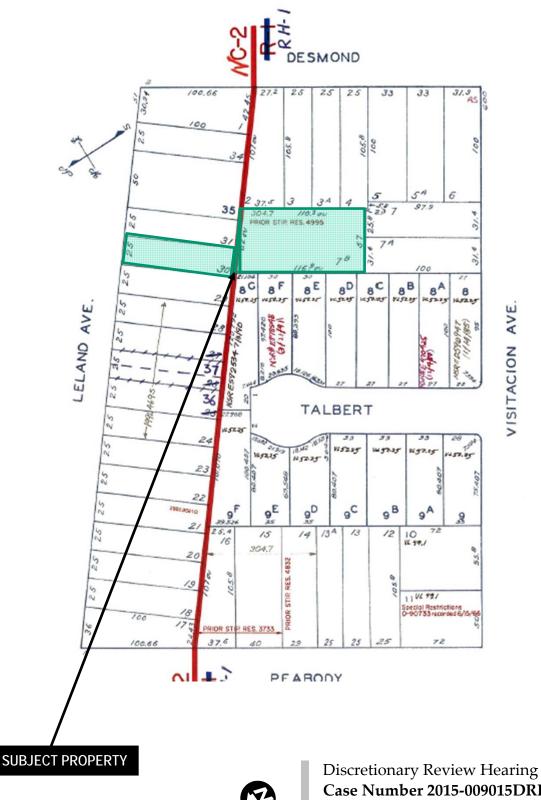
PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)	
Case No).	Previous Building Permit No.	New Building Permit No.
Plans Da	atod.	Dravious Approval Astion	Novy Approval Action
Flans Da	ateu	Previous Approval Action	New Approval Action
Modifie	d Project Description:		
DETERMI	NATION IF PROJECT CO	ONSTITUTES SUBSTANTIAL MODIF	ICATION
Compar	ed to the approved pro	ject, would the modified project:	
	Result in expansion of the building envelope, as defined in the Planning Code;		
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;		
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?		
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?		
If at leas	st one of the above box	es is checked, further environme	ntal review is required.
DETERMIN	JATION OF NO SUBSTANT	TAL MODIFICATION	
	DETERMINATION OF NO SUBSTANTIAL MODIFICATION The proposed modification would not result in any of the above changes.		
approval a	is checked, the proposed mand no additional environment	odifications are categorically exempt underntal review is required. This determinat	er CEQA, in accordance with prior project
Planner		Signature or Stamp:	

SAN FRANCISCO PLANNING DEPARTMENT

Revised: 6/21/17

Parcel Map



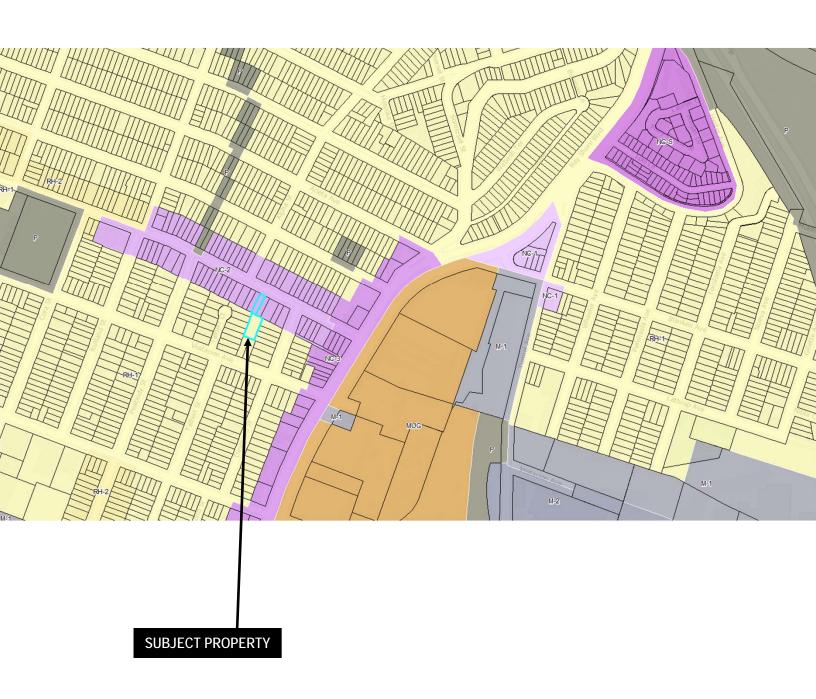
Sanborn Map*

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.





Zoning Map





Height & Bulk Map





Aerial Photographs





SUBJECT PROPERTY

Leland Avenue Site Photographs





311 Neighborhood Notification Notices & Corresponding 311 Neighborhood Notification Reduced Plans

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 29, 2015**, the Applicant named below filed Building Permit Application No. **2015.0629.0164** with the City and County of San Francisco.

PROJECT INFORMATION		APPL	ICANT INFORMATION
Project Address:	75 Leland Avenue	Applicant:	Jason Chan
Cross Street(s):	Peabody St and Desmond St	Address:	615 Santa Barbara Avenue
Block/Lot No.:	6250/007B	City, State:	Millbrae, CA 94030
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 710-8896
Record No.:	2015-009015PRJ	Email:	iasonchan16988@gmail.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE					
☐ Demolition	■ New Construction	☐ Alteration			
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition			
☐ Rear Addition	☐ Side Addition	☐ Vertical Addition			
PROJECT FEATURES	EXISTING	PROPOSED			
Building Use	Vacant Lot	Residential			
Front Setback	Vacant Lot	26 feet 6 inches to 31 feet 8 inches (inclusive of a 16 foot to 21 foot 9 incheasement)			
Side Setbacks	Vacant Lot	None			
Building Depth	Vacant Lot	55 feet 6 inches			
Rear Yard	Vacant Lot	29 feet			
Building Height	Vacant Lot	23 feet 6 inches			
Number of Stories	Vacant Lot	2			
Number of Dwelling Units	Vacant Lot	1			
Number of Parking Spaces	Vacant Lot	1			
PROJECT DESCRIPTION					

The proposal is to construct a new two-story single-family home at 75 Leland Avenue upon subdividing two new separate lots within the RH-1 Zoning District.

The other new lot will be improved with a new two-story single-family home at 75 Leland Avenue under BPA no. 2015.0629.0164. The front vacant parcel, 6250/030, will be improved with a new three-story mixed-use building with three dwelling units and one ground floor commercial unit at 79-81 Leland Avenue within an NC-2 Zoning District under BPA no. 2015.0629.0158.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines

Telephone: (415) 575-9144 Notice Date: 10/23/17 E-mail: esmeralda.jardines@sfgov.org Expiration Date: 11/22/17

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- Where you have attempted, through the use of the above steps or other means, to address potential
 problems without success, please contact the planner listed on the front of this notice to discuss your
 concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

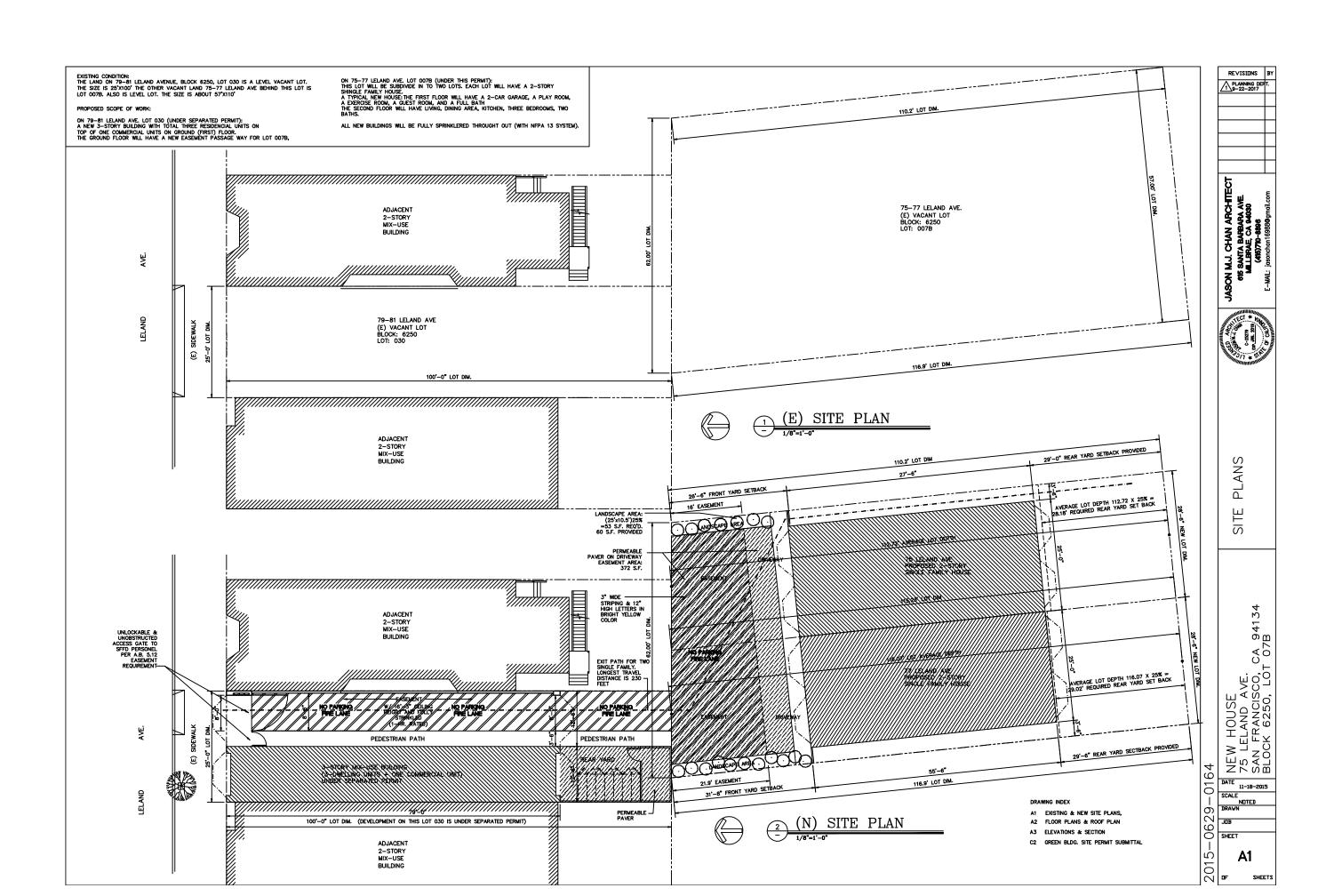
BOARD OF APPEALS

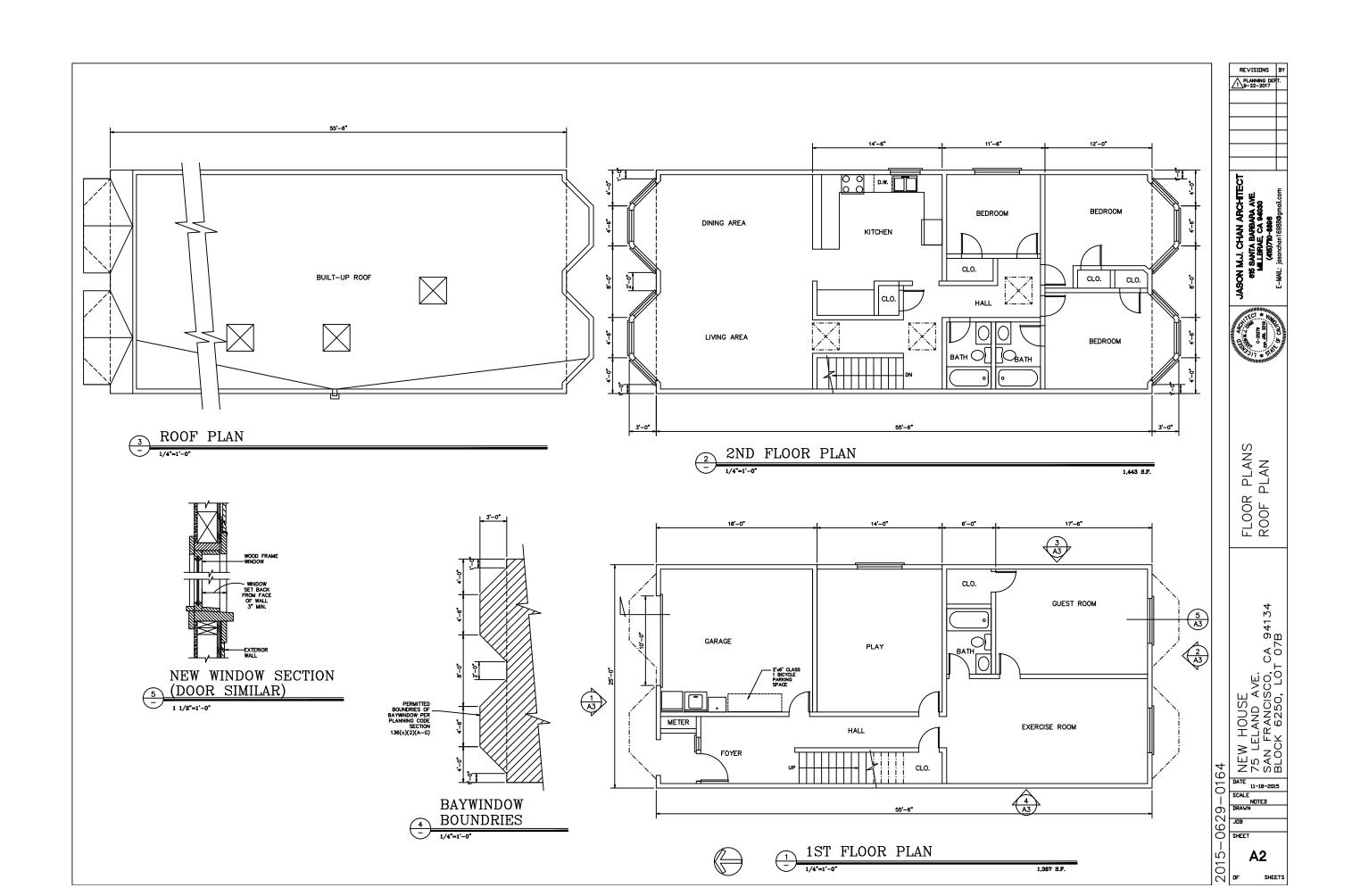
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.







Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
NEW SINGLE FAMILY HOUSE	6250 / 07B	75 LELAND AVE.
Gross Project Area	Primary Occupancy	Number of occupied floors
2,821 S.F.	R-3 (SINGLE FAMILY HOUSE)	тwо

Design Professional/Applicant: Sign & Date

JASON CHAN (ARCHITECT)

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SEPUC Best Management Practices Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.

See Administrative Bulletin 088 for details.

GREENPOINT RATED PROJECTS			
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)			
Base number of required Greenpoints:	75		
Adjustment for retention / demolition of historic features / building:			
Final number of required points (base number +/-adjustment)			
GreenPoint Rated (i.e. meets all prerequisites)			
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).			
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have			
been integrated into the GreenPoint Rated system.)			

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS						
	New Large Com- mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)		х				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is n Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points		•	•	•	Meet C&D ordinance only	•
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	•	LEED prerequisite	•	•		ED isite only
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	,	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA3	•		Mee	t LEED prerequ	isites	
Water Use - 30% Reduction LEED WE 3, 2 points	•	Meet LEED prerequisite	•	Mee	et LEED prerequ	isite
Enhanced Refrigerant Management LEED EA 4	•	n/r	n/r	•	•	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	•	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	•	•	•	•	•	•
Bicycle parking: Provide short-term and long-term blcycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	•	See San Francisco Planning Code 155		•	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	•			•	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	•	n/r	n/r	•	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	n/r	•	•	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ.5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	•	•	n/r	n/r	•
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	•	See CE	3C 1207	•	(envelope alteration & addition only)	n/r

LEED DOO LECTO

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after.3	Other New Non- Residential	Addition ≥1,000 sq OR Alteration ≥\$200,000
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	•	•
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	•	•
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, lesting and adjusting of systems is required.	•	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and Colifornia Code of Regulations Title 17 for aerosol adhesives.	•	•
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	•	•
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schoola EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet ad adhesive must not exceed 50 g/L VOC content.	•	•
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	•	•
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	•	•
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	•	•
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	•	•
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	•	(envelope alteration addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	•	•
Additional Requirements for New A, B, I, OR M Occupancy Projects 5	,000 - 25,000 \$	Square Feet
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	•	Meet C&D ordinance on
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	•	n/r

ASON M.J. CHAN ARCHITECT

SANTA BABARA ANE

SESSATA BABARA BABARA ANE

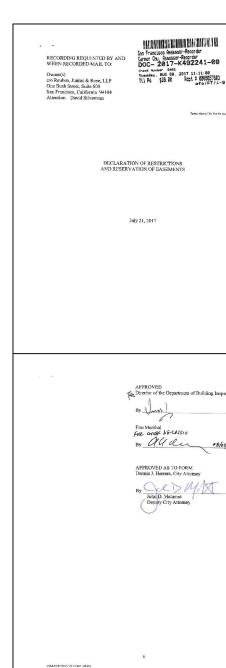
SESSATA BABARA BABAR

GREEN BLDG: SITE PERMIT SUBMITTAL

NEW HOUSE
SCATE TITLE TO LELAND AVE.
SAN FRANCISCO, CA 9413.
BLOCK 6250. LOT 07B

C-2

015-0629-016



D. Dedramt riterals by this Declaration to provide for Lot 7B access to the public street by creating an essentent over Parcel 1 as shown on Echibit A attached, in flow of Lot 7B (victure Lot 97 Can 47D), for the sole purpose of automobile and pedestrian integras and agrees to the public street ("Easenment") that well satisfy optivalency requirements of the San Francisco Building Code. The City is intended to be a fairly anyly beneficiary of this Declaration to exame compliance with the Building Code, and the consent of the Director of the City's Department of Building Codes, and the consent of the Director of the City's Department of Building Lorent of Physics 400, Shall be required for the modification, revocation or termination of the restrictions imposed becein. E. The City is intended to be a third party beneficiary of this Declaration, such that the written consent of the Director of the City's Department of Building Inspection (the "Director") and the San Francisco Fire Marshall ("Fire Marshall") shall be required for the modification, revocation, or termination of the restrictions imposed herein. NOW. HERSEORE, Declarate heavy dependence in more restrictions imposes never in the bedd, conveyed, hypothecated, encumbered, leased, rested, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, escenants, conditions and covenants all of which are imposed as oquilable servitudes upon the Property. All of the limitations, restrictions, reservations, rights, ensements, conditions and ovenants in the Declaration shall run with and burden the Property, and shall be binding on and for the benefit of all of the Property, any proton of its and any interest in it and all presses baving or acquiring any rights, title or increase in the Property, any proton of fs, and any interest in it, and their successors, berts and ensigns, and factor APPROVED

For Director of the Department of Building Inspection Ву A notary public or other officer completing this certificate verifies only the identity of the inclvidual who algoed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. Fire Murshall by-Cassio State of California
County of Smr Ferrar C Sto

In July 21, 2017 before ne. Harboardy J. Everk ST. Nothery
Here there flame and Title of the Officer
personally appeared Jo Harry K.D. C.K. D. L.G.C. L.

Nervicel of Signaria By all du . 8/07/17 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 scknowledged to me that he/she/they executed the same in historibed rearriers and order operating the person(s) acted, executed the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. By John D. Malamut Deputy City Attorney 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 seat. Signature Signature of Notary Public Though this section is optional, completing this information can deter alteration of the document or frauctiont restrictment of this form to an unstranged document. Description of Attached Document
Title or Type of Document: Dr.
Number of Pages: Signer(s) Other Than Named Above 62014 National Notary Association • www National Notary org • 1-800-US NOTARY (1-800-876-6827) Item #5907

DECLARATION OF RESTRICTIONS AND RESERVATION OF FASEMENTS

This DECLARATION OF RESTRICTIONS AND RESERVATION OF BASEMENTS ("Declaration") is made this 21 day of July, 2017 by Johnny Li ("Declarant"). RECITALS A. Declarant is the owner of two contiguous parcels of real property located in the City and County of San Francisco, California ("City") commonly known as 75-77 Loland Avenue, Block 6205, Lot 78 ("Lot 476" or "res rely "), and 79-81 Loland Avenue, Block 6205, Lot 78 ("Lot 476" or "res rely "), properties are more particularly described on English Auttraction to this Declaration and more ported in it by this reference.

B. The Property consists of two parcels. Declarant desires to effect a subdivision of two parcels on the Property (the "Subdivision").

C. As used herein, the term "Parcel" means any of the Parcels as shown on the attached plst map to be recorded subsequent to execution of this document in the Official Records of the City. The term "Owner" means the owner in fee of my Parcel during the period that it remains a fee owner of such Parcel.

Declarate hardy declares that the reference to and description of "assements" in this Declaration shall not be affected by a megar of states, but shall consulted as special restriction as to the affected Property that may with the land. If a Declarate transfer with a product of the affected Property that may with the land. If a Declarate transfer with a product of the affected property that may with the fact. If a Declarate transfer with a product of the affected property of the transfer with the product of the

Essement over Block 6250, Lot 7B on that portion of Property identified on Establist A attached hereto as the "Essement Area" for purposes of automobile and pedestrian ingress and egress, including emergency egress, across Purcel 1 to Lot 7B (future Lots 7C and 7D). There shall be no purking within the easement.

The Easement described above may be used by the Owners of Lot 7B and by each such Owners' employees, agents, tenants, guests and invitees, for automobile and pedestrian ingress and egress as may be necessary for access from Lot 7B to a public street (Leland Avenue).

Relocation. Subject to the provisions contained in Section 8 below, Declarant shall have the right to relocate or reconfigure the easements described herein.

4. Maintenance and Renair. The Owners of Lot PB shall at all himes maintain the areas subject to the casemants described herein in a first-class, safe, clean condition, free and clear of debries, rubbids and trush and in good operating order and requir, mobinizated to the sky, with the cost thereof allocated among the Owners in proportion to the land area that each Owner's Pleared hears to the total sequen-closure of france of all Parcels. The Owners of Parcel 2B from time to time shall allocate the costs thereof among the owners on a monthly or quarterly beats, at the decision.

5. (Reserved)

Parcel 1:

2. (Reserved)

Subsequent Building Permits. As part of the submission of any building permit
cadions to the Department of Building Inspection on or after the effective date of this
aration that affect this declaration, each Owner shall submit a copy of this Declaration.

Duration. The restrictions contained in and the casements reserved in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to Section 3 below.

Samil of projectors, surers information, revocation or community to account of source.

8. Modification or Recognition. This Declaration has been recorded in order to satisfy the requirements of the Code in effort as of the date hereof and to obtain the approval by the City of the proposed project at the properties. This Declaration may not be modified, revoked or imministed without the written constant of the Owners of the Farcets, and any such modification. The control of the Code of the Cod

EXHIBIT "A" Legal Description

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 perpendicularly distint 100 feet Northeasterly from the Northeasterly line of Vistaccon Avenue, which point is also perpendicularly distint 105 feet and 8 Inches northwesterly into the Northeasterly line of Vistaccon Avenue, and the size of 57.00 feet, there or the size of the size of the size of 57.00 feet, there are not size of the size of 57.00 feet, there exists on the size of the size

Being a portion of Lot No. 6, Block No. 8, Sunnyvale Homestead Association, as per map thereof filed September 20, 1876 in Book 1 of Maps at Pages 163 and 164, in the Office of the Recorder of the City and County of San Francisco.

PREPARED BY LUK AND ASSOCIATES

JACQUE UNE 1136, PLS 8934

DATE 05(31)/2017

E

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors

APN: Assessor's Block 6250, Lot 78 (Portion)

LS 8934 A

Owners and the City, is recorded in the Official Records of the City.

9. Eastmeds Appurturant. Each of the eastments reserved laccin shall be appurturant to, and shall pass with title to, the Paccel or Parcels benefited thereby. Each and all of the foregoing oversants, conditions and restrictions (i) shall; are with the land, (i) shall be binding upon, and shall imme to the benefit of, Declarant, each Owner and any person having or acquiring any interact in any portion of the Property and all of their respective successive owners and assages; and (iii) shall be binding upon, and shall inser to the benefit of, the Property and each Paccel thereof, and every portion thereof and interest therein.

10. <u>Dird Paty Beneficiary</u>. The City is intended to be a third party beneficiary of this Declaration, with the right to constant to any modification or reconcision between date first and auditority, at its sole option, to carforce the provisions charted finduling, but not limited to, remember for a toulistic permit, provided, however, that the City shall have no inhalling windower bereamfor with respect to the condition of the Property.

11. No Public Dedication. Nothing contained herein shall be decimed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this document be strictly limited to and for the purposes expressed.

dedication to the general public or for any possite purposes we measures, in song me internan martivis documen be strictly himidal or and fee the purposes expressed.

12. <u>Indeamily.</u> Declarant, and each successor Owner of a Parcel, who behalf of itself and
its successors and assigns ("Indeamilors"), shall indeamily, defend and hold harmless
("Indeamily") to prior to the person that it remains an Owner of a Parcel, use behalf of itself and
its successors and assigns ("Indeamilors"), shall indeamily, defend and hold harmless
("Indeamily") to the Order of the State of the State of the State of the State
("Indeamily") to the Order of the State of the State of the State
(successors and assigns ("Indeamilors"), shall indeamily, defend and supple (Indiamilors) to the State of th

misconduct or gross negligeace of the Indomnified Perties. The foregoing Indomnity shall include, without limitation, reasonable fees of attorneys, oursultests and experts and related costs and the City's costs of investigating any Claim. Declarant on behalf of the Indomnities specifically acknowledges and agrees that the Indomnities have an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this Indomnity oven if such allegation is or may be groundless, finadulent or false, which obligation actions at the time such Claim is steedered to such Indomnites by the City and continues at all times thereafter. As used herein, "hazardous material" means any abstance, waste or material which, Decase of its quantity, concentration of physical or chemical characteristics is deemed by any foleral, state, or local governmental authority to piece a present or potential hazard to human behalf or stelly or to the crivationants.

13. Authority. The person executing this Declaration on behelf of Declarant does hereby exvenant and warrant that Declarant is a duly formed and existing California limited liability company, that Declarant has full right and authority to enter into this Declaration, and that the person signing on behalf of Declarant is authorized to do so.

DECLARANT: 4 Johnny Kwokwing Li

898.6 × 933340 (U.21.17 dec. pdf.toe

EXHIBIT "A"

75-77 LELAND AVENUE
INGRESS & EGRESS BASEMENT
OFF CONTROLLED

MAN ASSOCIATION
178 AUTRO MORE
HERCLIES, CALFERDA 64647

SCALE 1"=20" ELAND AVENUE AB 6250 LOT 30 GRAPHIC SCALE (IN FEET) 1 inch = 20 ft. LEGEND JA10/EIN/ LOW PLS. 8934 DATE: 5/31/2017 51.34 PLS 8934 3.00 **⊢−** ₹ 6₹ PARCEL 1 I.E.E. 987 S.F.± LOT 7B P.D.C.-LOB NO. 130734-0/MONY/ESHT-ACCESS-2,0189 VISITACION AVENUE. PLOT DATE: 8/31/2017 CT * 100 W and A

JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE MILLBRAE, CA 94030 (415)710-8886

