

File No. 130007

Committee Item No. _____
Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Robert Moyer
Completed by: _____

Date January 24, 2013
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 6902 - 261-265 Dolores Street]
2

3 **Motion approving Final Map 6902, a Subdivision of Airspace for Residential Purposes,**
4 **Parcel "B" being a Three Unit Residential Condominium Project, located at 261-265**
5 **Dolores Street being a subdivision of Assessor's Block No. 3556, Lot No. 030, and**
6 **adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 6902", comprising 3 sheets,
9 approved December 26, 2012, by Department of Public Works Order No. 180913, is hereby
10 approved and said map is adopted as an Official Final Map 6902; and be it

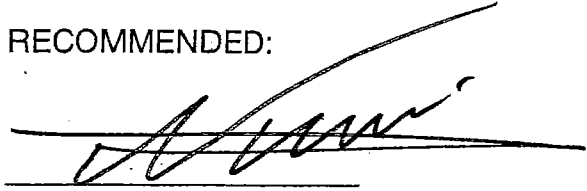
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated March 21, 2012, that the proposed subdivision is
14 consistent with the objectives 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.
23
24
25

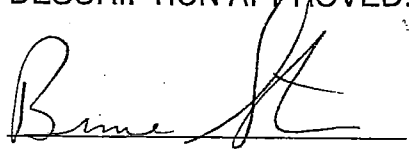
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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: 180913

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

APPROVING FINAL MAP 6902, 261 – 265 DOLORES STREET, A SUBDIVISION OF AIRSPACE FOR RESIDENTIAL PURPOSES, PARCEL "B" BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 030 IN ASSESSORS BLOCK NO. 3556.

A SUBDIVISION OF AIRSPACE FOR RESIDENTIAL PURPOSES, PARCEL "B" BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 21, 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 6902", 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 March 21, 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.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 JUN -2 AM 11:33



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: December 26, 2012

MOHAMMED NURU, DIRECTOR

12/27/2012

12/27/2012

X BRUCE R. STORRS

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



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

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST IN THE SUBDIVISION DESCRIBED IN THE INSTRUMENT AND HEREBY STATE THAT THE COMPASSING THREE (3) METERS BY EACH SIDE TO THE PERIMETER OF THE SUBDIVISION IS TO BE THE DISTINCTION AND RECOGNITION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): John E. Wyal, Trustee of the John E. Wyal 1981 Living Trust
DATED: November 12, 1981

BY: [Signature]
PRINT NAME: John E. Wyal
PRINT NAME: David Wyal
PRINT CAPACITY: Trustee

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF San Francisco) ss

ON December 11, 2012 BEFORE ME, Barbara S. Herzog, a Notary Public, personally appeared John E. Wyal 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 own free will and for the purposes and consideration therein expressed by 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 Seal, Optional, if following information is completed)
NOTARY PUBLIC, STATE OF CALIFORNIA No. 1991419
MY COMMISSION EXPIRES: September 17, 2016
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

REFERENCED ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF San Francisco) ss

ON 12/17/2012 BEFORE ME, Teresa C. Gillette, a Notary Public, personally appeared David Wyal 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 own free will and for the purposes and consideration therein expressed by 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 Seal, Optional, if following information is completed)
NOTARY PUBLIC, STATE OF CALIFORNIA No. 1812871
MY COMMISSION EXPIRES: 01/17/2013
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

TAX STATEMENT

I, ANGELO CAVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVISION HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE, THERE ARE NO LIES AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS TAXES ON SPECIAL ASSESSMENTS AND ETC. THAT HAVE REMAINED UNPAID 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 THIS _____ DAY OF _____, 20__.

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

CLERK'S STATEMENT

I, ANGELO CAVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, APPROVED THIS MAP PRINTED, FINAL MAP NO. 6902.

