

File No. 180237

Committee Item No. _____

Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: March 20, 2018

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

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - May 25, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - March 2, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion M-18185 - September 30, 2010</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 187265 – March 2, 2018</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Jocelyn Wong
Prepared by: _____

Date: March 15, 2018
Date: _____

1 [Final Map 8923 - 1 Hill Street]
2

3 **Motion approving Final Map 8923, a 12 residential unit and one commercial unit, mixed-**
4 **use condominium project, located at 1 Hill Street, being a subdivision of Assessor's**
5 **Parcel Block No. 3617, Lot No. 008; and adopting findings pursuant to the General Plan,**
6 **and the eight priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 8923", a 12 residential unit and
9 one commercial unit, mixed-use condominium project, located at 1 Hill Street, being a
10 subdivision of Assessor's Parcel Block No. 3617, Lot No. 008, comprising four sheets,
11 approved March 2, 2018, by Department of Public Works Order No. 187265 is hereby
12 approved and said map is adopted as an Official Final Map 8923; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated May 25, 2016, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 101.1; and, be it

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

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.
25

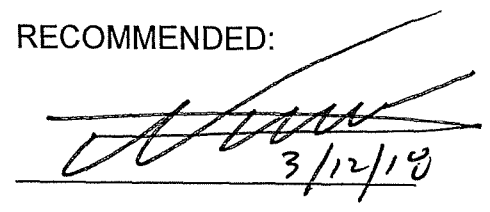
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works



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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: January 25, 2016

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

Project ID: 8923			
Project Type: 12 Residential and 1 Commercial Units New Construction Condominium Project			
Address#	StreetName	Block	Lot
1050 - 1060	VALENCIA ST	3617	008
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

Robert
 Hanley

Digitally signed by Robert Hanley
 DN: CN = Robert Hanley C = US O =
 BSM OU = DPW
 Date: 2016.01.25 12:15:42 -08'00'

for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 3, CEQA Determination Date 11/5/13, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

Signed Jeffrey Speirs
Digitally signed by Jeffrey Speirs
 DN: cn=Jeffrey Speirs, o=City Planning, ou=Current Planning, email=Jeffrey.Speirs@sfgov.org
 Date: 2016.05.25 18:10:08 -0700

Date 5/25/16

Planner's Name jeff speirs
 for, Scott F. Sanchez, Zoning Administrator



**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. 3617 Lot No. 008

Address: 1050 - 1058 Valencia 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 2nd day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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. 3617 Lot No. 008

Address: 1050 - 1058 Valencia St

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

Map: \$6,632,178

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$79,587.00

Amount of Assessments not yet due: \$892.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 2nd day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion: M-18185

HEARING DATE: SEPTEMBER 30, 2010

Hearing Date: September 30, 2010
Case No.: 2007.1457E
Project Address: 1050 Valencia Street
Zoning: Valencia Street Neighborhood Commercial Transit District
(Valencia Street NCT)
55-X Height and Bulk District
Block/Lot: 3617/008
Project Sponsor: Shizuo Holdings Trust
1001 Bridgeway, Suite 538
Sausalito, CA 94965
Staff Contact: Jeremy Battis – (415) 575-9022
Jeremy.Battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2007.1457E FOR THE PROPOSED DEVELOPMENT (“PROJECT”) AT 1050 VALENCIA STREET.

MOVED, that the San Francisco Planning Commission (hereinafter “Commission”) hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

1. On December 21, 2007, pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department (“Department”) received an Environmental Evaluation Application for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
2. On February 10, 2010, the Department determined that the Project, as proposed, could not have a significant effect on the environment, and accordingly, on that date issued a notice of availability that a Mitigated Negative Declaration would be issued for the Project, duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration was posted in the Department offices, and distributed in accordance with law.
3. On March 11, 2010, an appeal of the decision to issue a Mitigated Negative Declaration was timely filed by Clint Mitchell and Risa Teitelbaum of Liberty Hill Neighborhood Association.
4. A staff memorandum, dated September 23, 2010, addresses and responds to all points raised by appellant in the appeal letter. That memorandum is attached as Exhibit A and staff’s findings as to those points are incorporated by reference herein as the Commission’s own findings. Copies of that memorandum have been delivered to the City Planning Commission, and a copy of that

memorandum is on file and available for public review at the San Francisco Planning Department, 1660 Mission Street, Suite 500.

