

File No. 180361

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

Board Item No. 61

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

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

Date: \_\_\_\_\_  
Date: April 17, 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 type="checkbox"/> | <u>Public Works Order No. 187401 March 29, 2018</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Planning Decision July 20, 2017</u>              |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Tax Certificate</u>                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Final Maps</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"/> | _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | _____   |

Prepared by: Jocelyn Wong  
Prepared by: \_\_\_\_\_

Date: April 12, 2018  
Date: \_\_\_\_\_

1 [Final Map 8999 - 270 Ocean Avenue]

2  
3 **Motion approving Final Map 8999, a six residential unit condominium project, located at**  
4 **270 Ocean Avenue, being a subdivision of Assessor's Parcel Block No. 3211, Lot No.**  
5 **010A; and adopting findings pursuant to the General Plan, and the priority policies of**  
6 **Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 8999", a six residential unit  
9 condominium project, located at 270 Ocean Avenue, being a subdivision of Assessor's Parcel  
10 Block No. 3211, Lot No. 010A, comprising three sheets, approved March 29, 2018, by  
11 Department of Public Works Order No. 187401 is hereby approved and said map is adopted  
12 as an Official Final Map 8999; 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 April 20, 2016, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan, and the 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.

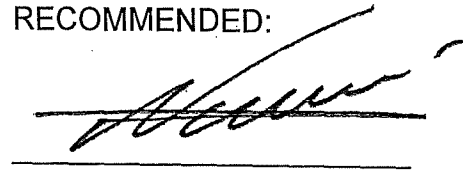
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of 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: 187401**

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

APPROVING FINAL MAP 8999, 270 OCEAN AVENUE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 3211-010A.

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated April, 20, 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 8999", 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 April, 20, 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:

BY \_\_\_\_\_  
 2018 APR -6 AM 11:17  
 RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO



3/29/2018

3/29/2018

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





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: March 24, 2016

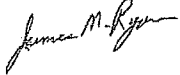
Department of City Planning  
 1650 Mission Street, Suite 400  
 San Francisco, CA 94103

<b>Project ID:</b> 8999			
<b>Project Type:</b> 6 Residential Units New Construction Condominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
270	OCEAN AVE	3211	010A
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 James Ryan  
 2016.03.24 16:28:38 -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  CEQA Determination Date , 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: Natalia Kwiatkowska  
Digitally signed by Natalia Kwiatkowska  
 DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,  
 ou=Current Planning, serial=Natalia Kwiatkowska,  
 email=Natalia.Kwiatkowska@sfgov.org  
 Date: 2016.04.20 14:57:07 -07'00'

Date: 4/20/16

Planner's Name: Natalia Kwiatkowska  
 for, Scott F. Sanchez, Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** May 23, 2007  
**TO:** Interested Parties  
**FROM:** Linda Avery  
Planning Commission Secretary  
**RE:** Planning Commission Action

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Property Address                      270 Ocean Avenue  
Building Permit Application No.    2006.07.18.6852  
Discretionary Review Case No.    2007.0125D

On May 10, 2007, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

270 OCEAN AVENUE – north side between Meda Avenue and Delano Avenue; Lot 010A in Assessor's Block 3211 – Request for Discretionary Review of Building Permit Application No. 2006.07.18.6852, proposing construction of a new four-story six-unit residential building on a vacant lot in a NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

## **ACTION**

The Commission determined that three modifications to the project were necessary and they instructed staff to approve the revised project with the following modifications:

1. Remove front stair penthouse from the roof.
2. Remove parapet.
3. Further articulate the rear of the building, creating a seven-foot rear setback on the fourth story at the northwest corner of the building.

## **FINDINGS**

The reasons the Commission took the action described above include:

A modified four-story, six-unit building would render less negative impacts, comply with the Residential Design Guidelines, and will be more compatible with the neighborhood. In addition, the revised proposal complies with the Planning Code and the General Plan.

