

File No. 130760

Committee Item No. \_\_\_\_\_  
Board Item No. 72

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date 7/30/2013

**Cmte Board**

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Legislative Analyst Report
- Youth Commission Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

**OTHER**

(Use back side if additional space is needed)

- ROUTING SHEET
- DPW ORDER NO. 18468
- TENTATIVE MAP REFERRAL
- TAX CERTIFICATE
- MYLAR MAP
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Completed by: Erica Dayrit Date 7/25/2013  
Completed by: \_\_\_\_\_ Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

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[Final Map 7378 - 2200-2210 Market Street]

**Motion approving Final Map 7378, a 22 Residential Unit and Two Commercial Unit, Mixed-Use Condominium Project, located at 2200-2210 Market Street being a subdivision of Assessor's Block No. 3560, Lot No. 001, and adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.**

MOVED, That the certain map entitled "FINAL MAP 7378", comprising 2 sheets, approved July 12, 2013, by Department of Public Works Order No. 181468 is hereby approved and said map is adopted as an Official Final Map 7378; and, be it

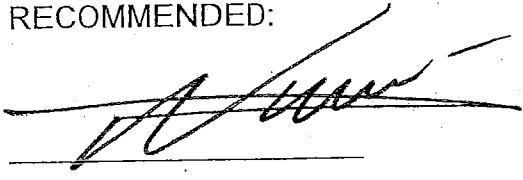
FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated November 2, 2012, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the Eight Priority Policies of Section 101.1 of the Planning Code; and, be it

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

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

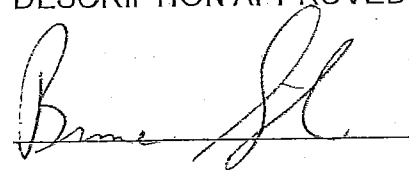
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



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

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

Bruce R. Storrs, City and County Surveyor

## FINAL MAP ROUTING SHEET

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

### MAP

Final Map No. 7378	Date Sent: July 18, 2013	Date Due at BOS July 22, 2013
Block/Lot 3560 / 001	Map Address 2200 – 2210 Market Street	

### SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

### ROUTE

Date Received	To	Date Forwarded or Signed
7/18	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
7/18	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	
7/18	Mohammed Nuru Director of Public Works City Hall, Room 348	
7/22	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2013 JUL 22 AM 8:56

BY *[Signature]*

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: 181468**

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

APPROVING FINAL MAP 7378, 2200 – 2210 MARKET STREET, A 22 RESIDENTIAL UNIT AND TWO COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3560, LOT NO. 001.

A 22 RESIDENTIAL UNIT AND TWO COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 2, 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 7378", 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 November 2, 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.





12 NOV -7 11:21

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: October 4, 2012

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

<b>Project ID:</b> 7378			
<b>Project Type:</b> 24 Units Mixed New Construction, 22 Residential 2 Commercial			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
2200 - 2210	MARKET ST	3560	001
<b>Tentative Map Referral</b>			

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 Tentative Map is consistent with the applicable provisions of the Planning Code and the California Environmental Quality Act Guidelines.~~

*- See Attached -*

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

DATE 11/2/2012

*Aaron Hollister, Aaron Hollister*  
for Mr. Scott F. Sanchez, Zoning Administrator



**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. 3560 Lot No. 001**

**Address: 2200 Market St.**

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



**José Cisneros**

**Tax Collector**

**Dated this 28th day of June 2013**

**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 are the only persons whose consent making any subdivision of the real property is required under the provisions of the subdivision map. We pass clear title to said real property as shown within the illustrative border lines that said map constitutes and consists of a survey map within the meaning of Paragraph 1351(e) of the civil code of the State of California; and we hereby consent to the filing and recording of said map pursuant to Chapter 1, Title 17B of the California Civil Code and code of the State of California, in that we have not and will not have consent to be recorded in the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

OWNER: 2200 MARKET STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]

BENEFICIARY

BY: [Signature]  
THE [Signature]  
VICE PRESIDENT

**OWNER'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA, )  
COUNTY OF SAN FRANCISCO, )

On April 11, 2013, before me, Walter H. Travis Jr., a Notary Public, personally appeared [Signature], who acknowledged to me that he/she/it 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 testify 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Signature: [Signature]  
Notary Public in and for said County and State  
Principal County of Business: San Francisco  
Commission Expires: 04/15/15  
Commission # of Notary: 699417



**BENEFICIARY'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA, )  
COUNTY OF SAN FRANCISCO, )

On April 11, 2013, before me, Walter H. Travis Jr., a Notary Public, personally appeared [Signature], who acknowledged to me that he/she/it 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 testify 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Signature: [Signature]  
Notary Public in and for said County and State  
Principal County of Business: San Francisco  
Commission Expires: April 17, 2017  
Commission # of Notary: 101210



**SUPERVISOR'S STATEMENT**

This map was prepared by me or under my direction and is based upon a field survey conforming with the requirements of the Subdivision Map Act and local ordinance at the request of 2200 Market Street, LLC in January 2013. I hereby state that all monuments are of the character and occupy the positions, 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 SUPERVISOR'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 ordinance that all provisions of the California Subdivision Map Act have been complied with and that I am satisfied this map is technically correct.

