

File No. 100698

Committee Item No. _____

Board Item No. 45

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date June 8, 2010

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Youth Commission Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

(Use back side if additional space is needed)

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Completed by: Annette Lonich Date May 28, 2010

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

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1 [Final Map 4025 – 301 King Street]

2
3 Motion approving Final Map 4025, a four lot airspace subdivision with one lot being
4 approved for a maximum of 313 residential condominium units, being a merger and
5 resubdivision of Lots 7 and 10 of Assessors Block No. 8705, located at 301 King Street,
6 and adopting findings pursuant to the General Plan and City Planning Code Section
7 101.1

8
9 MOVED, That the certain map entitled "FINAL MAP 4025, A FOUR LOT AIRSPACE
10 SUBDIVISION WITH ONE LOT BEING APPROVED FOR A MAXIMUM OF 313
11 RESIDENTIAL CONDOMINIUM UNITS BEING A MERGER AND RESUBDIVISION OF
12 ASSESSOR'S BLOCK 8705, LOT 7 AS SHOWN ON THAT CERTAIN MAP ENTITLED
13 "FINAL MAP, PLANNED DEVELOPMENT, MISSION BAY (N3-N3A)", RECORDED MARCH
14 15, 2001, IN BOOK Z OF MAPS AT PAGES 175-178, INCLUSIVE, OFFICIAL RECORDS OF
15 THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA", comprising 9
16 sheets, approved May 13, 2010 by Department of Public Works Order No. 178,662 is hereby
17 approved and said map is adopted as an Official Final Map 4025 of Mission Bay for
18 Assessor's Block 8704, Lots 7 and 10; and be it

19 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
20 and incorporates by reference herein as though fully set forth the findings made by the City
21 Planning Department, by its letter dated June 14, 2006, that the proposed subdivision is
22 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
23 of Section 101.1 of the Planning Code; and be it

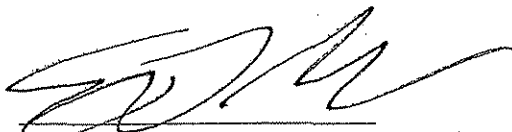
24 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
25 and incorporates by reference herein as though fully set forth the findings made by the San

1 Francisco Redevelopment Agency; by its letter dated May 2, 2006, that the proposed
2 subdivision is consistent with the Mission Bay North Redevelopment Plan and Plan
3 Documents (as such term is defined therein); and be it

4 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
5 the Director of the Department of Public Works to enter all necessary recording information on
6 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerks
7 statement as set forth herein; and be it

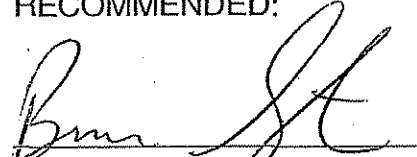
8 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
9 the subdivider with all applicable provisions of the Mission Bay Subdivision Code and
10 amendments thereto.

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14
15 RECOMMENDED:

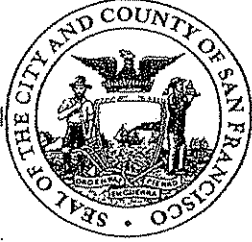
16 

17 Edward D. Reiskin
18 Director of Public Works

19 RECOMMENDED:

20 

21 Bruce R. Storrs, PLS
22 City and County Surveyor



Gavin Newsom, Mayor

Edward D. Reiskin, Director



Department of Public Works
GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

1 Dr. Carlton B. Goodlett Place, S.F., CA 94102

DPW Order No: 178,662

APPROVING FINAL MAP 4025, A 4 LOT AIRSPACE SUBDIVISION WITH ONE LOT BEING APPROVED FOR A MAXIMUM OF 313 RESIDENTIAL CONDOMINIUM UNITS WITHIN THE MISSION BAY NORTH REDEVELOPMENT PLAN, BEING A MERGER AND RESUBDIVISION OF ASSESSOR'S BLOCK 8705, LOTS 7 AND 10.