5. On June 16, 2010, the Historic Preservation Commission reviewed the project in accordance with the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources, and determined, in Motion No. 0068, that the Planning Department's CEQA analysis of potential impacts on historic resources appeared to be adequate.
6. On July 1, 2010, amendments were made to the Preliminary Mitigated Negative Declaration, adding the following text to describe revisions to the proposed project (elimination of on-site parking and loading space, setback of top floor from the building to the west). Such amendments do not include new, undisclosed environmental impacts and do not change the conclusions reached in the Preliminary Mitigated Negative Declaration. The changes do not require "substantial revision" of the Preliminary Mitigated Negative Declaration, and therefore recirculation of the Preliminary Mitigated Negative Declaration would not be required.
7. On July 8, 2010, the Commission held a duly noticed and advertised public hearing on the appeal of the Preliminary Mitigated Negative Declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.
8. At the July 8, 2010, the Commission directed that additional discussion and analysis concerning the Liberty-Hill Historic District be added to the document. On September 23, additional amendments were made to the Preliminary Mitigated Negative Declaration, adding the additional discussion and analysis concerning the Liberty-Hill Historic District, as directed by the Commission. Such amendments do not include new, undisclosed environmental impacts and do not change the conclusions reached in the Preliminary Mitigated Negative Declaration. The changes do not require "substantial revision" of the Preliminary Mitigated Negative Declaration, and therefore recirculation of the Preliminary Mitigated Negative Declaration would not be required.
9. On September 30, 2010, the Commission held a second duly noticed and advertised public hearing on the appeal of the Preliminary Mitigated Negative Declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.
10. All points raised in the appeal of the Preliminary Mitigated Negative Declaration at the July 8 and September 30, 2010, City Planning Commission hearings have been adequately addressed either in the Memorandum or orally at the public hearings.
11. After consideration of the points raised by appellant, both in writing and at the July 8, and September 30, 2010, hearings, the San Francisco Planning Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.
12. In reviewing the Preliminary Mitigated Negative Declaration issued for the Project, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.
13. The Planning Commission finds that Planning Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

The City Planning Commission HEREBY DOES FIND that the proposed Project, could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and HEREBY DOES AFFIRM the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on September 30, 2010.

Linda Avery
Commission Secretary

AYES: Alioto, Miguel, Moore, Olague, Sugaya
NOES:
ABSENT: Borden
ADOPTED: September 30, 2010

OWNER'S STATEMENT:

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND RECORD OF THIS MAP COMPRISING OF FOUR(4) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DESIGNATED BORDER LINE.

OWNER: THE VALENCIA HILL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY [Signature] BY _____
NAME MARK RUTHERFORD NAME _____
TITLE MANAGER TITLE _____

WITNESS: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
DEED OF TRUST RECORDED ON APRIL 28, 2017
INSTRUMENT NO. 2017-144082 OFFICIAL RECORD

BY [Signature] BY _____
NAME ROSS KENNEDY NAME _____
TITLE NOTARY PUBLIC TITLE _____

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA }
COUNTY OF San Francisco }
ON 12/16 2017, BEFORE ME, L. CHUNG

A NOTARY PUBLIC, PERSONALLY APPEARED Mark Rutherford 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 CAPACITIES, 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 SEAL: [Signature]
SIGNATURE: _____
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 221764B
MY COMMISSION EXPIRES: Nov. 7, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____ 2017, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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 CAPACITIES, 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 SEAL:
SIGNATURE: _____
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

BENEFICIARY'S/TRUSTEE'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA }
COUNTY OF Alameda }
ON Dec. 29 2017, BEFORE ME, Cindy Shorf

A NOTARY PUBLIC, PERSONALLY APPEARED Ross Kennedy 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 CAPACITIES, 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 SEAL: [Signature]
SIGNATURE: _____
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2459864
MY COMMISSION EXPIRES: Aug. 11, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

BENEFICIARY'S/TRUSTEE'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____ 2017, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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 CAPACITIES, 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 SEAL:
SIGNATURE: _____
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

FINAL MAP NO. 8923

A 12 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 20, 2014 AS DOC-2014-1853067-00 ALSO BEING A PORTION MISSION BLOCK NO. 74

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
NOVEMBER 2017

KCA ENGINEERS, INC.
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 4 SHEETS

APN 3617-008 1050-1058 VALENCIA STREET / 1 HILL STREET

ENGINEER'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 KCA ENGINEERS INC. IN DECEMBER 2016. I HEREBY STATE THAT ALL THE INFORMATION AND DATA OF THE CHARACTER AND OCCUPY THE POSITIVE INDICATION, AND THAT THE DIMENSIONS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: *[Signature]* DATE: 11/22/17
KCA ENGINEERS, INC.
PETER J. BOGOT
P.E. NO. 16798
LICENSE EXPIRES: MARCH 31, 2018



CLERK'S STATEMENT:

I, ANGELA GALVALLO, 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. 2017, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8923".