BRUCE R. STORER, CITY AND COUNTY SUPERVISOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]  
MAY LICENSE EXPIRES: SEPTEMBER 30, 2013



**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**APPROVALS**

This map is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By order of: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MORGAN M. NERI,  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
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 resolution no. \_\_\_\_\_, a copy of which is on file in the office of the Board of Supervisors in the no. \_\_\_\_\_

**CLERK'S STATEMENT**

I, Angela Cahillo, 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 and resolution adopted \_\_\_\_\_, 20\_\_\_\_, approved this map entitled, "FINAL MAP 7378".  
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 Cahillo, 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 office there are no liens against this subdivision or any part thereof in unpaid state, county, municipal or local taxes, or special assessments as shown, except as taxes or special assessments are indicated to be.  
I further hereby state that a bond in the amount fixed by said board and by its terms made to mature to the benefit of the city and county of San Francisco, conditioned for payment of the above taxes or special assessments not yet payable, has been filed with and approved by said board.  
Dated: \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

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 \_\_\_\_\_ PAGES \_\_\_\_\_ 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  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 7378**

A 22 RESIDENTIAL UNIT AND 6 COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT  
BEING A MERGER AND RESUBDIVISION OF THAT  
REAL PROPERTY DISSEMINATED BY MAP 23, 2012 BY  
SHELL K&S7 AT MADE 0157, OFFICE  
COUNTY RECORDER.

WWS  
334 CLAYMONT BLVD., STE 2  
SAN FRANCISCO, CA 94137  
(415) 252-2400  
www.westover-surveying.com  
SHEET 1 OF 7 SHEETS  
APRIL 2013  
OFFICE OF SAN FRANCISCO  
COUNTY RECORDER



**LEGEND**

- (A) PROPERTY LINE
- (B) DIMENSION PER REFERENCE
- (C) DIMENSION PER REFERENCE
- (D) SETBACK MEASUREMENT
- (E) SETBACK MEASUREMENT
- (F) FOUND MONUMENT MARK PER [B]
- (G) MONUMENT LINE



