

File No. 091313

Committee Item No. _____
Board Item No. 31

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date 12/8/09

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst 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)

Appeal of Tentative Parcel Map for 1673 thru 1675 – 11 Avenue

(Other materials were distributed to each member of the Board upon receipt by the
 Clerk's Office, and available in File No. 091313)

Completed by: Joy Lamug

Date 12/3/09

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

18

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11/9/09

To: Board of Supervisor
Angela Calvillo.
Clerk of Board

FR: Rose Tom Tsz

RE: 1673-1675 11th Ave

RECEIVED
BOARD OF SUPERVISORS
2009 NOV -9 PM 4:58
BY _____

I am appealing the Condo conversion because the building permit was obtained through fraud and the case is being litigated in court. This is also an addition and not new construction.

Rose Tom Tsz



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5827
FAX (415) 554-5324
<http://www.sfdpw.com>

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

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

Date: October 29, 2009

Approval of Tentative/Parcel Map for		
Address	Block	Lot
1673 - 1675 11TH AVE	1932	013

Dear Sir/Madam:

This is to advise you that based on our findings the County Surveyor has made his decision affirming the approval of the subject Tentative/Parcel Map.

The County Surveyor, together with the Planning Department and Department of Building Inspection have reviewed the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, the San Francisco Code and applicable regulations for the Tentative/Parcel Map for the creation of:

2 Units New Construction

Subdivision Code Section 1314 provides that an appeal of the decision of the County Surveyor may be made to the Board of Supervisors located at 1 Dr. Carlton B. Goodlett Place, Room 244 (telephone number 554-5184).

Any such appeal must be filed in writing with the Clerk of the Board within ten (10) days of the date of this letter along with a check in the amount of \$250 made out to the Department of Public Works.

If you have any questions on this matter, please contact Bruce R. Storrs, County Surveyor, of this Department at 554-5827.

Sincerely,

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

(Required for all new construction condominium applications)

D. APPLICATION

Property Address: 1673 - 1675 11th Avenue

For DPW-BSM use only
ID No.: 5812

Assessor's Block: 1932 Lot Number(s): 013

Owner:	
Name:	<u>Jimmy K. Chan, Joanne Chan, Freshnedie J. Valen, Maria A. Valen</u>
Address:	<u>1675 11th Avenue, San Francisco, CA 94122</u>
Phone:	<u>(510) 882-2338</u> E-mail:
Person to be contacted concerning this project (if different from owner):	
Name:	<u>Jack Wholey, Esq.</u>
Address:	<u>250 Montgomery Street, Suite 1100, San Francisco, CA 94104</u>
Phone:	<u>(415) 771-3800</u> E-mail:
Firm or agent preparing the subdivision map:	
Name:	<u>Langford Land Surveying</u>
Address:	<u>2001 Omega Road, Suite 201, San Ramon, CA 94583</u>
Phone:	<u>(510) 530-5200</u> E-mail:
Subdivider: (if different from owner)	
Name:	<u>Same as above</u>
Address:	

Number of Units in Project: 2

Check only one of the following options:

	Indicate project type
Residential Only	<input checked="" type="checkbox"/>
Mix Use	<input type="checkbox"/> If checked, Number of residential unit(s): ___ Number of commercial unit(s): ___

09 SEP 16 PM 1:52 RECEIVED

**STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO**

I (We) Jimmy K. Chan, Joanne Chan, Freshnedie J. Valen, Maria A. Valen
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: September 16, 2009 Signed: Jimmy K. Chan

Date: September 16, 2009 Signed: Joanne Chan

(Required for all new construction condominium applications)

D. APPLICATION

Property Address: _____

For DPW-BSM use only ID No.: <u>3812</u>

Assessor's Block: _____ Lot Number(s): _____

Owner:			
Name:			
Address:			
Phone:		E-mail:	
Person to be contacted concerning this project (if different from owner)			
Name:			
Address:			
Phone:		E-mail:	
Firm or agent preparing the subdivision map:			
Name:			
Address:			
Phone:		E-mail:	
Subdivider: (if different from owner)			
Name:			
Address:			

