

File No. 160135

Committee Item No. \_\_\_\_\_

Board Item No. 39

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

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

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: February 23, 2016

### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

### OTHER

- DPW Order No. 184541 - February 2, 2016
- Planning Ten Map Decision - February 20, 2014
- TTX Certification – January 29, 2016
- Final Maps
- \_\_\_\_\_

Prepared by: Brent Jalipa

Date: February 18, 2016

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 7993 - 1450 Franklin Street]

2

3 **Motion approving Final Map 7993, a 67 residential unit and 1 commercial unit, mixed-**  
4 **use Condominium Project, located at 1450 Franklin Street, being a subdivision of**  
5 **Assessor's Block No. 0671, Lot No. 006, and adopting findings pursuant to the General**  
6 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP 7993", a 67 residential unit and 1  
9 commercial unit, mixed-use Condominium Project, located at 1450 Franklin Street, being a  
10 subdivision of Assessor's Block No. 0671, Lot No. 006, comprising 3 sheets, approved  
11 February 2, 2016, by Department of Public Works Order No. 184541 is hereby approved and  
12 said map is adopted as an Official Final Map 7993; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated February 20, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan, and the eight priority policies  
17 of Planning Code, Section 101.1; and, be it

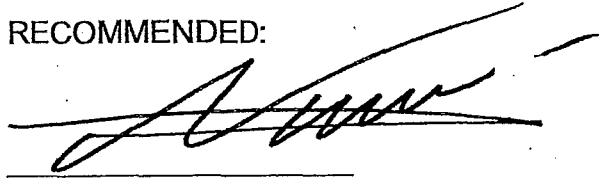
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
19 the Director of the Department of Public Works to enter all necessary recording information on  
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's  
21 Statement as set forth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

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

25

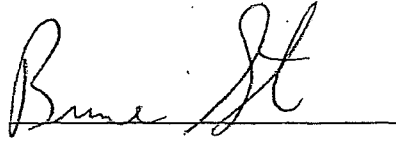
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RECOMMENDED:



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: 184541**

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

APPROVING FINAL MAP 7993, 1450 FRANKLIN STREET, A 67 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 006-IN ASSESSORS BLOCK NO. 0671.

**A 67 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated February 20, 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 7993", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated February 20, 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:**

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

**APPROVED:**

Fuad Sweiss  
Deputy Director of Public Works

Mohammed Nuru  
Director of Public Works

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2016 FEB -4 AM 8:30



cc: File (2)  
Board of Supervisors (signed)  
Office of the Treasurer and Tax Collector

APPROVED: February 2, 2016

MOHAMMED NURU, DIRECTOR

2/2/2016

2/2/2016

X Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor  
Signed by: Storrs, Bruce

2/2/2016

X Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW  
Signed by: Nuru, Mohammed

X 

---

Sweiss, Fuad  
Deputy Director, City Engineer  
Signed by: Sweiss, Fuad



FILE No. 160135

City and County of San Francisco



Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
Fax: (415) 554-5324  
www.sfdpw.org  
Subdivision.Mapping@sfdpw.org

RECEIVED  
14 FEB 21 PM 2:55

Department of Public Works  
Office of the City and County Surveyor  
1155 Market St 3rd Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

# TENTATIVE MAP DECISION

December 17, 2013

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b>	7993		
<b>Project Type:</b>	68 Unit Mixed Use Condominium Project 67 Residential / 1 Commercial		
<b>Address #</b>	<b>Street Name</b>	<b>Block</b>	<b>Lot</b>
1450	Franklin Street	0671	006

X 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.

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

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

**Enclosures:**  
 Application  
 Print of Tentative Map

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

PLANNING DEPARTMENT

C. LAMORENA  
FOR Mr. Scott F. Sanchez, Zoning Administrator

DATE 02.20.14

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



José Cisneros, Treasurer

Property Tax Section

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**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No.            0671            Lot No. 006

Address:            1581 - 1595 Bush St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map:                    \$15,775,617

Established or estimated tax rate:                    1.2000%

Estimated taxes liened but not yet due:                    \$189,308.00

Amount of Assessment not yet due:                    \$846.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 29th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No.        0671        Lot No.    006

Address:        1581 - 1595 Bush St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 29th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**OWNER'S STATEMENT**

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 7993"

PACIFIC HEIGHTS FRANKLIN PARTNERS II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DELAWARE RETAIL CONTROL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: VPI 2004, INC. A CALIFORNIA CORPORATION, ITS MANAGER

BY: Debra Perry  
(NAME) Debra Perry  
(TITLE) Vice President

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Mateo

ON March 29, 2015 BEFORE ME  
FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Debra Perry