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

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. _____ DATE _____

MOHAMMED JUNEID
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY & 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

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 John Wyal ON May 18, 2011 AND HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP OF SAID JURISDICTION AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: [Signature] DATE: 12-17-12
BARRY A. FINNICE
L.S. 6976
MY LICENSE EXPIRES SEPTEMBER 30, 2013



CITY AND COUNTY SUPERVISORS' 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 MAP ACT AND ANY LOCAL ORDINANCE 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 SUPERVISOR
CITY AND COUNTY OF SAN FRANCISCO
BY: [Signature] DATE: December 23, 2012
BRUCE R. STORRS L.S. 6014
MY LICENSE EXPIRES SEPTEMBER 30, 2013



BOARD OF SUPERVISORS' APPROVAL

ON _____, 20__, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND ADOPTED THIS MAP PRINTED, FINAL MAP NO. 6902, WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__, AT _____ IN BOOK _____ OF SUPERVISING OFFICERS' RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF John Wyal

BY: _____ DATE _____
COUNTY RECORDER
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 6902

BEING A SUBDIVISION OF AIRSPACE FOR RESIDENTIAL PURPOSES BEING A THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON APRIL 25, 2008 IN NEEL 1875 AND IMAGE 0498

BARRY A. FINNICE
TRANSMERICAN ENGINEERS & ASSOCIATES
401 25th St, Suite 200, San Francisco, CA 94104
STATE OF CALIFORNIA
DATE: DECEMBER 2012
SHEET 1 OF 3

DOLORES STREET (120.00' WIDE)

SITE DETAIL
GRAPHIC SCALE
1 inch = 20 feet

LEGEND

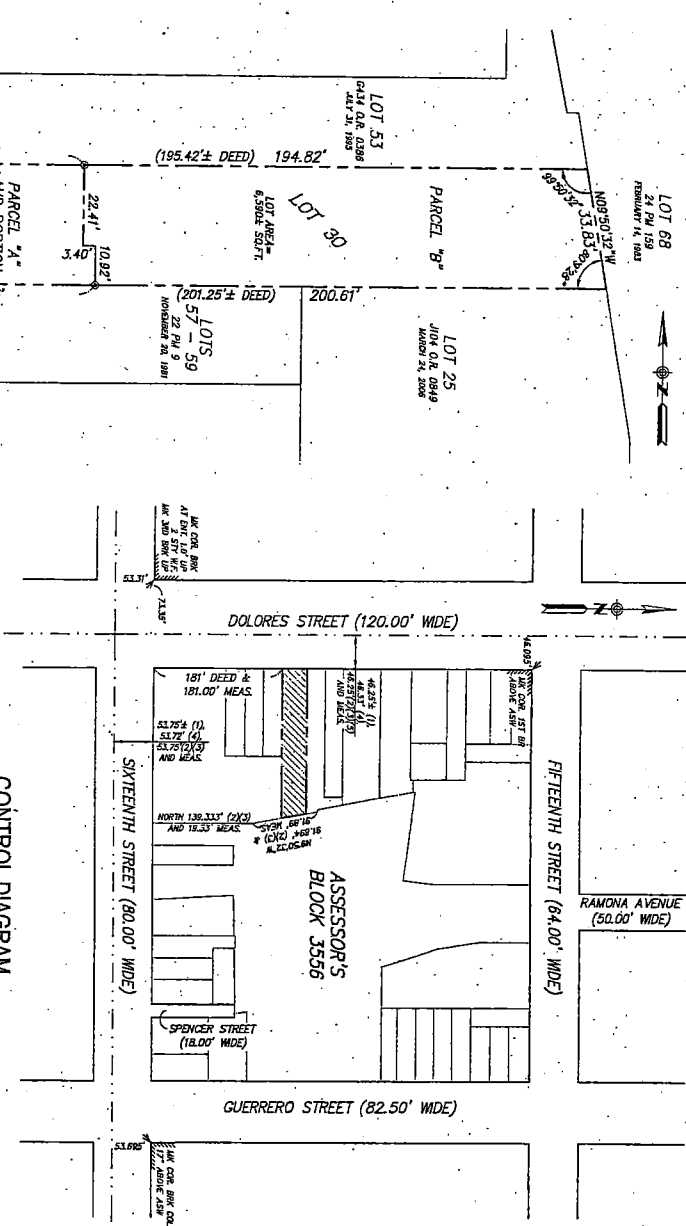
- ABBREVIATIONS**
- AB ASSESSORS BLOCK
 - MEAS. MEASURED
 - OR OFFICIAL RECORDS
 - () RECORD DATA
 - SQ. FT. SQUARE FEET
- REFERENCES**
- (1) MONUMENT MAP 288
 - (2) 21 CM 138
 - (3) 22 CM 138
 - (4) 43 PM 188
 - (5) 82 CM 48

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
A	271
B	272
C	273

PARCEL NO.	PROPOSED ASSESSOR LOT NUMBER
A	AB 3564, LOT 271, 1,664 ± SQ. FT.
B	AB 3564, LOT 272, 6,980 ± SQ. FT.