Number of Units in Project: _____

Check only one of the following options:

	Indicate project type
Residential Only	<input type="checkbox"/>
Mix Use	<input type="checkbox"/> If checked, Number of residential unit(s): ___ Number of commercial unit(s): ___

**STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO**

I (We) FRESHNEDIE J. VALEN ; MARIA VALEN
 (Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: September 16, 2009 Signed: Freshnedie J Valen

Date: September 16, 2009 Signed: Maria Valen

Form No. 3

Proposition "M" Findings Form The Eight Priority Policies of Section 101.1 of the San Francisco Planning Code

Date: September 16, 2009

City Planning Case No. _____ (if available)

Address 1673 - 1675 11th Avenue

Assessor's Block 1932 Lot(s) 013

Proposal: One Lot Subdivision for Condominium Purposes

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

SEE ATTACHED.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;

SEE ATTACHED.

3. That the City's supply of affordable housing be preserved and enhanced;

SEE ATTACHED.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

SEE ATTACHED.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

SEE ATTACHED.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

SEE ATTACHED.

7. That landmarks and historic buildings be preserved; and

SEE ATTACHED.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

SEE ATTACHED.

Jimmy K. Chan
Signature of Applicant

09/16/09
Date

Joanne Chan
Signature of Applicant

09/16/09
Date

Form No. 3

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SEE ATTACHED.

Freshmedice J. Valen
Signature of Applicant

09/16/09
Date

Maria J. Valen

09/16/09
Date

_____, 2009

Ed Reiskin, Director
Department of Public Works
875 Stevenson Street, Room 460
San Francisco, California 94103

Re: _____ Q: 1673 - 1675 11th Avenue
Lot 013; Assessor's Block 1932
2 -Unit Condominium in an RH-2 Zoning District

Dear Mr. Reiskin:

This Department transmitted to you a letter dated _____, 2009, finding the above-referenced subdivision in conformity with the Master Plan, subject to conditions. As an addition to that report, the following findings relative to Section 101.1(b) of the Planning Code are made:

1. The subject one-lot condominium subdivision in this RH-2 Zoning District will not affect existing neighborhood-serving retail uses or future opportunities for resident employment and ownership of such businesses.
2. The subject one-lot residential condominium subdivision will not affect existing housing. Neighborhood character will be enhanced by the proposed residential condominium development, which has been designed to complement the surrounding area.
3. The City's supply of affordable housing will be preserved and enhanced as the subject subdivision will add two (2) new dwelling units on a site formerly occupied by a single-family dwelling. These new units will reduce demands for existing housing stock, thus helping to moderate purchase prices and rents.
4. The subject one-lot subdivision will not affect commute traffic, impede transit service or overburden streets.
5. The proposed one-lot subdivision for condominium purposes in this residential district does not adversely impact the City's industrial and service sectors.
6. The proposed one-lot subdivision for condominium purposes will be improved with two (2) new dwelling units which will meet or exceed the current seismic codes.

Ed Reiskin, Director
_____, 2009

Page 2

7. The subject residential condominium subdivision does not impact on the preservation of landmark and/or historic buildings.

8. The subject one-lot subdivision will not impact public parks and open space and their access to sun and light.

Very truly yours,

Zoning Administrator
for John Rahaim
Director of Planning

:meh
cc: Bruce Storrs
CHJJ\PMF.9P9



Gavin Newsom, Mayor
Edward D. Reiskin, Director



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfgov.org/dpw

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103

Fuad S. Sweiss, PE, PLS
City Engineer & Deputy Director of Engineering
Barbara L. Moy, Bureau Manager
Bruce R. Storrs, City and County Surveyor

Langford Land Surveying
424 Preston Court
Livermore, CA 94551

Tentative Map Approval
PID: 5812
Assessor's Block No. 1932 Lot(s) 013
Address: 1673-1765 11th Ave
Project type: 2 Units New Construction
Date: October 29, 2009

Dear Mr. Richard Langford, PLS:

The Tentative Map which you submitted to this Agency for review is approved, subject to compliance with the following:

The C.C.S.F. Planning Code and all Planning Department conditions outlined in the attached Planning Department memo dated October 26, 2009