"FINAL MAP 4025, A 4 LOT AIRSPACE SUBDIVISION WITH ONE LOT BEING APPROVED FOR A MAXIMUM OF 313 RESIDENTIAL CONDOMINIUM UNITS, BEING A MERGER AND RESUBDIVISION ASSESSOR'S BLOCK 8705, LOT 7 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP, PLANNED DEVELOPMENT MISSION BAY, (N3-N3A)" FILED FOR RECORDED IN BOOK Z OF MAP, AT PAGES 175-178 AND ASSESSOR'S BLOCK 8705, LOT 10 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON APRIL 9, 2008 IN REEL J616 IMAGE 0019 AS DOCUMENT NUMBER 2008-I563610" comprising 9 sheets.

The City Planning Department in its letter dated June 14, 2006, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The San Francisco Redevelopment Agency, in its letter dated May 2, 2006, stated that the subdivision is in conformity with the Mission Bay North Redevelopment Plan and Plan Documents, including the Infrastructure Plan, the Scope of Development and the Design for Development per Section 1434 of the Mission Bay Subdivision Code as well as the Blocks N3/N3A and N4/N4A Major Phase Application. Copies of said letters are attached herewith.

The Director of Public Works, the Advisory Agency, has determined that said Final Map and the related Tentative Map thereto comply with all subdivision requirements. Said Final Map can be approved pursuant to Mission Bay Subdivision Code Section 1555.1 (b) and the Conditions of Approval of the associated Tentative Map. Pursuant to the California Subdivision Map Act and the Mission Bay Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Condominium Map.

Transmitted herewith are the following:

1. Four (4) copies of the Motion approving said map.
2. One (1) Mylar set of the "Final Map 4025," comprising 10 sheets.
3. One (1) copy of the 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 the Subdivision Tax Bond.
5. One (1) copy of the letter dated May 2, 2006, the Redevelopment Agency verifying conformity of the subdivision with the Mission Bay North Redevelopment Plan and Plan Documents including the Infrastructure Plan, the Scope of Development and the Design for Development per Section 1434 of the Mission Bay Subdivision Code.
5. One (1) copy of the letter dated June 21, 2006 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.


RECOMMENDED

Bruce R. Storrs
City and County Surveyor

APPROVED:

Edward D. Reiskin
Director of Public Works

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

 [Click here to sign this section](#)

 Invalid signature

 Bruce R. Storrs

5/13/2010

 Edward D. Reiskin

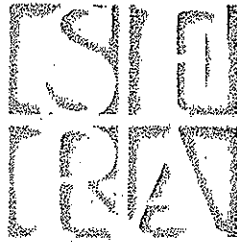
Signed by Reiskin, Ed [View details](#)
on Thursday, May 13, 2010 4:44 PM (Pacific Daylight Time)

San Francisco
Redevelopment Agency

One South Van Ness Avenue
San Francisco, CA 94103

415 749.2400

May 2, 2006



GAVIN NEWSOM Mayor

Richard H. Peterson Jr. President
London Breed, Vice President
Frances Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marc-a Posen, Executive Director

126-2106-014

Mr. Bruce Storrs
City and County Surveyor
Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, California 94103-000942

Re: **Mission Bay Vesting Tentative Condominium Map Conditions of Approval for Tentative Subdivision Map for a Residential Condominium Project, Mission Bay Block N3-P1, San Francisco, California,**

Dear Bruce:

SFRA hereby conditionally approves the Vesting Tentative Condominium Map for Block N3-P1 (Assessor's Block 8705, Lot 7). The Tentative Map is in substantial conformance with the Blocks N3, N3A, N4 and N4A Major Phase application and is consistent with the Mission Bay North Redevelopment Plan and Plan Documents, including the Infrastructure Plan, the Scope of Development, and the Design for Development, per Section 1434 of the Mission Bay Subdivision Code. The approval is conditioned on the following:

1. No Final Map shall be recorded until a Notice of Parking Restrictions (addressing the shortage and excess of parking spaces between Avalon Bay's two Mission Bay North projects) is executed. The Notice of Parking Restrictions shall be listed on the map.
2. Several of the project boundaries and identified uses do not appear consistent with the approved plans. For example, the project's setback and entrances from Berry Street are not shown accurately on Sheet 2. On Sheet 4, the sports court fronting King Street is not delineated as a separate space. Boundaries and uses shall be consistent with the Schematic Design approved on January 21, 2003 by the Redevelopment Commission.
3. The project is not bounded on by Fifth Street on the west; the western boundary is a pedestrian walkway. Sheets 3 through 8 shall be corrected.
4. 313 units are allowed pursuant to the Redevelopment Commission's approval of the Schematic Design on January 21, 2003.

