

File No. 151104

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

Board Item No. 30

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: November 3, 2015

#### 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 and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <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"/>            | Form 126 – Ethics Commission                 |
| <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>DPW Order No. 184135</u>                                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Review - July 21, 2015</u>                          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certificates - September 1, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Completed by: John Carroll  
Completed by: \_\_\_\_\_

Date: October 29, 2015  
Date: \_\_\_\_\_

1 [Final Map 8510 - 1001-17 Street and 140 Pennsylvania Avenue]

2  
3 **Motion approving Final Map 8510, a merger and 2 lot subdivision and a 37 residential**  
4 **unit and 1 commercial unit, mixed-use Condominium Project, located at 1001-17 Street**  
5 **and 140 Pennsylvania Avenue, being a subdivision of Assessor's Block No. 3987, Lot**  
6 **Nos. 009 and 010, and adopting findings pursuant to the General Plan, and the eight**  
7 **priority policies of Planning Code, Section 101.1.**

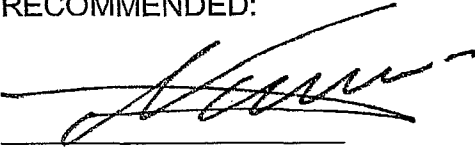
8  
9       MOVED, That the certain map entitled "FINAL MAP 8510", a merger and 2 lot  
10 subdivision and 37 residential unit and 1 commercial unit, mixed-use Condominium Project,  
11 located at 1001 17th Street and 140 Pennsylvania Avenue, being a subdivision of Assessor's  
12 Block No. 3987, Lot Nos. 009 and 010, comprising 3 sheets, approved October 14, 2015, by  
13 Department of Public Works Order No. 184135 is hereby approved and said map is adopted  
14 as an Official Final Map 8510; and, be it

15       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
16 and incorporates by reference herein as though fully set forth the findings made by the City  
17 Planning Department, by its letter dated July 21, 2015, that the proposed subdivision is  
18 consistent with the objectives and policies of the General Plan, and the eight priority policies  
19 of Planning Code, Section 101.1; and, be it

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

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

4  
5 RECOMMENDED:

6   
7 \_\_\_\_\_

8 Mohammed Nuru  
9 Director of Public Works

DESCRIPTION APPROVED:

  
\_\_\_\_\_

Bruce R. Storrs, PLS  
City and County Surveyor

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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: 184135**

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

APPROVING FINAL MAP 8510, 1001 17<sup>TH</sup> STREET AND 140 PENNSYLVANIA AVENUE, A MERGER AND 2 LOT SUBDIVISION AND A 38 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOTS 009 AND 010 IN ASSESSORS BLOCK NO. 3987.

A MERGER AND 2 LOT SUBDIVISION AND 38 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated July 21, 2015, 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 8510", 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 July 21, 2015, 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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2015 OCT 23 PM 1:06



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

APPROVED:

MOHAMMED NURU, DIRECTOR

10/14/2015

10/14/2015

**X** Bruce R. Storrs

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

**X** Mohammed Nuru

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



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



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



### TENTATIVE MAP DECISION

Date: January 27, 2015

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b> 8510			
<b>Project Type:</b> A Merger and re subdivision of two Lots, and 37 Residential, 1 Commercial unit Mixed Use New Construction Condominium project.			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
1001	17TH ST	3987	009
140	PENNSYLVANIA AVE	3987	010
<b>Tentative Map Referral</b>			

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

**PLANNING DEPARTMENT**

Signed *Jeff Spears*

Date 7/21/15

Planner's Name JEFF SPEARS

For Scott F. Sanchez, Zoning Administrator

14 JUL 24 AM 9:17

RECEIVED



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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.        3987        Lot No.    009

Address:        1001    17TH    ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel  
Map:                                \$ 3,499,528

Established or estimated tax rate:                                1.2000%

Estimated taxes liened but not yet due:                                \$41,994.34

Amount of Assessment not yet due:                                \$838.66

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

**Dated this September 1, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

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

Property Tax Section



José Cisneros, Treasurer

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**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. 3987 Lot No. 009

Address: 1001 17TH ST

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

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 September 1, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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



José Cisneros, Treasurer

---

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**Block No.            3987            Lot No.    010**  
**Address:            140V    PENNSYLVANIA    AVE**

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

**Map:                                  \$ 511,538**  
**Established or estimated tax rate:                                  1.2000%**  
**Estimated taxes liened but not yet due:                                  \$6,138.46**  
**Amount of Assessment not yet due:                                  \$579.54**

**These estimated taxes and special assessments have been paid.**

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

**David Augustine, Tax Collector**

**Dated this September 1, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

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



151104

José Cisneros, Treasurer

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**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.        3987        Lot No.    010**

**Address:        140V    PENNSYLVANIA    AVE**

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 September 1, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

OWNER'S STATEMENT

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

OWNER(S): 1001 17TH STREET ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: Eamonn Herlihy  
EAMONN HERLIHY, MANAGING MEMBER

