

File No. 131175

Committee Item No. _____

Board Item No. 47

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date December 10, 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 checked="" 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"/> | Budget and Budget Justification |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Agreement/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 type="checkbox"/>	_____
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Completed by: Joy Lamug

Date December 5, 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 6508 - 1645 Pacific Avenue]

2
3 **Motion approving Final Map 6508, a 39 Residential Unit and three Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 1645 Pacific Avenue being a subdivision of**
5 **Assessor's Block No. 0595, Lot No. 013, 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 6508", comprising 3 sheets,
9 approved November 22, 2013, by Department of Public Works Order No. 181902 is hereby
10 approved and said map is adopted as an Official Final Map 6508; and, be it

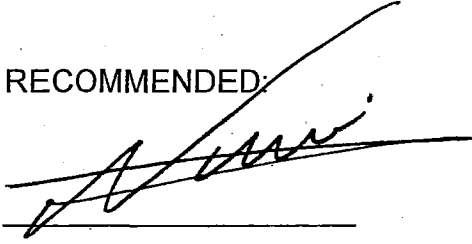
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated November 2, 2012, that the proposed subdivision is
14 consistent with the objectives 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.

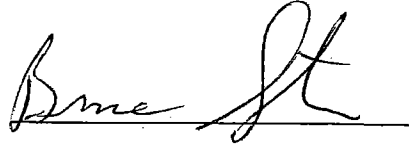
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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: 181902

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

APPROVING FINAL MAP 6508, 1645 PACIFIC AVENUE, A 39 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0595, LOT NO.013.

A 39 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 2, 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 6508", 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 November 2, 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.



RECOMMENDED:

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

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

APPROVED: November 22, 2013

11/25/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

APPROVED:

Mohammed Nuru
Director of Public Works

MOHAMMED NURU, DIRECTOR

11/25/2013

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

1256

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING THREE (3) SHEETS, BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 1645 PACIFIC HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] BY: [Signature]
NAME: STAN O'CONNELL NAME: MARK DRALEY
TITLE: UGA PARTNER TITLE: SR. VICE PRESIDENT

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF San Francisco J.S.S.

ON 9/20/13 BEFORE ME Karen Ferrantes, A NOTARY PUBLIC, PERSONALLY APPEARED Stan O'Connell, UGA & Mark Draley, SR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNED: [Signature]
NOTARY PUBLIC, STATE OF CALIFORNIA
Karen Ferrantes
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: 9/6/13
COMMISSION NO. 1864132

TRUSTEE'S STATEMENT

FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED OCTOBER 15, 2012, INSTRUMENT NO. 2012-1520768-00, SAN FRANCISCO COUNTY OFFICIAL RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: [Signature] BY: [Signature]
NAME: Cristina Woodrudge NAME: Rita L. Mayac
TITLE: Assistant Vice President TITLE: Assistant Vice President

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Contra Costa J.S.S.

ON 9-3-2013 BEFORE ME Essie V. Ta'be, A NOTARY PUBLIC, PERSONALLY APPEARED Rita L. Mayac, Cristina Woodrudge WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNED: [Signature]
NOTARY PUBLIC, STATE OF CALIFORNIA
Essie V. Ta'be
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: 4-1-2016
COMMISSION NO. 1973968

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. ~~WHICH ARE ESTIMATED TO BE~~ I ALSO HEREBY STATE THAT A ~~BOND IN THE AMOUNT FINED BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.~~

DATED _____ DAY OF _____ 20__

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ 20__ APPROVED THIS MAP ENTITLED, "FINAL MAP No. 6508", COMPRISING 3 SHEETS, IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS 22ND DAY OF NOVEMBER, 2013

BY ORDER NO. 181902 DATE: _____

BY: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____ 20__, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]
BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES
SEPTEMBER 30, 2018/15



DATE: NOVEMBER 23, 2013

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF 1645 PACIFIC HOMES, LLC, IN MAY 2012. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE AUGUST 2015, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]
MICHAEL A. SHOUP, P.L.S. 7616



DATE: 08-23-13

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____ 20__, AT _____ MINUTES PAST _____, IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____ INCLUSIVE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF BKF ENGINEERS.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 6508

A 39 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 6, 2011 AS
DOCUMENT NUMBER 2011-J281549-00,
IN REEL K487 AND PAGE 0001
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
NOVEMBER 2013



SHEET ONE OF THREE SHEETS

AB 0995, LOT 13, 1645 PACIFIC AVENUE

GENERAL NOTES

c) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351(a). THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 39 DWELLING UNITS AND 3 COMMERCIAL UNITS.

b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

(ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES

d) IN THE EVENT THE AREAS IDENTIFIED IN (c)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. 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 APPLICATION FOR REQUIRED PERMITS.

