

File No. 130011

Committee Item No. _____
Board Item No. 42

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 |
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OTHER

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<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: Robert Moyer
Completed by: _____

Date January 18, 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 7288 - 4201 California Street]

2
3 **Motion approving Final Map 7288, a Six Residential Unit and One Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 4201 California Street being a subdivision**
5 **of Assessor's Block No. 1364, Lot No. 048, and adopting findings pursuant to the**
6 **General Plan and City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7288", comprising 3 sheets,
9 approved December 26, 2012, by Department of Public Works Order No. 180911, is hereby
10 approved and said map is adopted as an Official Final Map 7288; 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 September 17, 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

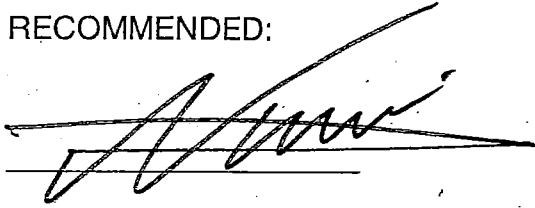
16 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
17 the Director of the Department of Public Works to enter all necessary recording information on
18 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
19 Statement as set forth herein;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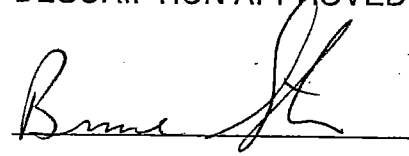
RECOMMENDED:



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: 180911

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

APPROVING FINAL MAP 7288, 4201 CALIFORNIA STREET, A 6 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 048 IN ASSESSORS BLOCK NO. 1364.

A 6 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 17, 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 7288", 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 September 17, 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:

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.

2157

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SAID MAP, AND WE HAVE READ THE SAID MAP AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY. WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE INSTRUMENT. WE HEREBY CONSENT TO SAID MAP CONSTITUTE AND CONSIST OF A SILENT MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 1231(W)(1) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND PARAGRAPHS 1231(W)(1) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

NOE VISTA LLC, CALIFORNIA LIMITED LIABILITY COMPANY

BY: *[Signature]*
Charles Gerard Agosta

MANAGE
CAPACITY:

PRINTED NAME

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON 12/14/2012, BEFORE ME, Barbara E. Herzog, Notary Public

PERSONALLY APPEARED, Charles Gerard Agosta, (INSERT NAME)

WHO PROVED TO ME ON THE BASIS OF SUFFICIENT EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND SUCH CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTIRE UPON BEHALF OF WHOM 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]
Barbara E. Herzog

PRINTED NAME

September 17, 2016

1991469
COMMISSION # OF NOTARY

San Francisco
PRINCIPAL COUNTY OF BUSINESS

TRUST/BENEFICIARY ACKNOWLEDGEMENT:

[Signature]
EVP

[Signature]
EVP

PRINT NAME: *[Signature]*

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON 12-3-12, BEFORE ME, Kathy Noland, Notary Public

PERSONALLY APPEARED, Brian Conley, (INSERT NAME)

WHO PROVED TO ME ON THE BASIS OF SUFFICIENT EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND SUCH CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTIRE UPON BEHALF OF WHOM 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]
Kathy Noland

PRINTED NAME

3-11-15

COMMISSION # OF NOTARY

San Francisco
PRINCIPAL COUNTY OF BUSINESS

RECORDER'S STATEMENT:

FILED FOR RECORD THIS 30th DAY OF 2012, AT 10:00 AM HOURS
IN THE OFFICE OF THE COUNTY CLERK OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE RESIDY OF FREDERICK T. SEHAR.

BY: *[Signature]*
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY OF THE PROPERTY SHOWN THEREON. I HAVE READ THE SAID MAP AND I AM Satisfied THAT THE SAID MAP ACCURATELY REPRESENTS THE REALITY OF THE PROPERTY SHOWN THEREON. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMPLETES THE SURVEY OF THE PROPERTY SHOWN THEREON. I AM NOT FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER SPECIFIED IN THE MAP INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REVERSED.