BENEFICIARY: ALTA PACIFIC BANK  
BY: Jason O. Lorenz  
PRINT NAME: Jason O. Lorenz PRINT NAME:  
PRINT CAPACITY: Senior Vice President PRINT CAPACITY:

OWNER'S ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA  
COUNTY OF San Francisco ) SS

ON September 29 2015 BEFORE ME, Cathy Bryant  
A NOTARY PUBLIC, PERSONALLY APPEARED Eamonn Herlihy

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

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

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE CMB

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION No: 2055429  
MY COMMISSION EXPIRES: March 19, 2018  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGEMENT

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 Sanoma ) SS

ON September 26, 2015 BEFORE ME, Sara Kelley  
A NOTARY PUBLIC, PERSONALLY APPEARED Jason O. Lorenz

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

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

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE Sara Kelley

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION No: 2102673  
MY COMMISSION EXPIRES: April 6, 2019  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Sanoma

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 RICHE HART ON NOVEMBER 22, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12.1.15, 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.

Table with 2 columns: (SIGNED) and (DATE SIGNED). Includes signature of Barry A. Pierce, date 7.28.15, and a circular seal for Barry A. Pierce, L.S. 6978, My License Expires September 30, 2017. Below the table is the Recorder's Certificate or Statement section.

RECORDER'S CERTIFICATE OR STATEMENT  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF RICHE HART.  
SIGNED \_\_\_\_\_ COUNTY RECORDER

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS 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, 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: Bruce R. Storrs DATE: SEPTEMBER 15 2015  
BRUCE R. STORRS L.S. 6914



**FINAL MAP No. 8510**  
A MERGER AND TWO LOT SUBDIVISION  
BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON AUGUST 12, 2014 AS DOC 2014-1926233-00  
LOT 1 CONSISTING OF TWENTY-SIX (26) RESIDENTIAL UNITS  
AND ONE (1) COMMERCIAL CONDOMINIUM UNIT,  
A MIXED USE CONDOMINIUM PROJECT  
LOT 2 CONSISTING OF ELEVEN (11) RESIDENTIAL  
CONDOMINIUM UNITS, A RESIDENTIAL CONDOMINIUM PROJECT

CITY & COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA  
DATE: SEPTEMBER 2015

17719

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. 8510".

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

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

APPROVALS

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

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

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

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

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

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. \_\_\_\_\_

**FINAL MAP No. 8510**  
A MERGER AND TWO LOT SUBDIVISION  
BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON AUGUST 12, 2014 AS DOC 2014-J826233-00  
LOT 1 CONSISTING OF TWENTY-SIX (26) RESIDENTIAL UNITS  
AND ONE (1) COMMERCIAL CONDOMINIUM UNIT,  
A MIXED USE CONDOMINIUM PROJECT  
LOT 2 CONSISTING OF ELEVEN (11) RESIDENTIAL  
CONDOMINIUM UNITS, A RESIDENTIAL CONDOMINIUM PROJECT

CITY & COUNTY OF SAN FRANCISCO

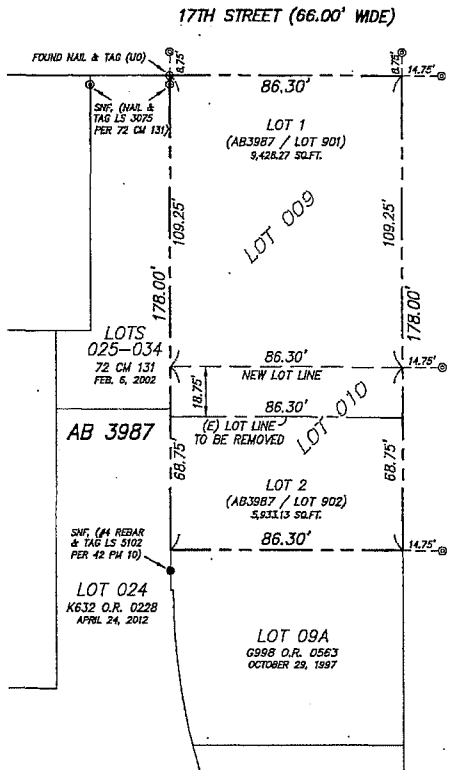
STATE OF CALIFORNIA  
DATE: SEPTEMBER 2015

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

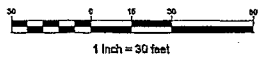
SHEET 2 OF 3

AB: 3987, LOTS: 009 & 010, ADDRESS: 1001 17TH STREET AND 140 PENNSYLVANIA AVENUE

1720



**SITE DETAIL**  
GRAPHIC SCALE



**ABBREVIATIONS**

AB ASSESSOR'S BLOCK  
 CM CONDOMINIUM MAP  
 LS LAND SURVEYOR  
 MEAS MEASURED  
 MON MONUMENT  
 (E) EXISTING  
 (PR) PROPOSED  
 (UD) UNKNOWN ORIGIN  
 ( ) RECORD DATA  
 SQ. FT. SQUARE FEET  
 SNF SEARCH FOR NOT FOUND