IN TESTIMONY WHEREOF, I HAVE HERETO SIGNED 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 GALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUPERVISOR HAS FILED A STATEMENT FROM THE TAXING 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 2nd DAY OF March 2018
BY ORDER NO. 177263

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

APPROVED AS TO FORM:
DENISE A. HERRERA, CITY ATTORNEY

BY: _____ DATE: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREIN; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT 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. 8814
DATE: MARCH 5 2018



BOARD OF SUPERVISOR'S APPROVAL:

ON _____ THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, IN BOOK _____ AT THE REQUEST OF KCA ENGINEERS, INC.

BY: _____
COUNTY RECORDER

GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4130 AND 4248. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF TWELVE (12) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
- B. ALL WORKS (E.G. EGRESS (E.S.), PARKING OF TRAVEL, FIRE/EMERGENCY EXITS) AND EXISTING EQUIPMENT (E.G. PAVEMENTS) AND PASSENGER(S), STAIRWAYS, CORRIDORS, ELEVATORS), AND COMMON USE ACCESSIBLE FEATURES) AND FACILITIES SUCH AS RESTROOMS THAT 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 COVENANTS, CONDITIONS, 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 PAVED OR UNPAVED 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.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY RESOLUTIONS, SAID HOMEOWNERS SHALL BE RESPONSIBLE TO THE EXTENT OF THEIR PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THESE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ASSESSMENT 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.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURES OR AUXILIARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR PERMITTED BY APPROPRIATE CITY AGENCIES. NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUPERVISOR'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 PERMITTED PERMITS.
- F. MAY VIOLATES FIRE ESCAPES AND OTHER ENCROACHMENTS OF ANY SHOWN HEREON, THAT EXIST OR THAT MAY BE CONSTRUCTED WITHIN OR OVER (PAVED OR UNPAVED) STREETS AND HILL STREETS ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY ARE NOTICEABLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJACENT 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.

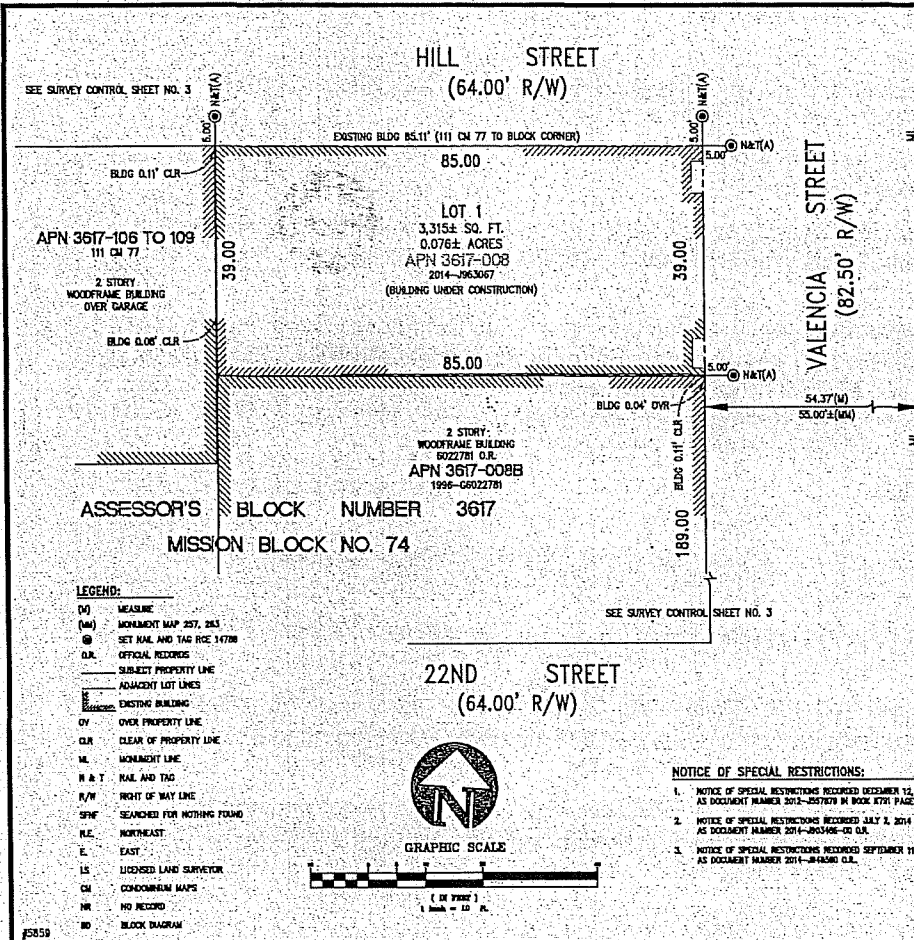
FINAL MAP NO. 8923

A 12 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 20, 2014 AS DOC-2014-093067-00 ALSO BEING A PORTION MISSION BLOCK NO. 74
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
NOVEMBER 2017

