

File No. 141261

Committee Item No. \_\_\_\_\_

Board Item No. 60

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date \_\_\_\_\_  
Date December 16, 2014

### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- 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)

- PW Order No. 183164 - 12/01/2014
- Planning Memo - 05/29/2014
- Tax Certification Block No. 5260 Lot No. 040 - 11/21/2014
- Mylar Maps
- Routing Sheet

Completed by: John Carroll Date December 11, 2014

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Final Map 8210 - 4132-4138 Third Street]  
2

3 **Motion approving Final Map 8210, a 7 residential unit and 1 commercial unit, mixed-use**  
4 **New Construction Condominium Project, located at 4132-4138 Third Street, being a**  
5 **subdivision of Assessor's Block No. 5260, Lot No. 040, and adopting findings pursuant**  
6 **to the General Plan, and the eight priority policies of Planning Code, Section 101.1.**  
7

8       MOVED, That the certain map entitled "FINAL MAP 8210", a 7 residential unit and 1  
9 commercial unit, mixed-use new construction Condominium Project, located at 4132-4138  
10 Third Street, being a subdivision of Assessor's Block No. 5260, Lot No. 040, comprising 2  
11 sheets, approved December 2, 2014, by Department of Public Works Order No.183164 is  
12 hereby approved and said map is adopted as an Official Final Map 8210; and, be it

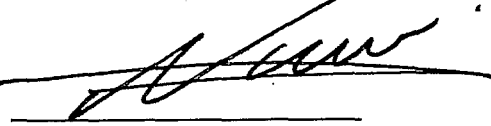
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated May 29, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan, and the eight priority policies  
17 of 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.  
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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



Phone: (415) 554-5827  
 Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

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. 8210	Date Sent: December 3, 2014	Date Due at BOS December 8, 2014 by 12pm
Block/Lot 5260/040	Map Address 4132-4138 Third Street	

### SENDER

Name: Seema Adina	Telephone: 415-554-5818
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: Seema.Adina@sfdpw.org

### ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	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	
	Mohammed Nuru Director of Public Works City Hall, Room 348	
	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.	



City and County of San Francisco

San Francisco Department of Public Works



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: 183164**

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

APPROVING FINAL MAP 8210, 4132-4138 THIRD STREET, A 7 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL NEW CONSTRUCTION MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 040 IN ASSESSORS BLOCK NO. 5260.

A 8 UNIT NEW CONSTRUCTION MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 29, 2014, 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. 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 8210", 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 May 29, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

Bruce R. Storrs, PLS  
City and County Surveyor, DPW

Mohammed Nuru  
Interim Director of Public Works

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2014 DEC -4 PM 1:19



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

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

APPROVED: December 1, 2014

MOHAMMED NURU, DIRECTOR

12/2/2014

12/2/2014

**X** Bruce R. Storrs

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

Nuru, Mohammed  
Director, DPW



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

City and County of San Francisco



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

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
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

RECEIVED  
12 JUN -2 AM 11:40

### TENTATIVE MAP DECISION

2014-07330 SA

Date: May 1, 2014

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

Project ID: 8210			
Project Type: 1 Commercial and 7 Residential Units Mixed Use New Construction Condominium			
Address#	StreetName	Block	Lot
4132	03RD ST	5260	040
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

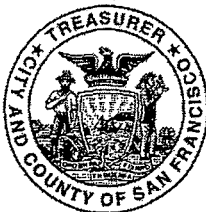
Bruce R. Storrs, P.L.S.,  
City and County Surveyor

PLANNING DEPARTMENT

Brittany Berdino (for)

DATE 5/29/14

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. 5260 Lot No. 040

Address: 4132V 3<sup>rd</sup> St.

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



José Cisneros

Tax Collector

Dated this 21<sup>st</sup> day of November 2014



**Owner's Statement:**

We hereby state that we are the owners and holders of security interest or have some record 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 is necessary to pass clear title to said real property; that we hereby consent to the making and recording of said map and subdivision as shown within the distinctive border line; that said map constitutes and consists of a survey map as described in California Civil Code Sections 4120 and 4265; and we hereby consent to the making and recording of said map pursuant to Title 2, Division Second of the Civil Code of the State of California.

In witness whereof we have caused these presents to be executed this 18<sup>th</sup> day of November, 2014.