Copy of Planning Department approval/conditions (check if attached)

The C.C.S.F. Building Code and all Department of Building Inspection conditions outlined in the attached D.B.I. memo dated _____

Copy of D.B.I. approval/conditions (check if attached)

The San Francisco Redevelopment Agency conditions outlined in the attached S.F.R.A. memo dated _____

Copy of S.F.R.A. approval/conditions (check if attached)

The C.C.S.F. Subdivision Code and the California State Map Act

Additionally, please submit:

Two (2) Check Prints of the final version of this map

One (1) copy of C.F.C. (Certificate of Final Completion)

One (1) copy of the Map Checklist (found at our website under: "Information for Mapping Professionals")

Do not submit check prints without complying with ALL of the above.

Incomplete submittals will be returned and subject to additional handling charges.

Sincerely,

Bruce R. Storrs, PLS
City and County Surveyor

Tentative approval valid for 36 months:

This Tentative Map Approval is valid for 36 months, unless a written request for an extension is received prior to the expiration date. When the approved time frame expires, the project is terminated. A completely new application packet together with new fees must then be submitted to DPW/BSM to reopen or reactivate the project.

Contesting this decision:

If you wish to contest this decision, you may do so by filing an appeal (together with an appeal fee check for \$250) with the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place (formerly 400 Van Ness Ave.), Room 244, within ten (10) days of the date of this letter per Section 1314 of the San Francisco Subdivision Code.



Gavin Newsom, Mayor
Edward D. Reiskin, Director



Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

09 OCT 2009 10:33:39

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

Date: October 5, 2009

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

SW

Project ID: 5812			
Project Type: 2 Units New Construction			
Address#	StreetName	Block	Lot
1673 - 1675	11TH AVE	1932	013
Tentative Map Referral			

Attention: Mr. Lawrence Badiner

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

X 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 Lawrence Badiner at the above address):

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 Lawrence Badiner at the above address):

