

File No. 130457

Committee Item No. \_\_\_\_\_  
Board Item No. 38

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date 6/4/2013

**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 Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <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"/>            | 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)**

- |                          |                                     |                              |
|--------------------------|-------------------------------------|------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>MVLAR SIGNATURE SHEET</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>TAX CERTIFICATE</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>LETTER OF CONFORMITY</u>  |

Completed by: BRWA DAYRE

Date 5/24/2013

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

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

1 [Final Map 7336 - 1080 Sutter Street]

2  
3 **Motion approving Final Map 7336, a 35 residential unit and one commercial unit, mixed-**  
4 **use condominium project, located at 1080 Sutter Street being a subdivision of**  
5 **Assessor's Block No. 0279, Lot No. 011, and adopting findings pursuant to the**  
6 **General Plan and City Planning Code, Section 101.1.**

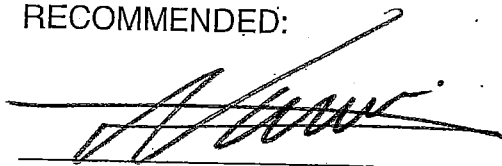
7  
8       MOVED, That the certain map entitled "FINAL MAP 7336", comprising 2 sheets,  
9 approved May 20, 2013, by Department of Public Works Order No. 181310 is hereby  
10 approved and said map is adopted as an Official Final Map 7336; and, be it

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 September 20, 2012, 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.

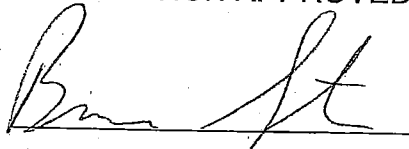
1 RECOMMENDED:

2 

3  
4 Mohammed Nuru

5 Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor

- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25



Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103  
(415) 554-5827 ■ www.sfdpw.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 181310**

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

APPROVING FINAL MAP 7336, 1080 SUTTER STREET, A 35 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSOR'S BLOCK NO. 0279, LOT NO. 011.

A 35 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 20, 2012, 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.

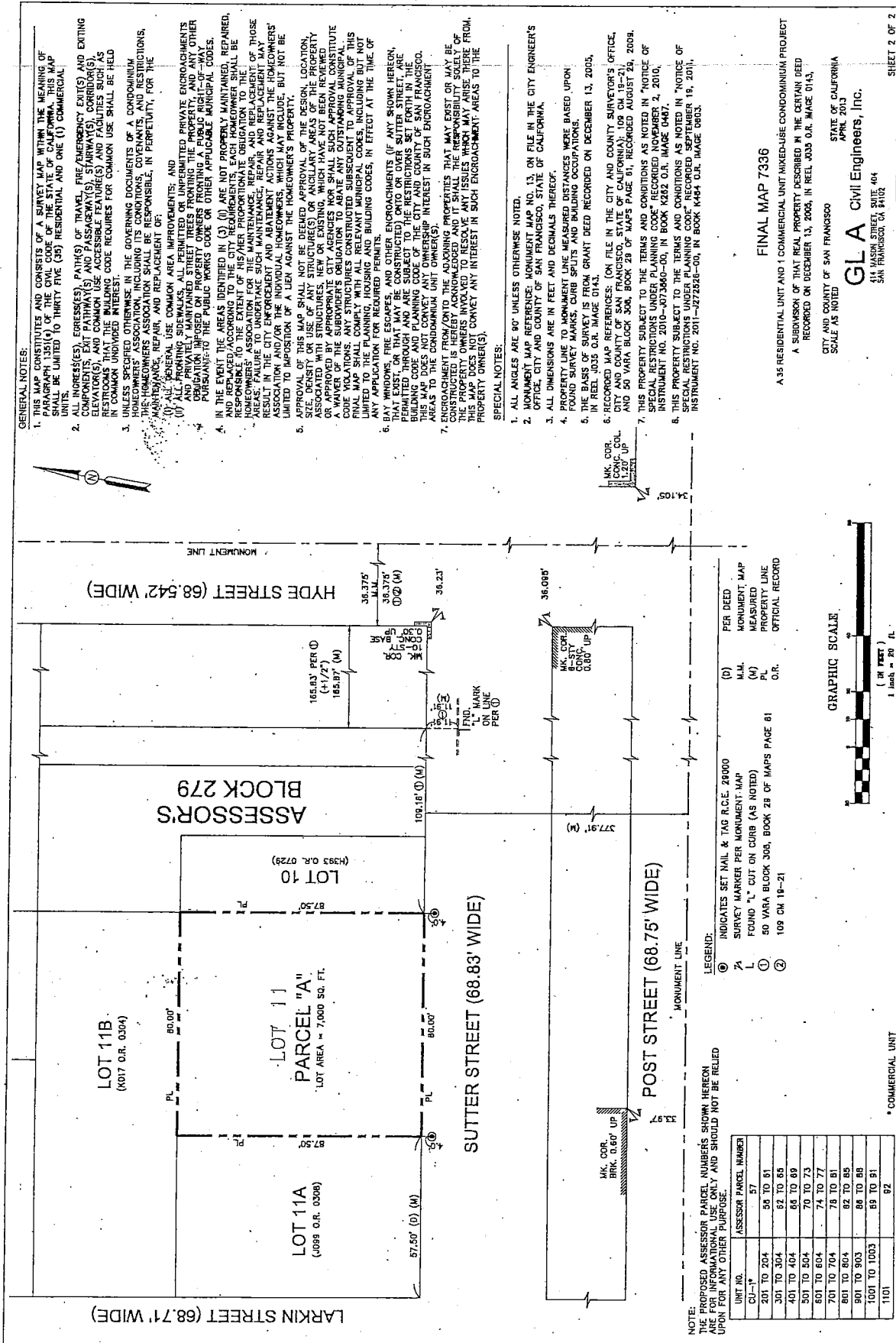
Transmitted herewith are the following:

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 7336", each comprising 2 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 September 20, 2012, 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.







**GENERAL NOTES:**

- THIS MAP CONSTITUTES A SURVEY MAP WITHIN THE MEANING OF SECTION 146.01 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. THIS MAP SHALL BE LIMITED TO THIRTY FIVE (35) RESIDENTIAL AND ONE (1) COMMERCIAL UNITS.
- ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENT(S), EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), RELEVANT TO COMMON USE ACCESSIBLE FEATURES(S) AND FACILITIES SUCH AS RESTROOM(S), AND COMMON USE ACCESSIBLE FEATURES(S) SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS COVENANTS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - ALL PRIVATELY MAINTAINED STREET TREES FRONTING THE PRIVATE ENCROACHMENTS IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
  - IN THE EVENT THE AREAS IDENTIFIED IN (3) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, RESPONSIBLE TO THE EXTENT OF THE ENCROACHMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS OR HER ENCROACHMENT FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS; FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY CONSTITUTE A VIOLATION OF THE CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION, TO THE EXTENT OF THE ENCROACHMENTS WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEV AGAINST THE ENCROACHMENTS PROPERTY.
- APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF ANY DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED BY A WAIVER OF THE SUBDIVISION CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVISION CITY AGENCIES' REGULATORY JURISDICTION OVER THIS FINAL MAP. 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 SUCH CONSTRUCTION PERMITS.
- BAY WINDOWS, FIRE ESCAPES, ENCROACHMENTS (IF ANY) SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED ONTO OR OVER THE PROPERTY, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE CITY MAPS CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONSTITUTE A WAIVER OF THE CITY AND COUNTY OF SAN FRANCISCO'S PLANNING AND BUILDING CODES OR ANY OTHER CITY OR COUNTY ORDINANCES OR REGULATIONS APPLICABLE TO THE CONDOMINIUM UNIT OWNER(S).
- ENCROACHMENT FROM/ONTO THE ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THIS MAP DOES NOT CONSTITUTE A WAIVER OF THE CITY AND COUNTY OF SAN FRANCISCO'S PLANNING AND BUILDING CODES OR ANY OTHER CITY OR COUNTY ORDINANCES OR REGULATIONS APPLICABLE TO THE PROPERTY OWNER(S).