Owners: 4132 Third St LLC, A California Limited Liability Company

Nancy Zeng  
Nancy Zeng

Jane Kuang  
Jane Kuang

Owner's Acknowledgment: )  
State of California ) SS.  
County of San Francisco )

On November 18, 2014, before me, Barbara E. Herzig, a Notary Public, personally appeared Nancy Zeng and Jane Kuang who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Barbara E. Herzig  
Signature

Barbara E. Herzig  
Name (typed or printed)  
Notary Public In and for said County and State

San Francisco  
Principal County of Business

September 17, 2016  
Commission Expires

#1991469  
Commission Number of Notary

**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, made at the request of Nancy Zeng on May 16, 2014. I hereby state that this Final Map substantially conforms to the approved or conditionally approved tentative map, if any. I further state that all the monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

By: Paul O. Webb

Date: 11/16/2014

Paul Webb  
Licensed Surveyor No. 5530  
License Expires: September 30, 2016



**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, if any, and any approved alteration thereof; that all provisions of the California Subdivision Map Act and any local ordinance applicable at the time of approval of the tentative map, if any, have been complied with; and that I am satisfied this map is technically correct.

Bruce R. Storms, City and County Surveyor  
City and County of San Francisco

By: Bruce R. Storms

Date: December 3, 2014

Bruce R. Storms L.S. 8914



**Tax Statement:**

I, Angela Cavillo, 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 Treasurer 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

**Clerk's Statement:**

I, Angela Cavillo, 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 \_\_\_\_\_, 20\_\_\_\_ approved this map entitled, "Final Map No. 8210", comprising 2 sheets.

In testimony whereof, I have hereunto subscribed my hand and caused the seal of this office to be affixed.

By: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Board of Supervisors  
City and County of San Francisco  
State of California

**Approval:**

This map is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By Order No. \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Mohammed Nuru  
Director of Public Works and Advisory Agency  
City and 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

**Board of Supervisor's Approval:**

On \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisor's 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 Supervisor's in File No. \_\_\_\_\_.

**Recorder's Statement:**

Filed 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 Paul Webb, L.S. 5530.

By: \_\_\_\_\_ Date: \_\_\_\_\_

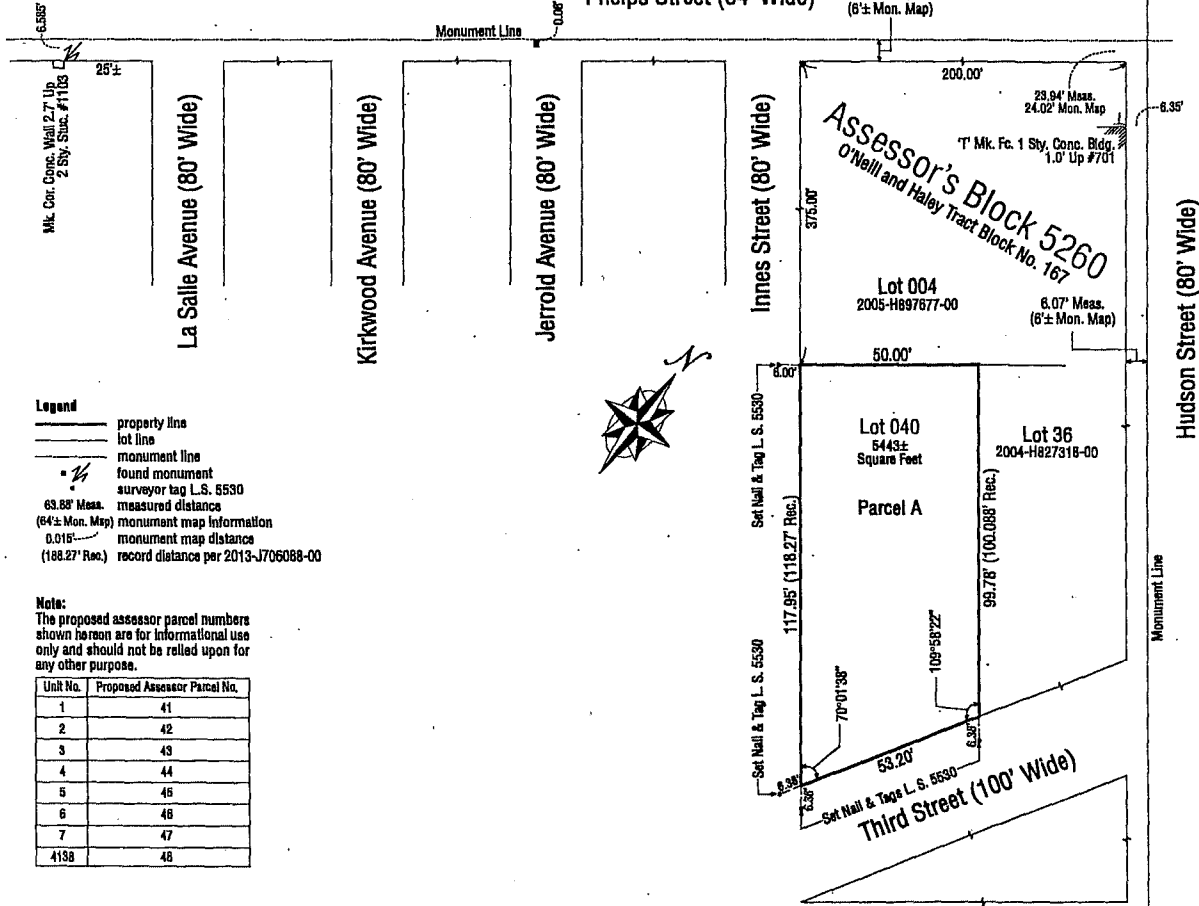
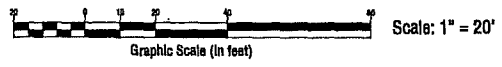
\_\_\_\_\_  
County Recorder  
City and County of San Francisco  
State of California