REVISIONS BY

PLANNING DEFT. 9-22-2017

SEMENT EA CORE R

941. B CA 07F NEW HOUSE 75 LELAND AVE. SAN FRANCISCO, C BLOCK 6250, LOT

CO

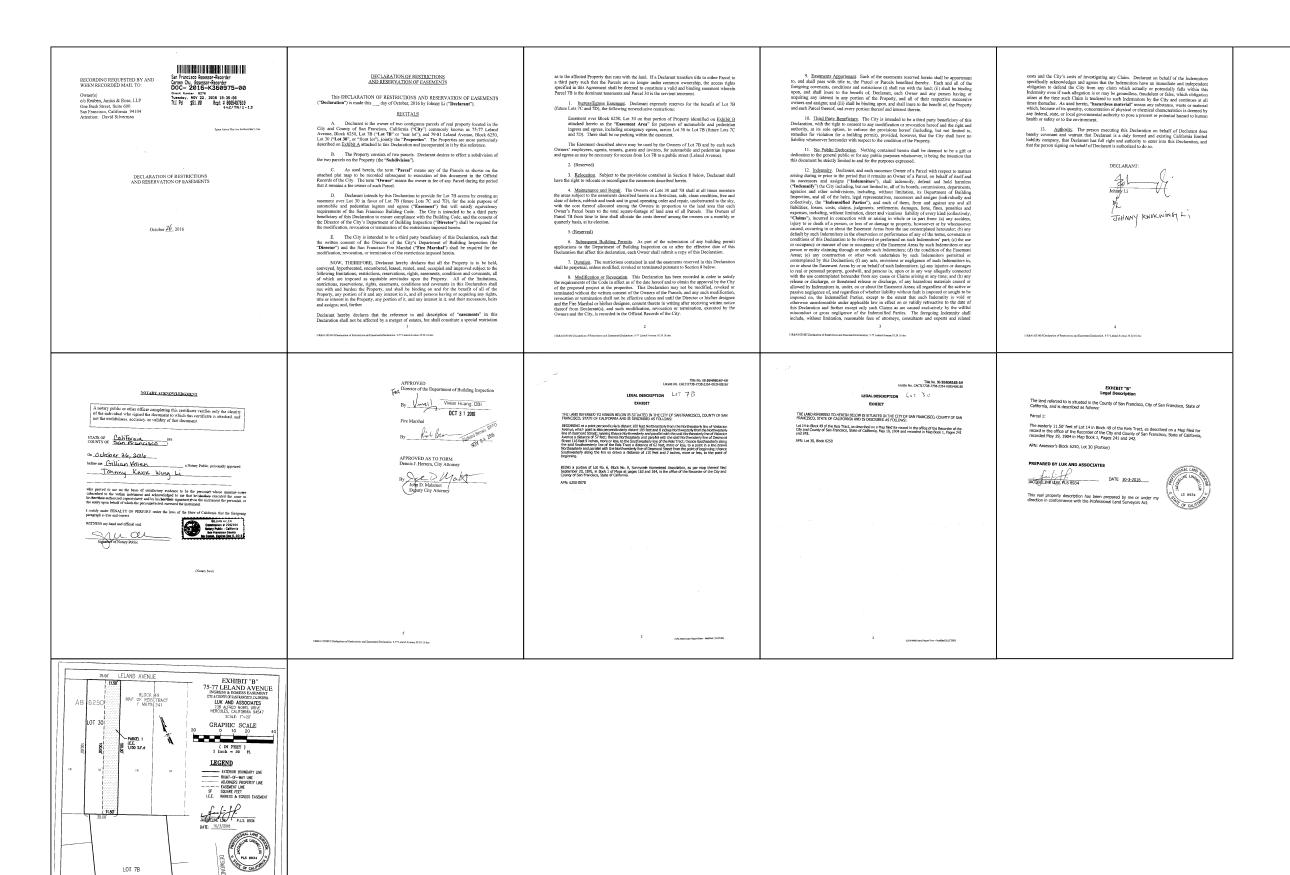
SHEET

R1

SCALE

DATE 11-18-2015

NOTED DRAWN



LOT 7B

LOB NO: 13073410\808Y\LSWY-ACCISS.DNO VISITACION AVENUE

CORED R 941 B CA O7F NEW HOUSE 75 LELAND AVE. SAN FRANCISCO, C BLOCK 6250, LOT SCALE N NOTED DRAWN SHEET R2

REVISIONS BY

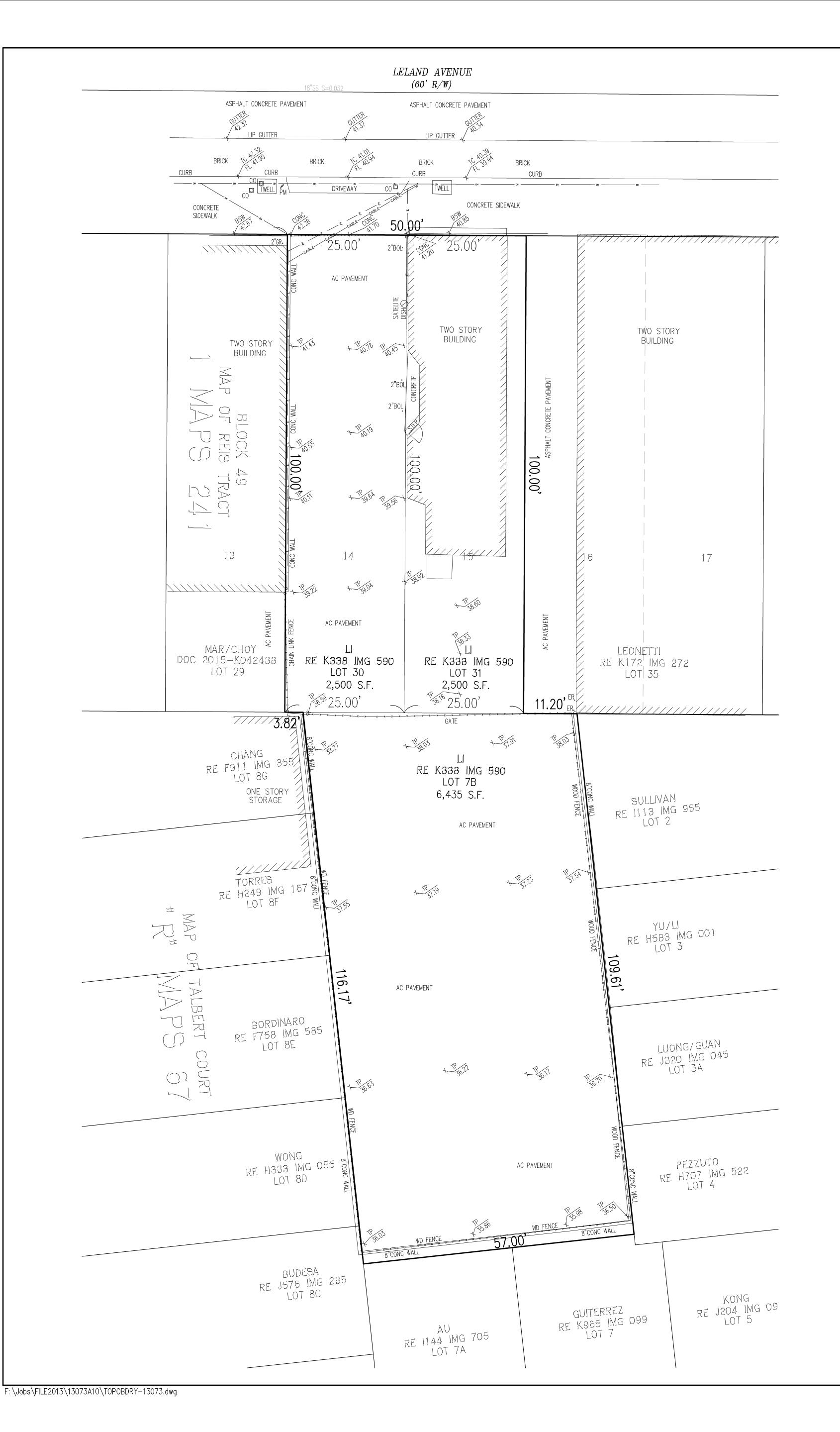
PLANNING DEFT. 9-22-2017

JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE MILLBRAE, CA 94030 (415)710-8886

SEMENT

EA

S



LEGEND

$\underline{ ext{LEGEND}}$					
SYMBOLS	DESCRIPTION				
	BOUNDARY - SUBJECT PROPERTY				
	RIGHT-OF-WAY LINE MONUMENT LINE				
	STREET CENTER LINE				
- — — — — — — 	TIE LINE 5'9" SANITARY SEWER				
24 "₩	24" WATER LINE 2" GAS LINE				
\odot	FOUND MONUMENT AS NOTED				
(M.M.) (MEAS.)	MONUMENT TO MONUMENT MEASURE				
AC	ASPHALT CONCRETE				
BLDG	BUILDING				
BSW CONC	BACK OF SIDEWALK CONCRETE				
GB GRD	GRADE BREAK GROUND				
COL	COLUMN				
TWELL TFC	TREE WELL TOP FACE OF CURB				
TW DWY	TOP FACE OF WALL DRIVEWAY				
⊠ CB	CATCH BASIN				
□ CATV □ WM	CABLE TELEVISION BOX WATER METER				
☐ GM	GAS METER				
☐ TEL	TELEPHONE BOX				
ФSL ПSLВ	STREET LIGHT STREET LIGHT BOX				
□ CO	CLEANOUT				
G	GAS VALVE				
<u></u>	WATER VALVE SIGN				
(S) SSMH	SANITARY SEWER MANHOLE				
E ST	TREE				
	JOINT POLE				
□ PB □ PB	PULL BOX STREET LIGHT				
xxxx	CHAIN LINK FENCE				
	BUILDING LINE				
112	CONTOUR LINE				
X 113.00	CONCRETE ELEVATION				
X 111.80	GROUND ELEVATION				
X 112.27	TOP OF PAVEMENT ELEVATION				
X 112.69	TOP OF CURB ELEVATION				
X 115.40	LIP GUTTER ELEVATION				
BSW × 115.10 8"TREE × 112.17	BACK OF SIDEWALK ELEVATION				
8"TREE X 112.17	8" TREE ELEVATION				
X 116.33	DOOR THRESHOLD ELEVATION				
LOT 090	LOT NUMBER				
IMG RE	IMAGE REEL				
PG	PAGES				
R/W APN	RIGHT OF WAY ASSESSOR'S PARCEL NUMBER				
PTR	PRELIMINARY TITLE REPORT				
(T) PM	TOTAL PARCEL MAP				
DOC. NO.	DOCUMENT NUMBER				
R1	RECORD REFERENCE				
\	. מז				

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

LEGAL DESCRIPTION

BLOCK 6250, LOT 31 - 71 LELAND AVENUE - PER TITLE REPORT DATED OCTOBER 2, 2008, ORDER NO. 08-35407987-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 15 IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF THAT IS INCLUDED IN BLOCK NO. 8, ACCORDING TO MAP ENTITLED "SUNNYVALE HOMESTEAD ASSOCIATION" FILED SEPTEMBER 20, 1876 IN BOOK 1 OF MAPS, PAGES 103 AND 104, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-031

BLOCK 6250, LOT 30 - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408165-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 14 IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

APN: LOT 30, BLOCK 6250

BLOCK 6250, LOT 7B - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408167-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PERPENDICULARLY DISTANT 100 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF VISITACION AVENUE, WHICH POINT IS ALSO PERPENDICULARLY DISTANT 105 FEET AND 8 INCHES NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF DESMOND STREET; RUNNING THENCE NORTHWESTERLY AND PARALLEL WITH THE SAID NORTHEASTERLY LINE OF VISITACION AVENUE A DISTANCE OF 57 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH THE SAID NORTHWESTERLY LINE OF DESMOND STREET 116 FEET 9 INCHES, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE REIS TRACT; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF THE REIS TRACT A DISTANCE OF 62 FEET, MORE OR LESS, TO A POINT IN A LINE DRAWN NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF DESMOND STREET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE SO DRAWN A DISTANCE OF 110 FEET AND 2 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NO. 6, BLOCK NO. 8, SUNNYVALE HOMESTEAD ASSOCIATION, AS PER MAP THEREOF FILED SEPTEMBER 20, 1876, IN BOOK 1 OF MAPS AT PAGES 163 AND 164, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-007B

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- 2. DATE OF FIELD SURVEY: MARCH 26, 27, AND APRIL 14, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- 3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
WATER: CITY AND COUNTY OF SAN FRANCISCO
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

RECORD REFERENCES

- R1) MAP OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242
- R2) MAP OF TALBERT COURT, FILED IN THE OFFICE OF THE RECORD OF TH ECITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON MARCH 4, 1955 IN BOOK "R" AT PAGE 67 OF MAPS.
- R3) PARCEL MAP, FILED OCTOBER 28, 1992 IN BOOK 41 OF PARCEL MAPS, PAGE 90, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R4) PARCEL MAP OF A RESUBDIVISION OF LOTS 4 & 5A, PORTION OF ASSESSOR'S BLOCK 6849, FILED FEBRUARY 4, 1986, IN BOOK 32 OF PARCEL MAPS, PAGE 55, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R5) FINAL MAP NO. 3668, FILED AUGUST 25, 2010 IN BOOK 114 OF CONDOMINIUM MAPS AT PAGES 26–28, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R6) PARCEL MAP NO. 5068, FILED DECEMBER 4, 2008 IN BOOK 108 OF CONDOMINIUM MAPS AT PAGES 50-51, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.

BENCHMARK

BENCHMARK AS SHOWN ON THE CITY OF SAN FRANCISCO BENCHMARK BOX 14, BOOK 458 AT PAGE 76, BEING "+ CUT TOP CORBER BRICK COPING" AT THE SOUTHEAST CORNER OF THE INTERESECTION OF LELAND AVENUE AND ALPHA STREET. ELEVATION = 44.313 FEET, CITY OF SAN FRANCISCO DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF JOHNNY LI IN APRIL 2015.

DATE____MAY 22, 2015

JACQUELINE MUK, P.L.S. 8934 FOR LUK & ASSOCIATES, INC.





VICINITY MAP

NOT TO SCALE

TOPOGRAPHIC AND BOUNDARY SURVEY

73 LELAND STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MAY 2015

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

SHEET 1 OF 1

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 29, 2015**, the Applicant named below filed Building Permit Application No. **2015.0629.0165** with the City and County of San Francisco.

PROJECT INFORMATION APPLICANT INFORMATION Proiect Address: 77 Leland Avenue Applicant: Jason Chan Cross Street(s): Peabody St and Desmond St Address: 615 Santa Barbara Avenue Block/Lot No.: 6250/007B City, State: Millbrae, CA 94030 (415) 710-8896 RH-1 / 40-X Telephone: Zoning District(s): Record No.: 2015-009015PRJ Email: jasonchan16988@gmail.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE				
☐ Demolition	■ New Construction	☐ Alteration		
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition		
☐ Rear Addition	☐ Side Addition	□ Vertical Addition		
PROJECT FEATURES	EXISTING	PROPOSED		
Building Use	Vacant Lot	Residential		
Front Setback	Vacant Lot	26 feet 6 inches to 31 feet 8 inches (inclusive of a 16 foot to 21 foot 9 inch easement)		
Side Setbacks	Vacant Lot	None		
Building Depth	Vacant Lot	55 feet 6 inches		
Rear Yard	Vacant Lot	29 feet 6 inches		
Building Height	Vacant Lot	23 feet 6 inches		
Number of Stories	Vacant Lot	2		
Number of Dwelling Units	Vacant Lot	1		
Number of Parking Spaces	Vacant Lot	1		
PROJECT DESCRIPTION				

The proposal is to construct a new two-story single-family home at 77 Leland Avenue upon subdividing two new separate lots within the RH-1 Zoning District.

The other new lot will be improved with a new two-story single-family home at 75 Leland Avenue under BPA no. 2015.0629.0164. The front vacant parcel, 6250/030, will be improved with a new three-story mixed-use building with three dwelling units and one ground floor commercial unit at 79-81 Leland Avenue within an NC-2 Zoning District under BPA no. 2015.0629.0158.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines

Telephone: (415) 575-9144 Notice Date: 10/23/17 E-mail: esmeralda.jardines@sfgov.org Expiration Date: 11/22/17

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- Where you have attempted, through the use of the above steps or other means, to address potential
 problems without success, please contact the planner listed on the front of this notice to discuss your
 concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

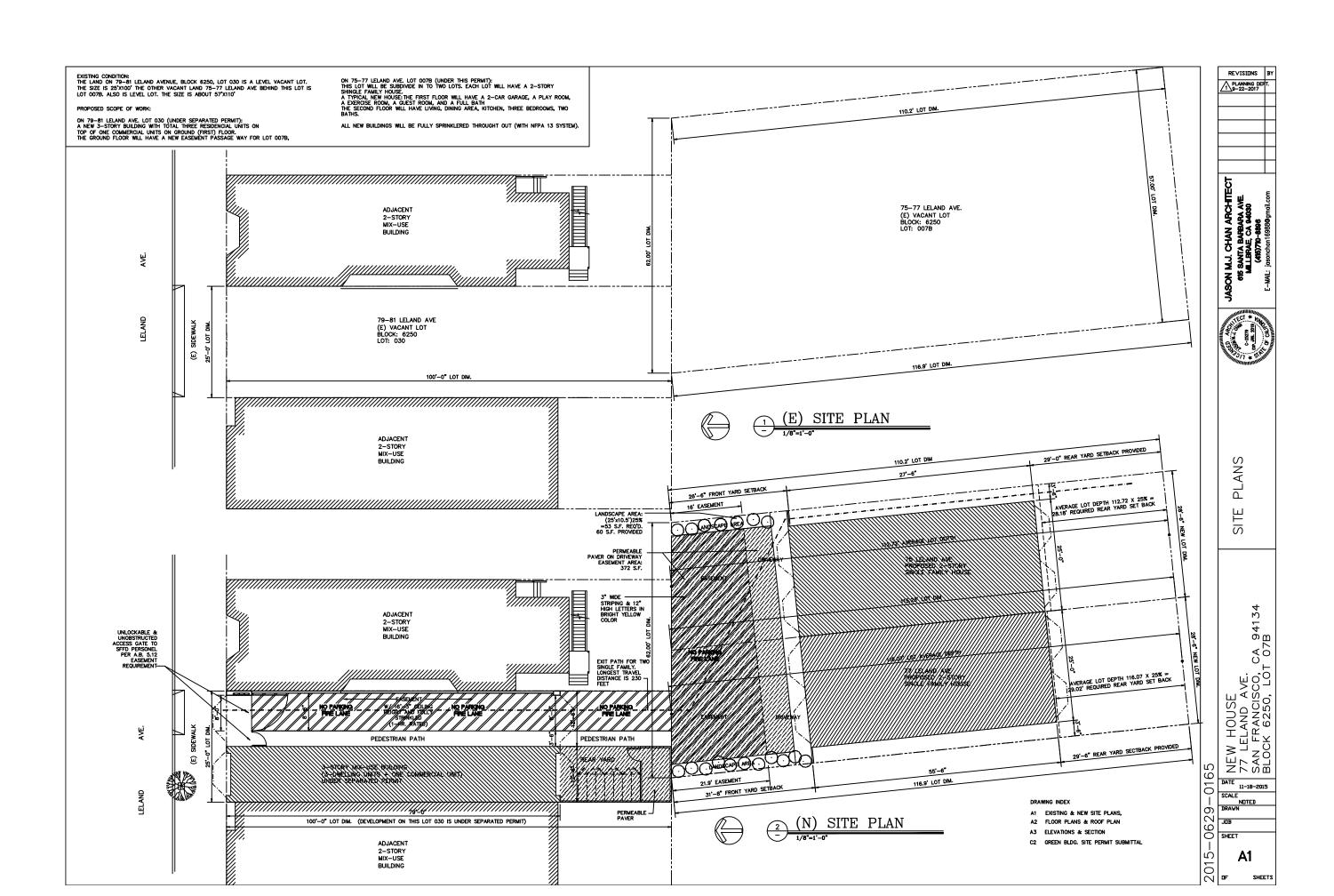
BOARD OF APPEALS

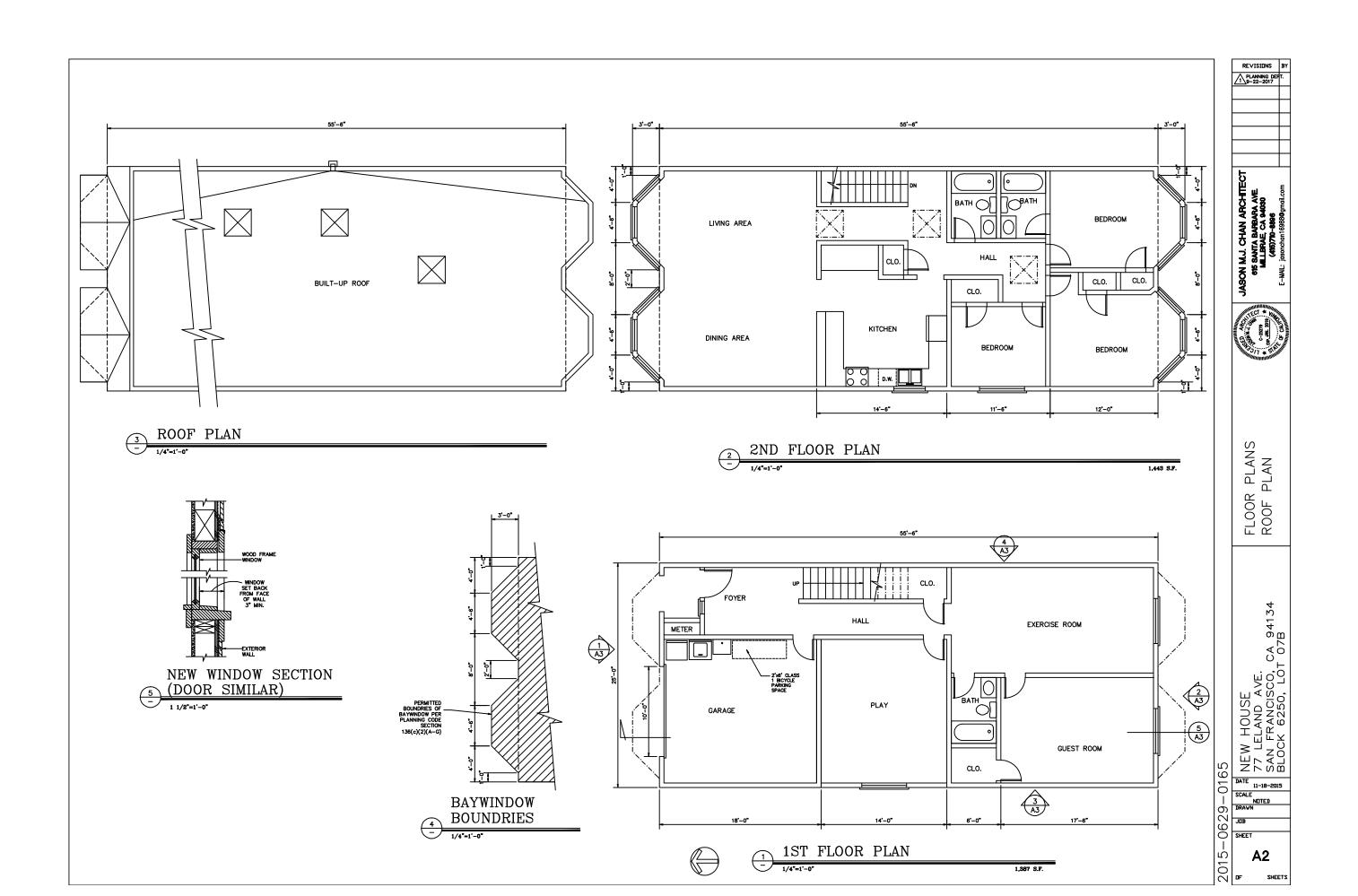
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

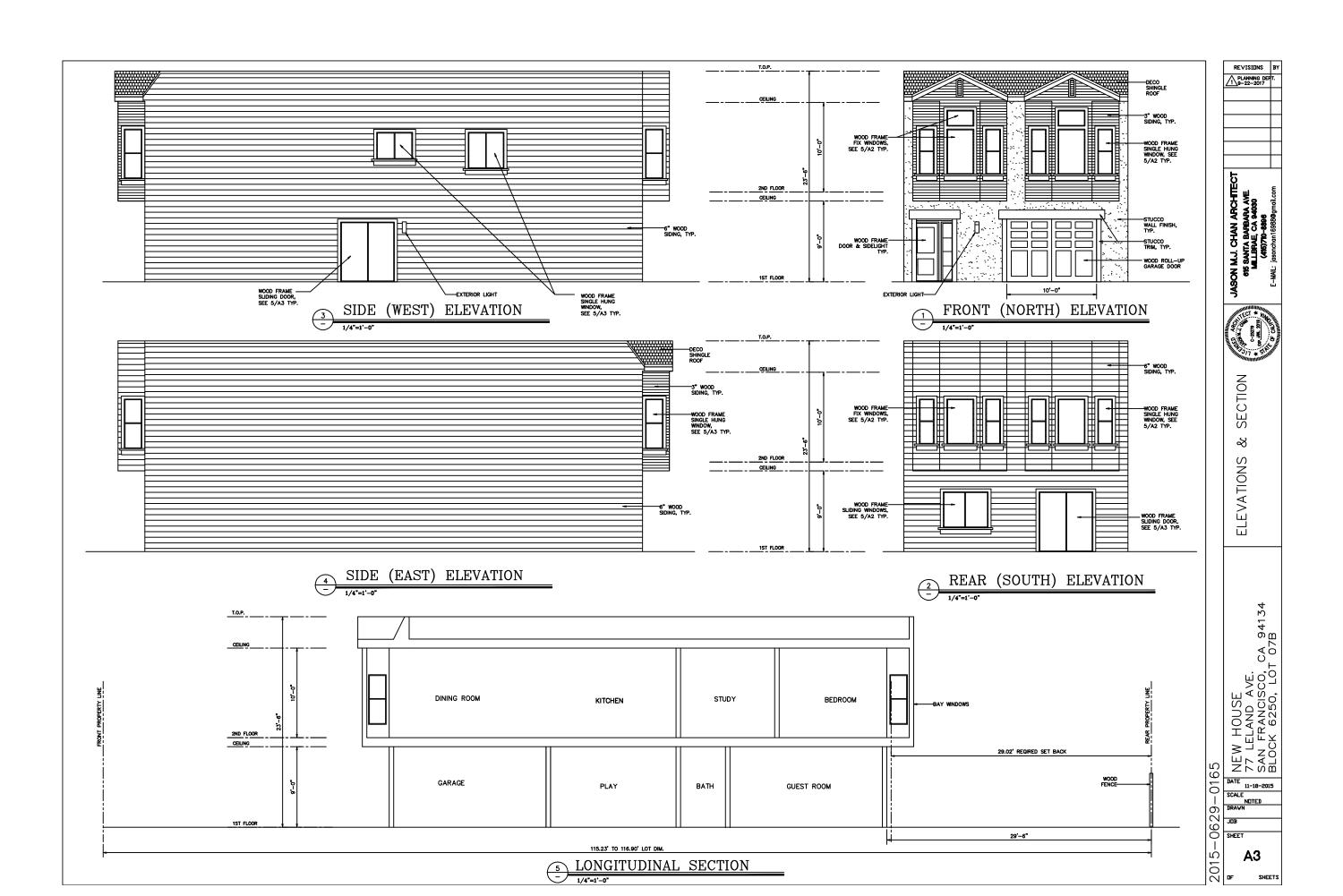
ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.







Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
NEW SINGLE FAMILY HOUSE	6250 / 07B	77 LELAND AVE.
Gross Project Area	Primary Occupancy	Number of occupied floors
2,821 S.F.	R-3 (SINGLE FAMILY HOUSE)	тwо

Design Professional/Applicant: Sign & Date

JASON CHAN (ARCHITECT)

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SEPUC Best Management Practices Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance. Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.

See Administrative Bulletin 088 for details.

GREENPOINT RATED PROJECTS		
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)		
Base number of required Greenpoints:	75	
Adjustment for retention / demolition of historic features / building:		
Final number of required points (base number +/-adjustment)		
GreenPoint Rated (i.e. meets all prerequisites)	•	
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).		
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)		

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS						
	New Large Com- mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteratio
Type of Project Proposed (Indicate at right)		х				
Overall Requirements:	•					
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is no	ot required)					
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	•	•	•	•	Meet C&D ordinance only	•
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED mini- mum energy performance (LEED EA p2)	•	LEED prerequisite	•	•		ED isite only
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	•	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA3	•		Mee	t LEED prerequi	EED prerequisites	
Water Use - 30% Reduction LEED WE 3, 2 points	•	Meet LEED prerequisite	•	Mee	Meet LEED prerequisite	
Enhanced Refrigerant Management LEED EA 4	•	n/r	n/r	•	•	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	•	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	•	•	•	•	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	•	See San Francisco Planning Code 155		See San Francisco Planning Code 155		
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	•			•	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	•	n/r	n/r	•	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	n/r	•	•	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	•	•	n/r	n/r	•
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	•	See CB	C 1207	•	(envelope alteration & addition only)	n/r

LEED DOO LECTO

OTHER APPLICABLE NON-RESIDENTIA	L PROJE	CTS
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non- Residential	Addition ≥1,000 sq OR Alteratio ≥\$200,000
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	•	•
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	•	•
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	•	•
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	•	•
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Cehoola EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	•	•
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	•	•
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFC) FloorScore program.	•	•
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	•	•
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	•	•
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	•	(envelope alteratio addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	•	•
Additional Requirements for New A, B, I, OR M Occupancy Projects 5	,000 - 25,000 \$	Square Feet
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	•	Meet C&D ordinance or
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	•	n/r

JASON IA	E-MAIL: jasonchan16988@gmail.com
GREEN BLDG:	THE CONTROLL OF CALL PROPERTY OF CALL PR
. CA 94134	9/O

NEW HOUSE

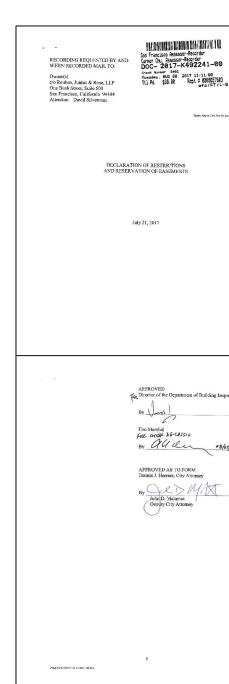
THE AND AVE.

TO LELAND AVE.

SAN FRANCISCO, CA 94

BLOCK 6250, LOT 07B

C-2



D. Dedramt riterals by this Declaration to provide for Lot 7B access to the public street by creating an essentent over Parcel 1 as shown on Echibit A attached, in flow of Lot 7B (victure Lot 97 Can 47D), for the sole purpose of automobile and pedestrian injuries and agents to the public street ("Easenment") that well satisfy optivalency requirements of the San Francisco Building Code. The City is intended to be a fairly anyly beneficiary of this Declaration to exame compliance with the Building Code, and the consent of the Director of the City's Department of Building Codes, and the consent of the Director of the City's Department of Building Lorge-tion ("Phriesters") Shall be required for the modification, revocation or termination of the restrictions imposed becein. E. The City is intended to be a third party beneficiary of this Declaration, such that the written consent of the Director of the City's Department of Building Inspection (the "Director") and the San Francisco Fire Marshall ("Fire Marshall") shall be required for the modification, revocation, or termination of the restrictions imposed herein. NOW. HERSEORE, Declarate heavy dependence in more restrictions imposes never in the bedd, conveyed, hypothecated, encumbered, leased, rested, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, escenariots, orightics and convenants all of which are imposed as oquilable servitudes upon the Property. All of the limitations, restrictions, reservations, rights, ensements, conditions and oversants in the Declaration shall run with and burden the Property, and shall be binding on and for the benefit of all of the Property, any printed oil if and any interest in it, and all presses baving or acquiring any rights, title or increase in the Property, any portion of fit, and any interest in it, and their successors, berts and usagin, and factor APPROVED

For Director of the Department of Building Inspection Ву A notary public or other officer completing this certificate verifies only the identity of the inclvidual who algoed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. Fire Murshall by-Cassio State of California
County of Smr Ferrar C Sto

In July 21, 2017 before ne. Harboardy J. Everk ST. Nothery
Here there flame and Title of the Officer
personally appeared Jo Harry K.D. C.K. D. L.G.C. L.

Nervicel of Signaria By all de . 8/07/17 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 scknowledged to me that he/she/they executed the same in historibed in advocated paper liquid in the tynisher-their dignature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. By John D. Malamut Deputy City Attorney 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 seat. Signature Signature of Notary Public Though this section is optional, completing this information can deter alteration of the document or frauctiont restrictment of this form to an unstranged document. Description of Attached Document
Title or Type of Document: Dr.
Number of Pages: Signer(s) Other Than Named Above 62014 National Notary Association • www National Notary org • 1-800-US NOTARY (1-800-876-6827) Item #5907

DECLARATION OF RESTRICTIONS AND RESERVATION OF FASEMENTS

This DECLARATION OF RESTRICTIONS AND RESERVATION OF BASEMENTS ("Declaration") is made this 21 day of July, 2017 by Johnny Li ("Declarant"). RECITALS A. Declarant is the owner of two contiguous parcels of real property located in the City and County of San Francisco, California ("City") commonly known as 75-77 Loland Avenue, Block 6205, Lot 78 ("Lot 476" or "res rely "), and 79-81 Loland Avenue, Block 6205, Lot 78 ("Lot 476" or "res rely "), properties are more particularly described on English Auttacked to this Declaration and moreported in 1rt by list reference.

B. The Property consists of two parcels. Declarant desires to effect a subdivision of two parcels on the Property (the "Subdivision").

C. As used herein, the term "Parcel" means any of the Parcels as shown on the attached plst map to be recorded subsequent to execution of this document in the Official Records of the City. The term "Owner" means the owner in fee of any Parcel during the period that it remains a fee owner of such Parcel.

Declarate hardy declares that the reference to and description of "assements" in this Declaration shall not be affected by a megar of states, but shall consulted as special restriction as to the affected Property that may with the land. If a Declarate transfer with a product a side of the affected Property that may with the land. If a Declarate transfer with a product a side of the affected property that may with the fact. If a Declarate transfer with a product is a side of the affected property of the side of the si

Essement over Block 6250, Lot 7B on that portion of Property identified on Establist A attached hereto as the "Essement Area" for purposes of automobile and pedestrian ingress and egress, including emergency egress, across Purcel 1 to Lot 7B (future Lots 7C and 7D). There shall be no purking within the easement.