CONTROL DIAGRAM
GRAPHIC SCALE
1 inch = 100 feet



- GENERAL NOTES**
- THIS MAP IS THE CURRENT MAP PORTION OF A CONDOMINIUM AS DESCRIBED IN OUTSTANDING CITY RECORDS IN THE COUNTY OF SAN FRANCISCO, CALIFORNIA.
 - ALL IMPROVEMENTS, EGRESS, ENTRY, OR TRAVEL, PERFORMANCE, EGRESS, AND ENTRY, COMPONENTS, EGRESS, ENTRY, OR TRAVEL, PERFORMANCE, EGRESS, AND ENTRY, AND COMMON USE ACCESSIBLE FEATURES AND FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
 - UNLESS SPECIFIC OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS ASSOCIATION, INCLUDING ITS CONSTITUTION, COVENANTS, AND RESTRICTIONS, THE ASSOCIATION SHALL BE RESPONSIBLE, SYNCHRONOUSLY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND
 - ALL FLOORING, SEWERAGE, ALL PERMITTED OR UNPERMITTED PRIVATE SWIMMING POOLS, AND ALL OTHER COMMON AREAS AND FACILITIES THAT ARE PART OF THE COMMON USE OF THE CONDOMINIUM.
 - IN THE EVENT THE AREA DESCRIBED IN THIS MAP IS NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS OR HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THESE AREAS, FAILURE TO MAINTAIN OR REPAIR SUCH AREAS SHALL BE CONSIDERED A BREACH OF THE COVENANTS AND RESTRICTIONS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPROVEMENT OF AREAS ADJACENT TO THE HOMEOWNERS PROPERTY.
 - APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, ORIENTATION OF ANY STRUCTURE OR ANY OTHER AREAS OF THE PROPERTY ASSOCIATED WITH THIS MAP. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE MAP FOR CONFORMANCE WITH THE CITY ENGINEERING CODES AND STANDARDS. THE CITY ENGINEER'S REVIEW SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.
 - ENFORCEMENT PROVISIONS INCLUDING PROVISIONS THAT LAW ENFORCEMENT OR CITY OFFICIALS SHALL HAVE THE AUTHORITY TO ENFORCE THE COVENANTS AND RESTRICTIONS OF THIS MAP SHALL BE CONSIDERED TO BE A PART OF THE COVENANTS AND RESTRICTIONS OF THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.
 - BUYERS SHOULD BE AWARE THAT THE CITY ENGINEER'S REVIEW OF THIS MAP IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.
 - ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENTS OR TO THE CENTERLINE OF ANY ADJACENT STREET SHALL NOT BE USED FOR THE PURPOSES OF THE MAP. SUCH DIMENSIONS SHALL NOT BE USED FOR ANY OTHER PURPOSES.
 - ALL DEFLECTION ANGLES HEREON ARE IN DEGREES UNLESS OTHERWISE SPECIFIED.
 - ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
 - PARCEL IS SUBJECT TO NOTICE OF SPECIAL REMEDIATION UNDER THE PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED MAP 2, 2010 IN REEL 1856, IMAGE 0542, DOCUMENT NO. 201005076, OF OFFICIAL RECORDS.

SPECIAL NOTES

- CITY ENGINEER'S REVIEW OF THIS MAP IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.
- THE CITY ENGINEER'S REVIEW OF THIS MAP IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.
- THE CITY ENGINEER'S REVIEW OF THIS MAP IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.

FINAL MAP No. 6902
BEING A SUBDIVISION OF AIRSPACE
FOR RESIDENTIAL PURPOSES
PARCEL "B" BEING A THREE UNIT RESIDENTIAL
CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
RECORDED IN THAT CERTAIN DEED
IN REEL 1876 AND IMAGE 0493

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

SAVARY A. GIBSON
TRANSAMERICAN ENGINEERS & ASSOCIATES
408, 358th, LOT 30, ADDRESS: 291, 203, 298 & 203A, 1
STATE OF CALIFORNIA
DATE: DECEMBER 2012

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



José Cisneros, Treasurer

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. 3556 Lot No. 030

Address: 263-265 Dolores St.

