

File No. 141241

Committee Item No. \_\_\_\_\_  
Board Item No. 51

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

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date December 9, 2014

**Cmte Board**

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

**OTHER** (Use back side if additional space is needed)

- |                          |                                     |                                       |
|--------------------------|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 183126</u>            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 03/10/2014</u>     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification - 10/29/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                     |

Completed by: Joy Lamug  
Completed by: \_\_\_\_\_

Date December 4, 2014  
Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 8071 - 100 Van Ness Avenue]

2  
3 **Motion approving Final Map 8071, a 400 residential unit and 3 commercial unit, mixed-**  
4 **use condominium project, located at 100 Van Ness Avenue Street, being a subdivision**  
5 **of Assessor's Block No. 0814, Lot No. 20, and adopting findings pursuant to the**  
6 **General Plan, and the eight priority policies of City Planning Code, Section 101.1.**  
7

8       MOVED, That the certain map entitled "FINAL MAP 8071", a 400 residential unit and 3  
9 commercial unit, mixed-use condominium project, located at 100 Van Ness Avenue, being a  
10 subdivision of Assessor's Block No. 0814, Lot No. 20, comprising 2 sheets, approved  
11 November 14, 2014, by Public Works Order No. 181326 is hereby approved and said map is  
12 adopted as an Official Final Map 8071; and, be it

13       FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates  
14 by reference herein as though fully set forth the findings made by the City Planning  
15 Department, by its letter dated March 10, 2014, that the proposed subdivision is consistent  
16 with the objectives and policies of the General Plan, and the eight priority policies of Planning  
17 Code, Section 101.1; and, be it

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

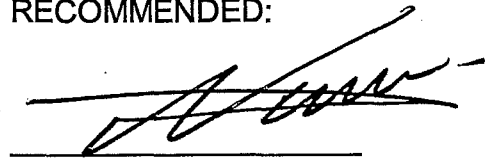
22       FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
23 the subdivider with all applicable provisions of the Subdivision Code and amendments thereto.

24 ///

25 ///

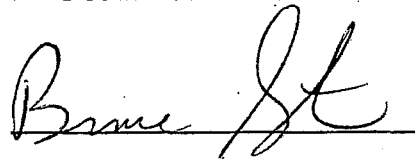
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



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



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 183126**

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

APPROVING FINAL MAP 8071, 100 VAN NESS AVENUE, A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 020 IN ASSESSORS BLOCK NO. 0814.

A 403 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 10, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8071", each comprising 2 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated March 10, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



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

Mohammed Nuru  
Interim Director of Public Works

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

APPROVED: November 14, 2014

MOHAMMED NURU, DIRECTOR

11/14/2014

11/14/2014

**X** Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW



City and County of San Francisco



RECEIVED  
12 MAR 12 AM 11:28



Phone: (415) 554-5827  
Fax: (415) 554-5324

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

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

### TENTATIVE MAP DECISION

Date: February 12, 2014

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

Project ID: 8071			
Project Type: 2 Lot Merger and 403 Units Multi Use New Construction Condominium			
Address#	StreetName	Block	Lot
100	VAN NESS AVE	0814	020
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

*KB* The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): *Planning Commission Motion 1880*

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

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 3/10/14

*(Fwd)* *h. B.* *(Kanikwa Bums)*  
Mr. Scott F. Sanchez, Zoning Administrator

## EXHIBIT A

### AUTHORIZATION

This authorization is to reduce the on-site affordable requirement percentage from 15% to 12% under Motion No. 18682 for a project located at 100 Van Ness Avenue, Block 0814, Lot 020, within the C-3-G District within the C-3-G (General, Downtown Commercial) District, the Van Ness & Market Residential Special Use District and the 200-R2 Height and Bulk District to create up to 400 residential units and approximately 6,884 square feet of ground-floor retail, and re-skin the exterior of the building, retain the off-street parking garage, including loading space, and move the parking garage entrance from Van Ness Avenue to Hayes Street, and subject to conditions of approval reviewed and approved by the Commission on August 2, 2012, under Motion No. 18682, as amended by the Planning Commission on February 7, 2013, under Motion No. 18801. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 2, 2012 under Motion No. 18682, as amended by the Planning Commission on February 7, 2013 under Motion No. 18801.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18801 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Section 309 Determination of Compliance and Request for Exceptions and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Section 309 Determination of Compliance and Request for Exceptions.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PROVISIONS

