



City and County of San Francisco
Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 991944	File Type: Motion	Status: Passed
Enacted: M99-133		Effective:
Version: 1	Reference:	In Control: Board of Supervisors
File Name: Final Map of 175 Langton Street, a 6 unit live/work condominium project		Introduced: 10/18/1999
Requester: Department of Public Works	Cost:	Date Passed: 10/18/1999
Comment	Title: Motion approving final map of 175 Langton Street, a Live/Work Condominium Project, being a subdivision of Lot 199 in Assessor's Block No. 3755, and adopting findings pursuant to Planning Code Section 101.1.	
Indexes:	Sponsors:	

History of Legislative File	991944					
Ver	Acting Body	Date	Action	Sent To	Due Date	Pass/Fail
1	President	10/13/1999	REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING			
1	Board of Supervisors	10/18/1999	APPROVED			P

Received by

10.20.99
CHRISTIAN ELEBIARY

1 APPROVING FINAL MAP OF 175 LANGTON STREET, A LIVE/WORK CONDOMINIUM
 2 PROJECT, BEING A SUBDIVISION OF LOT 199 IN ASSESSOR'S BLOCK NO. 3755, AND
 3 ADOPTING FINDINGS PURSUANT TO CITY PLANNING CODE SECTION 101.1.

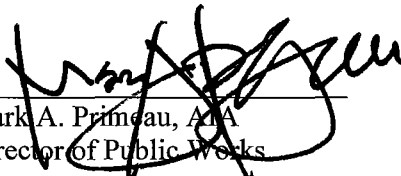
4
 5 MOVED, That the certain map entitled "Map of 175 Langton Street, A Live/Work Condominium
 6 Project," being a subdivision of Lot 199, Portion of Assessor's Block No. 3755, comprising 5
 7 sheets, approved the 13th day of October, 1999 by Department of Public Works Order No. 171,986, be
 8 and the same is hereby approved and adopted as the Official Map of "175 Langton Street, A Live/Work
 9 Condominium Project."


10 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and
 11 incorporates by reference herein as though fully set forth the findings made by the City Planning
 12 Commission, by its letter dated May 20, 1999, that the project intended by the map is in conformity
 13 with the General Plan and the Priority Policies of City Planning Code Section 101.1; and, be it

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

17
18 RECOMMENDED:

DESCRIPTION APPROVED:

19 
 20 _____
 21 Mark A. Primeau, AIA
 Director of Public Works

22 
 23 _____
 24 Joseph L. Pelayo, RCE
 25 Division Manager



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Motion

File Number: 991944

Date Passed: October 18, 1999

Motion approving final map of 175 Langton Street, a Live/Work Condominium Project, being a subdivision of Lot 199 in Assessor's Block No. 3755, and adopting findings pursuant to Planning Code Section 101.1.

October 18, 1999 Board of Supervisors — APPROVED

Ayes: 9 - Yee, Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Teng, Yaki

Absent: 2 - Becerril, Newsom

File No. 991944

I hereby certify that the foregoing Motion was APPROVED on October 18, 1999 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in cursive script, reading "Gloria L. Young".

Gloria L. Young
Clerk of the Board

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

ORDER NO. 171,986

APPROVING FINAL MAP OF 175 LANGTON STREET, A LIVE/WORK CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 199 IN ASSESSOR'S BLOCK NO. 3755.

"Map of 175 Langton Street" in Assessor's Block No. 3755 is the Final Map for a 6 unit live/work condominium project.

The City Planning Department in its letter dated May 20, 1999, stated that the project is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1. A copy of said letter is attached herewith.

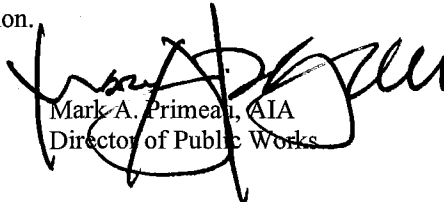
The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said project and the tentative map thereof comply with all subdivision requirements related thereto. Pursuant to the Subdivision Map Act of the State of California and the Subdivision Code of the City and County of San Francisco, approval of the final map of this subdivision project shall be by legislation of the Board of Supervisors.

Transmitted herewith are the following:

991944

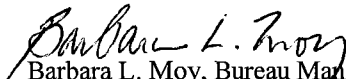
1. Four (4) copies of Motion approving said map.
2. Two (2) sets of the "Map of 175 Langton Street, A Live/Work Condominium Project," being a subdivision of Lot 199, Portion of Assessor's Block No. 3755, San Francisco, California, each comprising 5 sheets.
3. One (1) copy of Tax Certificate from the Controller's Office, certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of letter dated May 20, 1999, verifying consistency of the project with the General Plan and the Eight Priority Policies set forth in City Planning Code Section 101.1.

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



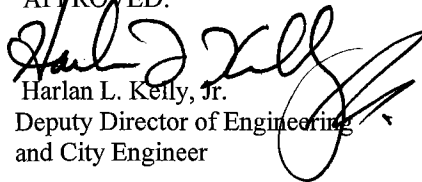
Mark A. Primeau, AIA
Director of Public Works

RECOMMENDED:



Barbara L. Moy, Bureau Manager
Street-Use & Mapping

APPROVED:



Harlan L. Kelly, Jr.
Deputy Director of Engineering
and City Engineer

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



JLP/htj

APPROVED: OCTOBER 13, 1999

MARK A. PRIMEAU, DIRECTOR3



Edward Harrington
Controller

I, Edward Harrington, Controller 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:

175 LANGTON ST , a Condominium
Block 3755 Lot No.13 the New Lot No. 199

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

A handwritten signature in black ink, appearing to read "Edward Harrington".

Edward Harrington
Controller

Dated this 13TH day of October 1999.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

Date: 5/20/99

Shinji Yao
Department of Public Works
Bureau of Street Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Re: Tentative Map Referral

Address: 175 Lanyon St

Assessor's Block No. 2755-

Lot No(s). 13

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 the Planning Code Section 101.1 based on the attached findings.

The subject referral is either 1) exempt from Environmental Review per Class 1 California Environmental Quality Act Guidelines, or 2) in the independent judgement of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.

Robert W. Passmore
for Robert W. Passmore,
Zoning Administrator

AMF/condos.wpd
Attachment(s)

Director of Public Works
San Francisco, CA



Bureau of Street-Use & Mapping
Division of Subdivision & Mapping

DATE: 4.16.99

175 Langton St
Assessor's Block No. 3755
Lot No (s) 13

Tentative Map Referral
6 Unit New Condo L/W

Planning Department
1660 Mission Street
San Francisco, CA 94103-2414

Attention: Mr. Robert W. Passmore

Pursuant to Section 1325 of the Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Tentative Map is submitted for your review and General Plan conformity determination. Under provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Division of Subdivision and Mapping within 30 days of the date of this letter. 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 date of this letter. Failure to do so constitutes automatic approval. Thank you for your timely review of this Tentative Map.

Sincerely,

Mark A. Primeau, AIA
Director of Public Works
and Advisory Agency

By: Nancy Lockard
Nancy Lockard
Acting Chief Surveyor

Enclosed:

- ~~XX~~ Print of Tentative Map
- ~~XX~~ List "B"
- ~~XX~~ Prop. "M" Findings
- ~~XX~~ Photos
- ~~XX~~ 300' Radius Map
- ~~XX~~ Mailing List
- ~~XX~~ 1 set of envelopes
- ~~CA~~ DPW Map Checker

99-328 Q