

File No. 130880

Committee Item No. _____

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date September 24, 2013

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget 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 checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
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| <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)

- | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Joy Lamug

Date September 19, 2013

Completed by: _____

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 7320 - 343 Frederick Street]

2
3 **Motion approving Final Map 7320, a five Residential Unit Condominium Project, located**
4 **at 343 Frederick Street being a subdivision of Assessor's Block No. 1268, Lot No. 045,**
5 **and adopting findings pursuant to the General Plan and Planning Code, Section 101.1.**
6

7 MOVED, That the certain map entitled "FINAL MAP 7320", comprising 3 sheets,
8 approved September 5, 2013, by Department of Public Works Order No. 181613 is hereby
9 approved and said map is adopted as an Official Final Map 7320; and, be it

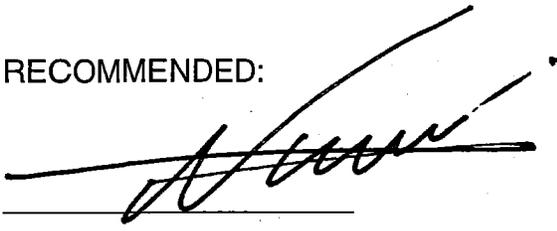
10 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
11 and incorporates by reference herein as though fully set forth the findings made by the City
12 Planning Department, by its conditional approval letter dated February 27, 2013, that the
13 proposed subdivision is consistent with the objectives and policies of the General Plan and
14 the Eight Priority Policies of Section 101.1 of the Planning Code; and, be it

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

19 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
20 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
21 amendments thereto.
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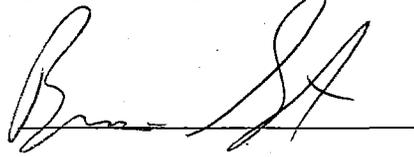
RECOMMENDED:



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: 181613

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

APPROVING FINAL MAP 7320, 343 FREDERICK STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 045 IN ASSESSORS BLOCK NO.1268.

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department, in its conditional approval letter dated February 27, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7320", 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 27, 2013, 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

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: September 5, 2013

MOHAMMED NURU, DIRECTOR

9/5/2013

9/5/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



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

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 10, 2012, UNDER SERIES NUMBER 2012-J399201 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 7320.

IN WITNESS WHEREOF, THE UNDERSIGNED, NCB, FSB, HAVING EXECUTED THIS STATEMENT THIS 29th DAY OF August 2013.

BY: Janet E. Cupp BY: _____
TITLE: AVA, Originator, Project Appraiser TITLE: _____

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF Ohio
COUNTY OF Highland
ON 8-29-13
BEFORE ME, Denise Bohrer, NOTARY PUBLIC,
PERSONALLY APPEARED Janet E. Cupp
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND SIGNATURE Denise Bohrer
PRINTED NAME Denise Bohrer
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE Ohio
PRINCIPAL COUNTY OF BUSINESS Highland COMMISSION EXPIRES 5/14/17
COMMISSION NUMBER 2012-RE-415099 (SEAL OPTIONAL IF COMPLETED)

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 NO. 7320."

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

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

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 LAVINIA TURNER IN JUNE OF 2012. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT THE MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.



DATE: July 12, 2013

Michael J. Foster
MICHAEL J. FOSTER, L.S. 7170
LICENSE EXPIRATION DATE: DECEMBER 31, 2013

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, 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



DATE: September 4, 2013

BY: Bruce R. Storrs
BRUCE R. STORRS, L.S. 6914
LICENSE EXPIRATION DATE: SEPTEMBER 30, 2013

APPROVALS:

THIS MAP IS APPROVED THIS 5th DAY OF SEPTEMBER 2013 BY ORDER NO. 16613

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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY
BY: _____ DATE: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISORS 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 SUPERVISOR'S IN FILE NO. _____

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS 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, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE _____. I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

DATED _____ DAY OF _____ 20____

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

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF MICHAEL J. FOSTER, L.S.