The Easement described above may be used by the Owners of Lot 7B and by each such Owners' employees, agents, tenants, guests and invitees, for automobile and pedestrian ingress and egress as may be necessary for access from Lot 7B to a public street (Leland Avenue).

2. (Reserved)

Relocation. Subject to the provisions contained in Section 8 below, Declarant shall have the right to relocate or reconfigure the easements described herein.

4. Maintenance and Renair. The Owners of Lot PB shall at all himes maintain the areas subject to the casemants described herein in a first-class, safe, clean condition, free and clear of debries, rubbids and trush and in good operating order and requir, mobinizated to the sky, with the cost thereof allocated among the Owners in proportion to the land area that each Owner's Pleared hears to the total sequen-closure of fraued roal. For all Parcels have to the total sequen-closure of rade ord 7s from time to time shall allocate the costs thereof among the owners on a monthly or quarterly beats, at the deciries.

5. (Reserved)

Subsequent Building Permits. As part of the submission of any building permit
cadions to the Department of Building Inspection on or after the effective date of this
aration that affect this declaration, each Owner shall submit a copy of this Declaration.

Duration. The restrictions contained in and the casements reserved in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to Section 3 below.

Samil of projectors, surers information, revocation or community to account of source.

8. Modification or Recognition. This Declaration has been recorded in order to satisfy the requirements of the Code in effort as of the date hereof and to obtain the approval by the City of the proposed project at the properties. This Declaration may not be modified, revoked or imministed without the written constant of the Owners of the Farcets, and any such modification. The control of the Code of the Cod

EXHIBIT "A" Legal Description

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 perpendicularly distint 100 feet Northeasterly from the Northeasterly line of Vistaccon Avenue, which point is also perpendicularly distint 105 feet and 8 Inches northwesterly into the Northeasterly line of Vistaccon Avenue, and the size of 57.00 feet, there or the size of the size of the size of 57.00 feet, there are not size of the size of 57.00 feet, there exists on the size of the size

Being a portion of Lot No. 6, Block No. 8, Sunnyvale Homestead Association, as per map thereof filed September 20, 1876 in Book 1 of Maps at Pages 163 and 164, in the Office of the Recorder of the City and County of San Francisco.

PREPARED BY LUK AND ASSOCIATES

JACQUE UNE 1136, PLS 8934

DATE 05(31)/2017

E

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors

LS 8934 A

APN: Assessor's Block 6250, Lot 78 (Portion)

Parcel 1:

Owners and the City, is recorded in the Official Records of the City.

9. Eastmeds Appurturant. Each of the assuments reserved laccin shall be appurturant to, and shall pass with title to, the Paccel or Parcels benefited thereby. Each and all of the foregoing oversants, conditions and restrictions (i) shall; are with the land, (i) shall be binding upon, and shall imme to the benefit of, Declarant, each Owner and any person having or acquiring any interact in any portion of the Property and all of their respective successive owners and assages; and (iii) shall be binding upon, and shall inser to the benefit of, the Property and each Paccel thereof, and every portion thereof and interest therein.

10. <u>Dird Paty Beneficiary</u>. The City is intended to be a third party beneficiary of this Declaration, with the right to constant to any modification or reconcision between date first and auditority, at its sole option, to carforce the provisions charted finduling, but not limited to, remember for a toulisting permit, provided, however, that the City shall have no inhalling windows the reconder with respect to the condition of the Property.

11. No Public Dedication. Nothing contained herein shall be decimed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this document be strictly limited to and for the purposes expressed.

dedication to the general public or for any possite purposes we measures, in song me internan martivis documen be strictly himidal or and fee the purposes expressed.

12. <u>Indeamily.</u> Declarant, and each successor Owner of a Parcel, who behalf of itself and
its successors and assigns ("Indeamilors"), shall indeamily, defend and hold harmless
("Indeamily") to prior to the person that it remains an Owner of a Parcel, use behalf of itself and
its successors and assigns ("Indeamilors"), shall indeamily, defend and hold harmless
("Indeamily") to the Order of the State of the State of the State of the State
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(successors and assigns ("Indeamilors"), shall indeamily, defend and supple (Indiamilors) to the State of th

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misconduct or gross negligeace of the Indomnified Perties. The foregoing Indomnity shall include, without limitation, reasonable fees of attorneys, oursultests and experts and related costs and the City's costs of investigating any Claim. Declarant on behalf of the Indomnities specifically acknowledges and agrees that the Indomnities have an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this Indomnity oven if such allegation is or may be groundless, finadulent or false, which obligation actions at the time such Claim is steedered to such Indomnites by the City and continues at all times thereafter. As used herein, "hazardous material" means any abstance, waste or material which, Decase of its quantity, concentration of physical or chemical characteristics is deemed by any foleral, state, or local governmental authority to piece a present or potential hazard to human behalf or stelly or to the crivationants.

13. Authority. The person executing this Declaration on behelf of Declarant does hereby exvenant and warrant that Declarant is a duly formed and existing California limited liability company, that Declarant has full right and authority to enter into this Declaration, and that the person signing on behalf of Declarant is authorized to do so.

DECLARANT: 4 Johnny Kwokwing Li JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE MILLBRAE, CA 94030 (415)710-8886 CT * 100 W and A 1

SEMENT

EA

CORE

R

REVISIONS BY

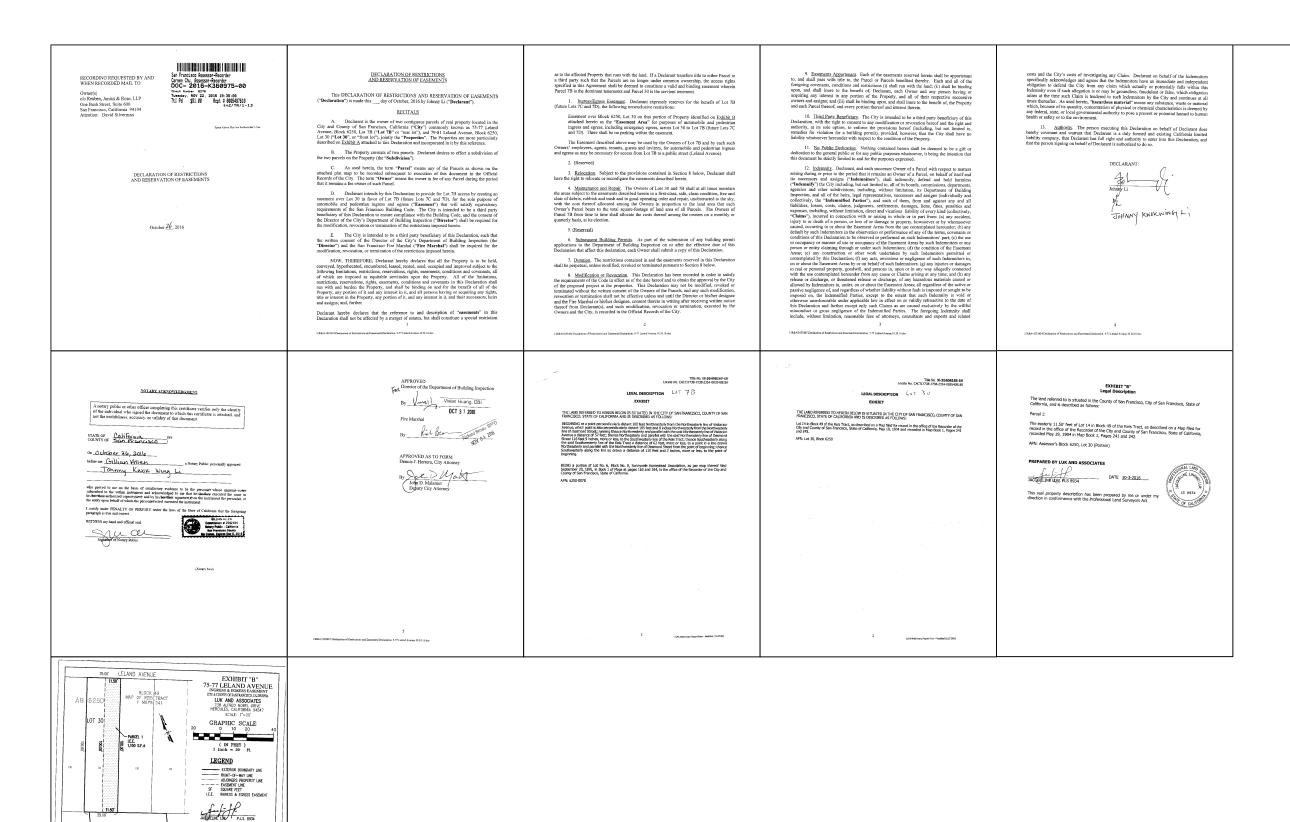
PLANNING DEFT. 9-22-2017

ELAND AVENUE AB 6250 LOT 30 GRAPHIC SCALE (IN FEET) 1 inch = 20 ft. LEGEND JA10/EIN/ LOW PLS. 8934 DATE: 5/31/2017 51.34 PLS 8934 3.00 **⊢−** ₹ 6₹ PARCEL 1 I.E.E. 987 S.F.± LOT 7B P.D.C.-LOB NO. 130734-0/MONY/ESHT-ACCESS-2,0189 VISITACION AVENUE. PLOT DATE: 8/31/2017

941. B CA 07F NEW HOUSE 77 LELAND AVE. SAN FRANCISCO, C BLOCK 6250, LOT

S DATE 11-18-2015 SCALE NOTED DRAWN SHEET

R1



OIS SOUTH LAND THE LA

LOT 7B

LOB NO: 13073410\808Y\LSWY-ACCISS.DNO VISITACION AVENUE

941 B CA O7F NEW HOUSE 77 LELAND AVE. SAN FRANCISCO, C BLOCK 6250, LOT SCALE ... NOTED DRAWN SHEET R2

REVISIONS BY

PLANNING DEFT. 9-22-2017

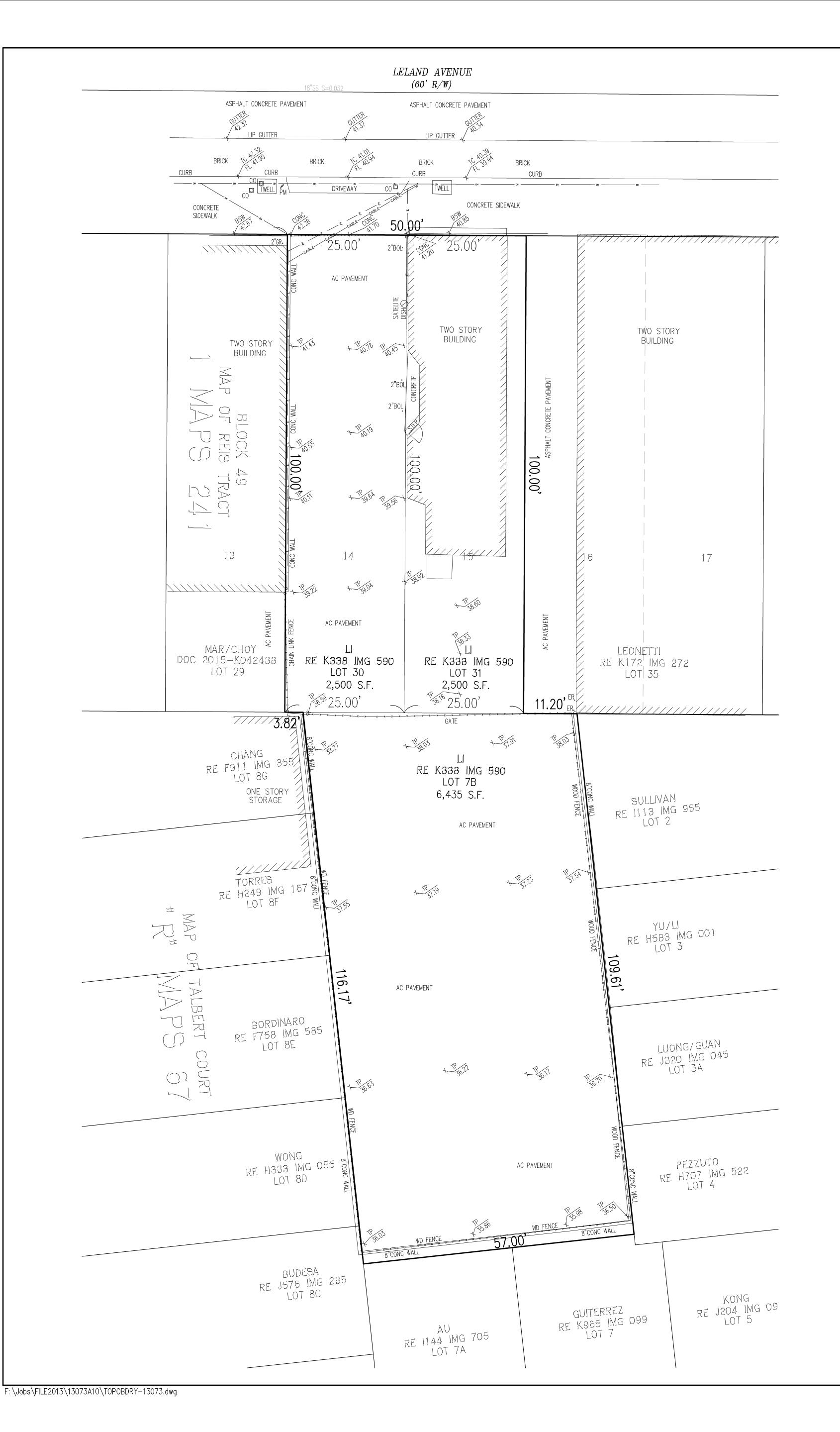
JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE MILLBRAE, CA 94030 (415)710-8886

SEMENT

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LEGEND

<u>LEGEND</u>					
SYMBOLS	SYMBOLS DESCRIPTION				
	BOUNDARY - SUBJECT PROPERTY				
	RIGHT-OF-WAY LINE MONUMENT LINE				
	STREET CENTER LINE				
- — — — — — — 	TIE LINE 5'9" SANITARY SEWER				
24 "₩	24" WATER LINE 2" GAS LINE				
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(M.M.) (MEAS.)	MONUMENT TO MONUMENT MEASURE				
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BLDG	BUILDING				
BSW CONC	BACK OF SIDEWALK CONCRETE				
GB GRD	GRADE BREAK GROUND				
COL	COLUMN				
TWELL TFC	TREE WELL TOP FACE OF CURB				
TW DWY	TOP FACE OF WALL DRIVEWAY				
⊠ CB	CATCH BASIN				
□ CATV □ WM	CABLE TELEVISION BOX WATER METER				
☐ GM	GAS METER				
☐ TEL	TELEPHONE BOX				
ФSL ПSLВ	STREET LIGHT STREET LIGHT BOX				
□ CO	CLEANOUT				
G	GAS VALVE				
<u></u>	WATER VALVE SIGN				
(S) SSMH	SANITARY SEWER MANHOLE				
E ST	TREE				
	JOINT POLE				
□ PB □ PB	PULL BOX STREET LIGHT				
xxxx	CHAIN LINK FENCE				
	BUILDING LINE				
112	CONTOUR LINE				
X 113.00	CONCRETE ELEVATION				
X 111.80	GROUND ELEVATION				
X 112.27	TOP OF PAVEMENT ELEVATION				
X 112.69	TOP OF CURB ELEVATION				
X 115.40	LIP GUTTER ELEVATION				
BSW × 115.10 8"TREE × 112.17	BACK OF SIDEWALK ELEVATION				
8"TREE X 112.17	8" TREE ELEVATION				
X 116.33	DOOR THRESHOLD ELEVATION				
LOT 090	LOT NUMBER				
IMG RE	IMAGE REEL				
PG	PAGES				
R/W APN	RIGHT OF WAY ASSESSOR'S PARCEL NUMBER				
PTR	PRELIMINARY TITLE REPORT				
(T) PM	TOTAL PARCEL MAP				
DOC. NO.	DOCUMENT NUMBER				
R1	RECORD REFERENCE				
\	_r_				

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

LEGAL DESCRIPTION

BLOCK 6250, LOT 31 - 71 LELAND AVENUE - PER TITLE REPORT DATED OCTOBER 2, 2008, ORDER NO. 08-35407987-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 15 IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF THAT IS INCLUDED IN BLOCK NO. 8, ACCORDING TO MAP ENTITLED "SUNNYVALE HOMESTEAD ASSOCIATION" FILED SEPTEMBER 20, 1876 IN BOOK 1 OF MAPS, PAGES 103 AND 104, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-031

BLOCK 6250, LOT 30 - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408165-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 14 IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

APN: LOT 30, BLOCK 6250

BLOCK 6250, LOT 7B - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408167-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PERPENDICULARLY DISTANT 100 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF VISITACION AVENUE, WHICH POINT IS ALSO PERPENDICULARLY DISTANT 105 FEET AND 8 INCHES NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF DESMOND STREET; RUNNING THENCE NORTHWESTERLY AND PARALLEL WITH THE SAID NORTHEASTERLY LINE OF VISITACION AVENUE A DISTANCE OF 57 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH THE SAID NORTHWESTERLY LINE OF DESMOND STREET 116 FEET 9 INCHES, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE REIS TRACT; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF THE REIS TRACT A DISTANCE OF 62 FEET, MORE OR LESS, TO A POINT IN A LINE DRAWN NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF DESMOND STREET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE SO DRAWN A DISTANCE OF 110 FEET AND 2 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NO. 6, BLOCK NO. 8, SUNNYVALE HOMESTEAD ASSOCIATION, AS PER MAP THEREOF FILED SEPTEMBER 20, 1876, IN BOOK 1 OF MAPS AT PAGES 163 AND 164, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-007B

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- 2. DATE OF FIELD SURVEY: MARCH 26, 27, AND APRIL 14, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- 3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
WATER: CITY AND COUNTY OF SAN FRANCISCO
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

RECORD REFERENCES

- R1) MAP OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242
- R2) MAP OF TALBERT COURT, FILED IN THE OFFICE OF THE RECORD OF TH ECITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON MARCH 4, 1955 IN BOOK "R" AT PAGE 67 OF MAPS.
- R3) PARCEL MAP, FILED OCTOBER 28, 1992 IN BOOK 41 OF PARCEL MAPS, PAGE 90, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R4) PARCEL MAP OF A RESUBDIVISION OF LOTS 4 & 5A, PORTION OF ASSESSOR'S BLOCK 6849, FILED FEBRUARY 4, 1986, IN BOOK 32 OF PARCEL MAPS, PAGE 55, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R5) FINAL MAP NO. 3668, FILED AUGUST 25, 2010 IN BOOK 114 OF CONDOMINIUM MAPS AT PAGES 26–28, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R6) PARCEL MAP NO. 5068, FILED DECEMBER 4, 2008 IN BOOK 108 OF CONDOMINIUM MAPS AT PAGES 50-51, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.

BENCHMARK

BENCHMARK AS SHOWN ON THE CITY OF SAN FRANCISCO BENCHMARK BOX 14, BOOK 458 AT PAGE 76, BEING "+ CUT TOP CORBER BRICK COPING" AT THE SOUTHEAST CORNER OF THE INTERESECTION OF LELAND AVENUE AND ALPHA STREET. ELEVATION = 44.313 FEET, CITY OF SAN FRANCISCO DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF JOHNNY LI IN APRIL 2015.

DATE____MAY 22, 2015

JACQUELINE MUK, P.L.S. 8934 FOR LUK & ASSOCIATES, INC.





VICINITY MAP

NOT TO SCALE

TOPOGRAPHIC AND BOUNDARY SURVEY

73 LELAND STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MAY 2015

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

SHEET 1 OF 1

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **June 29, 2015**, the Applicant named below filed Building Permit Application No. **2015.0629.0158** with the City and County of San Francisco.

PRO.	JECT INFORMATION	APPL	ICANT INFORMATION
Project Address:	79-81 Leland Avenue	Applicant:	Jason Chan
Cross Street(s):	Peabody St and Desmond St	Address:	615 Santa Barbara Avenue
Block/Lot No.:	6250/030	City, State:	Millbrae, CA 94030
Zoning District(s):	NC-3/ 40-X; VV Schlage SUD	Telephone:	(415) 710-8896
Record No.:	2015-009015PRJ	Email:	jasonchan16988@gmail.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE				
☐ Demolition	■ New Construction	☐ Alteration		
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition		
☐ Rear Addition	☐ Side Addition	□ Vertical Addition		
PROJECT FEATURES	EXISTING	PROPOSED		
Building Use	Vacant Lot	Residential and Commercial		
Front Setback	Vacant Lot	None		
Side Setbacks	Vacant Lot	None		
Building Depth	Vacant Lot	75 feet		
Rear Yard	Vacant Lot	25 feet		
Building Height	Vacant Lot	40 feet		
Number of Stories	Vacant Lot	3		
Number of Dwelling Units	Vacant Lot	3		
Number of Parking Spaces	Vacant Lot	None		
PROJECT DESCRIPTION				

The proposal is to construct one new three-story mixed-use building with three dwelling units and one ground floor commercial unit at 79-81 Leland Avenue within an NC-2 Zoning District. Two new single-family homes, 75-77 Leland Avenue, will be constructed in the rear vacant parcels within the RH-1 Zoning District under BPA nos. 2015.0629.0164 and 2015.0629.0165.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines
Telephone: (415) 575-9144

Telephone: (415) 575-9144 Notice Date: 10/23/17 E-mail: esmeralda.jardines@sfgov.org Expiration Date: 11/22/17

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- Where you have attempted, through the use of the above steps or other means, to address potential
 problems without success, please contact the planner listed on the front of this notice to discuss your
 concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

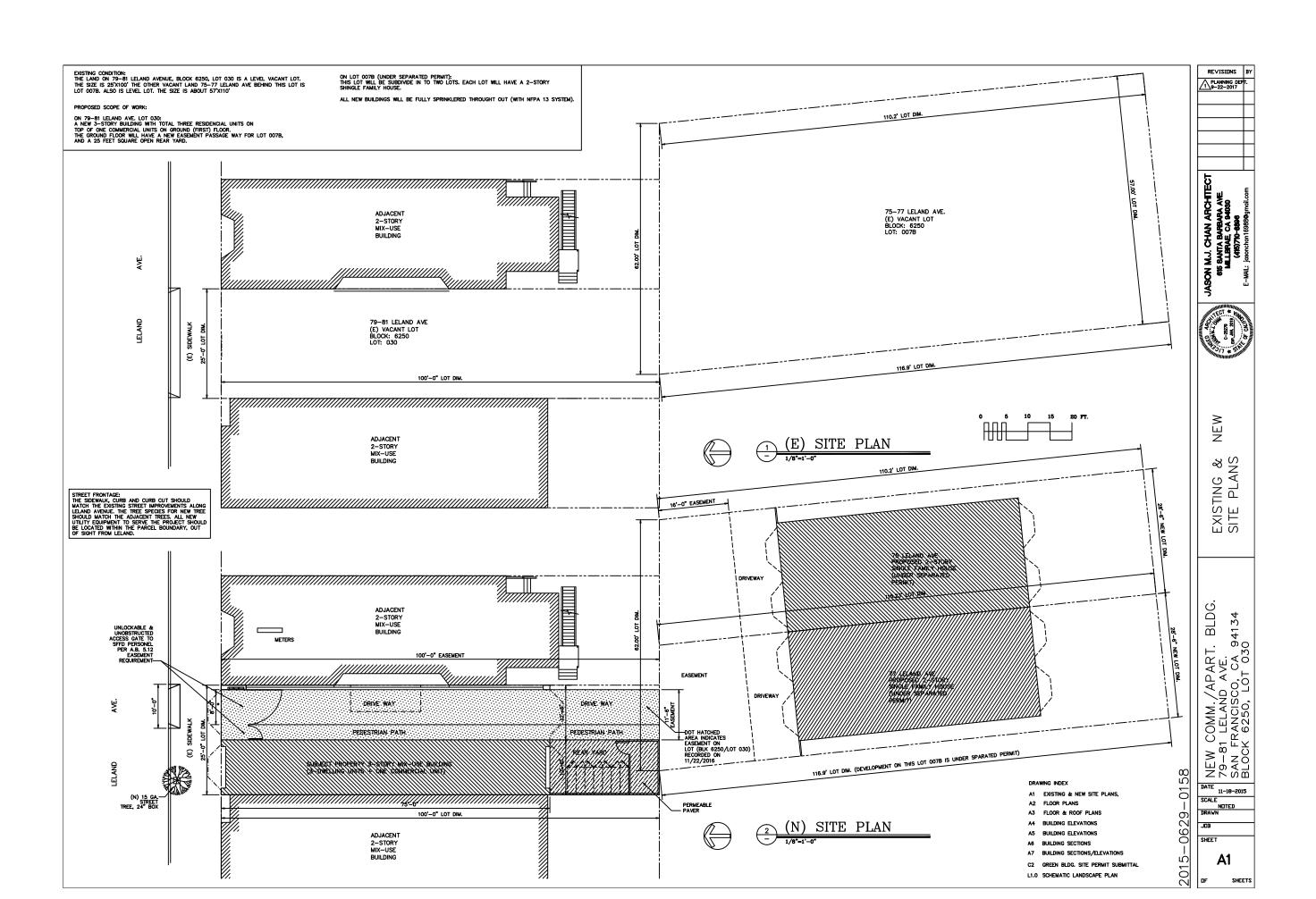
BOARD OF APPEALS

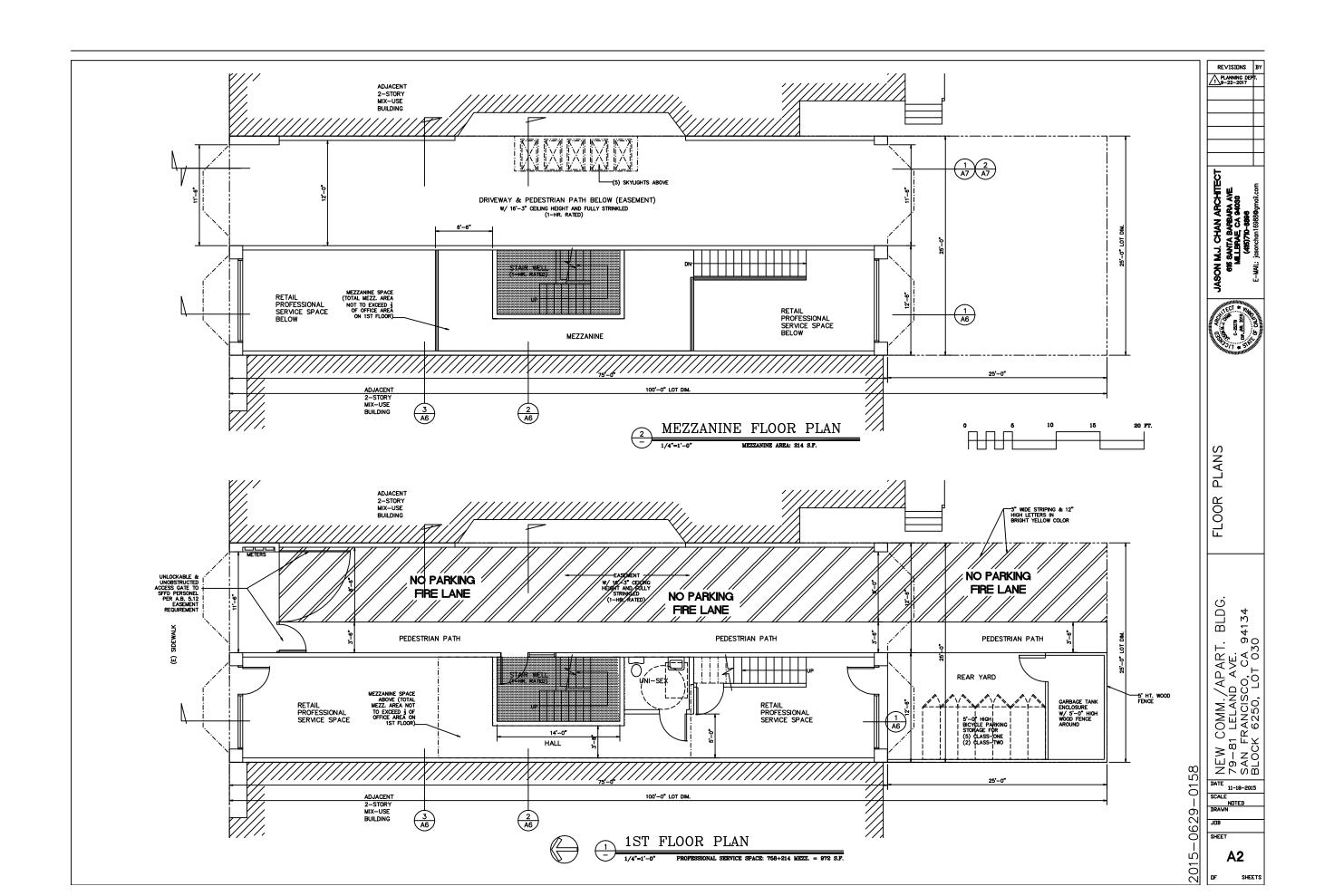
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