1. **Affordable Units. Requirement.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 400 units; therefore, 48 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 48 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
2. **Unit Mix.** The Project contains 46 studios, 203 one-bedroom, and 151 two-bedroom units; therefore, the required affordable unit mix is six studios, 24 one-bedroom, and 18 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site affordable units.  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
5. **First Project Construction Document.** The Project Sponsor shall obtain the first issued project construction document (as defined in Building Code Section 107A.13.1) within one year of the approval of Motion No. 18801.  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*





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

Block No. 0814 Lot No. 020

Address: 100 Van Ness Ave.

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



José Cisneros

Tax Collector

Dated this 29<sup>th</sup> day of October 2014

3748

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND REDORDATION OF SAID MAP.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 100 VAN NESS ASSOCIATES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: 100 VAN NESS ASSOCIATES MANAGING MEMBER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: [Signature]  
NAME: Jeffrey J. Kanne  
TITLE: President

BENEFICIARY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,  
A NEW JERSEY CORPORATION

BY: [Signature]  
BY: Cheryl T. Eskridge  
VICE PRESIDENT

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF California

COUNTY OF San Francisco

ON November 10, 2014 BEFORE ME,

Cheryl T. Eskridge A

NOTARY PUBLIC, PERSONALLY APPEARED

Jeffrey J. Kanne, President of 100 Van Ness Associates Managing Member, LLC

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: Washington, DC

COMMISSION EXPIRES: November 30, 2016

COMMISSION # OF NOTARY: N/A

**BENEFICIARY'S ACKNOWLEDGEMENT:**

STATE OF Texas

COUNTY OF Dallas

ON November 10, 2014 BEFORE ME,

Emily J. Hodges A

NOTARY PUBLIC, PERSONALLY APPEARED

Cheryl T. Eskridge

Vice President

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: Dallas

COMMISSION EXPIRES: 11/5/15

COMMISSION # OF NOTARY:

**TAX STATEMENT:**

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

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY MOTION, FILE NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP 8071" COMPRISING 2 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

**BOARD OF SUPERVISOR'S APPROVAL:**

ON \_\_\_\_\_ 20\_\_\_\_, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: [Signature] DATE: NOVEMBER 14, 2014

BRUCE R. STORRS, L.S. #814



**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 100 VAN NESS ASSOCIATES, LLC ON OCTOBER 30, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: [Signature] DATE: 11/12/14