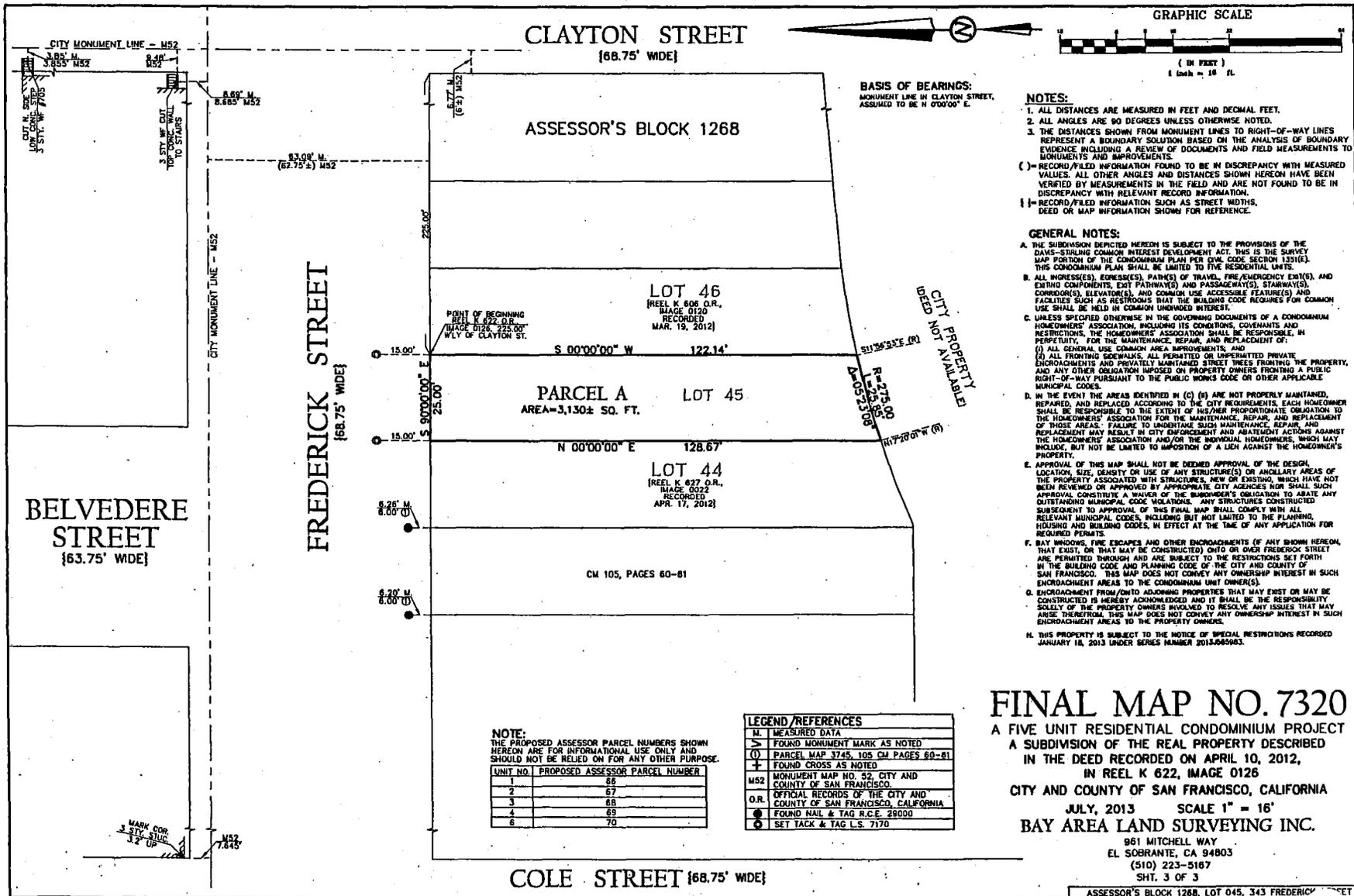
SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 7320

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THE DEED RECORDED ON APRIL 10, 2012,
IN REEL K 622, IMAGE 0126
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JULY, 2013

BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167
SHT. 2 OF 3



CLAYTON STREET
[68.75' WIDE]

GRAPHIC SCALE

(IN FEET)
1 inch = 16 ft.

BASIS OF BEARINGS:
MONUMENT LINE IN CLAYTON STREET,
ASSUMED TO BE N 0°00'00" E.

NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF RECORDS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
- (-) RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- (+) RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

GENERAL NOTES:

- A. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STUBBS COMMON INTEREST DEVELOPMENT ACT. THIS IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN PER CIVIL CODE SECTION 1316(E). THIS CONDOMINIUM PLAN SHALL BE LIMITED TO FIVE RESIDENTIAL UNITS.
- B. ALL IMPROVEMENTS, EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXISTING COMPONENTS, EXIT PATHWAYS(S) AND PASSAGEWAYS(S), STAIRWAYS(S), CORRIDORS(S), ELEVATORS(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SHALL BE RESTORABLE. THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONSTITUTION, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. 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. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE BURROWER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER FREDERICK STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. 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.
- H. THIS PROPERTY IS SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED JANUARY 18, 2013 UNDER SERIES NUMBER 2013045963.

ASSESSOR'S BLOCK 1268

LOT 46
[REEL K 606 O.R.,
IMAGE 0120
RECORDED
MAR. 19, 2012]

PARCEL A LOT 45
AREA=3,130± SQ. FT.