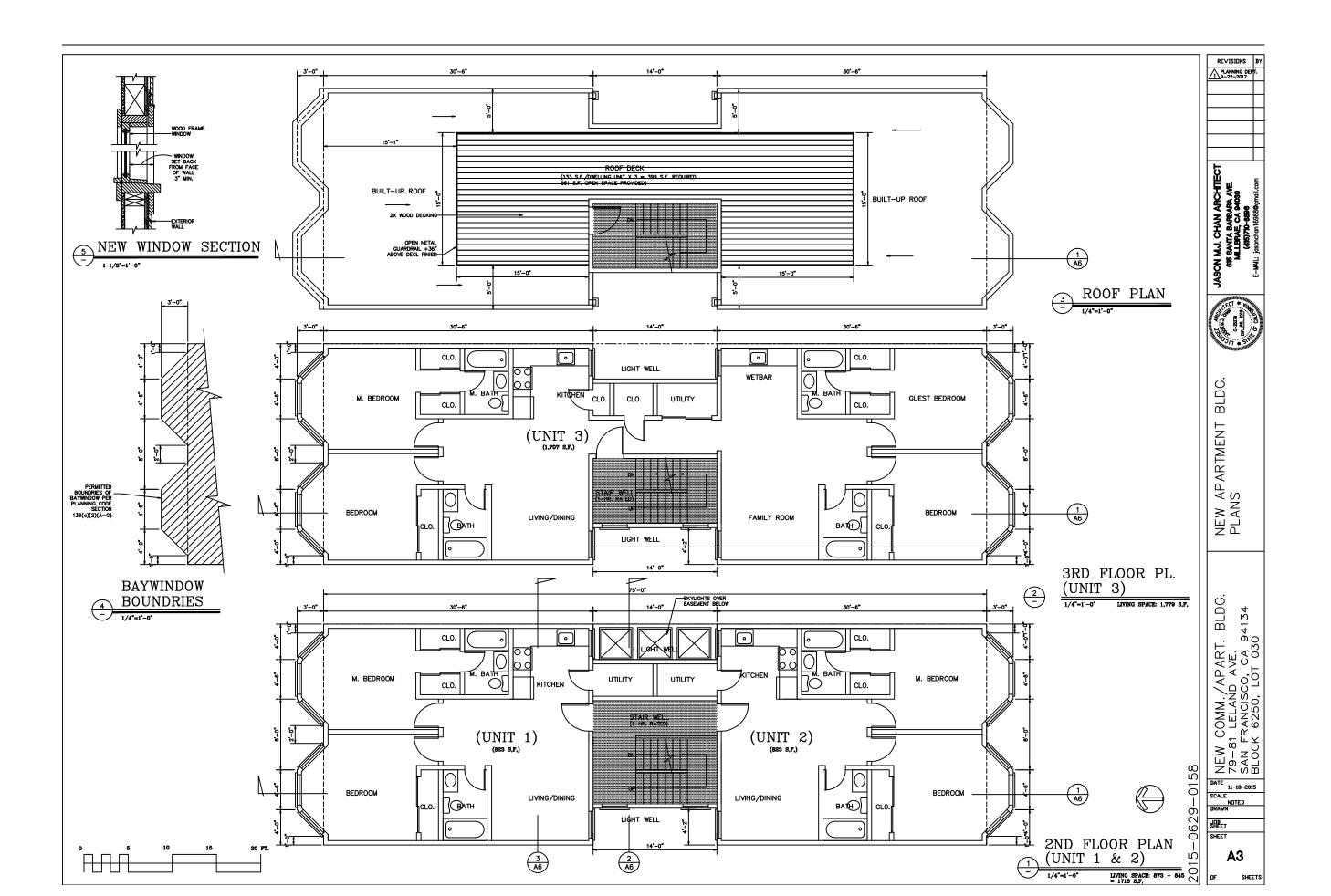
ENVIRONMENTAL REVIEW

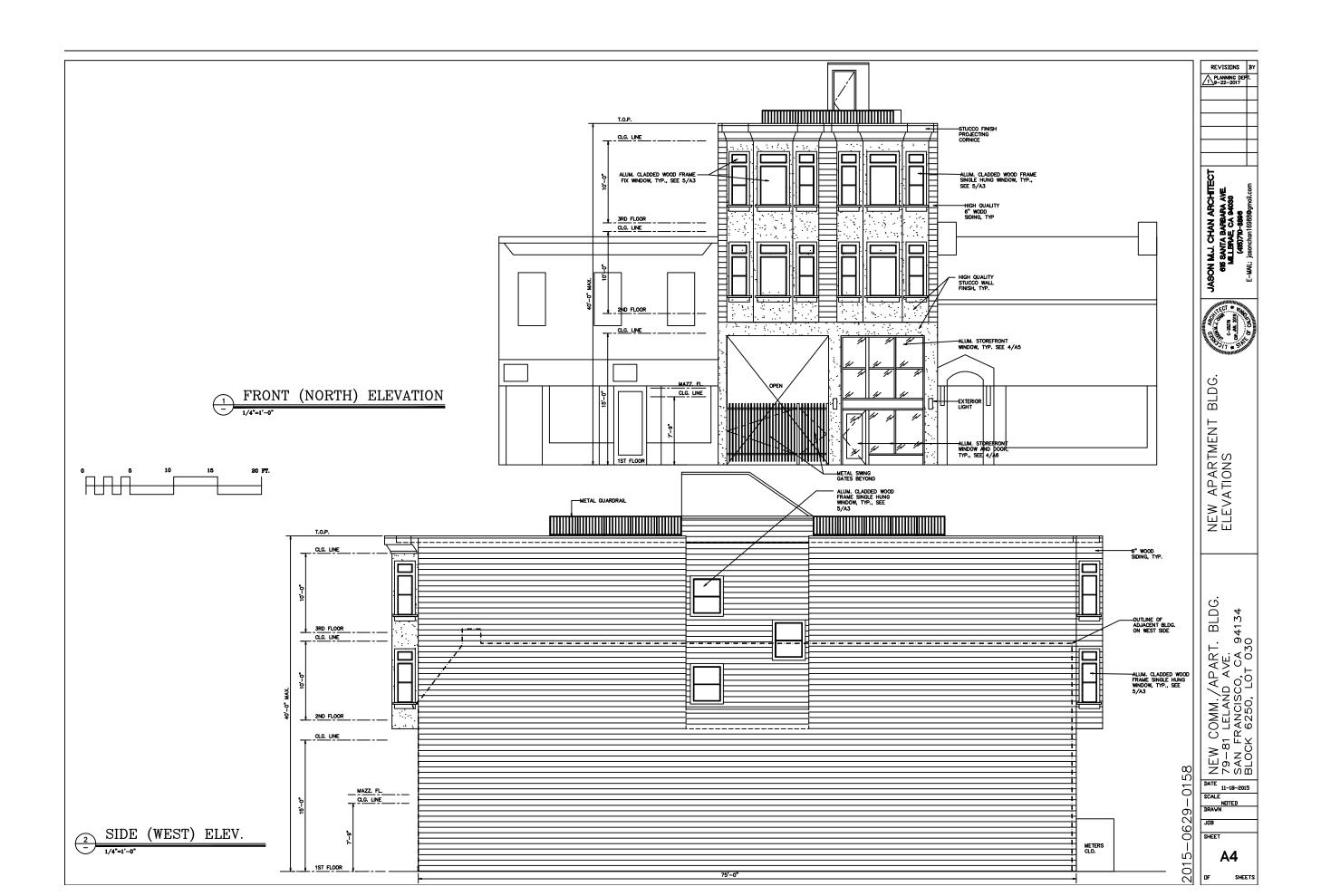
This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

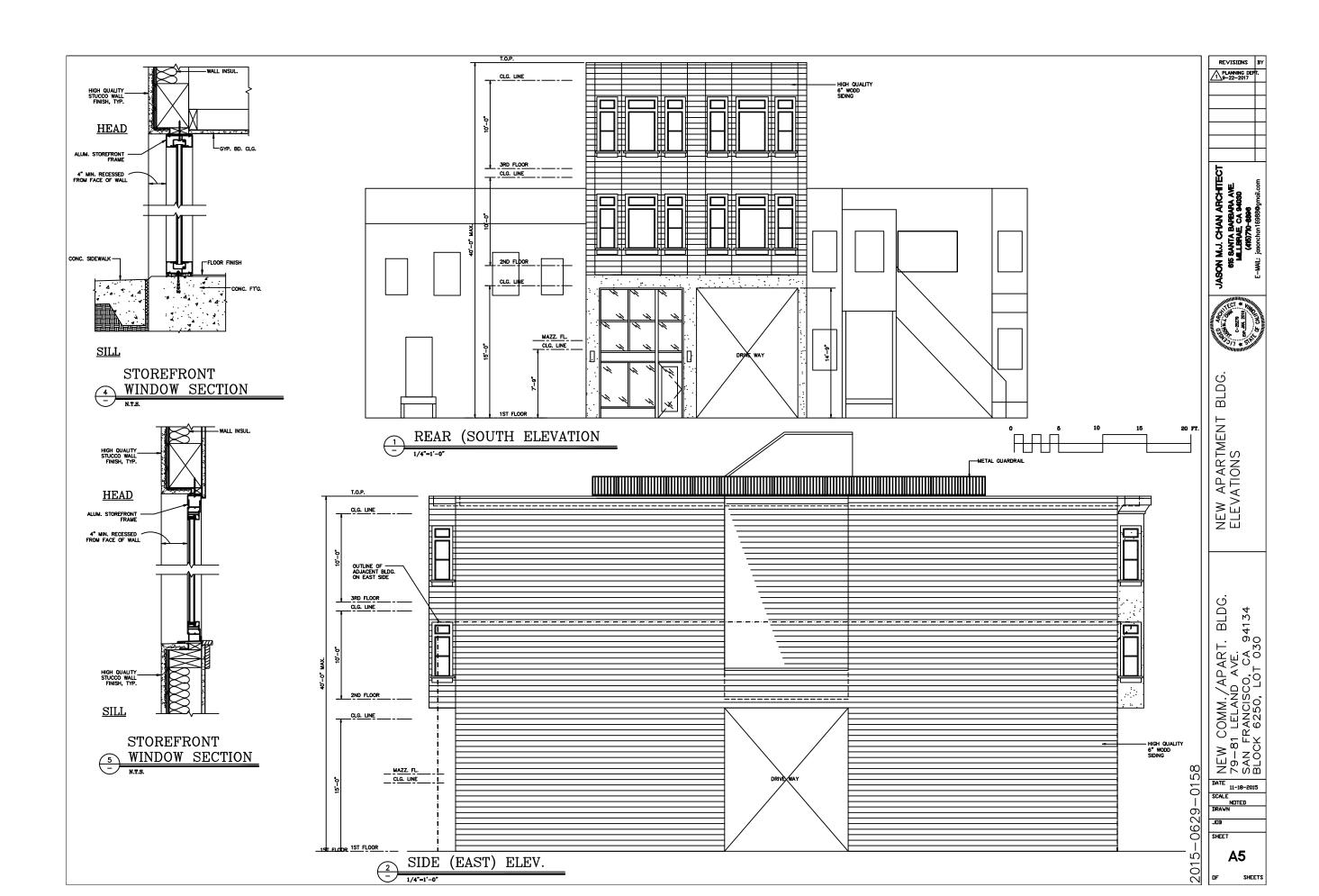
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

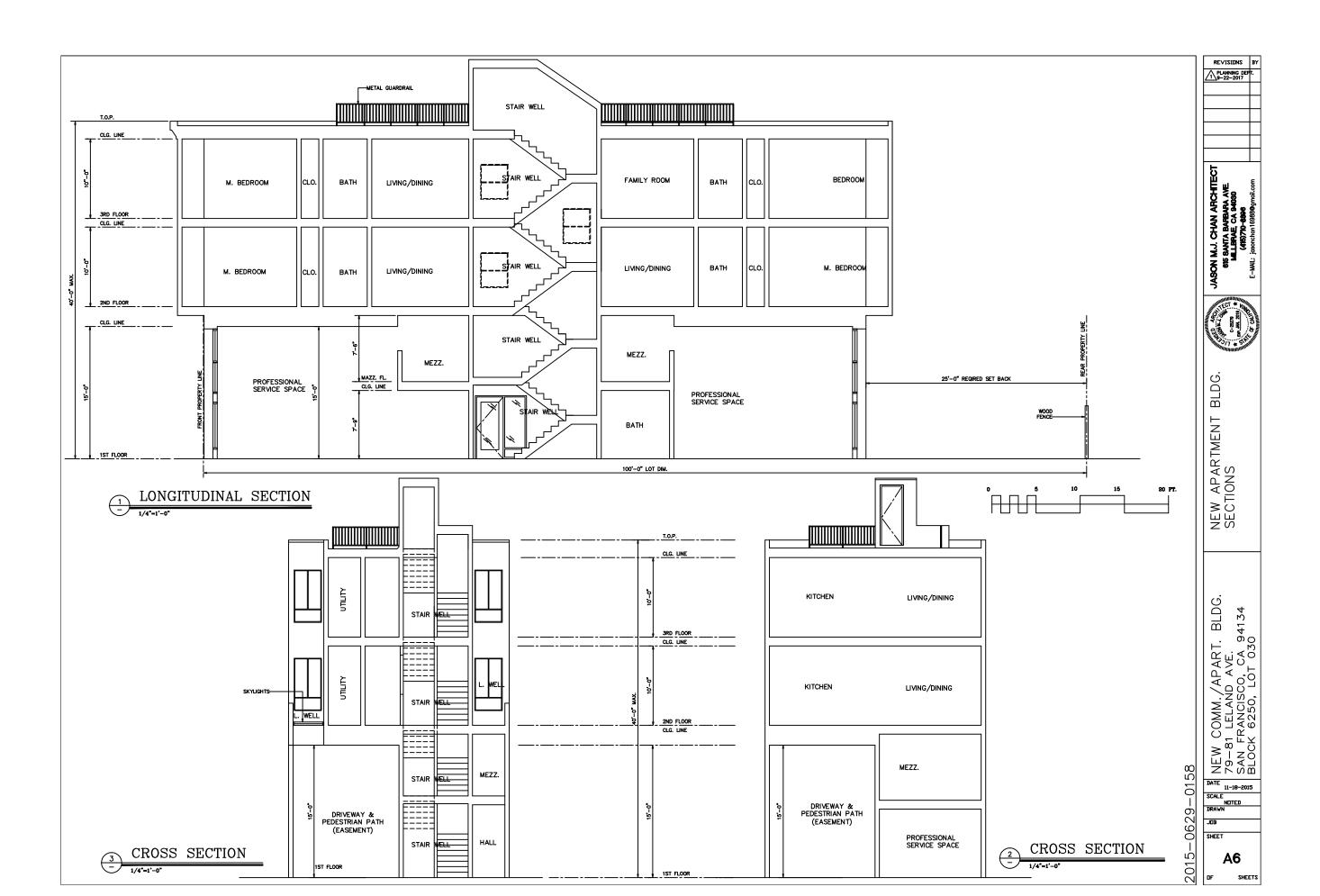


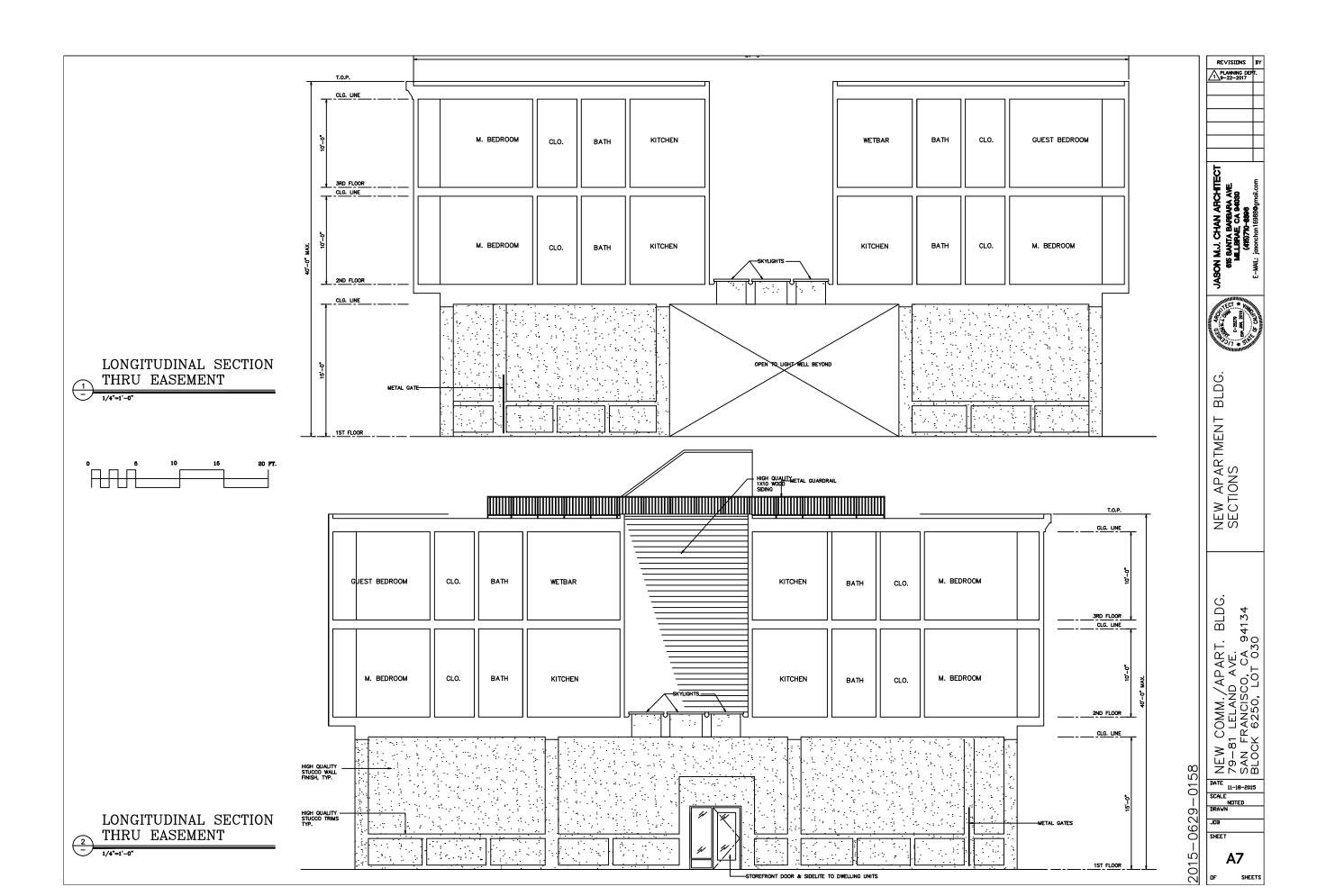


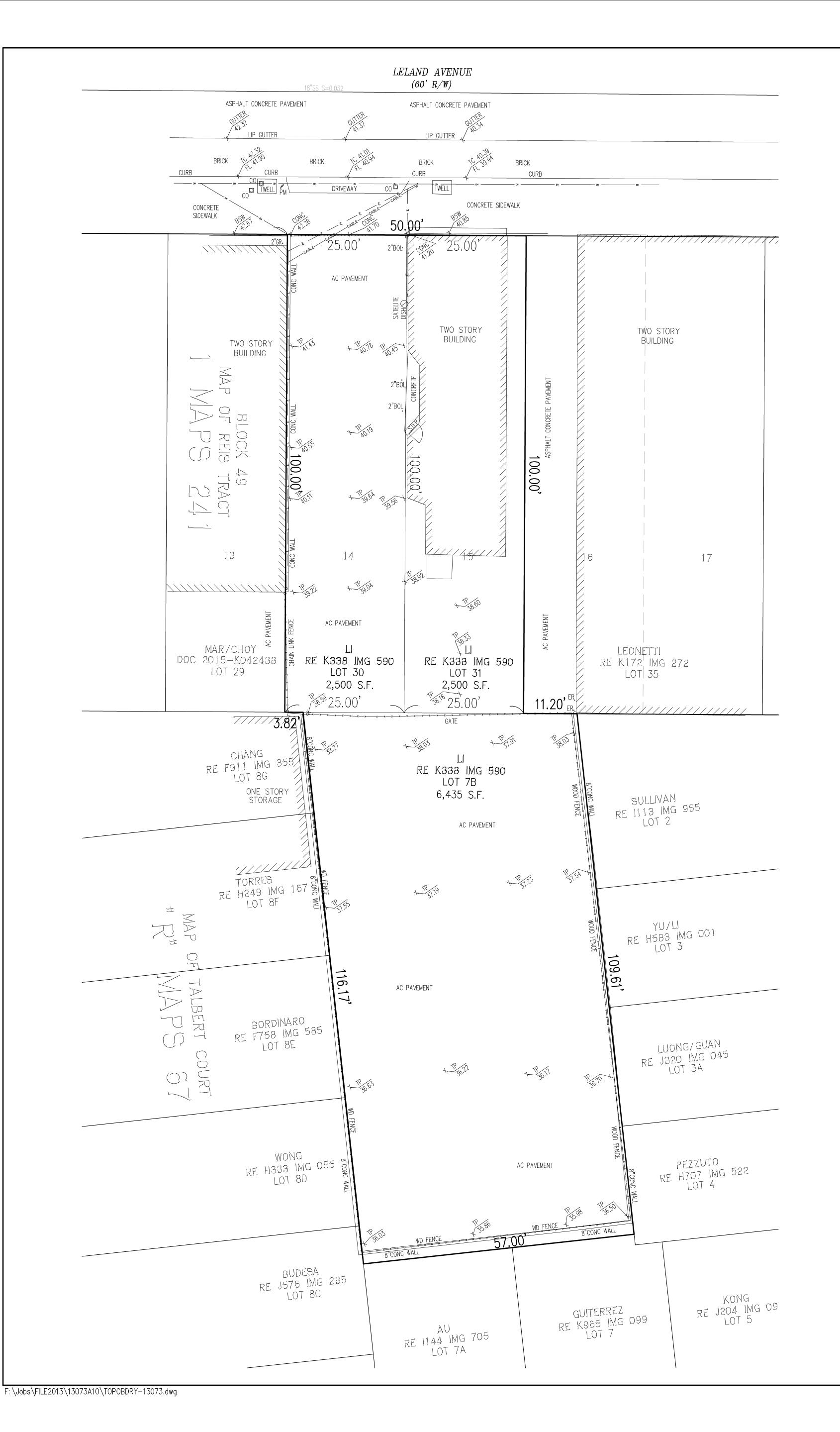












LEGEND

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☐ GM	GAS METER				
☐ TEL	TELEPHONE BOX				
ФSL ПSLВ	STREET LIGHT STREET LIGHT BOX				
□ CO	CLEANOUT				
G	GAS VALVE				
<u></u>	WATER VALVE SIGN				
(S) SSMH	SANITARY SEWER MANHOLE				
E ST	TREE				
	JOINT POLE				
□ PB □ PB	PULL BOX STREET LIGHT				
xxxx	CHAIN LINK FENCE				
	BUILDING LINE				
112	CONTOUR LINE				
X 113.00	CONCRETE ELEVATION				
X 111.80	GROUND ELEVATION				
X 112.27	TOP OF PAVEMENT ELEVATION				
X 112.69	TOP OF CURB ELEVATION				
X 115.40	LIP GUTTER ELEVATION				
BSW × 115.10 8"TREE × 112.17	BACK OF SIDEWALK ELEVATION				
8"TREE X 112.17	8" TREE ELEVATION				
X 116.33	DOOR THRESHOLD ELEVATION				
LOT 090	LOT NUMBER				
IMG RE	IMAGE REEL				
PG	PAGES				
R/W APN	RIGHT OF WAY ASSESSOR'S PARCEL NUMBER				
PTR	PRELIMINARY TITLE REPORT				
(T) PM	TOTAL PARCEL MAP				
DOC. NO.	DOCUMENT NUMBER				
R1	RECORD REFERENCE				
\	_r_				

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

LEGAL DESCRIPTION

BLOCK 6250, LOT 31 - 71 LELAND AVENUE - PER TITLE REPORT DATED OCTOBER 2, 2008, ORDER NO. 08-35407987-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 15 IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF THAT IS INCLUDED IN BLOCK NO. 8, ACCORDING TO MAP ENTITLED "SUNNYVALE HOMESTEAD ASSOCIATION" FILED SEPTEMBER 20, 1876 IN BOOK 1 OF MAPS, PAGES 103 AND 104, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-031

BLOCK 6250, LOT 30 - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408165-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 14 IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

APN: LOT 30, BLOCK 6250

BLOCK 6250, LOT 7B - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408167-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PERPENDICULARLY DISTANT 100 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF VISITACION AVENUE, WHICH POINT IS ALSO PERPENDICULARLY DISTANT 105 FEET AND 8 INCHES NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF DESMOND STREET; RUNNING THENCE NORTHWESTERLY AND PARALLEL WITH THE SAID NORTHEASTERLY LINE OF VISITACION AVENUE A DISTANCE OF 57 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH THE SAID NORTHWESTERLY LINE OF DESMOND STREET 116 FEET 9 INCHES, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE REIS TRACT; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF THE REIS TRACT A DISTANCE OF 62 FEET, MORE OR LESS, TO A POINT IN A LINE DRAWN NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF DESMOND STREET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE SO DRAWN A DISTANCE OF 110 FEET AND 2 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NO. 6, BLOCK NO. 8, SUNNYVALE HOMESTEAD ASSOCIATION, AS PER MAP THEREOF FILED SEPTEMBER 20, 1876, IN BOOK 1 OF MAPS AT PAGES 163 AND 164, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-007B

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- 2. DATE OF FIELD SURVEY: MARCH 26, 27, AND APRIL 14, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- 3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
WATER: CITY AND COUNTY OF SAN FRANCISCO
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

RECORD REFERENCES

- R1) MAP OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242
- R2) MAP OF TALBERT COURT, FILED IN THE OFFICE OF THE RECORD OF TH ECITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON MARCH 4, 1955 IN BOOK "R" AT PAGE 67 OF MAPS.
- R3) PARCEL MAP, FILED OCTOBER 28, 1992 IN BOOK 41 OF PARCEL MAPS, PAGE 90, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R4) PARCEL MAP OF A RESUBDIVISION OF LOTS 4 & 5A, PORTION OF ASSESSOR'S BLOCK 6849, FILED FEBRUARY 4, 1986, IN BOOK 32 OF PARCEL MAPS, PAGE 55, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R5) FINAL MAP NO. 3668, FILED AUGUST 25, 2010 IN BOOK 114 OF CONDOMINIUM MAPS AT PAGES 26–28, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R6) PARCEL MAP NO. 5068, FILED DECEMBER 4, 2008 IN BOOK 108 OF CONDOMINIUM MAPS AT PAGES 50-51, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.

BENCHMARK

BENCHMARK AS SHOWN ON THE CITY OF SAN FRANCISCO BENCHMARK BOX 14, BOOK 458 AT PAGE 76, BEING "+ CUT TOP CORBER BRICK COPING" AT THE SOUTHEAST CORNER OF THE INTERESECTION OF LELAND AVENUE AND ALPHA STREET. ELEVATION = 44.313 FEET, CITY OF SAN FRANCISCO DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF JOHNNY LI IN APRIL 2015.

DATE____MAY 22, 2015

JACQUELINE MUK, P.L.S. 8934 FOR LUK & ASSOCIATES, INC.





VICINITY MAP

NOT TO SCALE

TOPOGRAPHIC AND BOUNDARY SURVEY

73 LELAND STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MAY 2015

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS

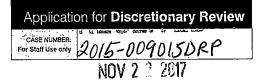
738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

SHEET 1 OF 1

DR Applications: DRP, DRP-02 & DRP-03



Discretionary Review

Proposed Use: New two - 5 tory Camily

Building Permit Application No. 2015, 0629, 016 Y

CITY & COUNTY OF S.F.

1. Owner/Applicant Information Gritgen L65 Nelson DR APPLICANT'S ADDRESS: ZIP CODE: Usitaclou 94134 (415) 377-2078 PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: OHNNY ZIP CODE: TELEPHONE: 94014 CONTACT FOR DR APPLICATION: Same as Above ADDRESS: 3 2. Location and Classification STREET ADDRESS OF PROJECT: ZIP CODE: 94134 CROSS STREETS: HEIGHT/BULK DISTRICT: ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: 6250 /60**7**B 3. Project Description Please check all that apply Change of Use \square Change of Hours
New Construction Alterations Demolition Side Yard 🗌 Additions to Building: Rear 🗌 Front 🗌 Height 🗌 Vacant lot Present or Previous Use:

Date Filed:

4. Actions Prior to a Discretiona	ary Review Request
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Prior Action	YES .	. NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		. 🗆
Did you participate in outside mediation on this case?		Z

If you have discussed the prosummarize the result, including	,		0	on, please
		•		-
		•		,
·	,			

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

٠.	Planning Cothe the project?	ode. What are the e How does the proj	xceptional and ject conflict wit	extraordinary circumstances that just h the City's General Plan or the Plann cific and site specific sections of the Ro	tify Discretionary Review of ing Code's Priority Policies or
		Please	See	attachments	٠.
		,		attachments	•
					·
	-				•
		•			,
2.	Please expla	in how this project	would cause u	me impacts to be reasonable and expense inreasonable impacts. If you believe you affected, please state who would be	our property, the property of
		flesse	ક. ૧ ૬	attach ments	
				•	•
		·			
3.				project, beyond the changes (if any) a ces and reduce the adverse effects not	
		Please	see	attachments	
_					
				•	
			•		

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

11/22/17

. Print name, and indicate whether owner, or authorized agent:

Application	on for Discretionary Revi	ew
CASE NUMBER: For Staff Use only		, _

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	V
Address labels (original), if applicable	
Address labels (copy of the above), if applicable	⊘
Photocopy of this completed application	V
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

NOTES:

Required Material.

DODA Optional Material.

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department;

By: Yine

ate: (\)

11/22(17



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception 1650 Mission Street, Suite 400 San Francisco CA 94103-2479.

TEL: 415.558.6378 FAX: 415.558-6409 WEB: http://www.sfplanning.org

Planning Information Center (PIC) 1660 Mission Street, First Floor San Francisco CA 94103-2479

TEL: 415.558.6377.
Planning staff are available by phone and at the PIC counter.
No appointment is necessary.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guideline? Please be specific and site specific sections of the Residential Design Guidelines.

75 Leland Ave (permit 2015.0629.0164) as proposed would build TWO single family homes on a vacant lot, (6250-007B). Lot 007B would need to be subdivided. This vacant lot is exceptional due to its lack of direct access to a public street. The project sponsor's design solution to this exceptional situation is extraordinary (not in a good way!). The TWO single family homes will require a subordinate easement through mixed use building on lot 30, which fronts on Leland Ave.

Lot 007B (land locked): Block 6250 has an exceptional configuration. Lot 007B is mid-block and is currently a paved parking lot. Lot 007B clearly defines the mid-block open space for the adjoining residential lots. Building TWO single family homes on Lot 007B will destroy all elements of the existing mid-block open space for the existing residential lots.

"When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered." Residential Design Guidelines, Page 16.

The San Francisco City Planning Code and the San Francisco Residential Design Guidelines, acknowledge the importance of light impacts to a property. SF Planning Code 101(c);

San Francisco General Plan POLICY 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

This mid-block open space is shared by the residents along Desmond St., Visitacion Ave. and Talbert Court/St. The TWO single family homes will shadow the rear yards of neighboring properties. The TWO single family homes will visually box in the rear yards of all the neighboring residential properties. The existing properties including my home, will lose a sense of privacy due to the higher elevation of the subject lot. The plans submitted at the time of this submittal do not depict the topography of Block 6250.

"This City Planning Code is adopted to promote and protect the public health, safely, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes:... To provide adequate light, air, privacy and convenience of access to property..." San Francisco Planning Code Section 101 (c).

Residential Design Guidelines, Pages 16.

San Francisco General Plan POLICY 4.15

The TWO single family homes would be out of context because they would be entirely surrounded by residential and mixed-use properties. This would be a situation that is virtually nonexistent in this neighborhood.

"Though the Planning Code establishes the maximum building envelope by dictating setbacks and heights, the building must also be compatible with the form of surrounding buildings. "Residential Design Guidelines, Page 28.

San Francisco General Plan POLICY 4.15

The project sponsor proposal will be out-of-scale and incompatible with surrounding buildings creating exceptional and extraordinary impacts. Specifically, all of block 6250 will be boxed in and blocked-in and cut-off from light and open space.

"The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space. "Residential Design Guidelines, Page 26

The proposal is unprecedented not appropriate based upon the context of the other buildings that define mid-block opens space. Lot 007B presently defines the mid-block pattern for this block. "Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity." Residential Design Guidelines, Page 25.

The project sponsor's design solution would result in TWO single family homes that significantly negatively impact the adjacent residential property owners, reasons stated above, I believe that this project rises to level of an exceptional and extraordinary.

My request is that you take DR and suggest changes that will lessen the negative impacts on the adjoining neighbors.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected and how.