[Signature]
Frederick T. Sehar
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2014
DATE: 12-19-12

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS ACCURATELY REPRESENTED BY THE SAID MAP, THAT THE SAID MAP IS ACCURATELY REPRESENTED BY THE SAID MAP, AND THAT THE SAID MAP IS ACCURATELY REPRESENTED BY THE SAID MAP. I HEREBY STATE THAT THE SAID MAP IS ACCURATELY REPRESENTED BY THE SAID MAP, AND THAT THE SAID MAP IS ACCURATELY REPRESENTED BY THE SAID MAP.



[Signature]
Bruce R. Storms
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6914
LICENSE EXPIRES SEPTEMBER 30, 2013
DATE: 12-19-12

FINAL MAP NO. 7288

A 6 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF LOT 048, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF LOT 10 OF ASSASSONS' BLOCK 1384, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK 737 FILED FOR RECORD ON AUGUST 19, 1992, IN BOOK 41 OF PARCEL MAPS, AT PAGES 99 AND 80, OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO
Frederick T. Sehar & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
141 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE: (415) 921-7880 FAX: (415) 921-7882
CALIFORNIA
DECEMBER, 2012

TAX STATEMENT.

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF. THE RECORDS OF HIS OFFICE SHOW NO LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE I ALSO HAVE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SAID BOARD AND ITS TERMS MADE TO PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

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

CLIENT'S STATEMENT.

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. ADOPTED 201, APPROVED THIS MAP IN TESTIMONY WHEREOF I HAVE HERETO 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 201, BY ORDER NO.

ACKNOWLEDGMENT
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
STATE OF CALIFORNIA

APPROVED AS TO FORM
DENNIS J. HERRERA, CITY ATTORNEY

BY
DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' 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.

GENERAL NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 17 OF THE CONDOMINIUM ACT AND THE CONDOMINIUM ACT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
- B) ALL INTERESTS, EGRESS, PATHS OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING AND COMMON USE CORRIDORS, STAIRWAYS, COMMON USE CORRIDORS, 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, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF:

 - (i) ALL GENERAL USE COMMON AREAS, IMPROVEMENTS, AND
 - (ii) ALL FRONTING SIDEWALKS, ALL SIDEWALKS OR PATHS, 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)(i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH AREAS. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH AREAS IN THE EVENT SUCH MAINTENANCE, REPAIR AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS' PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, OR USE OF ANY STRUCTURES OR ANY OTHER AREAS OF THE PROPERTY ASSIGNED TO THE SUBDIVISION. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROPRIATE CITY AGENCIES NOT SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS; ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL CODES, ORDINANCES, AND REGULATIONS, INCLUDING ALL BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F) BY WINDOW, FIRE ESCAPES, AND OTHER ENCROACHMENTS IF ANY SHOWN HEREON, THAT EXIST ON THE SUBJECT PROPERTY, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR CORRECTING ANY ENCROACHMENTS THAT DO NOT COMPLY WITH 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) ENCROACHMENT FROM LOT TO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE CONVEYING PARTY TO RESOLVE ANY ISSUES THAT MAY ARISE HEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**FINAL MAP NO. 7288
A 6 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT**