**Final Map No. 8210**

A 7 Unit Residential and 1 Unit Commercial  
Mixed-Use Condominium Project  
A subdivision of that real property  
described in that grant deed  
recorded on July 16, 2013 in Document No. 2013-1706088-00,  
City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710  
November 2014 Sheet 1 of 2 Sheets

AB: 5260 Lot: 040 Address: 4132-4138 Third Street



**Legend**

- property line
- lot line
- monument line
- found monument
- surveyor tag L.S. 5530
- 63.88' Meas. measured distance
- (64'± Mon. Map) monument map information
- 0.015' monument map distance
- (188.27' Rec.) record distance per 2013-J706088-00

**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 No.
1	41
2	42
3	43
4	44
5	46
6	48
7	47
4188	48

**Map Notes**  
All angles are 90 degrees unless otherwise noted.  
All dimensions are measured in feet and decimals thereof.  
Property line to monument line measured distance was based upon a field survey.  
Monument map reference: monument map nos. 293, 305, 306 on file in the office of the City and County Surveyor, San Francisco, California.  
The basis of survey is from the grant deed recorded July 13, 2013 as Document No. 2013-J706088-00, Official Records of the City and County, San Francisco, California and O'Neill & Haley Tracts, Book "A" & "B" page 27, filed January 31, 1867.

- General Notes:**
- This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This condominium project is limited to a maximum of 7 dwelling units and 1 commercial unit.
  - All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
  - Unless specified otherwise in the governing documents of a condominium Homeowner's Association, including its conditions, covenants, and restrictions, the Homeowner's Association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
    - (A) All general use common area improvements; and
    - (B) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.
  - In the event the areas identified in 3.(B) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the Homeowners' Association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the Homeowners Association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.
  - Approval of this Final 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 structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivision's obligation to abate any outstanding municipal code violations. Any 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 required permits.
  - Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Third Street and Innes Avenue 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 owner(s).
  - Encroachment from/onto adjoining properties that may exist or may be constructed is hereby acknowledged and it shall be the responsibility solely of the property owners involved to resolve any issues that may arise therefrom. This map does not convey any ownership interest in such encroachment areas to the property owners.

**Final Map No. 8210**

A 7 Unit Residential and 1 Unit Commercial  
Mixed-Use Condominium Project  
A subdivision of that real property  
described in that grant deed  
recorded on July 16, 2013 in Document No. 2013-J706088-00,  
City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710  
November 2014 Sheet 2 of 2 Sheets

AB: 5260 Lot: 040 Address: 4132-4138 Third Street

2750