

File No. 120995

Committee Item No. _____
Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date: 10/16/12

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Final Map # 7186 _____
- _____
- _____

Completed by: Nicole Lyshorn
Completed by: _____

Date: 10/10/12
Date _____

1 [Final Map 7186 - 537-541 Natoma Street]

2
3 **Motion approving Final Map 7186, a 13 Residential Unit Condominium Project, located**
4 **at 537 – 541 Natoma Street being a subdivision of Lot 047 in Assessors Block No.**
5 **3726 and adopting findings pursuant to the General Plan and City Planning Code**
6 **Section 101.1**

7
8 MOVED, That the certain map entitled "FINAL MAP 7186", comprising 2 sheets,
9 approved September 26, 2012, by Department of Public Works Order No. 180,695 is hereby
10 approved and said map is adopted as an Official Final Map 7186; and be it

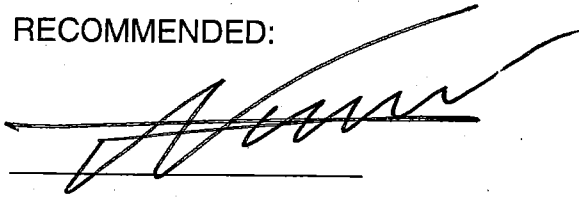
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated June 25, 2012, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

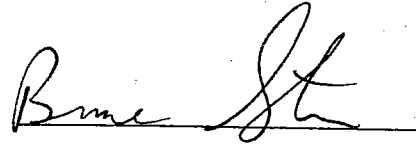
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
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: 180695

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

APPROVING FINAL MAP 7186, 537 – 541 NATOMA STREET, A 13 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 047 IN ASSESSORS BLOCK NO. 3726.

A 13 RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 25, 2012, 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 7186", 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 June 25, 2012, 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
Director of Public Works



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

APPROVED: September 26, 2012

MOHAMMED NURU, DIRECTOR

9/26/2012

9/26/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



City and County of San Francisco



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

<http://www.sfdpw.org>
subdivision.mapping@sfdpw.org

RECEIVED
12 JUN 26 PM 2: 57

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
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

Date: April 30, 2012

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

2012.0798Q

Project ID: 7186			
Project Type: 13 Units New Construction Condominium			
Address#	StreetName	Block	Lot
537 - 541	NATOMA ST	3726	047
Tentative Map Referral			

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,

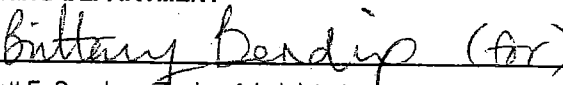

Bruce R. Storrs, P.L.S.
City and County Surveyor

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):

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):

PLANNING DEPARTMENT


Mr. Scott F. Sanchez, Zoning Administrator

DATE 6/25/12



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. 3726 Lot No. 047

Address: 537 Natoma St.

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



José Cisneros

Tax Collector

Dated this 24th day of July 2012

- GENERAL NOTES**
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 2. ALL MEASUREMENTS TO MONUMENT LINES ARE TO THE CORNER POINTS UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 4. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.

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

UNIT	ASSESSOR PARCEL NO.
101	202
201	203
202	204
203	205
204	206
301	207
302	208
303	209
304	210
401	211
402	212
403	213
404	214

7TH STREET
(82.50' WIDE)