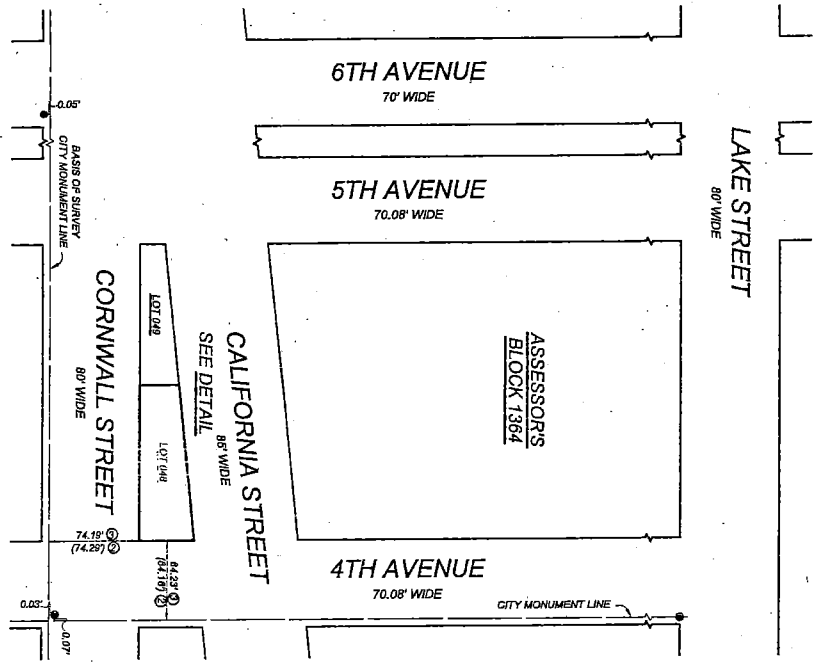
BEING A SUBDIVISION OF LOT 048, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF LOT 15 OF ASSASSORS BLOCK 1364, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK 76" FILED FOR RECORD ON AUGUST 19, 1982, IN BOOK 41 OF PARCEL MAPS, AT PAGES 89 AND 90, OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
1410 LINDBERG STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7800 FAX (415) 921-7855

CALIFORNIA
DECEMBER, 2012

MONUMENT LINE AND BOUNDARY CONTROL



- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED NOVEMBER 8, 2005, ON REEL, LOT 1 AT IMAGE AREA, DOCUMENT NUMBER 2005-008482-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAP NO. 08 AND 09, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ BOOK 41 OF PARCELS, MAPS, AT PAGES 84 AND 86, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

- LEGEND:**
- SET NAIL & TAG L.S. 4214 (OR AS NOTED)
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 - INDICATES FOUND CITY STANDARD MONUMENT (OR AS NOTED)

- BOUNDARY NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES ARE AS SHOWN.
 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

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

UNIT NO.	PROPOSED APN:
COMMERCIAL	75
1 - 6	75 - 81

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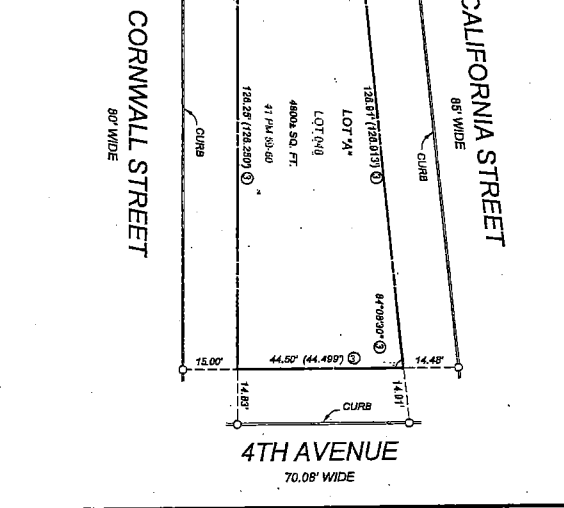
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DETAIL



FINAL MAP NO. 7288

A 6 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF LOT 048, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF LOT 75 OF ASSESSOR'S BLOCK 1364, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK 75 FILED FOR RECORD ON AUGUST 19, 1992, IN BOOK 41 OF PARCEL MAPS, AT PAGES 84 AND 86, OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 971-1500 FAX (415) 821-7855





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. 1364 Lot No. 048

Address: 4201 California St.

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



José Cisneros

Tax Collector

Dated this 11th day of December 2012



RECEIVED
12 SEP 20 11 9: 52

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

fw

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Date: July 13, 2012

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

Project ID: 7288			
Project Type: 6 Residential 1 Commercial New Construction			
Address#	StreetName	Block	Lot
4201	CALIFORNIA ST	1364	048
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 09.17.12