LOT 44
[REEL K 627 O.R.,
IMAGE 0022
RECORDED
APR. 17, 2012]

CM 105, PAGES 60-81

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

| UNIT NO. | PROPOSED ASSESSOR PARCEL NUMBER |
|----------|---------------------------------|
| 1 | 66 |
| 2 | 67 |
| 3 | 68 |
| 4 | 69 |
| 6 | 70 |

LEGEND/REFERENCES

| | |
|------|--|
| M | MEASURED DATA |
| + | FOUND MONUMENT MARK AS NOTED |
| (-) | PARCEL MAP 3745, 105 CM PAGES 60-81 |
| + | FOUND CROSS AS NOTED |
| M52 | MONUMENT MAP NO. 52, CITY AND COUNTY OF SAN FRANCISCO |
| O.R. | OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA |
| ● | FOUND NAIL & TAG R.C.E. 29000 |
| ○ | SET TACK & TAG L.S. 7170 |

CITY NOT PROPERTY DEED

1917

FINAL MAP NO. 7320

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THE DEED RECORDED ON APRIL 10, 2012,
IN REEL K 622, IMAGE 0126

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JULY, 2013 SCALE 1" = 16'
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167
SHT. 3 OF 3

ASSESSOR'S BLOCK 1268, LOT 045, 343 FREDERICK STREET



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. 1268 Lot No. 045

Address: 343 Frederick St.

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

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 14th day of May 2013



RECEIVED
13 MAR -1 PM 3:48

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Bruce R. Storrs, City and County Surveyor

Date: July 31, 2012

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

| | | | |
|--|--------------|-------|-----|
| Project ID: 7320 | | | |
| Project Type: 5 Units Condo Conversion | | | |
| Address# | StreetName | Block | Lot |
| 343 | FREDERICK ST | 1268 | 045 |
| Tentative Map Referral | | | |

NW

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from 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): **NSR # 2013J585983 (see attached)**

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):

DATE 2.27.2013
Scott F. Sanchez
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: LAVINIA TURNER))

Address: 343 FREDERICK # 2)

City: SAN FRANCISCO)

State: California CIGIA)

CONFORMED COPY of document recorded
 01/18/2013, 2013J585983
 on _____ with document no _____
 This document has not been compared with the original
 SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

SONNE WOODWORTH, FELIZADO F VALENZUELA
 CAMILLE PATEL, SHANIDU MA, LAVINIA S TURNER

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

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 1268; LOT: 045,

COMMONLY KNOWN AS: 343 FREDERICK STREET

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2012.1256Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7320.

The tentative map filed with the present application indicates that the subject property at 343 Frederick Street contains a residential building with a total of five dwelling units within a RH-3 Zoning District. Under the RH-3 Zoning, only three dwelling units can be considered legal and conforming to the Planning Code. The two remaining dwelling units must be considered legal nonconforming dwelling units.

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

1. That two of the five dwelling units shall be designated as the nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

intensified, extended or moved to another location, unless the result will be the elimination of the nonconforming use with exceptions outlined under Section 181(b) of the Code.

2. The three remaining dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner(s) of the property shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 12/28/22 at San Francisco, California.

Bonnie Woodworth

(Owner's Signature)

BONNIE WOODWORTH
342

Bonnie Beth Woodworth

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

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

EXHIBIT A

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

Beginning at a point on the Southerly line of Frederick Street, distant thereon 225 feet Westerly from the Westerly line of Clayton Street; running thence Westerly along said line of Frederick Street 25 feet; thence at a right angle Southerly 128.668 feet; thence Easterly on to a curve to the right of 275 feet radius, a distance of 25.845 feet to a line drawn at right angles to the Southerly line of Frederick Street through the point of beginning; thence Northerly along the line so drawn 122.137 feet to the point of beginning.

Being a portion of Western Addition Block No. 678.

Assessor's Lot 045; Block 1268



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 SEP 16 AM 11:51

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

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

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

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

MAP

| | | |
|-------------------------|-------------------------------------|--|
| Final Map No. 7320 | Date Sent: September 6, 2013 | Date Due at BOS Before 12PM, Sept. 16, 2013 |
| Block/Lot 1268 / 045 | Map Address 343 Frederick Street | |

SENDER

| | |
|---|--------------------------------|
| Name: Sherry Tan | Telephone: 554-5804 |
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ROUTE

| Date Received | To | Date Forwarded or Signed |
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| 9/6/13 | Frank W. Lee Executive Assist. To Director City Hall, Room 348 | |
| 9/13/13 | John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622 | |
| 9/13/13 | Mohammed Nuru Director of Public Works City Hall, Room 348 | MCN |
| | Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.) | |
| | When map is submitted to BOS, please return this original routing sheet to sender. | |

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