Block 6250 has a unique shape. Lot 007B is unlike any other lot in the neighborhood. Therefore any development of Lot 007B should be carefully considered. Because Lot 007B is almost entirely surrounded by residential rear yards it clearly defines the mid-block for Block 6250 open. This project would cause unreasonable impacts on all the adjacent residential properties because TWO two-story single family homes will result in the complete elimination of this well-defined mid-block open space pattern. Subsequently leaving the adjacent back yards cut-off from the mid-block open space. The yards will be boxed-in by a 30 plus feet wall (includes Lot 007B topography higher than the block perimeter) or overlooked by intrusive rear windows (loss of privacy). There will also be a loss of visual openness, and a significant reduction in natural light and air. As stated, this Block and Lot are exceptional in its configuration. This project completely ignores this extraordinary situation by attempting to develop the site in such a way that does not consider how it will impact its neighbors. The two structures do not have direct street frontage and are out of character and out of scale and are not compatible with existing neighbor character.

3. What alternatives or changes to the proposed project, beyond the changes already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1.

If this lot must be developed, it should be done so in a manner that acknowledges that the site is exceptional and extraordinary and that any structure built will have a disproportional adversely impact on neighboring properties. These impacts can be somewhat mitigated by:

- 1. Reducing the number of buildings and height of the proposal. Build One one-story 'cottage' building would reduce some of the sense of being 'boxed-in'. One—story building would somewhat address the loss of light and air compared to a two-story building. One cottage One-story building could also preserve somewhat the sense of privacy because there would no longer be second floor rear windows overlooking the homes.
- 2. Reduce the bulk of the proposal. As can be seen site plan gave an excessive front yard setback 25 feet when 15 feet is require building can be shifted 10 feet forward appropriate for residential properties on Visitacion Ave. And side-backs are appropriate for the residential properties on Desmond Street and Talbert Court/Street. This would create a buffer between properties and in a small way preserve a portion of the preexisting mid-block open space. Additional changes to reduce bulk incorporate fire rated roof this will eliminate the need for the parapet and grade the land.

Second alternative; project sponsor owns the lot and existing building (Lot 31) adjacent to lot 30. Permit Project sponsor build an additional floor on the existing building producing additional units. Nix the easement through the propose three-story mixed unit building (Lot 30) allowing lower level be strictly commercial only. Building an addition on the existing building could help mitigate the loss of two single family homes.

Additional information will be provided shortly.

Thank you Nelson Gutierrez

4	2015-009015DRP-02
	Application for Discretionary Review
	CASE NUMBER: for Staff Use only

APPLICATION FOR Discretionary Review

T. Owner/Applicant information		
DRAPPLICANTS NAME: Nelson Gutlérrez		
DR APPLICANT'S ADDRESS: 624 Visitacoon Ave	ZIP CODE: 94134	TELEPHONE: (4/5) 377-2078
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONATION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTED ON THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTED ON THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION OF THE PROJECT O	RY REVIEW NAME:	
ADDRESS: 109 School St Daly City	21P CODE: 94014	TELEPHONE:
CONTACT FOR DR APPLICATION: Same as Above		
ADDRESS:	ZIP CODE:	TELEPHONE:
E-MAIL ADDRESS:		
CROSS STREETS: Peabody 5+ and Desmond 5+	· · · · · · · · · · · · · · · · · · ·	94134
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRIC	от.	HEIGHT/BULK DISTRICT:
3. Project Description		
Please check all that apply Change of Use Change of Hours New Construction A	alterations 🗌	Demolition Other
Additions to Building: Rear Front Height Side Present or Previous Use:	Yard	
Proposed Use: Naw two-story fam		nove
Building Permit Application No. 2015, 0 629, 0165	•	1 .

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	. NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?	Į	
Did you participate in outside mediation on this case?		

5.	Changes	Made to	the Pro	ject as	a Result	of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.	
	-
·	

Application	on for Discretionary Review
CASE NUMBER: For Staff Use only	

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1.	Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.				
	Please	see	attachnen	45	
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	annimationaminimationaminimation (see Fig.), and the Fig. (see Fig.), and the fig. (see Fig.).	,			
2.	Please explain how t	his project would	d cause unreasonable im	be reasonable and expected as part of construction npacts. If you believe your property, the propert ase state who would be affected, and how:	
	Please	see a	attachments		
	1 55000	annian and thanks, make the blokes that the same state of the place of the place of			P. (1997) pr. 19 (1998) (1997) 1997

3.	What alternatives or the exceptional and	changes to the p extraordinary cir	roposed project, beyond cumstances and reduce	d the changes (if any) already made would respond the adverse effects noted above in question #1?	ond to
	Please	see	attachment	S	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Print name, and indicate whether owner, or authorized agent:

25 (40 - 1) (20 - 1) (20 - 1) (3 - 1) (4 - 1)	Application	on for D	iscretio	nary Re	view
CASE NUMBER: For Staff Use only	CASE NUMBER: For Staff Use only				

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	ď
Address labels (original), if applicable	. 💇
Address labels (copy of the above), if applicable	%
Photocopy of this completed application	□ ✓
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

Required Material.

Optional Material.

For Department Use Only Application received by Planning Department:



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400 San Francisco CA 94103-2479

TEL: **415.558.6378** FAX: **415.558-6409**

WEB: http://www.sfplanning.org

Planning Information Center (PIC) 1660 Mission Street, First Floor San Francisco CA 94103-2479

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guideline? Please be specific and site specific sections of the Residential Design Guidelines.

77 Leland Ave (permit 2015.629.0165) as proposed would build TWO single family homes on a vacant lot, (6250-007B). Lot 007B would need to be subdivided. This vacant lot is **exceptional** due to its lack of direct access to a public street. The project sponsor's design solution to this **exceptional** situation is **extraordinary** (not in a good way!). The TWO single family homes will require a subordinate easement through mixed use building on lot 30, which fronts on Leland Ave.

Lot 007B (land locked): Block 6250 has an exceptional configuration. Lot 007B is mid-block and is currently a paved parking lot. Lot 007B clearly defines the mid-block open space for the adjoining residential lots. Building TWO single family homes on Lot 007B will destroy all elements of the existing mid-block open space for the existing residential lots.

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The San Francisco City Planning Code and the San Francisco Residential Design Guidelines, acknowledge the importance of light impacts to a property. SF Planning Code 101(c);

San Francisco General Plan POLICY 4.15

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This mid-block open space is shared by the residents along Desmond St., Visitacion Ave. and Talbert Court/St. The TWO single family homes will **shadow the rear yards** of neighboring properties. The TWO single family homes will **visually box in the rear yards** of all the neighboring residential properties. The existing properties including my home, **will lose a sense of privacy** due to the higher elevation of the subject lot. The plans submitted at the time of this submittal do not depict the topography of Block 6250.

"This City Planning Code is adopted to promote and protect the public health, safely, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes:... To provide adequate light, air, privacy and convenience of access to property..." San Francisco Planning Code Section 101 (c).

Residential Design Guidelines, Pages 16.

San Francisco General Plan POLICY 4.15

The TWO single family homes would be **out of context** because they would be **entirely surrounded** by residential and mixed-use properties. This would be a situation that is **virtually nonexistent** in this neighborhood.

"Though the Planning Code establishes the maximum building envelope by dictating setbacks and heights, the building must also be compatible with the form of surrounding buildings. "Residential Design Guidelines, Page 28.

San Francisco General Plan POLICY 4.15

The project sponsor proposal will be out-of-scale and incompatible with surrounding buildings creating exceptional and extraordinary impacts. Specifically, all of block 6250 will be boxed in and blocked-in and cut-off from light and open space.

"The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space. "Residential Design Guidelines, Page 26

The proposal is unprecedented not appropriate based upon the context of the other buildings that define mid-block opens space. Lot 007B presently defines the mid-block pattern for this block. "Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity." Residential Design Guidelines, Page 25.

The project sponsor's design solution would result in TWO single family homes that significantly negatively impact the adjacent residential property owners, reasons stated above, I believe that this project rises to level of an exceptional and extraordinary.

My request is that you take DR and suggest changes that will lessen the negative impacts on the adjoining neighbors.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected and how.

Block 6250 has a unique shape. Lot 007B is unlike any other lot in the neighborhood. Therefore any development of Lot 007B should be carefully considered. Because Lot 007B is almost entirely surrounded by residential rear yards it clearly defines the mid-block for Block 6250 open. **This project would cause unreasonable impacts** on all the adjacent residential properties because TWO two-story single family homes will result in the **complete elimination of this well-defined mid-block open space** pattern. Subsequently leaving the adjacent back yards **cut-off from the mid-block open space**. The yards will be **boxed-in** by a 30 plus feet wall (includes Lot 007B topography higher than the block perimeter) or overlooked by **intrusive rear windows** (loss of privacy). There will also be a **loss of visual openness**, and a significant **reduction in natural light and air.** As stated, this Block and Lot are exceptional in its configuration. This project completely ignores this extraordinary situation by attempting to develop the site in such a way that does not consider how it will impact its neighbors. The two structures do not have direct street frontage and are out of character and out of scale and are not compatible with existing neighbor character.

3. What alternatives or changes to the proposed project, beyond the changes already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1.

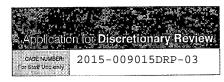
If this lot must be developed, it should be done so in a manner that acknowledges that the site is exceptional and extraordinary and that any structure built will have a disproportional adversely impact on neighboring properties. These impacts can be somewhat mitigated by:

- 1. Reducing the number of buildings and height of the proposal. Build One one-story 'cottage' building would reduce some of the sense of being 'boxed-in'. One—story building would somewhat address the loss of light and air compared to a two-story building. One cottage One-story building could also preserve somewhat the sense of privacy because there would no longer be second floor rear windows overlooking the homes.
- 2. Reduce the bulk of the proposal. As can be seen site plan gave an excessive front yard setback 25 feet when 15 feet is require building can be shifted 10 feet forward appropriate for residential properties on Visitacion Ave. And side-backs are appropriate for the residential properties on Desmond Street and Talbert Court/Street. This would create a buffer between properties and in a small way preserve a portion of the preexisting mid-block open space. Additional changes to reduce bulk incorporate fire rated roof this will eliminate the need for the parapet and grade the land.

Second alternative; project sponsor owns the lot and existing building (Lot 31) adjacent to lot 30. Permit Project sponsor build an additional floor on the existing building producing additional units. Nix the easement through the propose three-story mixed unit building (Lot 30) allowing lower level be strictly commercial only. Building an addition on the existing building could help mitigate the loss of two single family homes.

Additional information will be provided shortly.

Thank you Nelson Gutierrez



APPLICATION FOR Discretionary Review

RECEIVED

NOV 2 1 2017

CITY & COUNTY OF S.F.

1. Owner/Applicant Information	PLANNING DEPARTMENT
DRAFFUGANTS NAME: Russel Morine	
DR APPLICANT'S ADDRESS: 64 Gillette Ave	2IP CODE; TELEPHONE: 94134 (415) ⁷⁴⁰⁻⁴⁰¹⁴
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING LI JOHNNY K	IG DISCRETIONARY REVIEW NAME:
ADDRESS: 79-81 Leland Ave	2P CODE TELEPHONE (415) 710-8896
CONTACT FOR DR APPLICATION: Same as Above Jason Chan	The state of the s
ADDRESS: 615 Santa Barbara Ave Millbrae CA	94030 TELEPHONE: 94030 (415) 710-8896
E-MAIL ADDRESS Jason Chan16988@gmail.com	
2. Location and Classification STREET ADDRESS OF PROJECT 79-81 Leland Ave CROSS STREETS: Peabody St and Desmond St.	ZIPCODE: 94134
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): 25x100 2500	ZONING DISTRICT: HEIGHT/BULK DISTRICT: 40-X
3. Project Description Please check all that apply Change of Use Change of Hours New Construct	tion 🛛 Alterations 🗌 Demolition 🗀 Other 🗔
Additions to Building: Rear Front Height	Side Yard 🗆
Present or Previous Use: New three story mixed use building. Three	dwelling units and one ground floor commercial unit.
Proposed Use: 2015.0629.0158	10/23/17 Date Filed:
Building Permit Application No.	Date Flied:

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?		×
Did you participate in outside mediation on this case?		X

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

79-81 Leland Ave (6250-030) is currently vacant. The project sponsor's design for a new mixed-use building ignores the pattern of storefronts along Leland Ave and would diminish the quality of the streetscape due to its poorly conceived facade. The design of 79-81 Leland Ave is entirely dictated by the proposed (separate permits) residential project to the rear of this property. To access the properties to the rear, the project sponsor proposes an easement through 79-91 Leland Ave. This easement results in a gaping hole in the façade of the building.

CASE NUMBER

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of co Please explain how this project would cause unreasonable impacts. If you believe your property, the others or the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected, please state who would be affected, and how the neighborhood would be adversely affected. 3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would be acceptable to the neighborhood would be adversely affected.	ds of the Review of ity Policies or Guidelines.
Please explain how this project would cause unreasonable impacts. If you believe your property, the others or the neighborhood would be adversely affected, please state who would be affected, and ho	
Please explain how this project would cause unreasonable impacts. If you believe your property, the others or the neighborhood would be adversely affected, please state who would be affected, and ho	
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made worthe exceptional and extraordinary circumstances and reduce the adverse effects noted above in questions.	e property of
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made wo the exceptional and extraordinary circumstances and reduce the adverse effects noted above in questions.	
Seo Address Anna	ould respond to stion #1?

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:	Date: _	11/21/	17
Print name, and indicate whether owner, or authorized agent:			

Text for DR Application filed by Russel Morine/ Visitacion Valley Connections.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guideline? Please be specific and site specific sections of the Residential Design Guidelines.

79-81 Leland Ave (6250-030) is currently vacant. The project sponsor's design for a new mixed-use building ignores the pattern of storefronts along Leland Ave and would diminish the quality of the streetscape due to its poorly conceived facade. The design of 79-81 Leland Ave is entirely dictated by the proposed (separate permits) residential project to the rear of this property. To access the properties to the rear, the project sponsor proposes an easement through 79-91 Leland Ave. This easement results in a gaping hole in the façade of the building. This 'creative' design solution may benefit the project sponsor's other project, but it does so at the detriment of the public realm.

Continued from application below:

This gaping hole ignores the neighborhood's fine grained storefront character and results in a small leftover commercial space that would be challenging to activate.

Regarding street frontage in neighborhood commercial districts, SEC. 145.1 of the Planning Code states

Regarding street frontage in neighborhood commercial districts, SEC. 145.1 of the Planning Code states that development should try to, "preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts...". 79-81 Leland Ave fails to do this.

Policy 6.7 of the General Plan in part states ".. Continuous commercial frontage at the street level is especially important .. It prevents the fragmentation and isolation of fringe areas, improves pedestrian accessibility, and enhances the physical and aesthetic cohesiveness of the district. The design of new buildings should harmonize with the scale and orientation of existing buildings. 79-81 Leland Ave would not be in harmony with the existing buildings.

The design of 79-81 Leland Ave is entirely influenced by unusual external factors. However, these factors should not diminish the aesthetic quality what would otherwise be a straight forward mixed-use building. For these reasons, the project as designed should be considered extraordinary and if built as designed it would be an exception to the established character of the commercial corridor.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected and how.

As stated, the design of 79-81 Leland Ave is entirety dictated by an external factor (residential construction on a separate lot to the rear). As a result, the easement through the building results in a façade that is inconsistent and at odds with the character of the commercial corridor. Specifically, the 25ft wide building would have a 11' wide and 14'9" high opening in its façade. This gaping hole would dominate the façade of the building and distract from the regular pattern of storefronts and mixed-use buildings common along the corridor. Visually this would be a gated off tunnel that extends 75' to the rear of the building.

Continued from application below:

This easement also significantly confines the dimensions of the included storefront to about 12' wide, but 75' deep. This narrow but long storefront may prove unnecessarily challenging to activate due to its dimensions.

The height of the ground floor is also adversely impacted by this easement. The ground floor is an atypical 15' high. High ceilings in a commercial unit are positive attributes, but as designed the façade of the building breaks the visual pattern of 'typical' storefronts along the corridor. As a result, the entire building is more imposing than its neighbors.

Lastly, the inclusion of the easement will require the continuation of a curb cut to access the properties to the rear. The opportunity to transition toward slightly more public parking spaces while eliminating the need for private vehicles to cross the public sidewalk will be lost.

Leland Ave is a short commercial corridor. Only extending for about 3 blocks before giving way to residential buildings. Therefore, the opportunity to add a new storefront should not be diluted by the construction of a commercial space that is subservient to a non-commercial use.

Taken together, the design of 79-81 Leland Ave unreasonably impacts the commercial streetscape along Leland Ave. The opportunity improve the public realm and the shopping experience for the residents of the community will be lost if the project moves forward as designed.

3. What alternatives or changes to the proposed project, beyond the changes already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1.

Given that the issues associated with 79-81 Leland Ave's design or external, it is difficult to suggest an alternative that would reduce the adverse impacts without impacting the associated proposal. However, if viewed as an entirely independent project, the exceptional and extraordinary factors that require Planning Commissioners discretion as easily addressed. Simply deny the easement through 79-81 Leland Ave and the resultant building would easily be acceptable and embraced. Beyond, this alternative, the experience of the Planning Commissioners will be required to move toward a reasonable alternative.

Applicațio	for Discretionary Review
CASE NUMBER: For Staff Use only	·

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed .	□·
Address labels (original), if applicable	0
Address labels (copy of the above), if applicable	. 0
Photocopy of this completed application	
Photographs that illustrate your concerns	. 2
Convenant or Deed Restrictions	醤
Check payable to Planning Dept.	- D
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	₩.

M	רח	r=	c	

Required Material.
Optional Material.
Two sets of original labels and one copy of addresses of adjacent property owners and owners of property.

Application received by Planning Department:

Block 6250 Lot 008G CHAN KAREN R & EMIL 1 Talbert Ct San Francisco CA 94134

Block 6250 Lot 008F TORRES CUCA ALVAREZ & JAMIE 9 Talbert Ct San Francisco CA 94134

Block 6250 Lot 008E BORDINARO ANGELINA 15 Talbert Ct San Francisco CA 94134

Block 6250 Lot 008D WONG KATHLEEN & WILSON 21 Talbert Ct San Francisco CA 94134

Block 6250 Lot 008C BUDESA SURVIVORS TRUST 27 Talbert Ct. San Francisco CA 94134

Block 6250 Lot 008B ESTRADA JUANITO & LUZ 33 Talbert Ct. San Francisco CA 94134

Block 6250 Lot 008A WU KEN LUN-KAN & LAI CHUN 39 Talbert Ct San Francisco CA 94134 Block 6250 Lot 008
OUANO-DODD FAMILY TRUST
650 VISITACION AV
San Francisco CA
94134

Block 6248 Lot 022 DUNCAN FAMILY TRUST 1989 98 Leland Ave San Francisco CA 94134

Block 6248 Lot 021 LAM JACK C & LISA Z 88 Leland Ave San Francisco CA 94134

Block 6250 Lot 001 DAVID and SHUR-PING L CHAN 51 Leland Ave San Francisco CA 94134

Block 6250 Lot 034 JEW JERRY & HO MYRA WING YE 57 Leland Ave San Francisco CA 94134

Block 6250 Lot 035 LEONETTI TONI 65 Leland Ave San Francisco CA 94134

Block 6250 Lot 031 LI JOHNNY K 71 Leland Ave San Francisco CA 94134





Block 6250 Lot 029 MAR TIM & CHOY MELISSA J 83 Leland Ave San Francisco CA 94134

Block 6250 Lot 007 GUTIERREZ NELSON A 624 Visitacion Ave San Francisco CA 94134

Block 6250 Lot 007A AU CUONG TUAN 632 Visitacion Ave San Francisco CA 94134

Jason Chan 615 Santa Barbara Ave Millbrae CA 94030

Block 6248 Lot 019 LAN FOON MOK LIVING TRUST 78 Leland Ave San Francisco CA 94134

Block 6250 Lot 037 and Lot 28 KORBES ANDREAS G 95 Leland Ave San Francisco CA 94134

Block 6250 Lot 002 OSULLIVAN DANIEL 24 Desmond Street San Francisco CA 94134 Block 6250 Lot 003 LI MANWEN & YU 30 Desmond St San Francisco CA 94134

Block 6250 Lot 003A GUAN POLLY & LUONG TAI C 32 Desmond St San Francisco CA 94134

Block 6250 Lot 004 ALEXANDER P PEZZUTO FAMILY TRUST 46 Desmond St San Francisco CA 94134

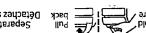
Block 6250 Lot 005 KONG WAI C & WING KA 50 Desmond St San Francisco CA 94134

Block 6250 Lot 005A TSANG LIVING TRUST 54 Desmond St San Francisco CA 94134

Russel Morine 64 Gillette Ave SF CA 94134

Block 6248 Lot 017 OLIVEIRA AURELIA G 66 Leland Ave San Francisco CA 94134





Response to DR Applications: DRP, DRP-02 & DRP-03







SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information	
Property Address: 75 Leland Avenue	Zip Code: 94134
Building Permit Application(s): 2015.0629.0164	
Record Number: 2015-009015PRJ	Assigned Planner: Esmeralda Jardines
Project Sponsor	
Name: Johnny Li	Phone:
Email: johnnyLi109@yahoo.ccom	

Required Questions

 Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

The zoning district is RH-1, single family home. Access to the rear lot is provided by an easement that has been approved by the Department of Building Inspection and the Fire Department and has been recorded on title to the Property. Mid-block open space is provided by the rear yards of all adjacent parcels, as well as the subject parcel. The General Plan encourages development of housing on vacant parcels in R Zoning Districts. The subject Property is located in a RH-1 (Residential, Single Family) Zoning District. See General Plan Housing Element, Objective 1, Identify and make available for development adequate sites to meet the City's housing needs.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

DR Requester has not suggested any reasonable alternatives. The subject vacant lot is underutilized and the size of the single family home is well suited to the neighborhood.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

All of the adjacent parcels have Code-compliant rear yards as does the proposed Project. There will be no unusual or adverse impacts on the surrounding properties.

Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

大学的 经基本的 经条件 对话 医克里氏 医克里氏 医皮肤	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	1
Occupied Stories (all levels with habitable rooms)	0	2
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	1
Bedrooms	0	3
Height	0	23' 6"
Building Depth	0	55' 6"
Rental Value (monthly)	0	
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature:

Date: (2-15-(7)

Property Owner
Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.







SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information	
Property Address: 77 Leland Avenue	Zip Code: 94134
Building Permit Application(s): 2015.0629.0165	
Record Number: 2015-009015DRP-02	Assigned Planner: Esmeralda Jardines
Project Sponsor	
Name: Johnny Li	Phone:
Email: johnnyLi109@yahoo.ccom	
Required Questions	
	other concerned parties, why do you feel your proposed vare of the issues of concern to the DR requester, please meet the DR lication.)
Department of Building Inspection and the Fire Department is provided by the rear yards of all adjacent parcels, as whousing on vacant parcels in R Zoning Districts. The substitution of the Provided HTML representation of the Provided HTML repres	to the rear lot is provided by an easement that has been approved by the ent and has been recorded on title to the Property. Mid-block open space well as the subject parcel. The General Plan encourages development of oject Property is located in a RH-1 (Residential, Single Family) Zoning , Identify and make available for development adequate sites to meet the
concerns of the DR requester and other cond	d project are you willing to make in order to address the cerned parties? If you have already changed the project to a those changes and indicate whether they were made before

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

DR Requester has not suggested any reasonable alternatives. The subject vacant lot is underutilized and the size of the single family home is well suited to the neighborhood.

All of the adjacent parcels have Code-compliant rear yards as does the proposed Project. There will be no unusual or adverse impacts on the surrounding properties.

or after filing your application with the City.

Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

(2) (1) (2) (2) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	1
Occupied Stories (all levels with habitable rooms)	0	2
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	1
Bedrooms	0	3
Height	0	23' 6"
Building Depth	0	55' 6"
Rental Value (monthly)	0	
Property Value		

I attest that the above information is true to the best of m	v knowledge
	y wie wie age.
Signature:	Date: 12-15-17
Printed Name: David Silverman	□ Property Owner☑ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.







SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 79-81 Leland Ave

Zip Code: 94134

Building Permit Application(s): 2015.0629.0158

Record Number: 2015-009015DRP-03

Assigned Planner: Esmeralda Jardines

Project Sponsor

Name: Johnny Li

Phone: (415) 710-8896

Email: johnnyli@yahoo.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

The zoning district is NC-2 (Neighborhood Commercial) and 40-X height & bulk district. The proposal is two floors of residential (three units) over ground floor retail - professional space. The Project is typical for the NC-2 zoning district. The existing vacant lot is unproductive and not serving anyone. The proposed housing is desperately needed due to the housing crisis. The ground floor retail is intended to provide neighborhood services.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

The DR applicant would like a smaller building. The proposal is already 10 feet below the allowable height and well within the norm for the NC-2 district. The DR applicant also objects to the access easement. The easement has been approved by the Building and Fire Departments and recorded against the title to the subject property.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The Project would not have any adverse or unusual impacts on surrounding properties. The adjacent building at 73 Leland Ave is a grocery store and a One Stop that appears to be vacant. The adjacent building at 83 Leland Avenue is a commercial laundromat. 73 Leland appears to have second story residential use.

Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	3
Occupied Stories (all levels with habitable rooms)	0	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	. 0
Bedrooms	0	2 each for units 1 & 2 & 4 for unit 3
Height	0	40'
Building Depth	0	75'
Rental Value (monthly)	0	
Property Value	N	

I attest that the above information is true to the best of my knowledge.

Signature:	Date: 12-15-17
Printed Name: David Silverman	□ Property Owner☑ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Project Sponsor's Submittal

Before the San Francisco Planning Commission

PROJECT SPONSORS' SUBMITTAL IN OPPOSITION TO APPLICATIONS FOR DISCRETIONARY REVIEW OF MIXED-USE BUILDING AND TWO SINGLE FAMILY HOMES

75-81 Leland Avenue

Project Sponsor:

Johnny Li

Building Permit Application Nos. 2015.0629.0158, .0164, and .0165

Hearing Date: March 15, 2018

Attorneys for Project Sponsors:

REUBEN, JUNIUS & ROSE, LLP

One Bush Street, Suite 600, San Francisco, CA 94104 t] 415 567 9000 f] 415 399 9480

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A. <u>INTRODUCTION</u>

Johnny Li ("**Project Sponsor**") proposes a residential infill project on two vacant lots consisting of two new two-story single family homes at 75-77 Leland Avenue within the RH-1 (Residential, Single Family) zoning district and 40-X height and bulk district. (Building Permit Nos. 2015.0629.0164 and .0165). The Project Sponsor also proposes to improve the adjacent lot at 79-81 Leland Avenue with a new three-story mixed-use building with three dwelling units over ground floor commercial space. (Building Permit No. 2015.0629.0158). 79-81 Leland is within the NC-2 (Neighborhood Commercial) zoning district and 40-X height and bulk district. The three adjacent vacant parcels are referred to herein as the "**Project Site**".

The Project Site is vacant, has no uses, and is unimproved except for a paved surface. Access to the two single family homes, which will be located on two interior lots to the rear of the mixed-use building, will be from Leland Avenue via an access easement that will run through the mixed-use building. The access easement has been pre-approved by the Department of Building Inspection ("DBI"), the Fire Department, and the City Attorney (See Exhibit C attached).

The proposed Project will be in context with the other buildings on the block, which include a number of interior structures. (See <u>Exhibit D</u> attached). The subject block is partially divided in the middle by Talbert Court.

The proposed Project is permitted as of right by the Planning Code. No variances are requested or required.

But for the DR Applicants' applications for discretionary review, this Project would have been administratively approved. The Residential Design Team ("RDT") has reviewed and approved the proposed Project. Further, the RDT, Planning staff and management have recommended approval of the Project and found the DR request to be without merit.

B. <u>SITE INFORMATION</u>

The Project Site is located in Visitacion Valley, approximately 1½ blocks from the Schlage Lock Site, where Leland Avenue terminates at Bayshore Boulevard. The neighborhood is residential and neighborhood commercial buildings abutting a mile-long former industrial zone, still undeveloped, which lies between Bayshore Boulevard and Highway 101, east of Brisbane, and approximately 1.5 miles west of the former Candlestick Park.

Street Address: 75-81 Leland Avenue

Cross Streets: Peabody Street, Desmond Street, and Talbert Court

Neighborhood: Visitacion Valley

Assessor's Block/Lot: 6250/007B and 030

Zoning District: RH-1 and NC-2

Height and Bulk District: 40-X

1

Existing Use: Vacant lots, unimproved, no existing uses

Proposed Use: Three dwelling units over ground floor commercial space

and two single family homes

C. THE DR APPLICANTS HAVE FAILED TO SATISFY THE MINIMUM STANDARD OF REVIEW - THERE ARE NO EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES THAT JUSTIFY DISCRETIONARY REVIEW

The Planning Commission's authority to review permits on a case-by-case basis under "Discretionary Review" (Municipal Code of the City and County of San Francisco, Part III, Section 26(a)¹ must be carefully exercised. In 1943, the California Supreme Court held that the San Francisco Board of Permit Appeals, pursuant to the above-referenced Section 26(a), had the authority to exercise its "sound discretion" in granting or denying building permits (See *Lindell Co. v. Board of Permit Appeals* (1943) 23 Cal.2d 303). In 1954, then San Francisco City Attorney Dion R. Holm issued Opinion No. 845, in which he opined that the Planning Commission has similar discretion to grant or deny building permits. However, the City Attorney cautioned the Planning Commission with respect to the judicious exercise of this discretion. In his opinion, the City Attorney stated as follows:

"I think it is entirely plain, on the authority of the above-enunciated general principles, that the reservation of authority in the present ordinances to deal in a special manner with exceptional cases is unassailable upon constitutional grounds . . . this is, however, a sensitive discretion and one which must be exercised with the utmost restraint." (City Attorney Opinion No. 845, p. 8, emphasis in original).

The discretionary review handout provided to the public by the Planning Department reiterates this underlying foundation of the discretionary review power. That publication provides that "discretionary review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with utmost constraint." In this case, the Planning Commission should exercise such constraint by approving the Project.

There are no exceptional and extraordinary circumstances in this case that would justify the Planning Commission's exercise of its discretionary review powers. Each of the issues raised by the DR Applicants is meritless. The professional planning staff (Residential Design Team or "RDT") has approved the project twice.

¹ Section 26(a) provides that "[I]n the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling upon surrounding property and upon its residents and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked."

D. RESPONSES TO DISCRETIONARY REVIEW APPLICANTS' CONCERNS

The proposed Project is sensitively designed, and will significantly improve the neighborhood. No variances have been requested or are required. The proposed Project is consistent with the objectives and policies of the General Plan and the Planning Code. The Project will create productive uses on vacant unimproved parcels. The Project is permitted as of right.

The proposed Project meets the standards of the Residential Design Guidelines, per Planning Department RDT Review. Nothing in the Project is extraordinary or has any extraordinary impacts.

Slight and reasonable impacts to neighbors are to be expected for any building project. Any potential impacts to neighbors will be ordinary and acceptable in a built urban environment.