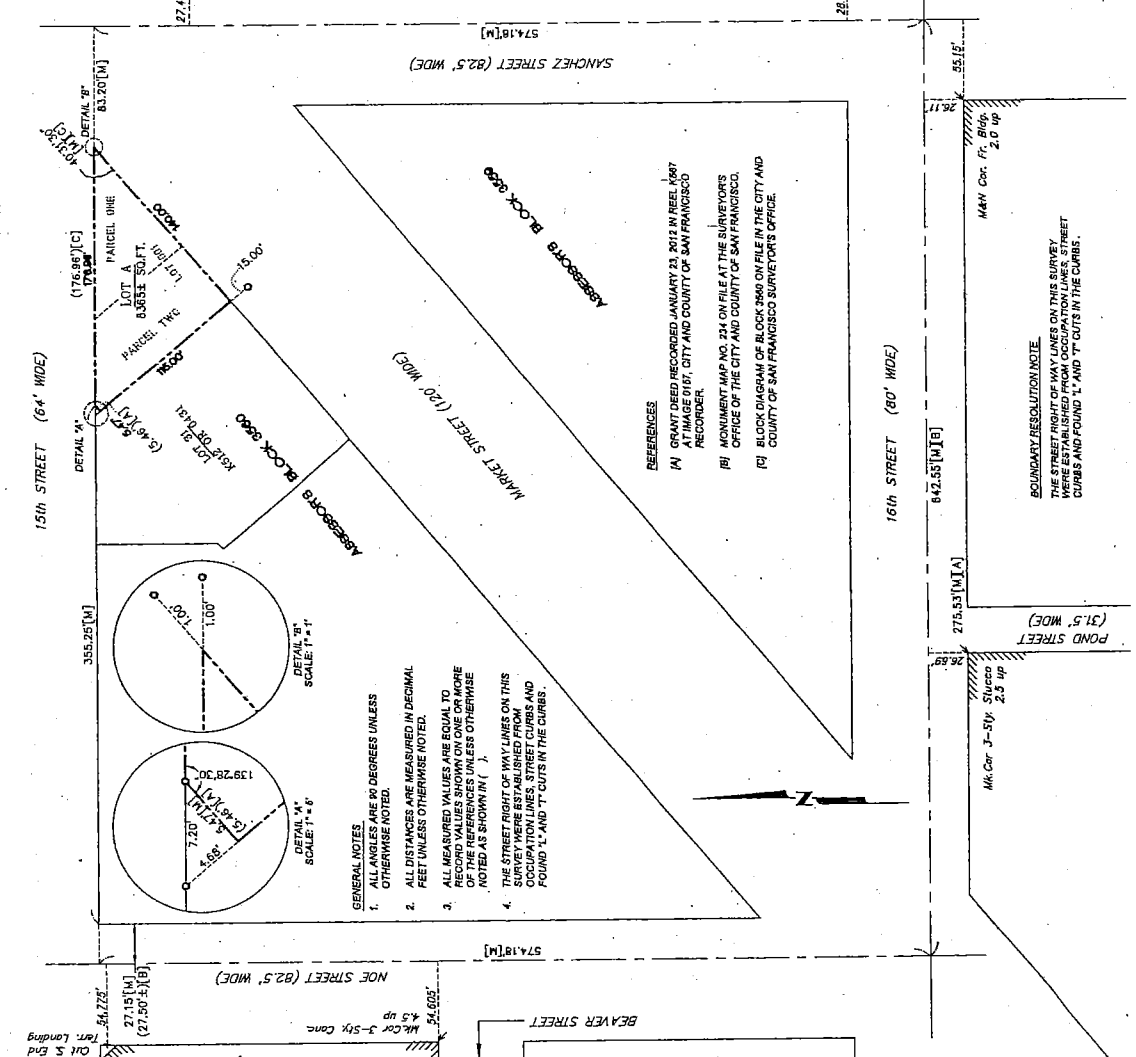
**CONDOMINIUM GENERAL NOTES**

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Section 1311(e). This condominium project is limited to a maximum of 72 residential units and 2 commercial units.
- b) All ingress (on, across (to), park(s), driveway(s), sidewalk(s), elevator(s), and common use accessible facility) and egress (off, away from, out of) the building shall be subject to the same rules and regulations as set forth in the Building Code requires for common use and shall be held in common undivided interest.
- c) Unless specified otherwise in the governing documents of a condominium homeowners association, including its conditions, covenants, and restrictions, the repair, and replacement of:
  - (i) All general use common area improvements; and
  - (ii) All fireproof stairways, all permitted or unpermitted private encroachments and other improvements, and all improvements and improvements subject to an 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 area identified in (c)(ii) is not specifically 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 obligations shall constitute a breach of the homeowners' association covenants, conditions, and restrictions, and shall constitute a lien against the homeowner's property.
- e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with the structure, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivision obligation of the City. The City shall not be responsible for the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with the structure, new or existing, which have not been reviewed or approved by appropriate City agencies, including but not limited to the planning, zoning and building codes, in effect at the time of any application for required permits.
- f) Any setbacks, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) once or over Market Street and/or 15th Street, shall be subject to the restrictions set forth in the Building Code and shall be held in common undivided interest. The City shall not be responsible for any ownership interest in such encroachment areas to the condominium unit owner(s).
- g) Encroachment from one adjoining property that may exist or may be constructed shall be subject to the restrictions set forth in the Building Code and shall be held in common undivided interest. The City shall not be responsible for any ownership interest in such encroachment areas to the property owners.

THE PROPOSED ASSESSOR PARCEL UNIT IDENTIFICATION FOR AN UNRESIDENTIAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

UNIT	ASSESSOR PARCEL NO.
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406	72
501	73
502	74
504	75
506	76

Mk Cor Brick Pav. 1.0' O.W., 2' S.W. Ft.



- GENERAL NOTES**
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  2. ALL DISTANCES ARE MEASURED IN DECIMAL FEET UNLESS OTHERWISE NOTED.
  3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE PLANS UNLESS OTHERWISE NOTED AS SHOWN IN ( ).
  4. THE STREET RIGHT OF WAY LINES ON THIS MAP ARE SHOWN AS DOTTED LINES. STREET CURBS AND OCCUPATION LINES, STREET CURBS AND FOUND "L" AND "T" CUTS IN THE CURBS.

**REFERENCES**

- [A] GRANT DEED RECORDED JANUARY 23, 2012 IN REEL M887 AT IMAGE 0187, CITY AND COUNTY OF SAN FRANCISCO RECORDER.
- [B] MONUMENT MAP NO. 224 ON FILE AT THE SURVEYORS OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [C] BLOCK DIAGRAM OF BLOCK 3840 ON FILE IN THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR'S OFFICE.

**BOUNDARY RESOLUTION NOTE**

THE STREET RIGHT OF WAY LINES ON THIS SURVEY MAP ARE SHOWN AS DOTTED LINES. STREET CURBS AND FOUND "L" AND "T" CUTS IN THE CURBS.

**SPECIAL RESTRICTIONS NOTE**

THIS MAP IS SUBJECT TO THE PROPERTY RESTRICTIONS AND COVENANTS ENTITLED NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED OCTOBER 15, 1998 IN REEL M887 AT IMAGE 0187, CITY AND COUNTY OF SAN FRANCISCO RECORDER. THIS MAP IS ALSO SUBJECT TO THE PLANNING CODE RECORDED MARCH 2, 2009 IN REEL M887 AT IMAGE 0211.

**FINAL MAP 7378**

A 22 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN PLANNING CODE RECORDED OCTOBER 15, 1998 IN REEL M887 AT IMAGE 0187, OFFICE OF THE COUNTY RECORDER.

CITY AND COUNTY OF SAN FRANCISCO

DIAGRAM

MARCH 2013

334 CLAREMONT BLVD. STE 2

SAN FRANCISCO, CA 94117

WWW.WESTBROOKSURVEYING.COM

SHEET 7 OF 7 SHEETS

2200-2210 MARKET STREET