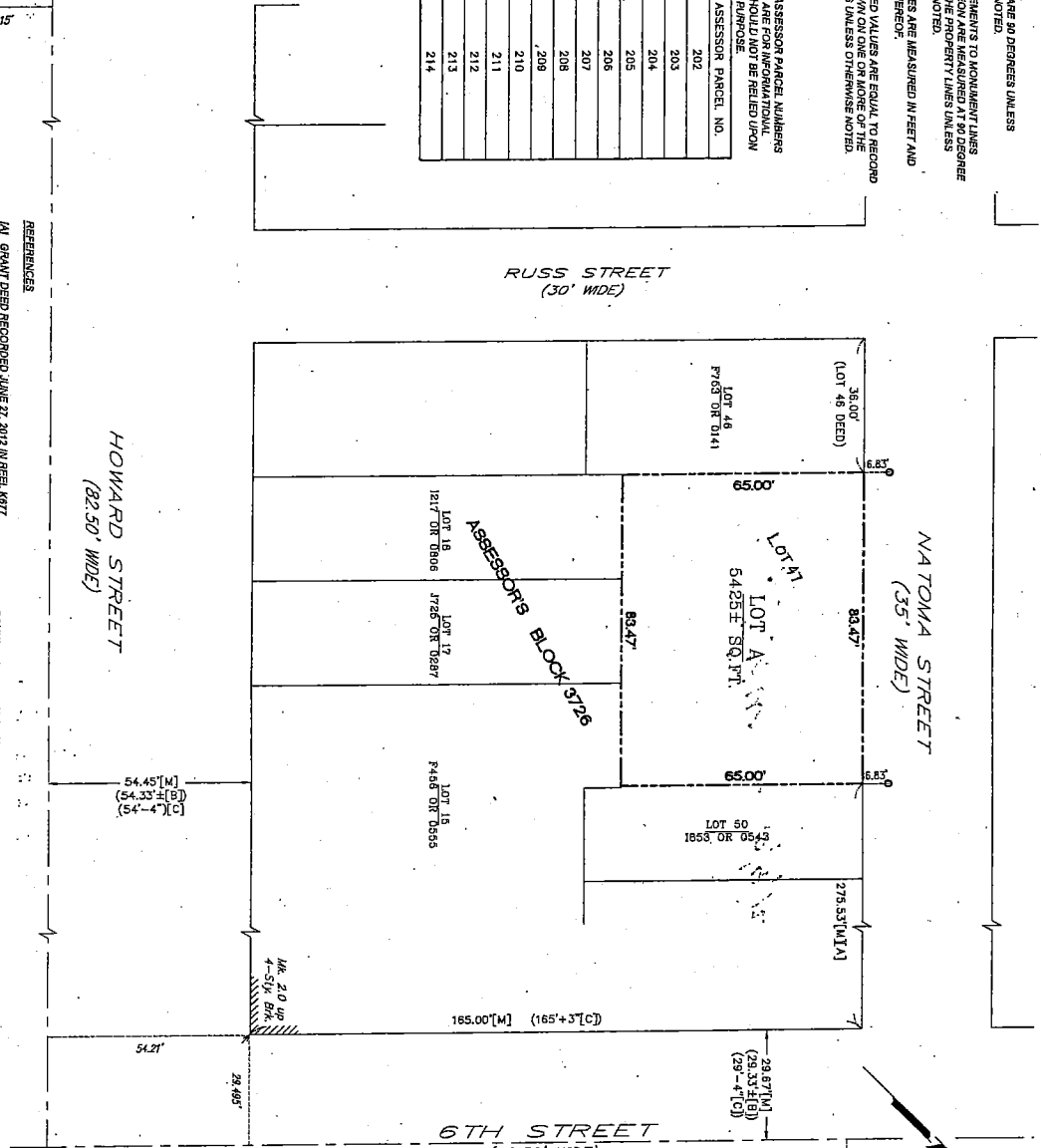
RUSS STREET
(30' WIDE)

HOWARD STREET
(82.50' WIDE)

NATOMA STREET
(35' WIDE)

6TH STREET
(82.50' WIDE)

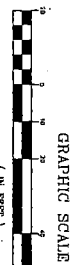
ASSESSOR'S BLOCK 3726



- REFERENCES**
- M. GRANT DEED RECORDED JUNE 27, 2011 IN REEL K817 AT IMAGE 0248, CITY AND COUNTY OF SAN FRANCISCO RECORDER.
 - PJ. MONUMENT MAP NO. 31400 FILED AT THE CITY AND COUNTY OF SAN FRANCISCO SURVEYORS OFFICE DATED JAN. 23, 1910 ON FILE IN THE CITY AND COUNTY OF SAN FRANCISCO SURVEYORS OFFICE.

BOUNDARY RESOLUTION NOTE
THE PROPERTY LINES ON THIS SURVEY WERE ESTABLISHED BY OCCUPATION LINES AND FOUND 1" AND 7" CUTS. THE MONUMENT LINE ON 7TH STREET AS RE-ESTABLISHED FROM FOUND MARKS REFERENCE TO THE MONUMENT LINE AND IS SHOWN HEREON FOR REFERENCE PURPOSES ONLY.

SPECIAL RESTRICTIONS NOTE
THE PROPERTY SUBDIVIDED ON THIS MAP IS SUBJECT TO THE CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED MARCH 24, 2011 IN REEL K428 O.R. AT IMAGE 0182." THE PLANNING CODE RECORDED JULY 27, 2011 IN REEL K428 O.R. AT IMAGE 0182.



