File No.	180360		Committee Item No.	
			Roard Item No	

# **COMMITTEE/BOARD OF SUPERVISORS**

AGENDA PA	CKET CONTENTS LIST
Committee:	Date:
Board of Supervisors Meeting	Date: April 17, 2018
Cmte Board  Motion Resolution Crdinance Legislative Digest Budget and Legislatic Youth Commission Introduction Form	tive Analyst Report Report Cover Letter and/or Report orm t
Public Corresponde	ence
OTHER	
Public Works Order Tax Certificate Planning Decision Final Map	er No. 187432 March 29, 2018  July 20, 2017
Prepared by:	Date: April 12, 2018  Date:

[Final Map 9376 - 3501 Geary Boulevard]

Motion approving Final Map 9376, a 13 residential unit and two commercial unit, mixed-use condominium project, located at 3501 Geary Boulevard, being a subdivision of Assessor's Parcel Block No. 1084, Lot No. 001B; and adopting findings pursuant to the General Plan, and the priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP 9376", a 13 residential unit and two commercial unit, mixed-use condominium project, located at 3501 Geary Boulevard, being a subdivision of Assessor's Parcel Block No. 1084, Lot No. 001B, comprising two sheets, approved March 29, 2018, by Department of Public Works Order No. 187432, is hereby approved and said map is adopted as an Official Final Map 9376; 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 Planning Department, by its letter dated July 08, 2017, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the priority policies of Planning Code, Section 101.1; 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.

**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

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: 187432

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

APPROVING FINAL MAP 9376, 3501 GEARY BOULEVARD, A 15 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 1084-001B

#### A 15 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated July, 08, 2017 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.

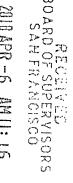
Transmitted herewith are the following:

- 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 9376", 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 July, 08, 2017, 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:





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



**Property Tax Section** 



José Cisneros, Treasurer

# 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.

1084

Lot No.

001B

Address:

3501 Geary Blvd

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

Denot45

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 3rd day of April. 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.



José Cisneros, Treasurer

### 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.

1084

Lot No. 001B

Address:

3501 Geary Blvd

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

Map:

\$5,907,000

Established or estimated tax rate:

1.2000%

Estimated taxes liened but not yet due:

\$70,884.00

Amount of Assessments not yet due:

\$892.00

These estimated taxes and special assessments have been paid.

Dun 2445

David Augustine, Tax Collector

Dated this 3rd day of April. 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 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 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



### **TENTATIVE MAP DECISION**

Date: July 20, 2017

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

Project	ID: 9376				
Project Ty	pe:13 Residential Unit	and 2 Commer	cial Unit Mixed		
Use New Construction					
Address#	StreetName	Block	Lot		
3501	GEARY BLVD	1084	001B		
Tentative Map I	Referral				

James Ryan 2017.07.20 12:45:08 -08'00'

Attention: Mr. Scott F. Sanchez

Planner's Name Laura Ajello

for, Scott F. Sanchez, Zoning Administrator

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

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; nata, CEQA Determination Date_not a project under CEQA, based on the attached checklist.
categorically exempt Classinala, CEQA Determination Date not a project under CEQA, 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 Laura Ajello Digitaly sippor by Luxua Aples October Stephaning, out-of-physining, out-of-physin

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GENERAL NOTES A) 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 NUMBER OF 13 RESIDENTIAL DWELLING UNITS AND 2 COMMERCIAL UNITS.

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL. FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING 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

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS! ASSOCIATION INCLUDING ITS CONDITIONS; COVENANTS, 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 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 G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT 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 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,

CLERK'S STATEMENT 1, 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 20 APPROVED THIS MAP ENTITLED, FINAL MAP No. 9376". IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND ND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

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

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 TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

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

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 STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE 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. .

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER STANYAN STREET AND GEARY BLVD 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

THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING 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.

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

DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

... 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.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE! RECORDED AS DOCUMENT NO. 2008-1595776-00 O.R. ON JUNE II, 2008.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED AS DOCUMENT NO. 2015-K077100 O.R. ON JUNE 17, 2015.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF JAMENDED JUDGMENT' RECORDED AS DOCUMENT NO. 2016-K313426 O.R. ON AUG 24, 2016.

#### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DOLMEN PROPERTY GROUP IN APRIL 2017. I DO HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

> PATE: 53/4 LUTHER L. CLEM LICENSE # 7639

#### CITY AND COUNTY SURVEYOR'S STATEMENT.

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBJIVISION, AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPOVED ALTERATION THEREOF THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION HAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY DE SAN FRANCISCO



RECORDER'S STATEMENT	1.0			
FILED THIS DAY OF			2	٠
ATM. IN BOOKOF	CONDOM	INIUM :	100	10
MAPS, AT PAGE(S)				
AT THE REQUEST OF GEOMETRIS	SURVE	YING E	NGINEERIN	IG, INC

COUNTY RECORDER

### FINAL MAP 9376

A MIXED USE CONDOMINIUM PROJECT CONTAINING 13 RESIDENTIAL AND 2 COMMERCIAL UNITS A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC NO. 2016-K283167-00 O.R. ON JULY 6, 2016 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA

SURVEYING ENGINEERING INC.



5436 CALIFORNIA STREET SAN FRANCISCO, CA 94118 (415) 422-0527 (415) 422-0577FX OLIGGEOMETRIXSURVEY COM WWW.GEOMETRIXSURVEY.COM

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