1. Vacant Lots Should be Developed for Productive Use.

Lot 007B at 75-77 Leland Avenue is not public open space. All of the adjacent homes have their own code-compliant rear yards. Lot 007B has long been a vacant lot, and the adjacent homeowners, as a group or individually, could have sought to acquire it for their own use. The property owner, Johnny Li, is authorized by the Planning Code to develop his property for productive use.

2. Access Easement.

Access from Leland Avenue to the two new single family homes will be via an access easement through the new mixed-use building. The access easement has been pre-approved by DBI, the Fire Department, and the City Attorney. (See Exhibit C attached). Access easements are not uncommon, and in fact the City Attorney has a boilerplate form that it uses for such easements.

3. Neighborhood Context.

The subject block is double the normal size and is partially divided by Talbert Court. Midblock structures are common in the neighborhood (See, for example, the building located at the end of Talbert Court, and the six (6) mid-block structures located between Talbert Court and Peabody Street, attached as Exhibit D) and all of the nearby homes have their own private codecompliant rear yard open spaces. The existing homes are adequately buffered from the proposed two new homes by their respective rear yards and the code-compliant rear yards of the proposed new homes.

The proposed single family homes have been kept to two stories in order to reflect the height of the other homes in the neighborhood.

4. The General Plan Encourages Development of Housing on Vacant Parcels in RH-1 Zoning Districts.

The Project Site is located in a RH-1 (Residential, Single Family) zoning district. See <u>General Plan Housing Element</u>, <u>Objective 1</u>: Identify and make available for development adequate sites to meet the City's housing needs. Particularly in a housing crisis, vacant lots in RH-1 districts cannot remain vacant any longer. While it undoubtedly would benefit the neighbors to convert private vacant residential lots to public open space, that is an unreasonable request. The two-story design of the proposed homes was selected to reflect the approximate size and bulk of the other homes in the neighborhood.

5. <u>Construction of a Mixed-Use Building on an NC-2 Commercial Corridor will improve Neighborhood Services, Public Safety, and Aesthetics.</u>

The zoning district is NC-2 (Neighborhood Commercial) and 40-X height & bulk district. The proposal is two floors of residential use (three units) over ground floor commercial space. The mixed-use Project is typical for the NC-2 zoning district. The existing vacant lot is unproductive and not serving anyone. The proposed housing is desperately needed due to the housing crisis. The ground floor commercial space will provide neighborhood services and will benefit the community.

The DR applicant who lives more than ¼ mile away from the Project Site, on a different block, would like a smaller commercial building. The proposal is already 10 feet below the allowable height and well within the norm for the NC-2 district. The DR applicant also objects to the access easement. The easement has been pre-approved by the Building and Fire Departments and the City Attorney. Access easements are not unique. They are commonly used to access interior lots.

The Project would not have any adverse or unusual impacts on surrounding properties. The adjacent building at 73 Leland Ave is a grocery store and a One Stop that appears to be vacant. The adjacent building at 83 Leland Avenue is a commercial laundromat. 73 Leland appears to have second story residential use. The proposed Project will be an asset to the neighborhood and will provide infill development on a vacant lot.

E. CONCLUSION

The proposed Project is permitted as a matter of right by the Planning Code, is appropriately sized, is in context with the block, and will significantly improve the neighborhood and provide benefits for the community. But for the applications for discretionary review, the Project would have been approved administratively. The subject vacant parcels fronting on a neighborhood commercial street are long overdue for development for productive uses. Vacant lots are detrimental to the neighborhood safety, serve no productive purpose, and do not provide significant taxes or any other benefits to the City or the community. They also can be attractive to vandals, drug users, and other such neighborhood blight.

The DR Applicants have failed to demonstrate any exceptional or extraordinary circumstances that would justify discretionary review. There will not be any material impacts to neighbors, other than ordinary and reasonable impacts that are a part of any built urban environment.

Accordingly, the Project Sponsor respectfully requests that the Planning Commission deny the requests for discretionary review.

Thank you for your consideration.

Respectfully Submitted,

REUBEN, JUNIUS & ROSE, LLP

Dated: February <u>\$\mathcal{\mathcal{k}}\$</u>, 2018

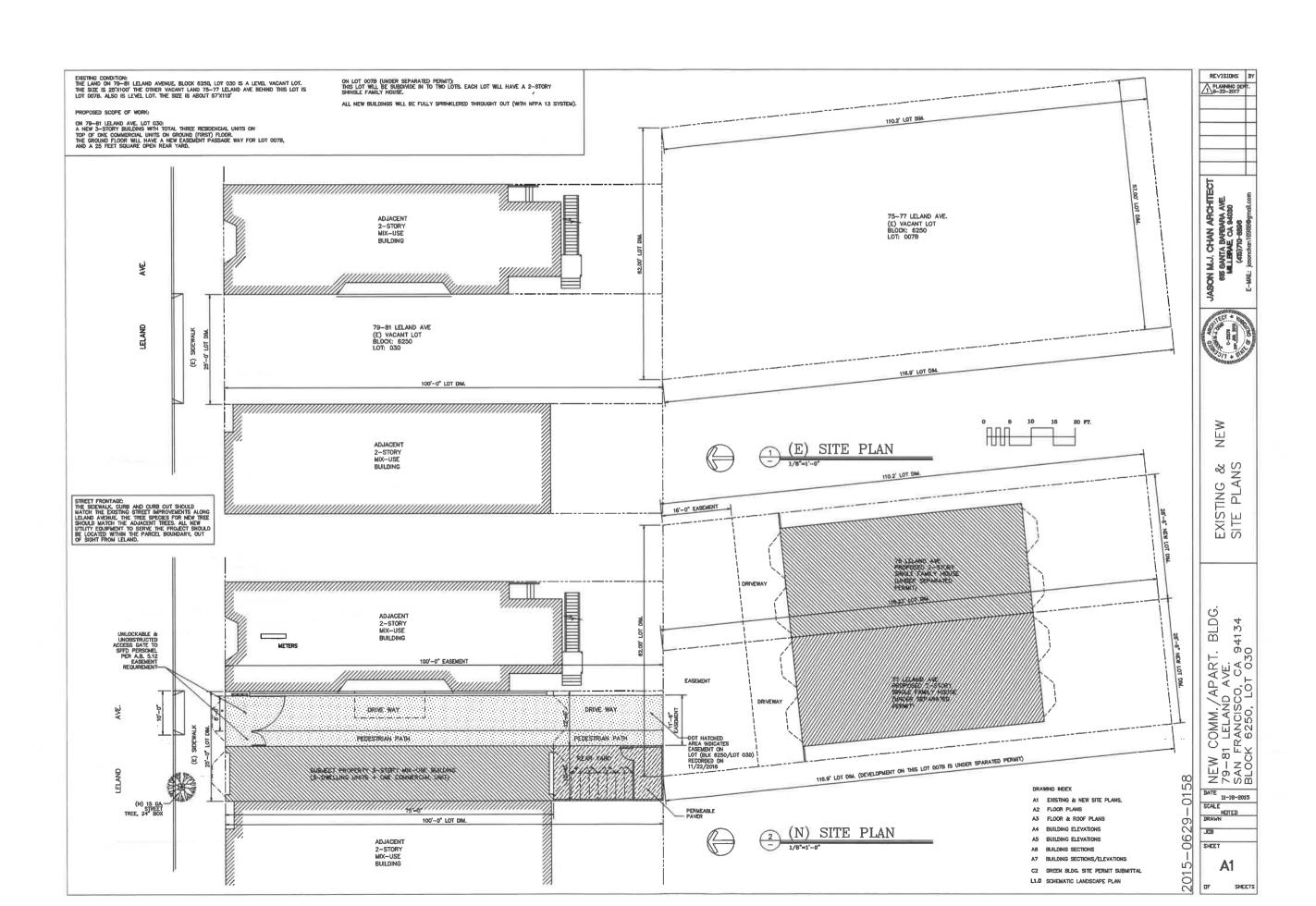
David Silverman, Attorneys for Project Sponsor

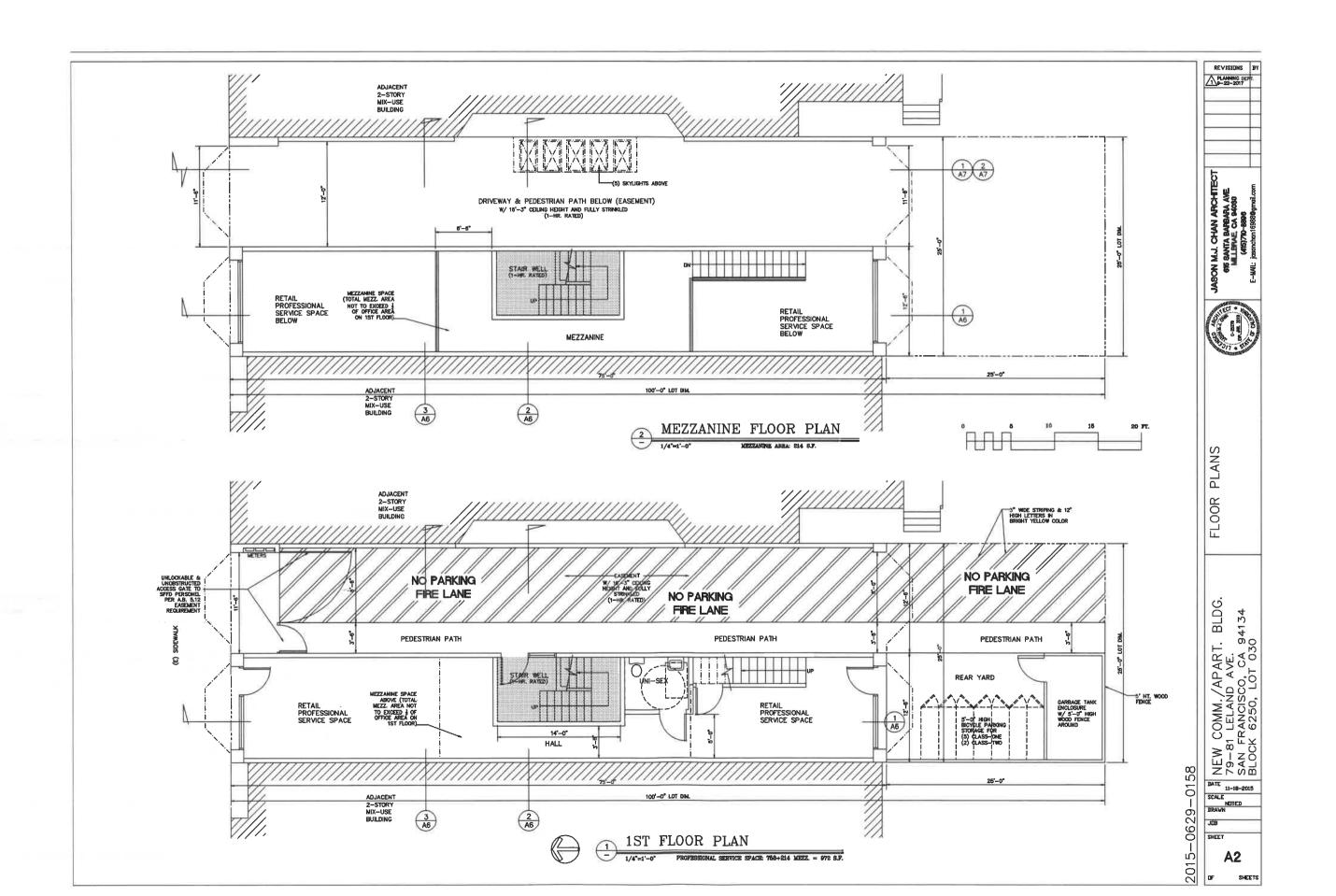
Johnny Li

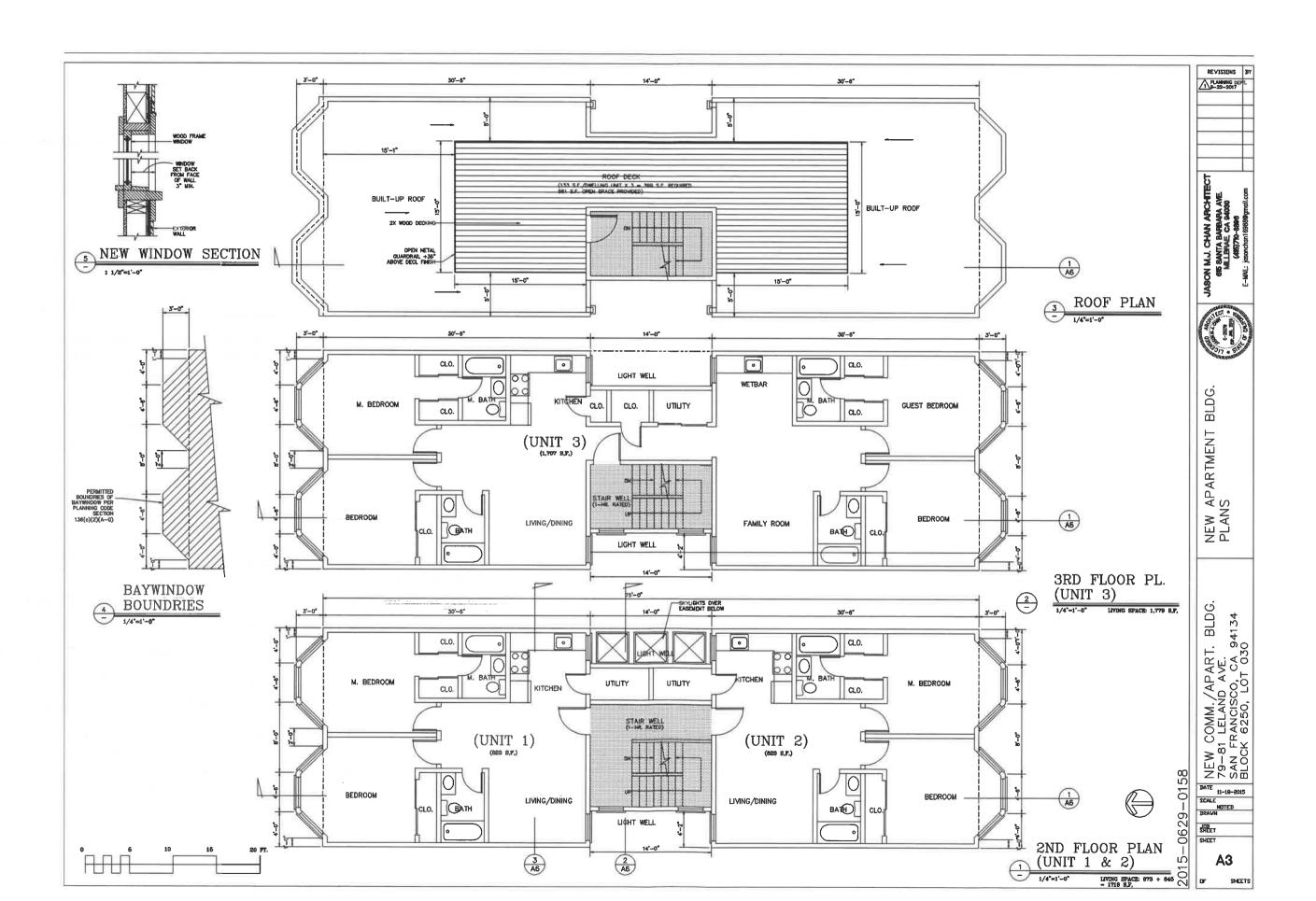
Exhibit List

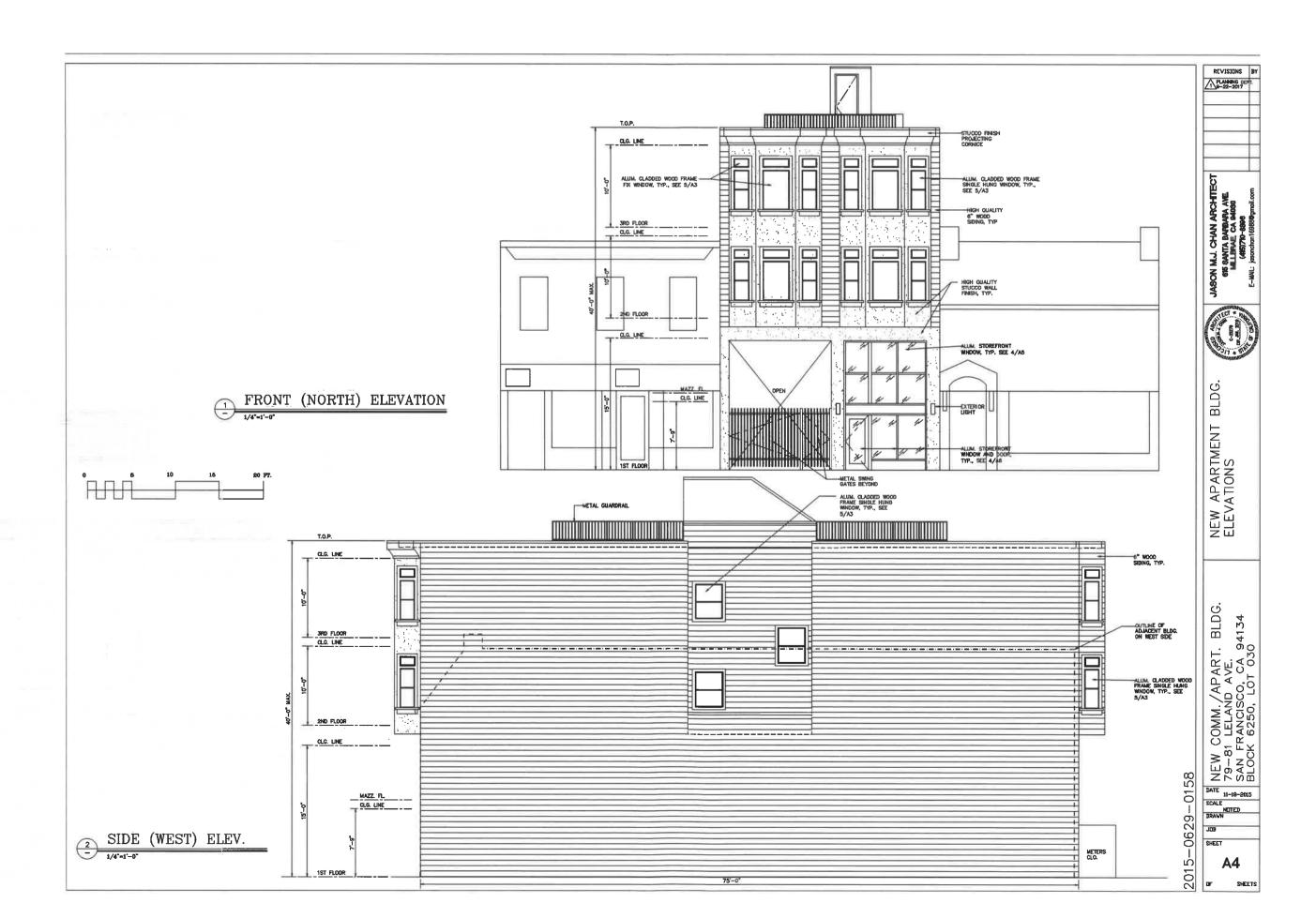
- A. Project Plans
- B. Map of Project Site and Mid-block buildings located within the subject block.
- C. Pre-Approved access easement for the proposed single family homes.

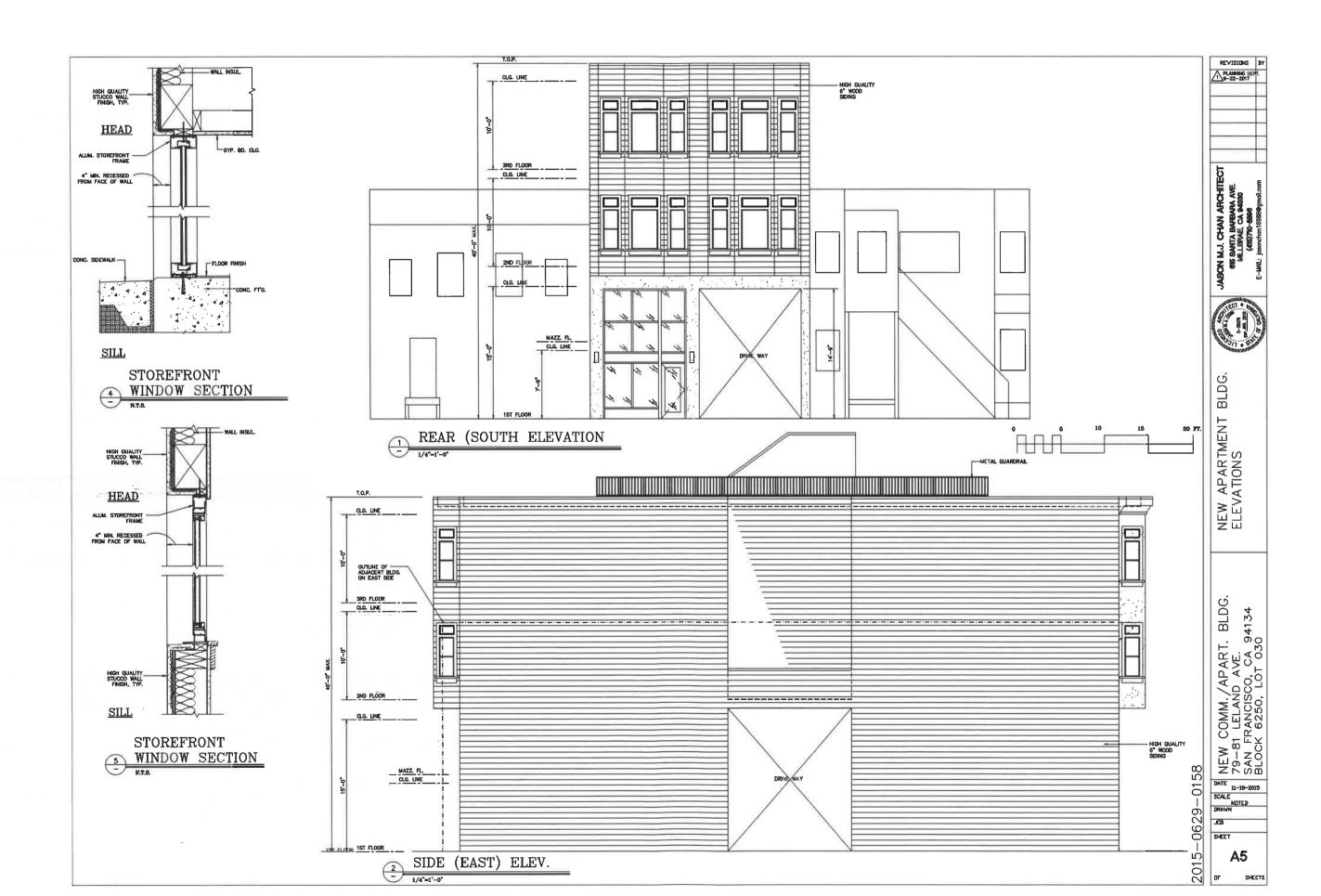
Exhibit A

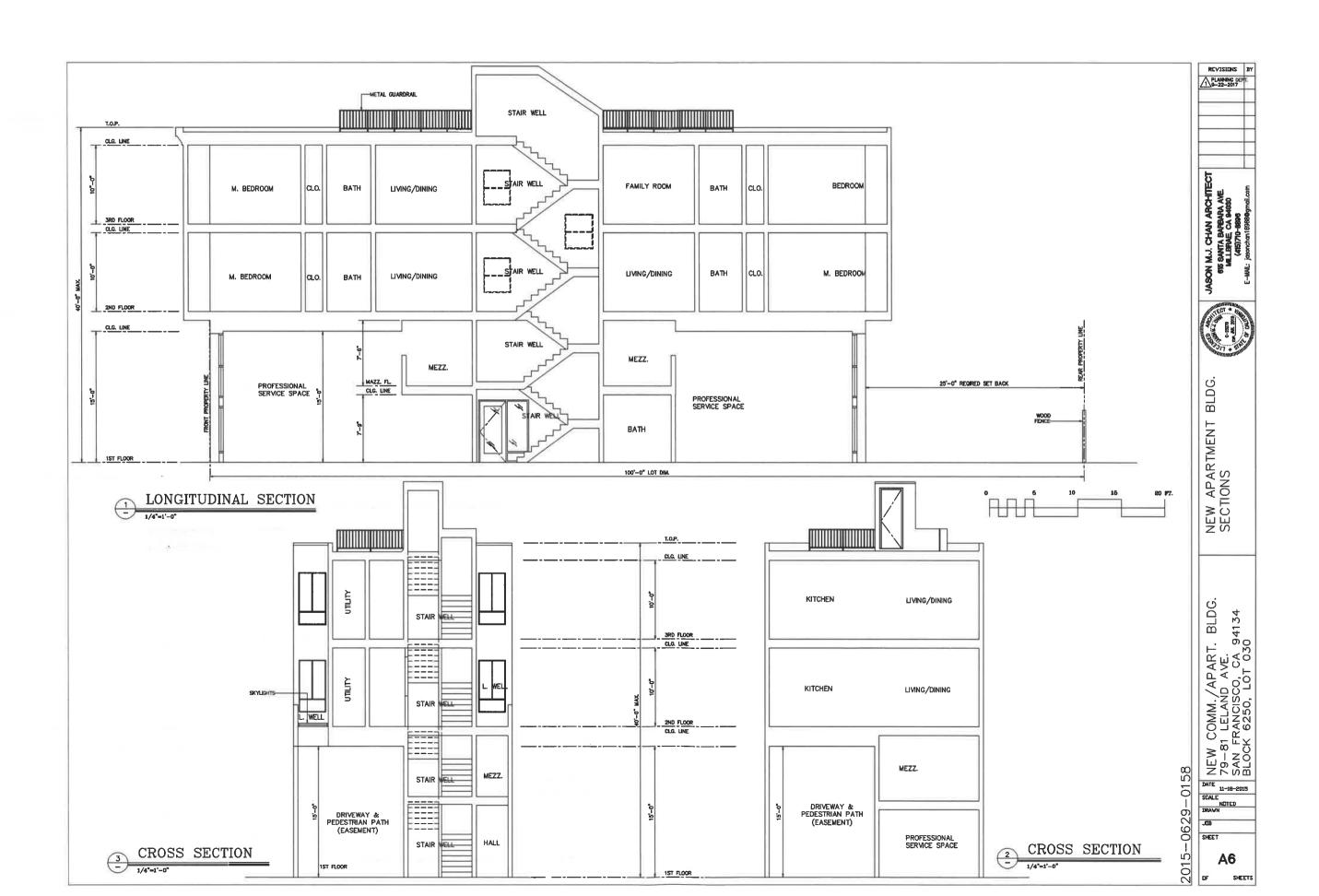


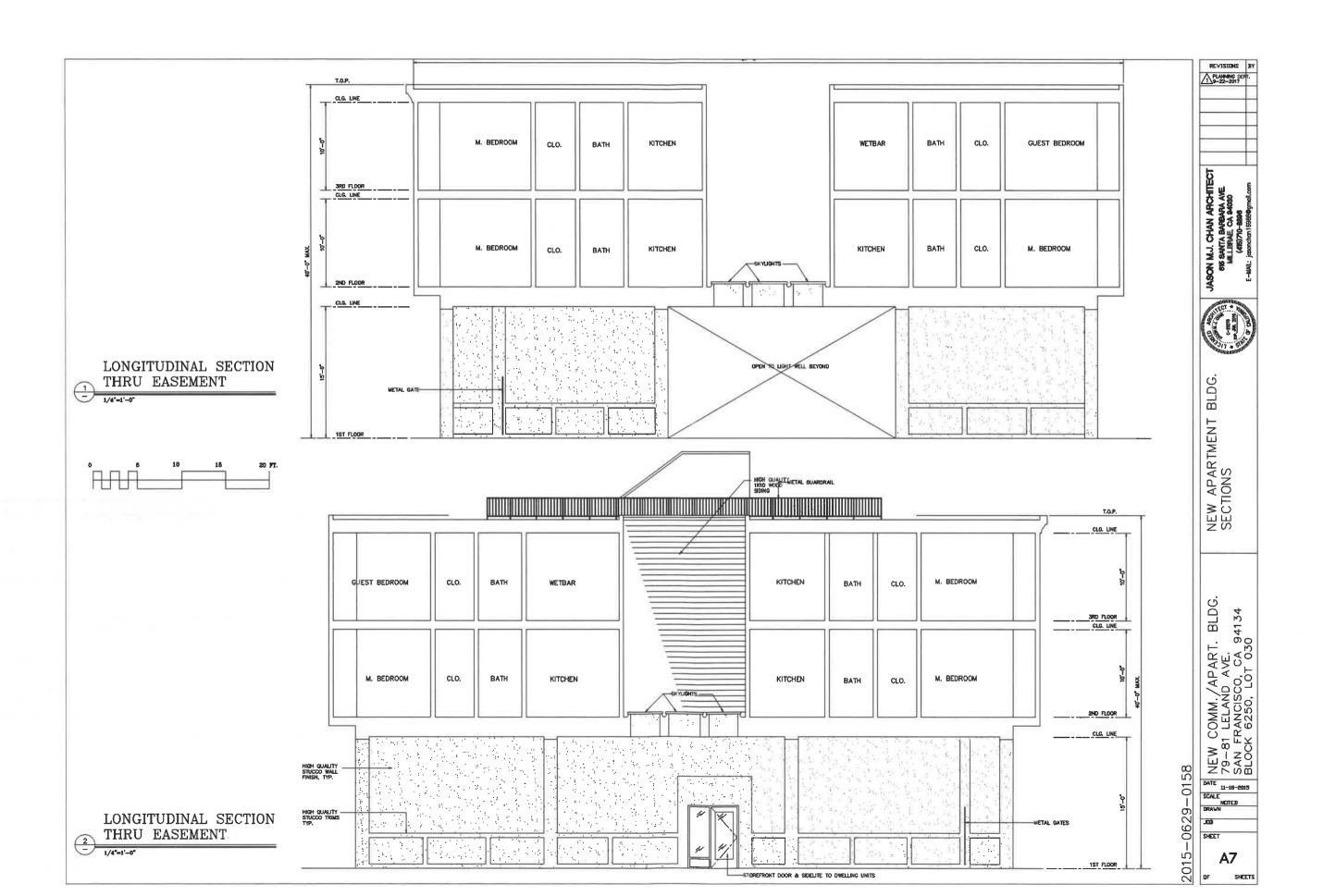












Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

- 1	Project Name	Block/Lot	Address
1	NEW APARTMENT/OFFICE	6250 / 030	79-81 LELAND AVE
- 1	Gross Project Area	Primary Occupancy	Number of occupied floors
	4,276 S.F.	R- 2/B APARTMENT/OFFICE	THREE

esign Professional/Applicant: Sign & Date

JASON CHAN (ARCHITECT)

LEED PROJECTS

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SPPUC Best Management Practices.	0
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	6
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	0
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	6

GREENPOINT RATED PROJECTS

See Administrative Bulletin 088 for details.