CONDOMINIUM GENERAL NOTES

- This map is a portion of a condominium plan as described in California Civil Code Section 1351 (e). This condominium project is limited to 13 medium number of dwelling units.
- All layout (a) signs (a) within (a) of new, fire-resisting (a) and existing component, exit pathway(s) and emergency (a), elevator(s), elevator(s), and common use accessible features (a) 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:
 - (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 a public right-of-way pursuant to the Public Works Code or other applicable Municipal Code.
- In the event the area identified in (c)(ii) is 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 the area identified in (c)(ii). The homeowners' association shall have the right to enforce its enforcement and enforcement actions against the homeowner who is responsible for the maintenance, repair, and replacement of the area identified in (c)(ii), 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 uses of the property associated with antennas, tower or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivision's obligation to abate any outstanding municipal code violations. Any structure or use of the property shall be subject to the provisions of the City's zoning code, including any amendments thereto, and shall be subject to the provisions of the City's zoning code, including any amendments thereto, in effect at the time of any application for required permits.
- Buyer/owner, the easement and other encumbrances (if any) shown hereon, that exist, or that may exist, in the area shown hereon, shall be the responsibility of the property owner(s) to identify, acknowledge and it shall be the responsibility of the property owner(s) to resolve any issues that may arise therefrom. This map does not convey any ownership interest in such encumbrances or to the property owner(s).
- Encumbrances affecting properties that may exist or may be commenced in the future, acknowledged and it shall be the responsibility of the property owner(s) to identify, acknowledge and it shall be the responsibility of the property owner(s) to resolve any issues that may arise therefrom. This map does not convey any ownership interest in such encumbrances or to the property owner(s).

FINAL MAP No. 7186

A 13 RESIDENTIAL UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 27, 2012 IN REEL K877 AT IMAGE 0248.

CITY AND COUNTY OF SAN FRANCISCO
SEPTEMBER, 2012

W&S
336 CLAREMONT BLVD, STE 2
SAN FRANCISCO, CA 94117
(415) 742-5200
WWW.SANFRANCISCOENGINEERING.COM

SHEET 2 OF 2 SHEETS

OWNER'S STATEMENT

We hereby state that we are the owners and holders of record title interest or have some right, title, or interest in and to the real property included within the subdivision shown upon this map, that we and to the real property included within the subdivision pass clear title to said real property; that we hereby consent to the recording of this subdivision map and the recording of a survey map within the meaning of paragraph 1931(e) of the civil code of the State of California; and we hereby consent to the making and recording of said map pursuant to Chapter 1, Title 6, Part 4, division second of the Civil Code of the State of California. In no event shall we have any interest in these presents to be executed this 21 day of April 2012.

OWNER: SSI INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
Srinivas Thibbani, Managing Member

OWNER: SB GLOBAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
Saba Hanzel, Managing Member

OWNER: YOTA INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
Srinivas Thibbani, Managing Member

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
On 21 day of April, 2012, before me, Yusef Thibbani, a Notary Public, personally appeared Srinivas Thibbani, Saba Hanzel, & Yusef Thibbani

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 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]
Notary Public in and for said County and State
Principal County of Business: SAN FRANCISCO
Commission Expires: 12/31/15
Commission # of Notary: 1465817



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 SSI Investments, LLC, SB Global, LLC, and YOTA Investments, LLC. I am a duly licensed and bonded professional land surveyor and have conducted this survey in accordance with the standards and procedures of the profession as indicated, and that the instruments are sufficient to enable this survey to be retraced, and that this Final Map substantially conforms to the conditionally approved Tentative Map.

BY: [Signature]
DANIEL J. WESTOVER, L.S. 7779
LICENSE EXPIRES: 12/31/13



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 thereto, that all provisions of the California Subdivision Map Act and any local ordinance that I am satisfied this map is technically correct.

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

BY: [Signature]
BRUCE R. STORRS, L.S. 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2013
DATE: September 24, 2012



APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY
BY: [Signature] Date: October 4, 2012
DEBETH CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

APPROVALS

This map is approved this _____ day of _____, 20____
by order no. _____
BY: [Signature] Date: 10/4/12
MOHAMMED YUSU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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 Supervisors in file no. _____

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 FINAL MAP No. 7186, adopted _____, 20____, approved this map entitled, _____.

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 subdivision has filed a statement from the controller of the city and county of San Francisco, showing that according to the records of the city and county of San Francisco, all taxes, including but not limited to 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 filed by said board and by its terms made to insure to the benefit of the city and county of San Francisco, conditioned that all taxes or special assessments not yet payable, has been filed with and approved by said board.

Date: _____ Day of _____, 20____

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

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M. IN BOOK _____ OF CONDOMINIUM MAPS AT PAGE _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF WESTOVER SURVEYING, INC.

BY: _____ DATE: _____
COUNTY RECORDER
STATE OF CALIFORNIA

FINAL MAP No. 7186

A 19 RESIDENTIAL UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED JUNE 27, 2012 IN
REEL K877 AT IMAGE 0248.

CITY AND COUNTY OF SAN FRANCISCO
SEPTEMBER 2012



334 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 724-1091
www.westoversurveying.com

SHEET 1 OF 2 SHEETS
19 278 LOT 647
337-571 HAYDON STREET