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

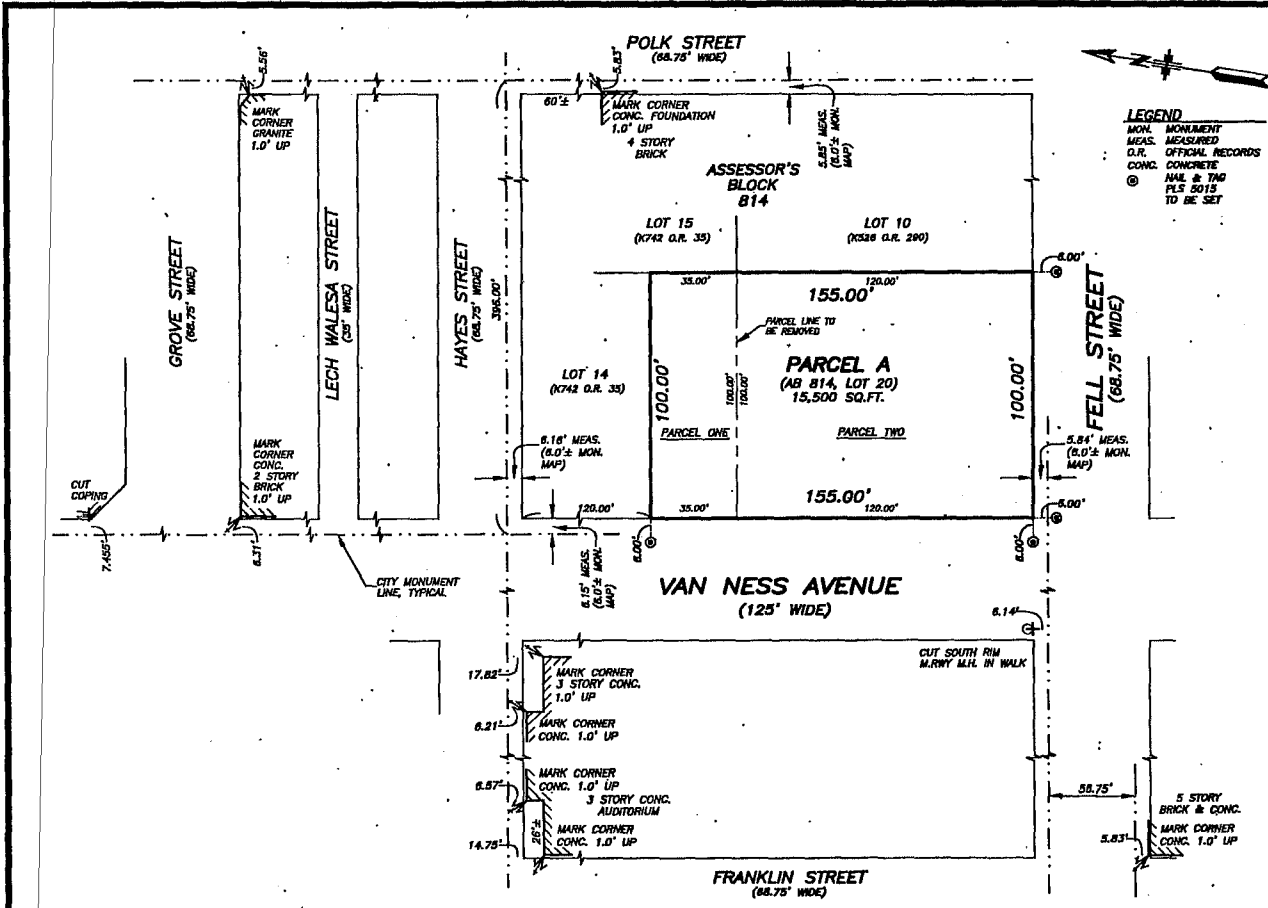
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 8071**

A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED SEPTEMBER 28, 2012 IN DOCUMENT NO. 2012-293086 BEING A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

3749



**CONDOMINIUM NOTES:**

- PARCEL A BEING SUBDIVIDED INTO A MAXIMUM OF 400 RESIDENTIAL CONDOMINIUM UNITS AND 3 COMMERCIAL CONDOMINIUM UNITS.
- THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN OF SAID PARCEL A AS DEFINED IN SECTION 4120 AND 4235 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THE SUBMISSION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE UNITS-STEERING COMMON INTEREST DEVELOPMENT ACT, PART 5 OF SAID CIVIL CODE.
  - ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENT(S), EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.
  - UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
    - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
    - ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
  - IN THE EVENT THE AREAS IDENTIFIED IN (C) (I) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURES TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT SHALL RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
  - APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPLICABLE CITY AGENCIES. NEAR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABIDE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
  - ANY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS OF ANY SHOWN HEREON THAT EXIST, OR THAT MAY BE CONSTRUCTED ONTO OR OVER VAN NESS AVENUE AND FELL STREET, ARE PROHIBITED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS(S).
  - ENCROACHMENT FROM/ONTO ADJACENT PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**LEGEND**  
 MON. MONUMENT  
 MEAS. MEASURED  
 O.R. OFFICIAL RECORDS  
 CONC. CONCRETE  
 1/4" & 1/8" PLS 2013 TO BE SET

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-403	LOTS 251-853

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

**NOTES**

- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- ALL PROPERTY LINE ANGLES ARE AT 90 DEGREES.
- MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 8, 2012 IN REEL K770, IMAGE 253, OFFICIAL RECORDS.
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 20, 2012 IN REEL K777, IMAGE 518, OFFICIAL RECORDS.
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 28, 2013 IN REEL K941, IMAGE 412, OFFICIAL RECORDS.

**BASIS OF SURVEY**

CITY OF SAN FRANCISCO MONUMENT MAP NO. 15 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**FINAL MAP 8071**

A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED SEPTEMBER 28, 2012 IN DOCUMENT NO. 2012-J513088 BEING A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco California