Speakers at the hearing included:

In support of the project	Not in support of the project
Gerry Agosta	Robert M. Buchbinder
David Sternberg	Maureen Costello
	David Costello
	Alfonso Vijil
	Lynn Pearson
	Carmella della Satana
	David Hooper

Ayes: Commissioners, Alexander, Olague, Antonini, Bill Lee, Sue Lee, Moore, and Sugaya

Nays: None

Absent: None

Case Planner: Kate Conner, (415) 575-6914

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda Avery





---

**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.            3211            Lot No.    010A**

**Address:            270V Ocean Ave**

**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.            3211            Lot No. 010A**

**Address:            270V Ocean Ave**

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

**Map:                    \$3,487,368**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$41,849.00**

**Amount of Assessments not yet due:                    \$966.00**

**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.**

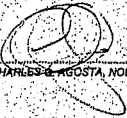
**OWNER'S STATEMENT:**

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY 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 IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 6, CHAPTER 3, ARTICLE 4 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 - A CALIFORNIA LIMITED LIABILITY

  
CHARLES G. AGOSTA, NOE VISTA LLC, MANAGING MEMBER

**BENEFICIARY:**

FIRST REPUBLIC BANK

  
BY: \_\_\_\_\_

Vice President  
TITLE:

David Moe  
PRINT NAME:

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_.

IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGE(S) \_\_\_\_\_, AT THE REQUEST OF  
FREDERICK T. SEHER

SIGNED \_\_\_\_\_  
COUNTY RECORDER

**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 11-7-2017 BEFORE ME, David Kuen NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Charles G. Agosta  
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/IT/ 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 OFFICIAL SEAL

  
SIGNATURE:

David Kuen  
PRINTED NAME:

08/24/2019  
COMMISSION EXPIRES:

#2129716  
COMMISSION # OF NOTARY:

San Francisco  
PRINCIPAL COUNTY OF BUSINESS:

**BENEFICIARY 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 January 9, 2018 BEFORE ME, Colleen Callanan NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: David Moe  
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/IT/ 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 OFFICIAL SEAL

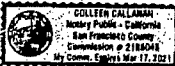
  
SIGNATURE:

Colleen Callanan  
PRINTED NAME:

March 17, 2021  
COMMISSION EXPIRES:

2195045  
COMMISSION # OF NOTARY:

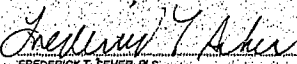
San Francisco  
PRINCIPAL COUNTY OF BUSINESS:



**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 CHARLES G. AGOSTA ON SEPTEMBER 25, 2016. I HEREBY 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, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.



  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6218

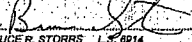
01-05-18  
DATE:

**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 THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



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

BY:   
BRUCE R. STORRS, L.S. 6914

DATE: MARCH 26, 2019

**FINAL MAP NO. 8999**  
**A 6 UNIT RESIDENTIAL**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 19, 2015, DOCUMENT NUMBER 2015-K035430-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF BLOCK NO. 28, WEST END MAP NO. 1

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
DECEMBER, 2017



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7050 FAX (415) 921-7055

SHEET ONE OF THREE SHEETS

APN: 3211-010A 270 OCEAN AVENUE

2215

**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 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 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. 8999"

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

**APPROVALS:**

THIS MAP IS APPROVED THIS 29<sup>TH</sup> DAY OF March 2018

BY ORDER NO. 187401

BY: ..... DATE: .....

MOHAMMED NIURU  
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

**BOARD OF SUPERVISORS' APPROVAL:**

ON ..... 20..... 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 SECTIONS 470 AND 488, CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) DWELLING UNITS.

B) 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.

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 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 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 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 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 SUBDIVIDER'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.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER OCEAN 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).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT 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.

**FINAL MAP NO. 8999**  
**A 6 UNIT RESIDENTIAL**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 19, 2015, DOCUMENT NUMBER 2015-K035430-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF BLOCK NO. 26, WEST END MAP NO. 1

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
DECEMBER, 2017



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7600 FAX (415) 921-7655

SHEET TWO OF THREE SHEETS

APN: 3211-010A 270 OCEAN AVENUE

2216



**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
101	3211-057
102	3211-058
201	3211-059
202	3211-060
301	3211-061
302	3211-062

**MEDA AVENUE**  
 40' WIDE

**NOTE:**  
 DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE TAKEN AT 5.75' UP (OR AS NOTED) FROM GROUND. BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

**ASSESSOR'S BLOCK 3211**

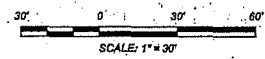
WEST END MAP NO. 1, A-12-B; ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

**OTSEGO AVENUE**  
 80' WIDE

**OCEAN AVENUE**  
 65' WIDE

**ONONDAGA AVENUE**  
 60' WIDE

**MONUMENT LINE AND BOUNDARY CONTROL**



**BASIS OF SURVEY:**  
 BLOCK LINE OF BLOCK 3211 ON OCEAN AVENUE WAS ESTABLISHED PARALLEL TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE.