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/-adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	•
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	•
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	0

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating

	LLDII	OJLOI	9			
	New Large Com- mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)		х				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is no	ot required)					
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance – LEED MR 2, 2 points	•	•	•	•	Meet C&D ordinance only	•
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED mini- mum energy performance (LEED EA p2)	•	LEED prerequisite	•			ED isite only
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA-2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Pat 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-66).		n/r	n/r	n/r	r√r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA3	•		Mee	Meet LEED prerequisites		
Water Use - 30% Reduction LEED WE 3, 2 points		Meet LEED prerequisite		Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	•	•	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		CalGreen 4,594,1	Ca-Green 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4,504,1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	•	•	0			
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	•		ncisco Planning e 155	6		ncisco Planning e 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	•			•	n/r	h/i
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over $50,000 \text{sq.} \pi$.	•	n/r-	n/r	6	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	n/r	•	•	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	•	•	n/r	n/r	•
Acoustical Control: wall and roof-cellings STC 50, exterior windows STC 30, parly walls and floor-ceilings STC 40.	•	See CE	3C 1207	•	(envelope alteration & addition only)	n/r

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7 Requirements for additions or alterations apply to applications received July 1, 2012 or after.	Other New Non- Residential	Addition ≥1,000 sq f OR Alteration ≥\$200,000
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).		
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	•	•
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	•	•
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1188 VOC limits and California Code of Regulations Title 17 for aerosol achesives.		
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Tille 17 for aerosol paints.	•	
Carpet: All carpst must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSFANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, CR 5. California Catlaborative for High Performance Schools EO 2.2 and listed in the CHPS High Performance Product Debtebase AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet schesive 6 carpet ped adhistive must not exceed 50 g/L VOC content.	•	•
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	0	
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	•	•
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	•	
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	•	
Acoustical Control: Wall and roof-cellings STC 50, exterior windows STC 30, party walls and floor-cellings STC 40.	•	(envelope siteration addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.		•
Additional Requirements for New A, B, I, OR M Occupancy Projects 5	,000 - 25,000 :	Square Feet
Construction Waste Management – Divert 75% of construction and demoition debris AND comply with San Francisco Construction & Demoition Debris Ordinance.	•	Meet C&D ordinance onl
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	•	n/r

PLANNING DEPT.



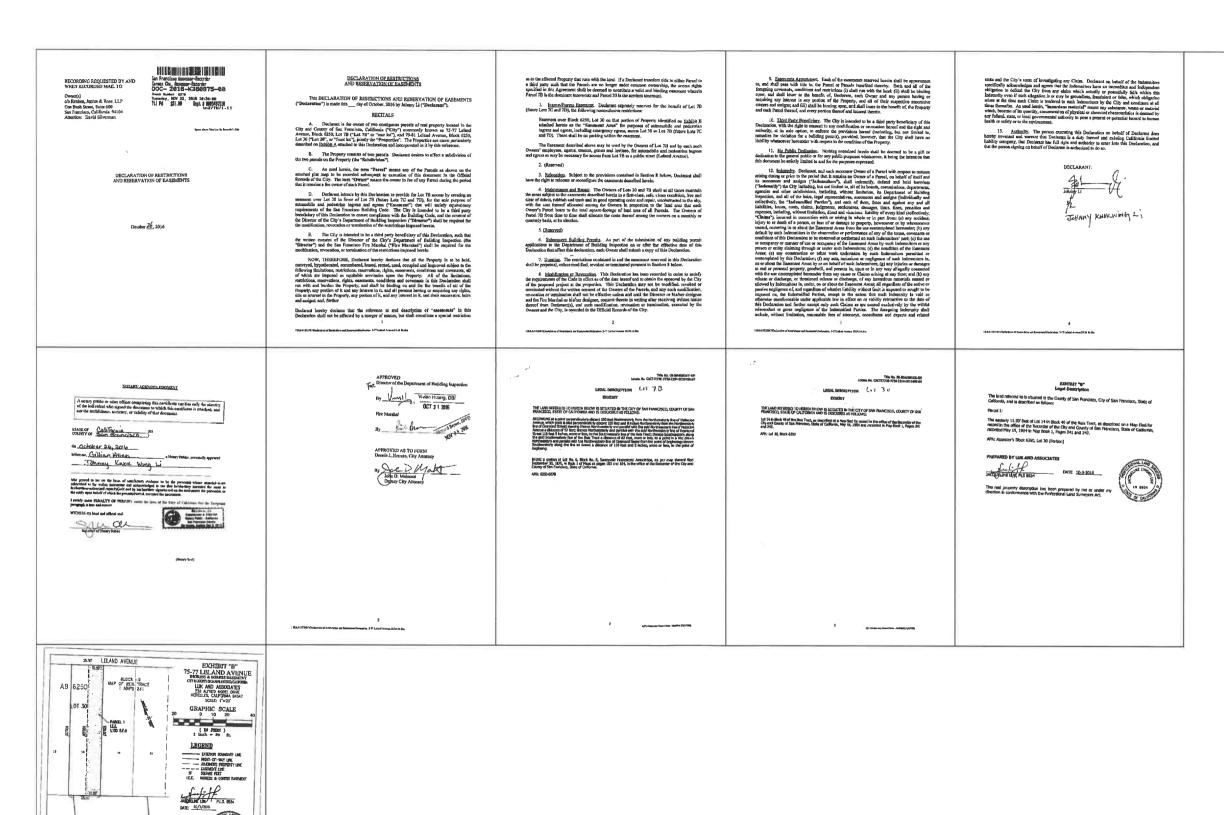
SUBMITTAL GREEN BLDG: SITE PERMIT S

NEW COMM./APART. BLDG. 79-81 LELAND AVE. SAN FRANCISCO, CA 94134 BLOCK 6250, LOT 030 DATE 11-18-2015 SCALE

2015-0629-0158

C-2

DRAWN



AN LO 190710 SET T-TEST VISITACION AVENUE

BLDG. NEW COMM./APART. BLD(79-81 LELAND AVE. SAN FRANCISCO, CA 94134 BLOCK 6250, LOT 030 -0158 DATE 11-18-2015 SCALE NOTED DRAWN 2015-0629 JOB SHEET

REVISIONS BY PLANNING DEPT.

JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE. MILLEPARE, CAS \$4030

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LELAND AVENUE (60' R/W) ASPHALT CONORETE PAVEMENT HP CHITTER BRICK CONCRETE SIDEWALK CONCRETE SIDEWALK 85H 85 50.001 25.00 TITTE ON TO AC PAVENENT TWO STORY BUILDING + P. TO P. 15 MAP OF REIS PS + TP 19 49 TRAN 24 + P064 773 13 17 21/21/11/11/12 The state of T SE AC PAVENENT 1783 MAR/CHOY ^Q DOC 2015-K042438 LEONETTI \ ∐ RE K338 IMG 590 RE K338 IMG 590 RE K172 IMG 272 LOT, 35 LOT 31 2,500 S.F. LOT 29 LOT 30 2,500 S.F. 25.00 %°25.00' 777// 3.82 + P3191 + 19600 CHANG RE F911 IMG 35 RE K338 IMG 590 LOT 7B ONE STOR 6,435 S.F. SULLIVAN RE 1113 IMG 965 LOT 2 AC PAVEMENT TORRES RE H249 IMG 167 +35 + P 19 Z₁ A RE H583 IMG 001 LOT 3 MAPS AC PAVEMENT BORDINARO RE F758 IMG 585 LOT 8E (1) LUONG/GUAN RE J320 IMG 045 +362 + P. T. \bigcirc WONG RE H333 IMG 055 LOT 8D PEZZUTO RE H707 IMG 522 LOT 4 AC PAVEMENT R & 19 15 NO FOICE WD FENCE BUDESA RE J576 IMG 285 LOT 8C GUITERREZ RE K965 IMG 099 LOT 7 RE J204 IMG 09 LOT 5 RE 1144 IMG 705 LOT 7A

E\.lobs\FIF2013\13073A10\T0P0BDRY-13073.dwr

LEGEND

SYMBOLS DESCRIPTION BOUNDARY - SUBJECT PROPERTY RIGHT-OF-WAY LINE --- - MONUMENT LINE - - STREET CENTER LINE 2" GAS LINE FOUND MONUMENT AS NOTED MONUMENT TO MONUMENT

(MEAS.) MEASURE ASPHALT CONCRETE BACK OF SIDEWALK CONCRETE GRADE BREAK GROUND COLUMN TREE WELL TOP FACE OF CURB TOP FACE OF WALL

13 GM

CATCH RASIN WATER METER GAS METER TELEPHONE BOX STREET LIGHT BOX CLEANOUT GAS VALVE WATER VALVE

SANITARY SEWER MANHOLE TREE JOINT POLE

CHAIN LINK FENCE BUILDING LINE CONTOUR LINE





BACK OF SIDEWALK ELEVATION 8" TREE ELEVATION

IMAGE reel Pages

IMG RE PG

R/W APN PTR (T) PM

DDC, NO.

RIGHT OF WAY ASSESSOR'S PARCEL NUMBER PRELIMINARY TITLE REPORT DOCHMENT NUMBER



LEGAL DESCRIPTION

THE LAND REPERRED TO HEREN BELOW IS STUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALEDRINA AND IS DESCRIBED AS FOLLOWS: LOTT IS HI BLOOK 49 OF THE REST TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN PRAILOSSOS, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1,

EXCEPTING THEREFROM ALL THAT PORTION THEREOF THAT IS INCLUDED IN BLOCK NO. B. ACCORDING TO MAP ENTITLED "SUMMYWALE HOMESTEAD ASSOCIATION" FILED SEPTEMBER 20, 1878 IN BOOK 1 OF MAPS, PAICES TOS AND TOA, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-031

BLOCK 6250, LOT 30 - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008. ORDER NO. 08-35408165-RM:

THE LAND RETERRED TO HEREN BELOW IS STRUATED IN THE CITY OF SAM FRANCISCO COUNTY OF SAM FRANCISCO, STATE OF CALEDRINA AND IS DISCRIBED AS FOLLOWS. OIT 14 DIR BLOCK 49 OF THE BEST BRACK, AS DESCRIBED UN A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAM FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

APN: LOT 30, BLOCK 6250

BLOCK 6250, LOT 7B \sim VACANT LAND \sim PER TITLE REPORT DATED MOVEMBER 19, 2008, ORDER NO. 08-35408167-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ECONNIC AT PROVINCESSO, STATE OF CALIFORNIA NO IS DESCRIBED AS FOLLIDIS:

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BEING A PORTION OF LOT NO. 6, BLOCK NO. 8, SUNNYVALE HOMESTEAD ASSOCIATION, AS PER MAP THEREOF FILED SEPTEMBER 20, 1876, IN BOOK 1 OF MAPS AT PAGES 163 AND 164, IN THE CIFFLE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-007B

NOTES

- EASEMENTS AND/OR RICHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RICHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: MARCH 26, 27, AND APRIL 14, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD BROOMANDOW ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THERE EXACT LOCATION. IT IS THE RESPONSEBILITY OF THE DEVOCATION AND AND OWNERACTOR IT. MERRY TIME EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS: STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO SANITARY SENER: CITY AND COUNTY OF SAN FRANCISCO WATER: CITY AND COUNTY OF SAN FRANCISCO ELECTRICITY: PACIFIC GAS & ELECTRIC CO. NATURAL GAS: PACIFIC GAS & LECTRIC CO.

RECORD REFERENCES

- RT) MAP OF THE ROS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.
- R2) MAP OF TALBERT COURT, FILED IN THE OFFICE OF THE RECORD OF TH ECTTY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON MARCH 4, 1955 IN BOOK "R" AT PAGE 67 OF MAPS.
- R3) PARCEL MAP, FILED OCTOBER 28, 1892 IN BOOK 41 OF PARCEL MAPS, PAGE 90, OFFICIAL RECORDS OF CITY AND COUNTY OF SAM FRANCISCO.
- R4) PARCEL MAP OF A RESUBDIVISION OF LOTS 4 & 5A, PORTION OF ASSESSOR'S BLOOK BB49, FILED FEBRUARY 4, 1985, IN BOOK 32 OF PARCEL MAPS, PAGE 55, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R6) PARCEL MAP NO. 5068, FILED DECEMBER 4, 2008 IN BOOK 108 OF CONDOMINIUM MAPS AT PAGES 50-51, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.

BENCHMARK

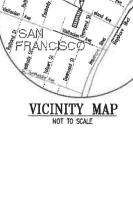
BENCHMARK AS SHOWN ON THE CITY OF SAN FRANCISCO BENCHMARK BOX 14, BOOK 458 AT PAGE 76, BONG "4 CUT TOP CORBER BRICK COPING" AT THE SOUTHEAST CORDING OF THE INTERSECTION OF LICAMO AVENUE AND AUPHA STREET, ELEVATION = 44.313 FEET, CITY OF SAN FRANCISCO DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF JOHNNY U IN APRIL 2015.

JAGODELINE BLIK, P.L.S. 8934 FOR LUK & ASSOCIATES, INC.





PROJECT

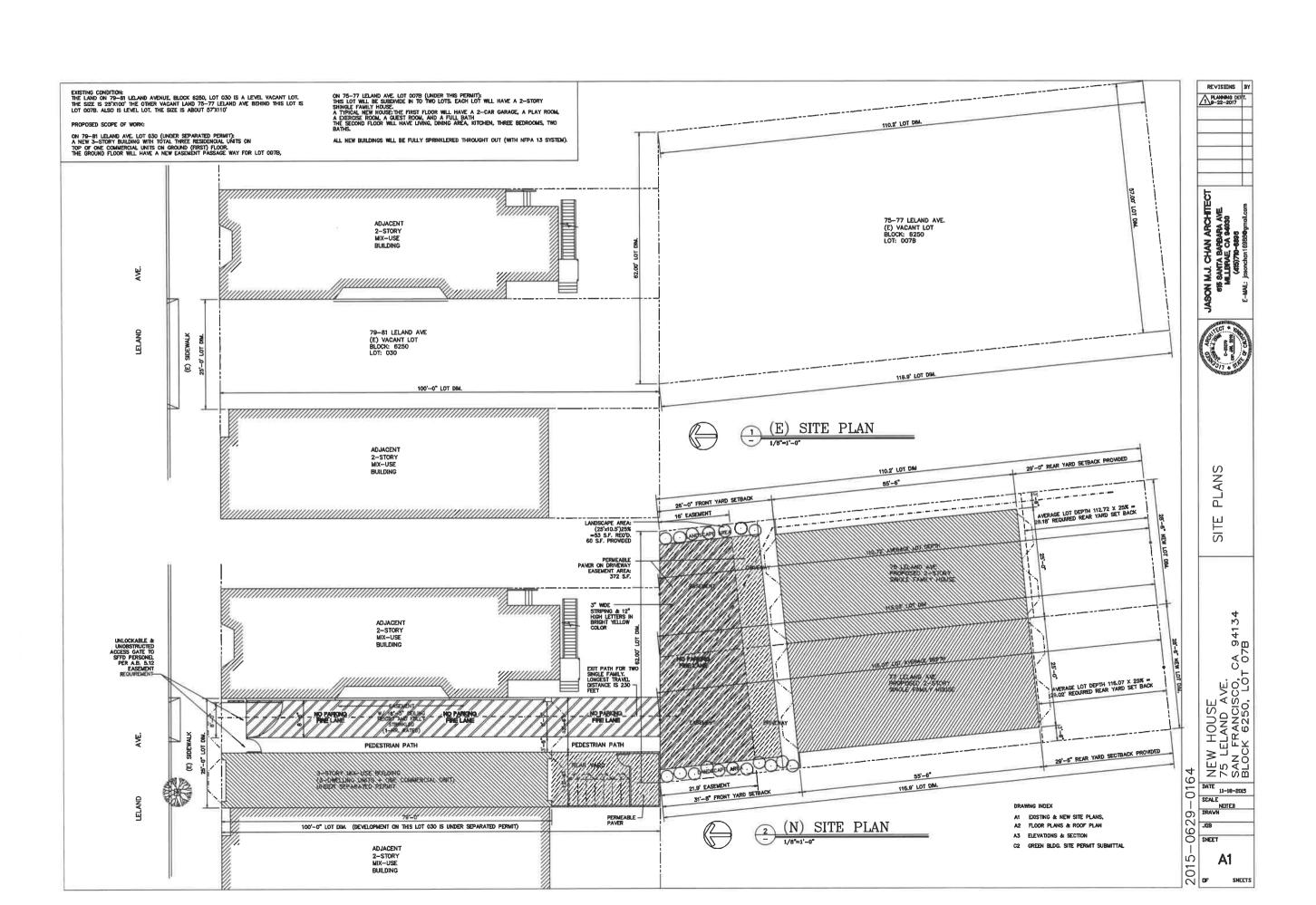
SITE

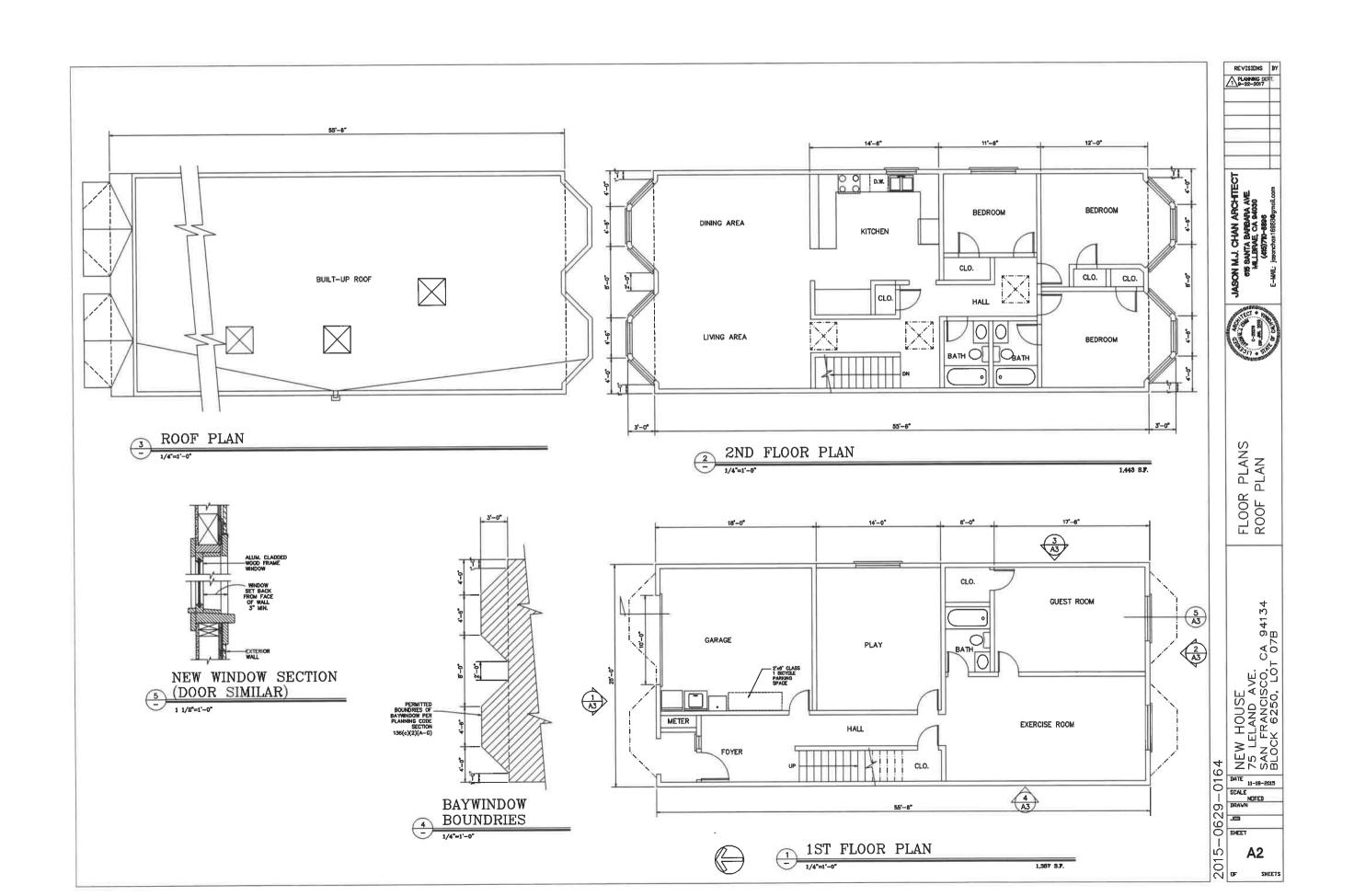
TOPOGRAPHIC AND BOUNDARY SURVEY

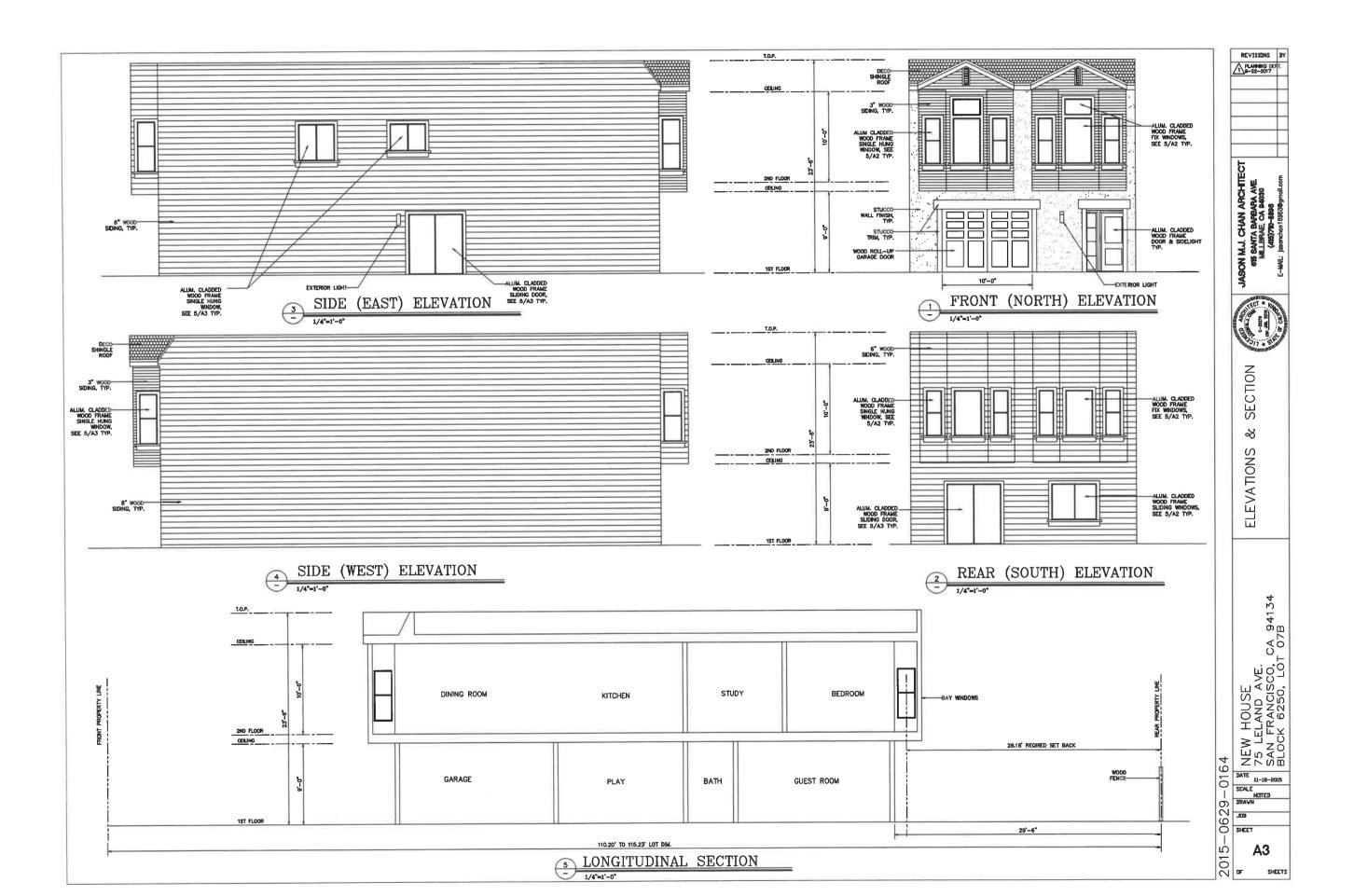
73 LELAND STREET CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA MAY 2015 PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER — LAND PLANNERS — LAND SURVEYORS 738 ALFRED NOBEL DRIVE HERCULES, CALIFORNIA 94547 (510) 724-3388







Green Building: Site Permit Submittal

JASON CHAN (ARCHITECT)

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address	
NEW SINGLE FAMILY HOUSE	6250 / 07B	77 LELAND AVE.	
Gross Project Area	Primary Occupancy	Number of occupied floors	
2,821 S.F.	R- 3 (SINGLE FAMILY HOUSE)	TWO	

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	•
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	•
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	•
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	•
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	6

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/-adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	•
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	•

 New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

	EED PR	OJECT	S			Est.
	New Large Com- mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)		х				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is no	ot required)					
Construction Waste Management 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	•	•	•	•	Meet C&D ordinance only	•
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	10	LEED prerequisite	•	•	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).		ntr	nVs	nír	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA3	•	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	0	Meet LEED Meet LEED prerequis		isite		
Enhanced Refrigerant Management LEED EA4	•	n/r	n/r		•	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		CalGres : 4,504,1	CalGreen 4 504 1	CalGreen 5.624.3	Ca'Green 5 504.3	Ca: Green 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4		•	•	•		0
Bicycle parking: Provide short-term and tong-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	•			•	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stails for low-emitting, fuel efficient, and carpool/van pool vehicles.	•			n/r		
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	•	r/r	n/r	•	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	n/r	•	•	n/r
Air Filtration: Provide MERV-13 fikers in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	•	•	n/r	n/r	•
Acoustical Control: wall and roof-cellings STC 50, exterior windows STC 30, party walls and floor-cellings STC 40.	•	See CE	3C 1207	•	(envelope atteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIA Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after 3.	Other New Non- Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000³
ype of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total notorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	•	•
Fuel efficient vehicle and carpool parking: Provide stall marking for ow-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	•	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.		•
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 /OC limits and California Code of Regulations Title 17 for aerosol adhesives.	•	•
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	•	•
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practics for the testing of VOCs (Specification DISSO), 3. NSFANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. Calfornia Collegorative for High Performance Schools EO 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Lebel, AND Indoor cappet adhetive & carpet pad adhesive must not exceed 50 g/L VOC content.	•	•
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood		
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for right Performation and CHPS) criteria or certified under the Resilient Floor Covering Institute (RFC) FloorScore program.	•	•
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	•	•
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of nechanically ventilated buildings.	•	•
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	٠	(envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.		
Additional Requirements for New A, B, I, OR M Occupancy Projects 5	,000 - 25,000 !	Square Feet
Construction Waste Management — Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Crdinance.	•	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total ennuel energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	•	n/r

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the		JASON M.J. CHAN ARCHTECT 615 SANTA BABARA AVE.
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		GREEN BLDG:
n &	0629-0165	DATE 11 DATE 1
	9	SHEET

ALINCHMENT AT DESIGNATION OF STREET San Francisco Gasessor-Recorder
Carsen One, Resessor-Recorder
DOC- 2017-K482241-00 RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: Check tander | MAC | 2817 | 11-11-80 | Tunnelsy, MAC | 86, 2817 | 11-11-80 | Tt. | Fd | \$19.85 | Rept # 885557663 | Tt. | Fd | 777/1-9

This DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS ("Declaration") is made this 21 day of July, 2017 by Johnny Li ("Declaration").

RECITALS

C. As used herein, the same "Parcest" manns any of the Purcels as shawn on the historial date map to be recorded adjusquent to assession of this descenant in the Official Records of the City. The term "Owner" stands due owner in fee of may Purcel during the period that it remains a fee owner of such Purcel.

must a recental a size observer in sum Furnet.

D. Destront intends by this Declaration to provide for Let 79 access to the published by creating an exament over Percel I as there on Exhibit A statubad, in from of Let 72 forms. Let 72 and 170, by the note improve of extendable and podentiate longings and eigens to forms the contract of the San Francisco Statubility (Code, The City is intended to less that the exhibitor propriets out of the San Francisco Statubility Code, The City is intended to less that the consect of the Director of the City Negatives of the City San Francisco Statubility (Code, and the consect of the Director of the City's Negatives of the City's Neg

NOW, TERRIFORE, Desicnet hendry devices that all the Property is no be held, conveyed, hypothecistal, seasonisment, lessed, seed, seed, seed, seed, seed, significant hendry devices that all the Property and property, and the transport as updated to a visit and burden the Property, and that like helding no and for the benefit of all of the property, and property, and that like helding no and for the benefit of all of the property, and property, and that like helding no and for the benefit of all of the property, and property, and the like head of the property, and the like head of the and property and the property, and the like head of the property, and profits it is and all process heaving our adjust, and the property and profits of the and property and profits of the property and profits on the property and pr

Declarant hareby declares that the reference to and description of "restoursests" in this Declaration shall not be afforced by a merger of entities, but shall conceptitute a special notificities as to the efficient floworth that may wish in final. If a Beliamine to remove this to use which proof in final the state of the proof o

Intross/Egress Ensement. Declarant expressly reserves for the benefit of Lot 7B (future lots 7C and 7D), the following connectusive restrictions:

Essement over Bricek 6150, Lot 7B cm that portion of Property identified on Eshibit A straded bretto as the "Resument Area" for purposes of automobile and podestrian ingrees sod operat, heldeling emergency ogress, stores Pared 1 to Lot 7B (future Lou 7C and 7D). There shall be no parking within the ensement.

The Essement described above may be used by the Owners of Let 7B and by each such Owners' employees, squees, tenames, gueess and invitees, for automobile and pedestrian ingress and egreet as may be accessery for access from Let 7B to a public street (Leibzel Avenue).

A. Meliptepacou unit Revuir. The Owners of Loc 78 shall at all times resimilain the areas solid on the cascentrat described herein in 8 first-class, selfs, clean condition, from and elser of circless, neithin and crists and on properties order are revolve, unobtituded to the sals, with the cost strend allocated among the Owners, in proportion to the lead seas that each Owner's Protect heres to the cost all sparse hostiges of final area and 18 ferentis. The Owners of Protect Try form time to the end all allocated the cores thereof among the owners on a succettly or questicity water, if a declarate of the core thereof among the owners on a succettly or questicity water, if a declarate of the core of the

5. (Reserved)

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8. Modification or Remension. This Declaration has been recorded in order to smirify
the reutermans of the Code to reflect see of the date betterformed to obtain the approval by the Crip
of the prepared project at the properties. This Declaration may not be modified, revealed or
leministed without the written consent of the Orients of the Parencia, and easy wesh confidentiate
revealed not terministe health in the reflective tudies and said like Uservice or hitten designee
and see Pair Mairchiol or beliefure designee, consent fractive in writings after creciving written nation
from Declaration(4), and such amonification(in reconsistent or formatterior, trouted by the
format frame Declaration(4), and such amonification(in reconsistent or formatterior, trouted by the

Owners and the City, is recorded in the Official Records of the City.

