

File No. 110701

Committee Item No. _____
Board Item No. 66

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting
Cmte Board

Date: June 7, 2011

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | X | Motion |
| <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 Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | X | 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"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

Completed by: Annette Lonich

Date: May 31, 2011

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

1 [Final Map 6248 - 2900 Fulton Street]

2
3 **Motion approving Final Map 6248, a 5 Unit Mixed-Use Condominium Project (4 Unit**
4 **Residential and 1 Unit Commercial), located at 2900 Fulton Street being a subdivision**
5 **of Lot 017 in Assessors Block No. 1648 and adopting findings pursuant to the General**
6 **Plan and City Planning Code Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 6248", comprising 3 sheets,
9 approved May 10, 2011, by Department of Public Works Order No. 179, 313 is hereby
10 approved and said map is adopted as an Official Final Map 6248; and be it

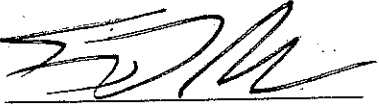
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated January 13, 2011, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

16 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
17 the Director of the Department of Public Works to enter all necessary recording information on
18 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
19 Statement as set forth herein; and be it

20 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
21 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
22 amendments thereto.

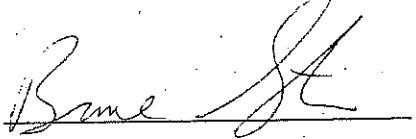
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RECOMMENDED:



Edward D. Reiskin
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:

And When Recorded Mail To:

Name: *TELEY A. BROW*

Address: *1452 BROADWAY*

City: *SAN FRANCISCO, 94109*

State: *California*

COUNTY OF SAN FRANCISCO

12/20/2006, 20061300535

SAN FRANCISCO

Space Above this Line For Recorder's Use

2900 FULTON STREET PARTNERS, L.P.

By: POWELL, INC., IT'S O.P.

I (We) _____, the owner(s)

of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 1648; LOT: 017

COMMONLY KNOWN AS: 2900 FULTON STREET;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on July 28, 2006, Case No. 2005.1093V, to alter the existing one-story commercial structure by adding three stories with four dwelling units over the ground floor commercial level, resulting in a four story, 40-foot tall mixed-use structure. The project would redesign the ground level to include two separate retail spaces of approximately 620 and 840 square feet and would add a parking garage with six off-street parking spaces.

The restrictions and conditions of which notice is hereby given are:

1. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
2. Minor modifications as determined by the Zoning Administrator may be permitted if it is demonstrated that such modifications are necessary in order to comply with Department of Building Inspection requirements.
3. The Project Sponsor shall appoint a Community Liaison to address issues and matters of concern to nearby residents or commercial lessees. This liaison or designated representative shall be available at the establishment at all times during business hours. The Project Sponsor shall report the name and telephone number of this liaison to the Zoning Administrator for reference.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

4. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 12/20/06 at San Francisco, California.

2900 Fulton Street Partners LP
By: Ponce Co. Inc. DTB-GL

By: [Signature] DTB-GL President
(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal below.

DMD:pgWWTeam\2005.1093V - 2900 Fulton Street - NSR

11/29/06 11:17



Gavin Newsom, Mayor
Edward D. Reiskin, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: November 2, 2010

2010.1111Q

NW

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

Project ID: 6248			
Project Type: 5 Units Mixed Use New Construction			
Address#	StreetName	Block	Lot
2900	FULTON ST	1648	017
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). 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 receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

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

Sincerely,

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 environmental review per Class 1 California Environmental Quality Act Guidelines

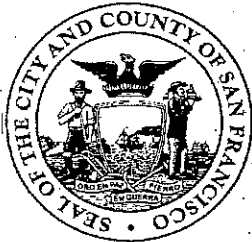
The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): *NSA: 2010E 300535*

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):

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Acting Zoning Administrator

DATE 1/13/11



Edwin M. Lee, Mayor

Edward D. Reiskin, Director



Department of Public Works
BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 410, S.F., CA 94103

Bruce R. Storrs, City and County Surveyor

DPW Order No: 179,313
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 6248, 2900 FULTON STREET, A FIVE UNIT MIXED-USE CONDOMINIUM PROJECT (4 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL), BEING A SUBDIVISION OF LOT 017 IN ASSESSORS BLOCK NO. 1648.

A FIVE UNIT MIXED-USE CONDOMINIUM PROJECT (4 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL)

The City Planning Department in its letter dated January 13, 2011, 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. Four (4) paper copies 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 6248", each 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 January 13, 2011, 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:

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

APPROVED:

Edward D. Reiskin
Director of Public Works

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

APPROVED: May 10, 2011

EDWARD D. REISKIN, DIRECTOR

[Click here to sign this section](#)

5/11/2011

X Edward D. Reiskin

Signed by Reiskin, Ed [View details](#)
on Wednesday, May 11, 2011 8:48 PM (Pacific Daylight Time)

5/12/2011

X Bruce R. Storrs

Signed by Storrs, Bruce [View details](#)
on Thursday, May 12, 2011 3:13 PM (Pacific Daylight Time)

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator 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. 1648 Lot No. 017

Address: 2900 Fulton Street

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

George W. Putris

Tax Administrator

Dated this 25th day of March 2011