Please feel free to contact me at (415) 749-2419 with any questions.

Sincerely,

Kelley Kahn
Assistant Project Manager

cc: Amy Neches, SFRA
Pedro Arce, SFRA
Al Luis, SFRA
Don Miller, MBTF
Terry Connors, MBTF



Gavin Newsom, Mayor
Edwin M. Lee, Director

PID 7000
(415) 554-5800
FAX (415) 554-5843
http://www.sfdpw.com

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

Barbara L. Moy, Bureau Manager
Bruce R. Storrs, City and County Surveyor

February 17, 2006

Address	301 - 351 King Street
Assessor's Block	8705
Lot No(s)	007
Tentative Map Referral	
Project	313 Unit Condominium

Department of City Planning
1660 Mission Street
San Francisco, CA 94103

Attention: Mr. Lawrence Badiner

Pursuant to Section 1325 of the Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Parcel Map is submitted for your review and General Plan conformity determination. Under the 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 Parcel Map. Failure to do so constitutes automatic approval.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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

 / The subject Parcel Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Parcel 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.

per SF Redevelopment Agency jurisdiction review
 The subject Parcel Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code.

PLANNING DEPARTMENT

DATE 6/14/06

Lawrence B. Badiner
Mr. Lawrence B. Badiner, Zoning Administrator

Office Of The Treasurer/Tax Collector

City and County of San Francisco

Mailing Address: P.O. Box 7426, San Francisco, CA 94120-7426

Street Address: 1 Dr. Carlton B. Goodlett, City Hall, Room 140, San Francisco, CA 94102



JOSÉ CISNEROS, Treasurer

GEORGE PUTRIS, Tax Administrator

May 11, 2010

Pedro Jarquin, P.L.S.
Mission Bay Task Force
30 Van Ness Ave, Suite 4200
San Francisco, CA 94102

RE: Statements of Subdivision Security
Block 8705, Lot 007

Dear Mr. Jarquin:

Enclosed please find a Statement of Subdivision Security for Fiscal Year 2009-2010 Property Taxes for the above referenced assessor's parcels as of the January 1, 2009 lien date and the amount of financial guarantee that should be provided in the form of a surety bond as a guarantee of payment for the fiscal year 2010-2011 estimated property tax liability.

I understand that you will execute and file this Statement of Subdivision Security along with a completed Subdivision Tax Bond with the Clerk of the Board of Supervisors as required by Section 66493(2) of the California Government Code prior to the recordation of this subdivision map.

If you have any questions or concerns, please feel free to contact Mr. Francis T. Nguyen, Director, Property Taxes & Licensing, at (415) 554-4448.

Sincerely,

A handwritten signature in black ink, appearing to read "George W. Putris".

George W. Putris
Tax Administrator

CC: Francis T. Nguyen
Director, Property Taxes & Licensing

Statement of Subdivision Security

California Government Code Sections 66492 and 66493

The official records for secured real estate taxes maintained by the Tax Collector of the City and County of San Francisco show that the estimated amount of the secured real estate taxes due for the fiscal year 2010-2011 on the following property which will become a lien but is not yet delinquent is:

BLOCK 8705 LOT 007

Estimated property taxes due for FY 2010-2011: \$1,600,000.00

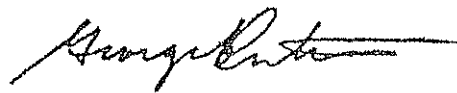
Pursuant to the requirements of California Government Code Section 66493(2), the security bond required to be posted with the Clerk of the Board of Supervisors prior to recordation of this subdivision map is in the amount of \$1,600,000.00

The amount of security for taxes specified above will remain in effect through April 10, 2011. If the parcel or the map designated above is not recorded in the Assessor-Recorder's Office on or prior to this date, a new statement of subdivision security must be obtained.

This statement does not include any assessments for taxes or other assessments that do not appear on the secured real estate tax roll maintained by the San Francisco Tax Collector.

Date: _____

5/11/10



George W. Putris

San Francisco Tax Administrator