9. <u>Elemental Argorigeure</u>. Each of the assumants moveved forcits shall be apparteauer, ex, and shall puss with tide to, the Faced or Faveds benefited discreby. Each enal all of the foregraping overame, conditions and entertions (c) shall may which talent (c) inhall be indusing upon, and shall inme to the benefit of Declarant, each Owner and stay person having or accuracy may better an inear portion of the Traperty, and all of their respective anomalies on contents and adapta; and (iii) shall be binding upon, and shall invert to the basefit of, the I'resperty and cosh Travel Shann, and every problem themore for all inverse thesis.

0. Their Druy Bagificiary. The City is mitended to be a lither prity bearrining of this Declaration, with the right to consent to any medification or reconstant between thereof and the right and authority, at it as do option, is califore the provisions before (fincheding, but not thinked to, examelias for violation for a building permit), provided, however, that the City shall have no ideality without premarined with capacity to the contribution of the Property.

11. No Public <u>Declaration</u>. Nothing contained herein shall be document to be a gift or distinction to the general public or for any public purposes whatevever, it being the location that this document be saidtly limited to and for the purposes expressed.

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2. Indexanily. Declarate, and each assessmer Owner of a Percel with suppose to makers training dusting or price to the percent that it remains an Owner of a Percel was the percentage dusting or price to the percent dust it remains an Owner of a Percel, we behalf of intelf and its processors and unique. (The demaktion's), thall indexanily, deformed and hold heardless of the percentage of the

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John Kwokwing Li

By June Fire Marshall Secusion of the Country of the Countr

By Johal Malamat Johal D. Malamat Deputy City Attorney

A notary public or other officer completing this carificate verifies only the identity of the individue who signed the counterful ownion this carbonic is assumed, and not the marrialment, accounts, or weldly of that character.

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Floor Notary Seel Above

I certify under PENALTY OF PERJURY under the invested the State of Celifornia that the foregoing paragraph is the and correct.

WITNESS my hand and official seal. Signature Signature of Notary Public

CPTIONAL

Though this section is optional, completing this information can delite element of fraudulent featlachement of this form to an unnitended document. Eleacription of Attached Document

Title or Type of Document

Number of Pages: Signer(s) Other Than Names Above: Number of Project. Springfol Other Then Names Abovet.

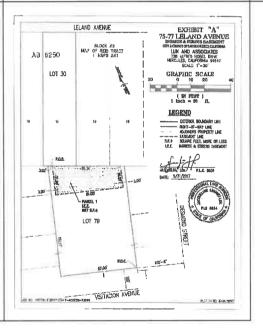
Spring in S

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

Parcel 1:

APN: Assessor's Block 6259, Lot 78 (Portion)





REVISIONS BY

PLANNING DEFT. 9-22-2017

JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE. MLIBRAE CA \$4000 (465710-8896

EASEMENT RECORED

CA 94 07B

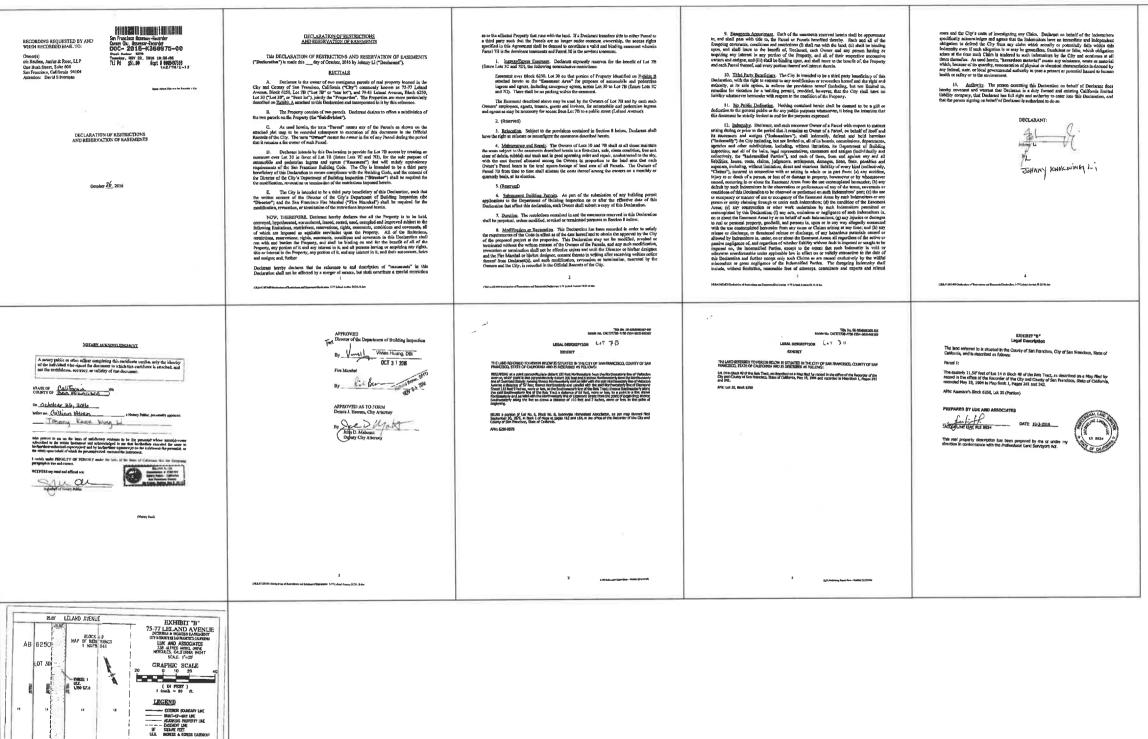
NEW HOUSE 77 LELAND AV SAN FRANCISC BLOCK 6250, 1 اماا DATE 11-18-2015

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LOT 7B

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REVISIONS BY PLANNING DEFT

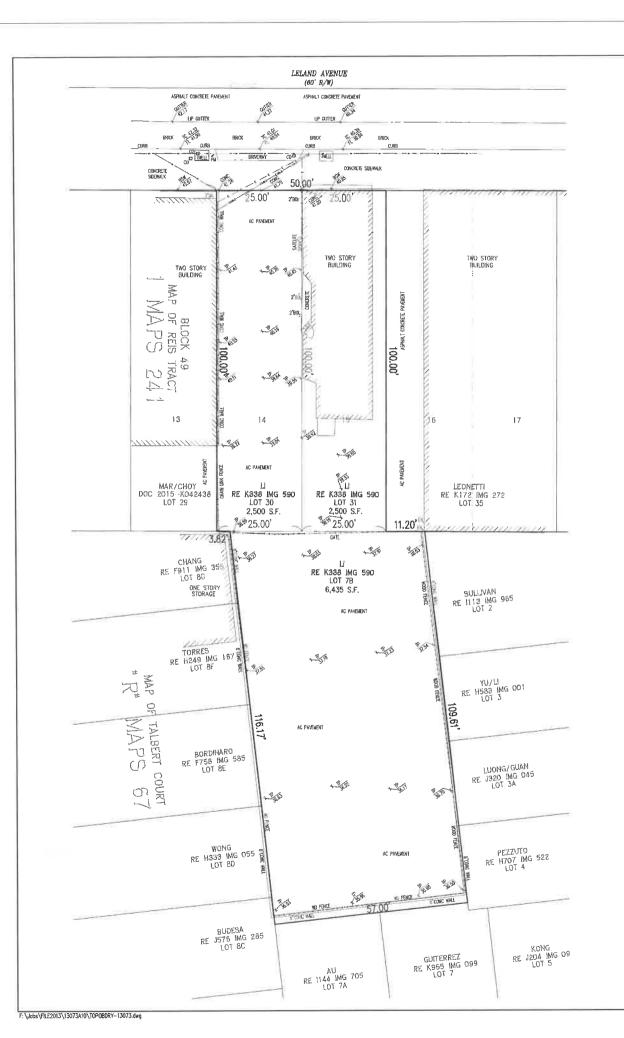
JASON M.J. CHAN ARCHITECT 615 SANTA BARBARA AVE. MILLERAE CA 94030

CA 94 NEW HOUSE 77 LELAND AVE. SAN FRANCISCO, C. BLOCK 6250, LOT

O DATE 11-18-2015 SCALE N DRAVN ○ J038 O SHEET

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LEGEND

SYMBOLS DESCRIPTION

BOUNDARY - SUBJECT PROPERTY STREET CENTER LINE TIE LINE
5'9" SANITARY SEWER
24" WATER LINE
2" GAS LINE
FOUND MONUMENT AS NOTED 2"GAS ---MONUMENT TO MONUMENT MEASURE (MEAS.) ASPHALT CONCRETE BUILDING

BACK OF SIDEWALK CONCRETE
CRADE BREAK
CROUND
COLUMN
TREE WELL
TOP FACE OF CURB
TOP FACE OF WALL
DRIVEWAY CATCH BASIN CABLE TELEVISION BOX GAS METER

TELEPHONE BOX STREET LIGHT STREET LIGHT BOX CLEANOUT GAS VALVE WATER VALVE SIGN SANITARY SEWER MANHOLE

JOINT POLE PULL BOX

STREET LIGHT CHAIN LINK FENCE BUILDING LINE CONTOUR LINE CONCRETE ELEVATION

BACK OF SIDEWALK ELEVATION

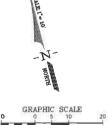
8" TREE ELEVATION

GROUND ELEVATION TOP OF PAVEMENT ELEVATION TOP OF CURB ELEVATION

CT S.

DOOR THRESHOLD FLEVATION OF TO LOT NUMBER IMAGE R/W APN PTR (T) PM RIGHT OF WAY

ASSESSOR'S PARCEL NUMBER PARCEL MAP DOCUMENT NUMBER RECORD REFERENCE



(IN FEET) 1 inch = 10 ft.

LEGAL DESCRIPTION
BLOCK 6250, LOT 31 - 71 LELAND AVENUE - PER TITLE REPORT DATED OCTOBER 2, 2003, GRIBER INO. 08-35407887-PAIL

THE LAND REPERIED TO MERCIN BELOW IS STUATED IN THE CITY OF SAM FRANCISCO COURTY OF SAM FRANCISCO, STATE OF CLUFORNIA AND IS DESCREED AS FOLLOWS LIT IS IN BLOOK 40 FITHE RISE STREAT, AS DESCREED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE OTTY AND COUNTY OF SAM FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF THAT IS INCLUDED IN BLOCK NO. 8, ACCORDING TO MAP DIRTLED "SUNRYVALE HOMESTEAD ASSOCIATION" FILED SEPTEMBER 20, 1876 IN BOOK 1 OF MAPS, PAGES 103 AND 104, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALEDRIAL

APN: 6250-031

8LOCK 6250, LOT 30 - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008, ORDER NO. 08-35408165-RM:

THE LAND REFERRED TO HEREIN BELOW IS STUATED IN THE CITY OF SAM FRANCISCO, COUNTY OF SAM FRANCISCO, STATE OF CAUTORIAN, MAY 19, 1904 AND RECORDED IN MAY BOOK 1, PAGES 241 AND 242.

SLOCK 6250, LOT 78 - VACANT LAND - PER TITLE REPORT DATED NOVEMBER 19, 2008. ORDER NO. 08-35408167-RM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO, STATE OF CAUFORNIA AND IS DESCRIBED AS FOLLOWS:

ECONNICA AT PROMISED, STATE OF WOLFFORM AND ISSUED, BEST-AUCUNES.

BEGINNICA AT PORM PERPEDICULARLY DISTART 100 FEET MOTTRESTERY FROM

THE MORTHESTERY USE OF WISTADON AND/LE WHO'P POINT IS ALSO

PERPEDICULARLY DISTART 105 FEET AND B ANCHES, MORTHWESTERY PROM THE

NORTHWESTERY USE OF DESMOND STREET, RUNNING THENCE NORTHWESTERY AND

PARALLE, WITH THE SAN DORTHESTERY USE OF WISTADON AND/LE A DISTARCO

57 FEET, THONGE MORTHESTERY AND PARALLE, WITH THE SAN DISTARCO

SOUTHWESTERY USE OF THE RES TRACT; HENCE SOUTHESTERY AND PARALLE

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SOUTHWESTERY ADDREST THE THE SOUTH AND PARALLE, WITH THE MINE, TERMS

SOUTHWESTERY ADORS THE LINE SO DRAWN A DISTANCE OF 110 FEET AND 2 INCHES,

MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NO. 6, BLOCK NO. 8, SURBHYWALE HOMESTEAD ASSOCIATION AS PER MAP THEREOF FIRED SEPTEMBER 20, 1878, IN BOOK 1 OF MAPS AT PAGES 163 AND 164, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 6250-007B

NOTES

- DATE OF FIELD SURVEY: MARCH 28, 27, AND APRIL 14, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION DRAY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT INFORMATION UNIT AND NO WARRANTY IS GIVEN HEXBIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR VERIEY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

LITELITY LIRISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORN DRAWS:
OTH AND COUNTY OF SAN FRANCISCO:
SANTARY SEMER:
OTHY AND COUNTY OF SAN FRANCISCO:
HATTER:
AND COUNTY OF SAN FRANCISCO:
FACING GAS & ELECTRIC CO.
MATRIAL GAS:
PACIFIC GAS & ELECTRIC CO.

RECORD REFERENCES

- RI) MAP OF THE RES TRACT, AS DESCREED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAM FRANCISCO, STATE OF CALFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.
- R2) MAP OF TALBERT COURT, FILED IN THE OFFICE OF THE RECORD OF TH ECTY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON MARCH 4, 1955 IN BOOK "R" AT PAGE 67 OF MAPS.
- R4) PARCEL MAP OF A RESUBOVISION OF LOTS 4 & 5A, PORTION OF ASSESSOR'S BLOCK 6849, FILED FEBRUARY 4, 1986, IN BOOK 32 OF PARCEL MAPS, PAGE 56, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- R5) FINAL MAP NO. 3668, FILED AUGUST 25, 2010 IN BOOK 114 OF CONDOMINE MAPS AT PAGES 26-28, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN
- R6) PARCEL MAP NO. 5068, FLED DECEMBER 4, 2008 IN BOOK 108 OF CONDOMINUM MAPS AT PAGES 50-51, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.

BENCHMARK

BENCHMARK AS SHOWN ON THE CITY OF SAN FRANCISCO BENCHMARK BOX 14, BOOK 489 AT PASE 78, BENG "4 CUT TOP CORBER BRICK COPPING" AT THE SOUTHEAST CORNER OF THE INTERESECTION OF LELAND AVENUE AND JUPIA STREET, ELEVATION = 44.313 FEET, CITY OF SAN FRANCISCO DATMA.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF JOHNNY LI IN APRIL 2015.

JARODELINE MAK, P.L.S. 8934 FOR LUK & ASSOCIATES, INC.



TOPOGRAPHIC AND BOUNDARY SURVEY

PROJECT

VICINITY MAP

73 LELAND STREET CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA MAY 2015

LUK AND ASSOCIATES

Exhibit B







Exhibit C

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Owner(s) c/o Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, California 94104 Attention: David Silverman



San Francisco Assessor-Recorder Carmen Chu, Assessor-Recorder DOC-2017-K492241-00

Check Number 6402

Tuesday, AUG 08, 2017 11:11:09 Ttl Pd \$39.00

Rcpt # 0005657603

Space Above This line for Recorder's Use

DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS

July 21, 2017

DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS

This DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS ("Declaration") is made this 21 day of July, 2017 by Johnny Li ("Declarant").

RECITALS

- A. Declarant is the owner of two contiguous parcels of real property located in the City and County of San Francisco, California ("City") commonly known as 75-77 Leland Avenue, Block 6250, Lot 7B ("Lot 7B" or "rear lot"), and 79-81 Leland Avenue, Block 6250, Lot 30 ("Lot 30", or "front lot"), jointly the "Properties". The Properties are more particularly described on Exhibit A attached to this Declaration and incorporated in it by this reference.
- B. The Property consists of two parcels. Declarant desires to effect a subdivision of the two parcels on the Property (the "Subdivision").
- C. As used herein, the term "Parcel" means any of the Parcels as shown on the attached plat map to be recorded subsequent to execution of this document in the Official Records of the City. The term "Owner" means the owner in fee of any Parcel during the period that it remains a fee owner of such Parcel.
- D. Declarant intends by this Declaration to provide for Lot 7B access to the public street by creating an easement over Parcel 1 as shown on Exhibit A attached, in favor of Lot 7B (future Lots 7C and 7D), for the sole purpose of automobile and pedestrian ingress and egress to the public street ("Easement") that will satisfy equivalency requirements of the San Francisco Building Code. The City is intended to be a third party beneficiary of this Declaration to ensure compliance with the Building Code, and the consent of the Director of the City's Department of Building Inspection ("Director") shall be required for the modification, revocation or termination of the restrictions imposed herein.
- E. The City is intended to be a third party beneficiary of this Declaration, such that the written consent of the Director of the City's Department of Building Inspection (the "Director") and the San Francisco Fire Marshal ("Fire Marshal") shall be required for the modification, revocation, or termination of the restrictions imposed herein.

NOW, THEREFORE, Declarant hereby declares that all the Property is to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, easements, conditions and covenants, all of which are imposed as equitable servitudes upon the Property. All of the limitations, restrictions, reservations, rights, easements, conditions and covenants in this Declaration shall run with and burden the Property, and shall be binding on and for the benefit of all of the Property, any portion of it and any interest in it, and all persons having or acquiring any rights, title or interest in the Property, any portion of it, and any interest in it, and their successors, heirs and assigns; and, further

Declarant hereby declares that the reference to and description of "easements" in this Declaration shall not be affected by a merger of estates, but shall constitute a special restriction as to the affected Property that runs with the land. If a Declarant transfers title to either Parcel to a third party such that the Parcels are no longer under common ownership, the access rights specified in this Agreement shall be deemed to constitute a valid and binding easement wherein Parcel 7B is the dominant tenements and Parcel 30 is the servient tenement.

1. <u>Ingress/Egress Easement</u>. Declarant expressly reserves for the benefit of Lot 7B (future lots 7C and 7D), the following nonexclusive restrictions:

Easement over Block 6250, Lot 7B on that portion of Property identified on Exhibit A attached hereto as the "Easement Area" for purposes of automobile and pedestrian ingress and egress, including emergency egress, across Parcel 1 to Lot 7B (future Lots 7C and 7D). There shall be no parking within the easement.

The Easement described above may be used by the Owners of Lot 7B and by each such Owners' employees, agents, tenants, guests and invitees, for automobile and pedestrian ingress and egress as may be necessary for access from Lot 7B to a public street (Leland Avenue).

2. (Reserved)

- 3. <u>Relocation</u>. Subject to the provisions contained in Section 8 below, Declarant shall have the right to relocate or reconfigure the easements described herein.
- 4. Maintenance and Repair. The Owners of Lot 7B shall at all times maintain the areas subject to the easements described herein in a first-class, safe, clean condition, free and clear of debris, rubbish and trash and in good operating order and repair, unobstructed to the sky, with the cost thereof allocated among the Owners in proportion to the land area that each Owner's Parcel bears to the total square-footage of land area of all Parcels. The Owners of Parcel 7B from time to time shall allocate the costs thereof among the owners on a monthly or quarterly basis, at its election.

5. (Reserved)

- 6. <u>Subsequent Building Permits</u>. As part of the submission of any building permit applications to the Department of Building Inspection on or after the effective date of this Declaration that affect this declaration, each Owner shall submit a copy of this Declaration.
- 7. <u>Duration</u>. The restrictions contained in and the easements reserved in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to Section 8 below.
- 8. Modification or Revocation. This Declaration has been recorded in order to satisfy the requirements of the Code in effect as of the date hereof and to obtain the approval by the City of the proposed project at the properties. This Declaration may not be modified, revoked or terminated without the written consent of the Owners of the Parcels, and any such modification, revocation or termination shall not be effective unless and until the Director or his/her designee and the Fire Marshal or his/her designee, consent thereto in writing after receiving written notice thereof from Declarant(s), and such modification, revocation or termination, executed by the

Owners and the City, is recorded in the Official Records of the City.

- 9. Easements Appurtenant. Each of the easements reserved herein shall be appurtenant to, and shall pass with title to, the Parcel or Parcels benefited thereby. Each and all of the foregoing covenants, conditions and restrictions (i) shall run with the land; (ii) shall be binding upon, and shall inure to the benefit of, Declarant, each Owner and any person having or acquiring any interest in any portion of the Property, and all of their respective successive owners and assigns; and (iii) shall be binding upon, and shall inure to the benefit of, the Property and each Parcel thereof, and every portion thereof and interest therein.
- 10. Third Party Beneficiary. The City is intended to be a third party beneficiary of this Declaration, with the right to consent to any modification or revocation hereof and the right and authority, at its sole option, to enforce the provisions hereof (including, but not limited to, remedies for violation for a building permit), provided, however, that the City shall have no liability whatsoever hereunder with respect to the condition of the Property.
- 11. No Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this document be strictly limited to and for the purposes expressed.
- 12. Indemnity. Declarant, and each successor Owner of a Parcel with respect to matters arising during or prior to the period that it remains an Owner of a Parcel, on behalf of itself and its successors and assigns ("Indemnitors"), shall indemnify, defend and hold harmless ("Indemnify") the City including, but not limited to, all of its boards, commissions, departments, agencies and other subdivisions, including, without limitation, its Department of Building Inspection, and all of the heirs, legal representatives, successors and assigns (individually and collectively, the "Indemnified Parties"), and each of them, from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses, including, without limitation, direct and vicarious liability of every kind (collectively, "Claims"), incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, or loss of or damage to property, howsoever or by whomsoever caused, occurring in or about the Easement Areas from the use contemplated hereunder; (b) any default by such Indemnitors in the observation or performance of any of the terms, covenants or conditions of this Declaration to be observed or performed on such Indemnitors' part; (c) the use or occupancy or manner of use or occupancy of the Easement Areas by such Indemnitors or any person or entity claiming through or under such Indemnitors; (d) the condition of the Easement Areas; (e) any construction or other work undertaken by such Indemnitors permitted or contemplated by this Declaration; (f) any acts, omissions or negligence of such Indemnitors in, on or about the Easement Areas by or on behalf of such Indemnitors; (g) any injuries or damages to real or personal property, goodwill, and persons in, upon or in any way allegedly connected with the use contemplated hereunder from any cause or Claims arising at any time; and (h) any release or discharge, or threatened release or discharge, of any hazardous materials caused or allowed by Indemnitors in, under, on or about the Easement Areas; all regardless of the active or passive negligence of, and regardless of whether liability without fault is imposed or sought to be imposed on, the Indemnified Parties, except to the extent that such Indemnity is void or otherwise unenforceable under applicable law in effect on or validly retroactive to the date of this Declaration and further except only such Claims as are caused exclusively by the willful

misconduct or gross negligence of the Indemnified Parties. The foregoing Indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and the City's costs of investigating any Claim. Declarant on behalf of the Indemnitors specifically acknowledges and agrees that the Indemnitors have an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this Indemnity even if such allegation is or may be groundless, fraudulent or false, which obligation arises at the time such Claim is tendered to such Indemnitors by the City and continues at all times thereafter. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.

13. Authority. The person executing this Declaration on behalf of Declarant does hereby covenant and warrant that Declarant is a duly formed and existing California limited liability company, that Declarant has full right and authority to enter into this Declaration, and that the person signing on behalf of Declarant is authorized to do so.

DECLARANT:

Johnny Kwokwing Li

APPROVED

Director of the Department of Building Inspection

Fire Marshal

FUR CHIEF DE COSSIO

APPROVED AS TO FORM Dennis J. Herrera, City Attorney

John D. Malamut

Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certific document to which this certificate is attached, and not	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.		
State of California			
County of SAN FRANCISCO)		
On July 2/, 20/7 before me,	Kinberty J. EVERIST NOT? Here Insert Name and Title of the Officer KNOK WING LI		
Date	Here Insert Name and Title of the Officer		
personally appeared	KNOK WING L		
	Name(s) of Signer(s)		
subscribed to the within instrument and acknov	y evidence to be the person(s) whose name(s) is/are wledged to me that he/she/they executed the same in his/her/their signature(s) on the instrument 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.		
KIMBERLY J. EVERIST	WITNESS my hand and official seal.		
San Francisco County Commission # 2172202 My Comm. Expires Nov 17, 2020	Signature Signature of Notary Public		
Place Notary Seal Above	PTIONAL		
Though this section is optional, completing this	s information can deter alteration of the document or is form to an unintended document.		
Description of Attached Document			
Fitle or Type of Document:			
Number of Pages: Signer(s) Other That	an Named Above:		
Capacity(ies) Claimed by Signer(s)			
Signer's Name:	Signer's Name:		
I Corporate Officer — Title(e):	Corporate Officer — Title(s):		
Downer Dimited CO			
☐ Partner — ☐ Limited ☐ General	Partner - Limited General		
☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator	Partner — Limited General Individual Attorney in Fact		
☐ Partner — ☐ Limited ☐ General	Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other:		

EXHIBIT "A" Legal Description

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

Parcel 1:

COMMENCING at a point perpendicularly distant 100 feet Northeasterly from the Northeasterly line of Visitacion Avenue, which point is also perpendicularly distant 105 feet and 8 inches Northwesterly from the Northwesterly line of Desmond Street; running thence Northwesterly and parallel with said Northeasterly line of Visitacion Avenue a distance of 57.00 feet; thence Northeasterly and parallel with said Northwesterly line of Desmond Street, 116.17 feet, more or less, to a point on the Southwesterly line of the Reis Tract; thence Northeasterly along said Southwesterly line of the Reis Tract, 3.02 feet to the POINT OF BEGINNING; thence Southeasterly and parallel with said Northwesterly line of Visitacion Avenue, 51.00 feet; thence at a right angle, Northwesterly and parallel with said Northwesterly line of Visitacion Avenue, 51.00 feet; thence at a right angle, Northwesterly and parallel with said Northwesterly line of Desmond Street, 16.03 feet, more or less, to said Southwesterly line of the Reis Tract; thence Southwesterly along said Southwesterly line of the Reis Tract, 51.34 feet to the POINT OF BEGINNING.

Being a portion of Lot No. 6, Block No. 8, Sunnyvale Homestead Association, as per map thereof filed September 20, 1876 in Book 1 of Maps at Pages 163 and 164, in the Office of the Recorder of the City and County of San Francisco.

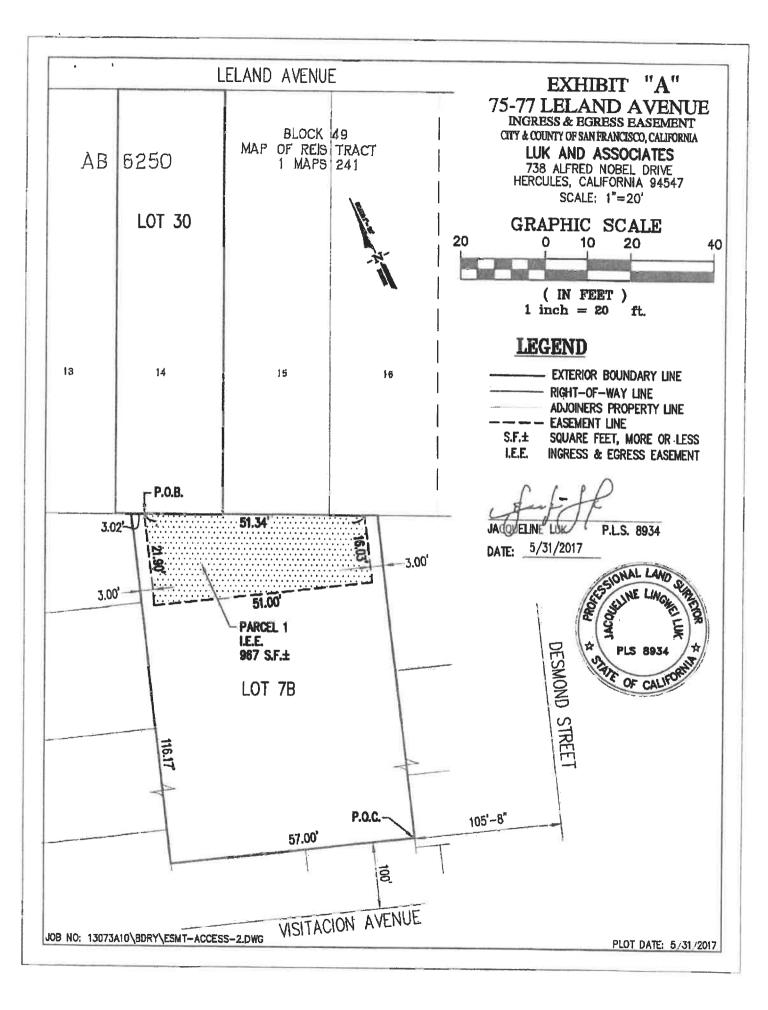
APN: Assessor's Block 6250, Lot 7B (Portion)

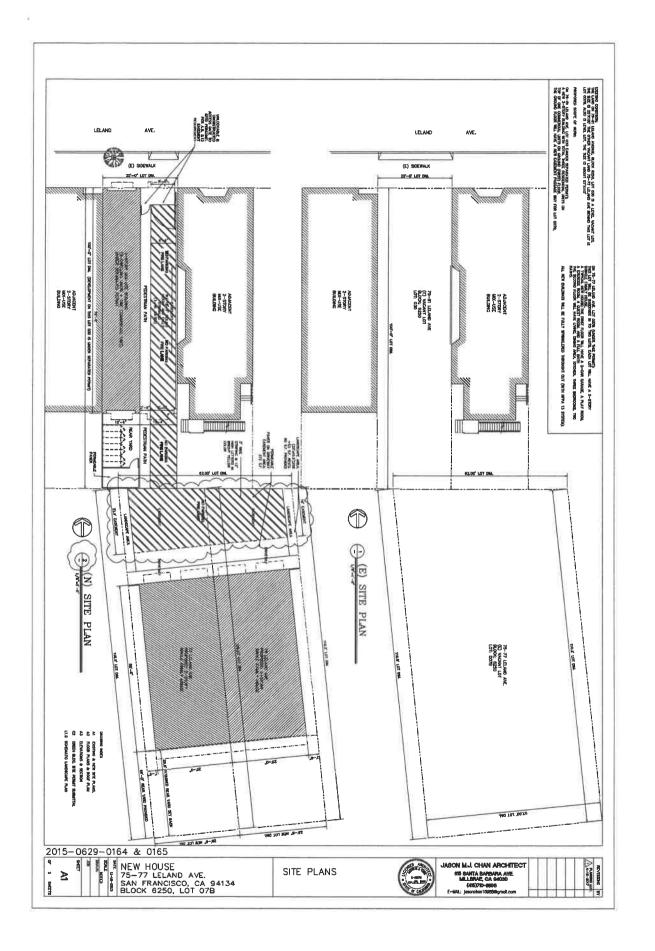
PREPARED BY LUK AND ASSOCIATES

JACQUELINE LUK, PLS 8934

DATE 05/31/2017

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.





Revised Plans per RDAT & UDAT Comments after DRP submittals