**SPECIAL NOTES:**

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- MONUMENT MAP REFERENCE: MONUMENT MAP NO. 13, ON FILE IN THE CITY ENGINEERS' OFFICE, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS, CURB SPLITS AND BUILDING OCCUPATIONS.
- IN REVISION OF SURVEY IS FROM GRANT DEED RECORDED ON DECEMBER 13, 2005, MK. COR. CONG. COL. 1.20' UP.
- RECORDED MAP REFERENCES: ON FILE IN THE CITY AND COUNTY SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, RECORDED AUGUST 29, 2009, AND 50 YAVA BLOCK 306, BOOK 28 OF MAPS PAGE 81, RECORDED AUGUST 29, 2009.
- THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS AS NOTED IN "NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE" RECORDED NOVEMBER 2, 2010, INSTRUMENT NO. 2010-073660-00, IN BOOK 4282 O.R. WAGE 0487.
- THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS AS NOTED IN "NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE" RECORDED SEPTEMBER 19, 2011, INSTRUMENT NO. 2011-0278250-00, IN BOOK 4484 O.R. WAGE 0603.

NOTE: THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

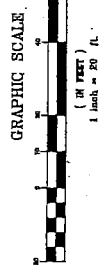
UNIT NO.	ASSESSOR PARCEL NUMBER
201 TO 204	58 TO 61
301 TO 304	62 TO 65
401 TO 404	66 TO 69
501 TO 504	70 TO 73
601 TO 604	74 TO 77
701 TO 704	78 TO 81
801 TO 804	82 TO 85
901 TO 903	86 TO 88
1001 TO 1003	89 TO 91
1101	92

LEGEND:

- ⊙ INDICATES SET NAIL & TAG R.C.E. 20000 SURVEY MARKER PER MONUMENT MAP
- ⊙ FOUND "L" CUT ON CURB (AS NOTED)
- ⊙ 60 YAVA BLOCK 306, BOOK 28 OF MAPS PAGE 81
- ⊙ 109 ON 19-21

PER DEED MONUMENT MAP MEASURED PROPERTY LINE OFFICIAL RECORD

(D) M.M. P.L. O.R.



**FINAL MAP 7336**

A 35 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN DEED RECORDED ON DECEMBER 13, 2005, IN REEL 3039 O.R. WAGE 0143,  
CITY AND COUNTY OF SAN FRANCISCO  
SCALE AS NOTED

STATE OF CALIFORNIA  
APRIL 2013  
**GLA Civil Engineers, Inc.**  
114 HAZEN STREET, SUITE 404  
SAN FRANCISCO, CA 94102



---

**I, José Cisneros, Tax Collector 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. 0279 Lot No. 011**

**Address: 1080 Sutter St.**

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

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

**José Cisneros**

**Tax Collector**

**Dated this 17th day of May 2013**



RECEIVED

12 SEP 26 AM 10:15

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

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Date: August 21, 2012

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

2012.1212Q NE

Project ID: 7336			
Project Type: 36 Units Mixed Use			
Address#	StreetName	Block	Lot
1080	SUTTER ST	0279	011
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*  
Bruce R. Storrs, PLS.  
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.

*- See Attached -*

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):

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

DATE 9/20/2012

*Jason Ballister, Aaron Hollister*  
for Mr. Scott F. Sanchez, Zoning Administrator





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

Approved per the Final Mitigated Negative Declaration (Case No. 2006.0431CEKV) approved by the Planning Commission of the City and County of San Francisco on 23 July 2009. Approved per NSR #J073860 for Case No. 2006.0431CEKV approved by the Planning Commission on 10 December 2009 as set forth in Planning Commission Motion No. 17997. Approved per NSR #J272526 for Case No. 2011.0440V approved by the Zoning Administrator of the City and County of San Francisco on 15 September 2011. Approved per Building Permit Application No. 2006.0829.0530 for the construction of a mixed-use project containing 35 residential dwelling units and ground-floor commercial space.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



Department of Public Works  
 Bureau of Street-Use & Mapping  
 1155 Market Street, 3<sup>rd</sup> Floor  
 San Francisco, CA 94103

Edwin M. Lee, Mayor  
 Mohammed Nuru, Director  
 Fuad S. Sweiss, PE, PLS,  
 City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

## FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

### MAP

Final Map No. 7336	Date Sent: May 21, 2013	Date Due at BOS May 30, 2013
Block/Lot 0279 / 011	Map Address 1080 Sutter Street	

### SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

### ROUTE

Date Received	To	Date Forwarded or Signed
5/21/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
5/22/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	5/22/13
5/23/13	Mohammed Nuru Director of Public Works City Hall, Room 348	5/23/13
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	



130457