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 2 OF 4 SHEETS

APN 3617-008 1050-1058 VALENCIA STREET / 1 HILL STREET



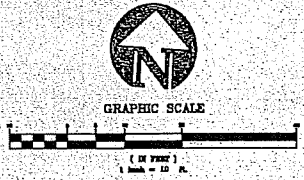
- SURVEY NOTES:**
1. BLANK OF SURVEY GRANT DEED RECORDED OCTOBER 20, 2014 AS INSTRUMENT NUMBER 2014-384307-00 IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
 2. MONUMENT REFERENCE MONUMENT MAP NUMBER 257, 258, & 263 ON FILE IN THE CITY ENGINEER'S OFFICE, SAN FRANCISCO, CALIFORNIA.
 3. BLOCK DIAGRAM MISSION BLOCK 74 DATED JUL 27, 1916.
 4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 5. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
 6. BLOCK LINES OF BLOCK 3617 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 3617 WERE ESTABLISHED IN CONFORMANCE WITH COMPILING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS "L" CUTS, AND BUILDING STRUCTURES, WITH THE MAP AND DEED REFERENCES LISTED HEREIN.
 7. THE DISTANCE FROM THE FOUND POINTS PER (7) TO THE PROPERTY LINE WERE NOT MEASURED. THEIR LOCATION WAS NOT USED IN DETERMINING THE BLOCK LINE.

NOTES:

THE PROPOSED ASSessor'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSessor'S PARCEL NUMBER
1 COMMERCIAL	3617-121
1	3617-122
2	3617-124
3	3617-125
4	3617-126
5	3617-127
6	3617-128
7	3617-129
8	3617-130
9	3617-131
10	3617-132
11	3617-133
12	3617-134

- LEGEND:**
- DL MEASURE
 - (M) MONUMENT MAP 257, 258
 - ⊙ SET RAIL AND TAG SIZE 1/4" DIA
 - O.R. OFFICIAL RECORDS
 - SUBJECT PROPERTY LINE
 - ADJACENT LOT LINES
 - EXISTING BUILDING
 - OVER PROPERTY LINE
 - CLEAR OF PROPERTY LINE
 - M MONUMENT LINE
 - R & T RAIL AND TAG
 - R/W RIGHT OF WAY LINE
 - SPW SEARCHED FOR NOTHING FOUND
 - N.E. NORTHEAST
 - E EAST
 - LS LICENSED LAND SURVEYOR
 - CM CONDOMINIUM MAPS
 - NR NO RECORD
 - BD BLOCK DIAGRAM



- NOTICE OF SPECIAL RESTRICTIONS:**
1. NOTICE OF SPECIAL RESTRICTIONS RECORDED DECEMBER 12, 2012 AS DOCUMENT NUMBER 2012-105709 IN BOOK 8731 PAGE 383 O.R.
 2. NOTICE OF SPECIAL RESTRICTIONS RECORDED JULY 2, 2014 AS DOCUMENT NUMBER 2014-101946-00 O.R.
 3. NOTICE OF SPECIAL RESTRICTIONS RECORDED SEPTEMBER 11, 2014 AS DOCUMENT NUMBER 2014-104800 O.R.

FINAL MAP NO. 8923
A 12 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 20, 2014 AS DOC-2014-963067-00 ALSO BEING A PORTION MISSION BLOCK NO. 74 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SCALE: 1" = 10'
NOVEMBER 2017
KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS
SHEET 4 OF 4 SHEETS
APN 3617-008 1050-1058 VALENCIA STREET / 7 HILL STREET



BOARD OF SUPERVISORS
EDUCATION AND HUMAN RESOURCES
BY: *RB*

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 www.SFPublicWorks.org



Mark Farrell, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 187265

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

APPROVING FINAL MAP 8923, 1 HILL STREET, A 13 UNIT MIXED-USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 3617-008

A 13 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated May, 25, 2016 stated that the subdivision is consistent 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 8923", comprising 4 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 May, 25, 2016, from the City Planning Department stating the subdivision is consistent 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:



3/2/2018

3/2/2018

X Bruce R. Storrs

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

X Mohammed Nuru

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