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

A handwritten signature of José Cisneros, consisting of several overlapping loops, written over a horizontal line.

José Cisneros

Tax Collector

Dated this 13th day of December 2012



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

Bruce R. Storrs, City and County Surveyor

Date: November 8, 2011

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

Project ID: 6902			
Project Type: 2-Lot Subdivision, 2-Lot Air Space, 3 Units New Constr			
Address#	StreetName	Block	Lot
263 - 265	DOLORES ST	3556	030
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.

X

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 # 2012J365755**

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 3.21.2012

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
 And When Recorded Mail To:) **CONFIRMED COPY of document recorded**
)
 Name: Herzig & Berlese) **03/02/2012 20121365755**
) ON WITH ELECTRONIC FILING
 Address: 414 Gough Street, Suite 5) **This document has not been compared with the original**
) **SAN FRANCISCO ASSESSOR-RECORDER**
)
 City: San Francisco) **K595 OR 542**
)
 State: California) **Space Above this Line For Recorder's Use**

John E. Wai, Trustee of the John E. Wai 1981 Living Trust, dated
 I (We) November 12, 1981, as amended 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: 3556; LOT: 030,
COMMONLY KNOWN AS: 261 - 265 DOLORES 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 Airspace Subdivision Application
 No. 2011.1413S by the Planning Department as a referral from the Department of Public Works,
 Bureau of Street-Use and Mapping, Project ID: 6902.

The tentative map filed with the present application indicates that the subject property at 261-63-65
 Dolores Street consists of two airspace parcels. One parcel, shown on the map as Parcel A, contains
only an existing three unit residential building. The second parcel, Parcel B, contains everything
else located at the property, including all of the land and a new three unit residential condominium
 project. Parking for two of the three existing dwelling units located on Parcel A is provided in the
 ground floor of the new three unit residential condominium project located on Parcel B. Open
 space required by Planning Code section 135 for the existing three unit residential building on
 Parcel A also is located on Parcel B.

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

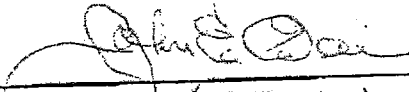
1. Parcel A is benefitted and Parcel B is burdened by an easement for parking motor vehicles and pedestrian and vehicular ingress and egress to and from the parking spaces and the garage door in the ground floor of the building located on Parcel B. The parking easement is appurtenant to Parcel A and is for the parking of two motor vehicles of residents of Parcel A.
2. Parcel B is burdened by and Parcel A is benefitted by an easement over the rear yard portion of Parcel B, for the purpose of providing open space for the residents of Parcel A.
3. The owner of the project 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.

*PARKING
EASEMENT
OVER B FOR A

OPEN SPACE
OVER B FOR
A*

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: February 29, 2012 at San Francisco, California.



(Owner's Signature)
John E. Wai, Trustee of the John E. Wai 1981
Living Trust, dated November 12, 1981, as amended

(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 Easterly line of Dolores Street, distant thereon 181 feet Northerly from the Northerly line of 16th Street; running thence Northerly along said line of Dolores Street 33 feet, 4 inches; thence at a right angle Easterly 195 feet, 5 inches, more or less, to the Westerly line of property described in Special Superior Court Case No. 39134, entitled "National Ice Cream Company, vs. All Persons", thence Southerly along the last mentioned line, 33 feet, 10 inches, more or less, to the intersection of a line drawn Easterly at right angles to the Easterly line of Dolores Street, from the point of beginning; thence Westerly along the line so Drawn 201 feet, 3 inches, more or less, to the point of beginning.

Being a portion of Mission Block No. 37

Assessor's: Lot 030; Block 3556

STATE OF CALIFORNIA }
COUNTY OF San Francisco }SS.

On 2/29/12, before me, Monica J. Kirst, a notary public, personally
appeared John E Wai

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 and official seal.

Signature

Monica J. Kirst