**LEGEND**

--- PROPERTY LINE  
 --- ADJACENT PARCEL LINES  
 --- RIGHT OF WAY LINE  
 --- MONUMENT LINE  
 --- EXISTING LOT LINE  
 --- NEW LOT LINE  
 (C) FOUND CITY MONUMENT  
 (C) FOUND NAIL & TAG (UO)  
 (C) SET NAIL & TAG LS 6975

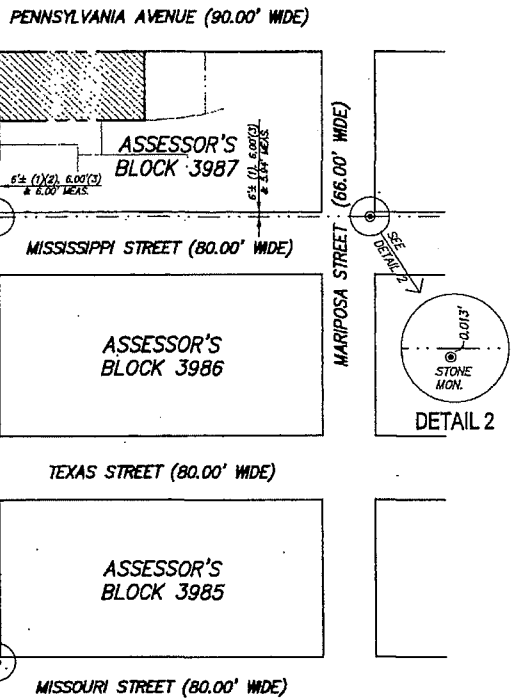
**REFERENCES**

- MONUMENT MAP 324, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- MONUMENT MAP 311, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- 72 CM 131, MAP FILED FEBRUARY 8, 2002, OFFICE OF THE COUNTY RECORDER

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

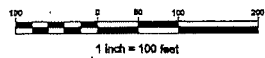
PARCEL NO.	ASSESSOR LOT NUMBER
LOT 1	AB 3987 LOT 901
LOT 2	AB 3987 LOT 902

LOT 1	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
100	51
101 - 103	52 - 54
201 - 208	55 - 62
301 - 308	63 - 70
401 - 407	71 - 77



**CONTROL DIAGRAM**

GRAPHIC SCALE



**SPECIAL NOTES CONTINUED**

- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON OCTOBER 15, 2013 AS DOCUMENT No. 2013-1789811, OFFICIAL RECORDS.
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON APRIL 18, 2014 AS DOCUMENT No. 2014-1088286, OFFICIAL RECORDS.
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON MAY 2, 2014 AS DOCUMENT No. 2014-1073208, OFFICIAL RECORDS.

LOT 2	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101	87
201 - 204	88 - 91
301 - 305	92 - 96
401	97

**GENERAL NOTES**

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THE CONDOMINIUM PROJECT FOR LOT 1 IS LIMITED TO TWENTY-SIX (26) MAXIMUM NUMBER OF DWELLING UNITS AND ONE (1) COMMERCIAL UNIT AND THE CONDOMINIUM PROJECT FOR LOT 2 IS LIMITED TO ELEVEN (11) MAXIMUM NUMBER OF DWELLING UNITS.
- 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)(a) 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 HOMEOWNERS' 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 17TH STREET AND PENNSYLVANIA AVENUE 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).
- SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

**SPECIAL NOTES**

- CITY MONUMENT LINES PER MONUMENT MAP No. s. 311 & 324 DATED 7/89 AND REVISED 7/83 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS IN THE SURVEY.
- THE SURVEY OF LOTS 009 & 010 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED AUGUST 12, 2014 AS DOC-2014-1026233-00, OFFICIAL RECORDS AND IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD DATA, SUCH AS BUILDINGS, STRUCTURES AND OFFICIAL CURBS AND SIDE WALKS.
- ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
- ALL DEFLECTION ANGLES HEREON ARE IN OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.

**FINAL MAP No. 8510**

A MERGER AND TWO LOT SUBDIVISION  
 BEING A SUBDIVISION OF THAT REAL PROPERTY  
 DESCRIBED IN THAT CERTAIN DEED  
 RECORDED ON AUGUST 12, 2014 AS DOC 2014-1026233-00  
 LOT 1 CONSISTING OF TWENTY-SIX (26) RESIDENTIAL UNITS  
 AND ONE (1) COMMERCIAL CONDOMINIUM UNIT,  
 A MIXED USE CONDOMINIUM PROJECT  
 LOT 2 CONSISTING OF ELEVEN (11) RESIDENTIAL  
 CONDOMINIUM UNITS, A RESIDENTIAL CONDOMINIUM PROJECT

CITY & COUNTY OF SAN FRANCISCO  
 SCALE AS SHOWN

STATE OF CALIFORNIA  
 DATE: SEPTEMBER 2015

BARRY A. PERCE  
 TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 3 OF 3

AB: 3987 ; LOTS: 009 & 010, ADDRESS: 1001 17TH STREET AND 140 PENNSYLVANIA AVENUE