**MAP AND DEED REFERENCES:**

- ① CORRECTION GRANT DEED RECORDED ON MARCH 19, 2015, DOCUMENT NUMBER 2015-K035430-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP OF NORTH PORTION OF WEST END MAP NO. 1, L-19-A, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ BOOK 74 OF MAPS AT PAGE 36, RECORDED OCTOBER 1, 1915, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ④ BOOK 90 OF MAPS AT PAGE 82, RECORDED AUGUST 11, 1985, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ⑤ BOOK 119 OF CONDOMINIUM MAPS AT PAGES 139-140, RECORDED OCTOBER 23, 2012, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ⑥ BOOK 44 OF PARCEL MAPS AT PAGE 88, RECORDED DECEMBER 30, 1999, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ⑦ WEST END MAP NO. 1, A-12-B DATED SEPTEMBER 1900, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**FINAL MAP NO. 8999**

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 19, 2015, DOCUMENT NUMBER 2015-K035430-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF BLOCK NO. 26, WEST END MAP NO. 1

CITY AND COUNTY OF SAN FRANCISCO  
 SCALE AS NOTED

CALIFORNIA  
 DECEMBER, 2017



**Frederick T. Seher & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
 PHONE (415) 221-7690 FAX (415) 921-7655

SHEET THREE OF THREE SHEETS

APN: 3211-010A 270 OCEAN AVENUE

2217

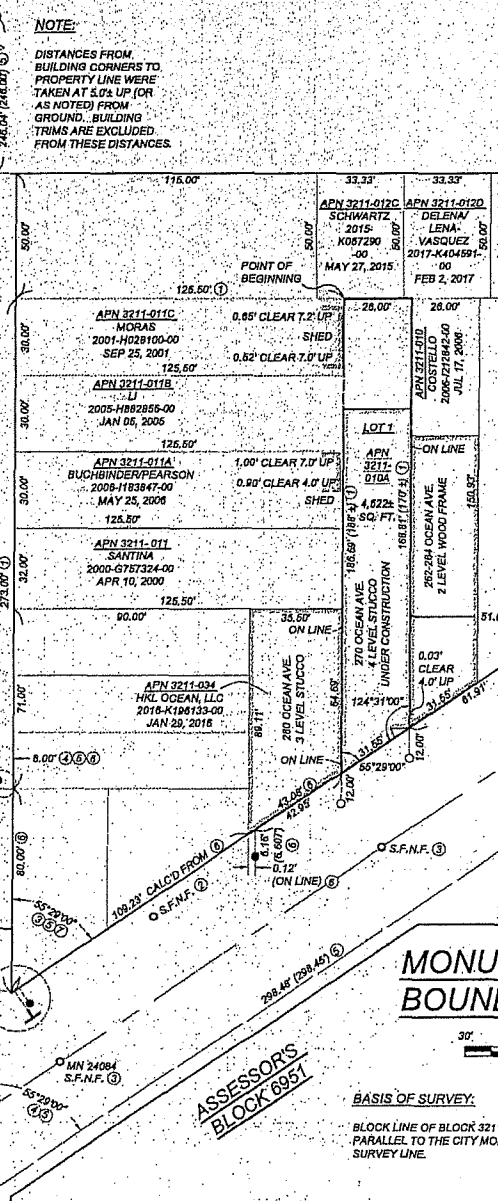
JOB # 1085-06 S.F.N.F. ④⑥

MN 24081 MONUMENT AT RUDDEN AVENUE PER ④⑥⑦ FOUND PUNCH ON RAILROAD SPIKE IN WELL.

FOUND OCT. 2002 OBSERVED DESTROYED JAN. 2015 TYPICAL ALL FOUND NAIL & TAGS.

MN 24083 S.F.N.F. ③

MN 23389 S.F.N.F. ⑦



- LINETYPES:**
- MONUMENT LINE
  - RIGHT OF WAY (R.O.W.)
  - PROPERTY LINE
  - ADJOINING LOT LINE
  - CENTERLINE

**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.
- 4. DETAILS NEAR FOUND "L" CUTS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY.

**LEGEND:**

- SET BRASS NAIL & TAG (3/4") L.S. 6216 IN CURB
- FOUND NAIL & TAG L.S. 3602 PER ③
- ⊙ SEARCHED FOR NOT FOUND, PER REFERENCE (S.F.N.F.)
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE.
- INDICATES FOUND CITY MONUMENT, STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN HAND HOLE WELL, (OR AS NOTED).
- CITY MONUMENT SEARCHED FOR, NOT FOUND (S.F.N.F.)
- └ FOUND "T" CUT, UNKNOWN ORIGIN
- MN MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