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA, COMMISSION NO. 1966722

MY COMMISSION EXPIRES: 2/19/16

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

**BENEFICIARY'S STATEMENT**

THE UNDERSIGNED AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JUNE 21, 2013, INSTRUMENT NO. 2013-0891629, IN REEL K923, IMAGE 0804 OF OFFICIAL RECORDS, THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP BY:

COMMERCIAL BANK

BY: [Signature]  
(NAME) Eric Timmins  
(TITLE) Vice President

**BENEFICIARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Clara

ON March 24, 2015 BEFORE ME  
Terrell Peltier, A NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE PERSONALLY APPEARED  
Eric Timmins

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA, COMMISSION NO. 2016083

MY COMMISSION EXPIRES: March 29, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Clara

**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 PACIFIC HEIGHTS FRANKLIN PARTNERS II, LLC IN MAY 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] 3/19/15  
JACQUELINE LUK, P.L.S. 8934 DATE



**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 THIS: \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

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

**CITY AND COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL 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: FEBRUARY 3, 2016  
BRUCE STORRS, L.S. NO. 6914



**CITY CLERK'S STATEMENT**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_ APPROVED THIS MAP ENTITLED, "FINAL MAP 7993", COMPRISING THREE (3) SHEETS.

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVAL**

THIS MAP IS APPROVED THIS 1st DAY OF FEBRUARY 2016  
BY ORDER NO. 104547

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL**

ON \_\_\_\_\_ 20\_\_, THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. \_\_\_\_\_

**RECORDER'S STATEMENT**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_ TO \_\_\_\_\_ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF PACIFIC HEIGHTS FRANKLIN PARTNERS II, LLC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 7993**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2006, DOCUMENT NO. H40263, REEL 0092, IMAGE 0066, BEING A 87 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO  
CALIFORNIA  
LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547  
MARCH 2015

**FINAL MAP GENERAL NOTES:**

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 67 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT.
- ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- 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 (3)(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. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- HAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BUSH, FRANKLIN, AND FERN STREETS ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- ENCROACHMENT FROM/ONTO ADJOINING 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.

**NOTES:**

- DECLARATION OF SITE RESTRICTIONS RECORDED DECEMBER 23, 2008, INSTRUMENT NO. 2008-1701183-00, REEL 7793, IMAGE 0287, OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OWNER'S PARTICIPATION AGREEMENT, RECORDED DECEMBER 23, 2008, AS INSTRUMENT NO. 2008-1700182-00, REEL 7793, IMAGE 0286, OFFICIAL RECORDS.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, RECORDED JANUARY 8, 2014, INSTRUMENT NO. 2014-0822756-00, REEL 1059, IMAGE 0442, OFFICIAL RECORDS.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, RECORDED JULY 3, 2014, AS INSTRUMENT NO. 2014-0803841-00, OFFICIAL RECORDS.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR BROADBAND COMMUNICATION SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF COMCAST OF CALIFORNIA II, INC., AND ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 28, 2014, AS INSTRUMENT NO. 2014-0933042-00, OFFICIAL RECORDS.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, RECORDED MAY 18, 2015, AS INSTRUMENT NO. 2015-K061543-00, OFFICIAL RECORDS.
- THIS PROJECT WILL INCLUDE A TOTAL OF 9 BELOW MARKET RATE RESIDENTIAL UNITS.

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

RESIDENTIAL CONDOMINIUMS UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
401 - 407	AB 0671 LOT 51 TO 57
501 - 507	AB 0671 LOT 58 TO 64
601 - 607	AB 0671 LOT 65 TO 71
701 - 707	AB 0671 LOT 72 TO 78
801 - 807	AB 0671 LOT 79 TO 85
901 - 907	AB 0671 LOT 86 TO 92
1001 - 1007	AB 0671 LOT 93 TO 99
1101 - 1107	AB 0671 LOT 100 TO 106
1201 - 1207	AB 0671 LOT 107 TO 113
1301 - 1304	AB 0671 LOT 114 TO 117

COMMERCIAL CONDOMINIUMS UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101	AB 0671 LOT 118