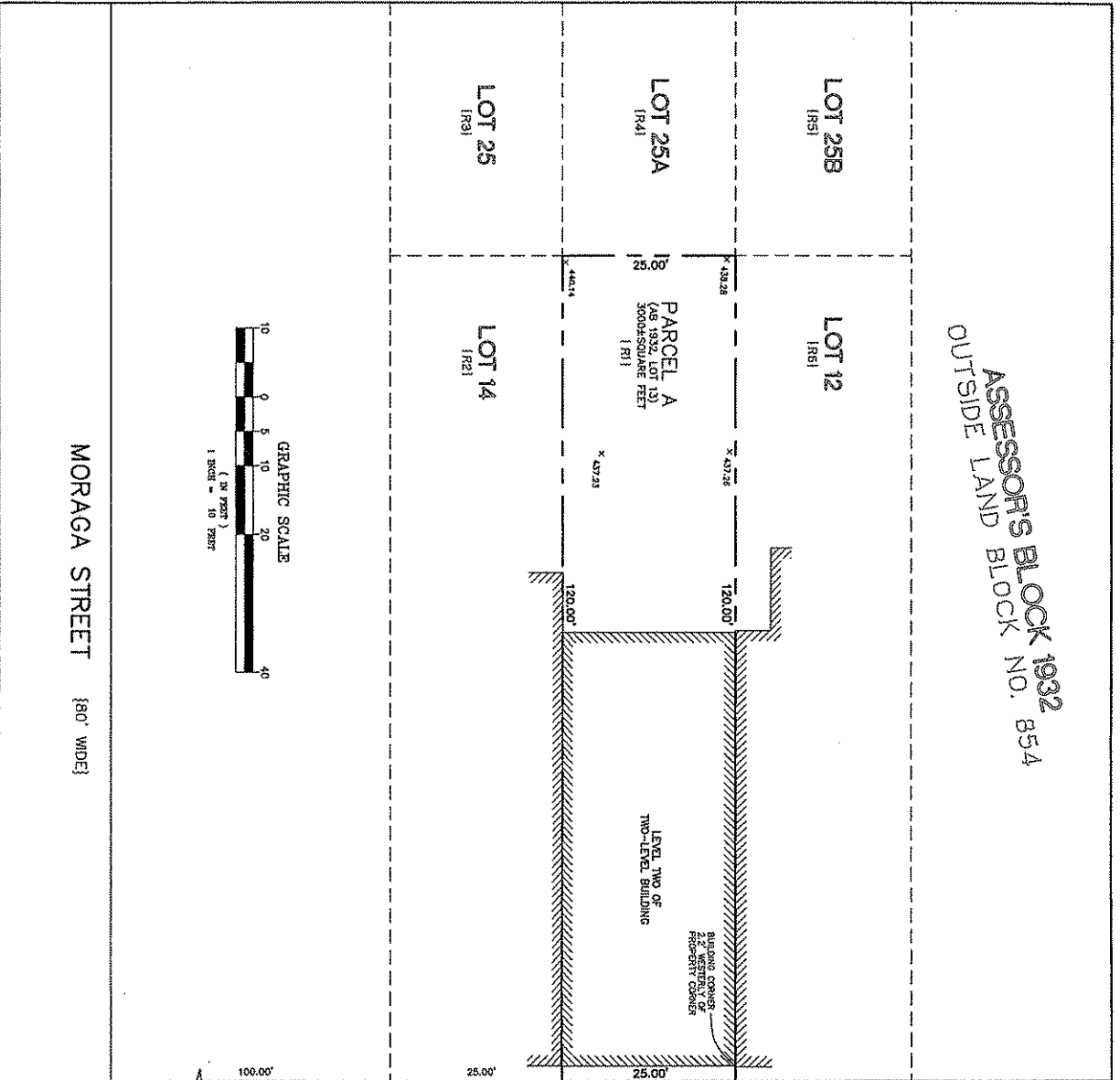
PLANNING DEPARTMENT

for

DATE 10-26-2009

Mr. Lawrence B. Badiner, Zoning Administrator

ASSESSOR'S BLOCK 1932
OUTSIDE LAND BLOCK NO. 854



MORAGA STREET {80' WIDE}

11TH AVENUE {70' WIDE}

- NOTES:**
- 1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 - 2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE ROAD.
 - 3. RECORD/FILED INFORMATION SUCH AS SHEET NUMBER, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.
 - 4. (A) LOT = ASSESSOR'S BLOCK AND LOT NUMBER FOR TAXATION PURPOSES ONLY.

THE ELEVATIONS SHOWN ON THIS SPACED ARE BASED ON CITY OF SAN FRANCISCO DATA. THE SPICAL MARK FOR THIS SURVEY'S THE POINT ON THE CORNER OF THE STRIP WHICH IS THE POINT OF BEGINNING OF THE STRIP AND THE ELEVATION = 491.28 FEET

LEGEND / REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON JUNE 21, 2007 ON REEL 0445 O.R., AT PAGE 1044
 - R2 = THAT DEED RECORDED ON OCTOBER 8, 1987 ON REEL 5445 O.R., AT PAGE 1044
 - R3 = THAT DEED RECORDED ON JANUARY 9, 1998 ON REEL 1045 O.R., AT PAGE 0343
 - R4 = THAT DEED RECORDED ON MARCH 11, 1997 ON REEL 0835 O.R., AT PAGE 0148
 - R5 = THAT DEED RECORDED ON JULY 23, 2007 ON REEL 0445 O.R., AT PAGE 0343
 - R6 = THAT DEED RECORDED ON MARCH 11, 1997 ON REEL 0835 O.R., AT PAGE 0111



JUL 24, 2009

TENTATIVE PARCEL MAP

A TWO UNIT NEW CONSTRUCTION CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED JUNE 21, 2007 ON REEL 0447, AT PAGE 0935 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MAY 2009

LANGFORD LAND SURVEYING
2001 OREGA ROAD #201
SAN RAMON, CA 94583
PHONE (510) 530-5200
FAX (510) 530-5200
WWW.LANGFORDLANDSURVEYING.COM

SHEET 1 OF 1

ASSESSOR'S BLOCK 1932 LOT 13, 1875 11TH AVENUE

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