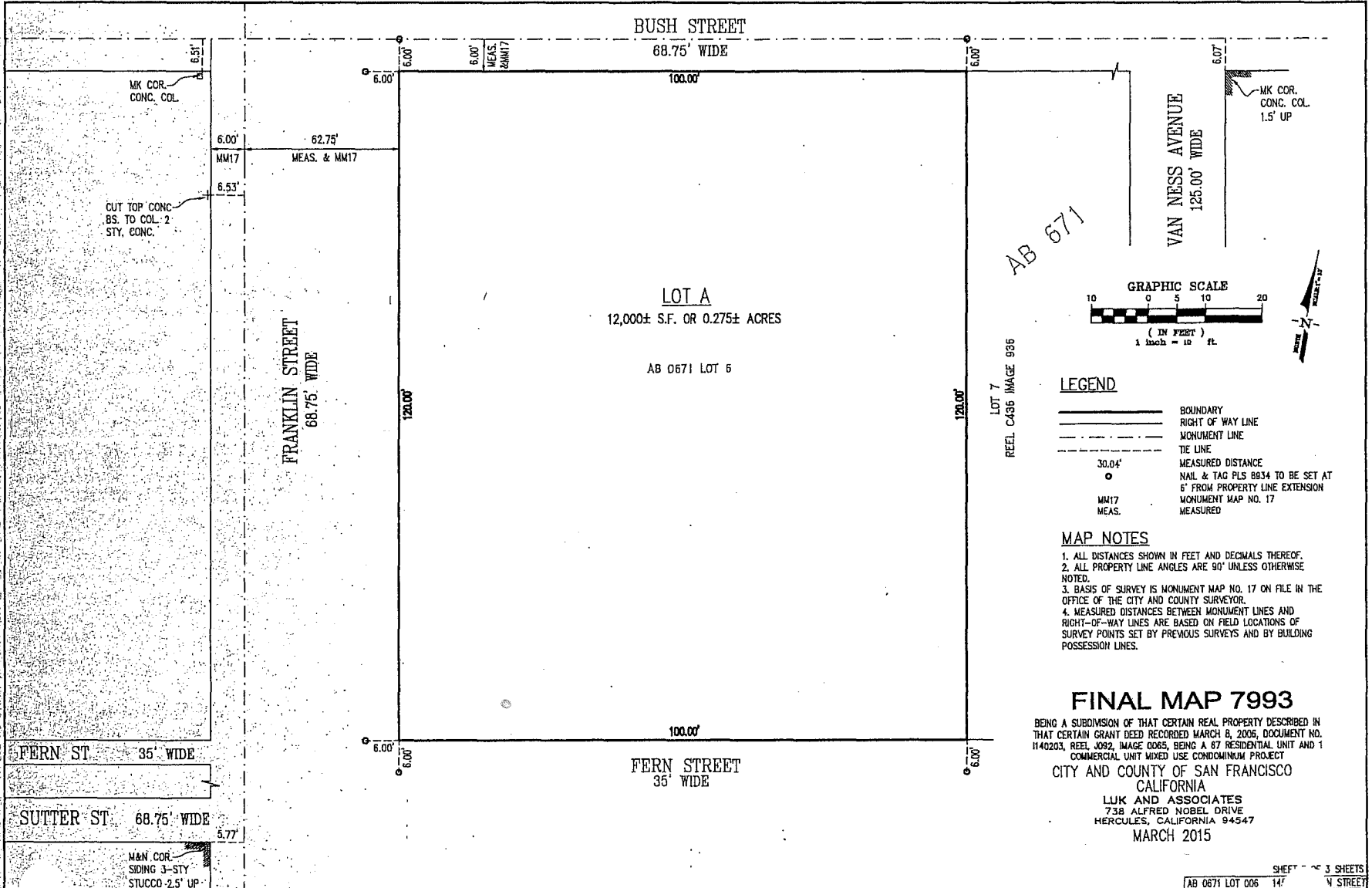
**FINAL MAP 7993**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT, DEED, RECORDED MARCH 8, 2006, DOCUMENT NO. 1140283, REEL 5092, IMAGE 0085, BEING A 67 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT IN THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547

MARCH 2015

4364



BUSH STREET

88.75' WIDE

100.00'

LOT A

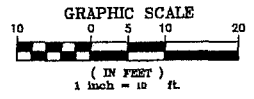
12,000± S.F. OR 0.275± ACRES

AB 0671 LOT 5

FRANKLIN STREET  
68.75' WIDE

VAN NESS AVENUE  
125.00' WIDE

AB 671



LEGEND

- BOUNDARY
- - - RIGHT OF WAY LINE
- MONUMENT LINE
- - - TIE LINE
- 30.04' MEASURED DISTANCE
- NAIL & TAG PLS 8934 TO BE SET AT 6" FROM PROPERTY LINE EXTENSION
- MM17 MONUMENT MAP NO. 17
- MEAS. MEASURED

MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS MONUMENT MAP NO. 17 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. 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.

FINAL MAP 7993

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2006, DOCUMENT NO. H40203, REEL J092, IMAGE 0065, BEING A 67 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA

LJK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547

MARCH 2015