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON THAT EXIST OR THAT MAY BE CONSTRUCTED) ONTO OR OVER PACIFIC AVENUE ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

g) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

SPECIAL NOTES

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES HEREON ARE 90 DEGREES UNLESS OTHERWISE NOTED.

3. REFERENCE MAPS:
MONUMENT MAP NO. 18

4. CITY MONUMENT LINES SHOWN HEREON PER MONUMENT MAP NO. 18 FILED IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, DIVISION OF SURVEYS AND MAPPING, DATED 10/69, REVISED 8/71.

5. BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES.

6. THE SURVEY OF LOT 13, BLOCK 595 HEREON WAS BASED ON THAT CERTAIN GRANT DEED, DOCUMENT NUMBER 2011-J281548-00 D.R. RECORDED OCTOBER 6, 2011.

7. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENT:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"

RECORDED ON JUNE 28, 2011, DOC. 2011-J206453-00, IN REEL K426 AT IMAGE 0335, SAN FRANCISCO COUNTY OFFICIAL RECORDS. THERE ARE FIVE (5) BELOW MARKET-RATE UNITS REQUIRED FOR THIS PROJECT. THE FOLLOWING ARE TO BE BELOW MARKET-RATE UNITS:

RU-2a, RU-2b, RU-3a, RU-3c and RU-4a

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
UNIT 1	AB 0585 - LOT 13A
UNIT 2	AB 0585 - LOT 13B
UNIT 3	AB 0585 - LOT 13C
UNIT 4	AB 0585 - LOT 13D
UNIT 5	AB 0585 - LOT 13E
UNIT 6	AB 0585 - LOT 13F
UNIT 7	AB 0585 - LOT 13G
UNIT 8	AB 0585 - LOT 13H
UNIT 9	AB 0585 - LOT 13I
UNIT 10	AB 0585 - LOT 13J
UNIT 11	AB 0585 - LOT 13K
UNIT 12	AB 0585 - LOT 13L
UNIT 13	AB 0585 - LOT 13M
UNIT 14	AB 0585 - LOT 13N
UNIT 15	AB 0585 - LOT 13O
UNIT 16	AB 0585 - LOT 13P
UNIT 17	AB 0585 - LOT 13Q
UNIT 18	AB 0585 - LOT 13R
UNIT 19	AB 0585 - LOT 13S
UNIT 20	AB 0585 - LOT 13T
UNIT 21	AB 0585 - LOT 13U
UNIT 22	AB 0585 - LOT 13V
UNIT 23	AB 0585 - LOT 13W
UNIT 24	AB 0585 - LOT 13X
UNIT 25	AB 0585 - LOT 13Y
UNIT 26	AB 0585 - LOT 13Z
UNIT 27	AB 0585 - LOT 13AA
UNIT 28	AB 0585 - LOT 13AB
UNIT 29	AB 0585 - LOT 13AC
UNIT 30	AB 0585 - LOT 13AD
UNIT 31	AB 0585 - LOT 13AE
UNIT 32	AB 0585 - LOT 13AF
UNIT 33	AB 0585 - LOT 13AG
UNIT 34	AB 0585 - LOT 13AH
UNIT 35	AB 0585 - LOT 13AI
UNIT 36	AB 0585 - LOT 13AJ
UNIT 37	AB 0585 - LOT 13AK
UNIT 38	AB 0585 - LOT 13AL
UNIT 39	AB 0585 - LOT 13AM
COMMERCIAL UNIT 1	AB 0585 - LOT 20
COMMERCIAL UNIT 2	AB 0585 - LOT 21
COMMERCIAL UNIT 3	AB 0585 - LOT 22

1257

FINAL MAP No. 6508

A 36 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 6, 2011 AS DOCUMENT NUMBER 2011-J281548-00, IN REEL K487 AND IMAGE 0001 CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA NOVEMBER 2013

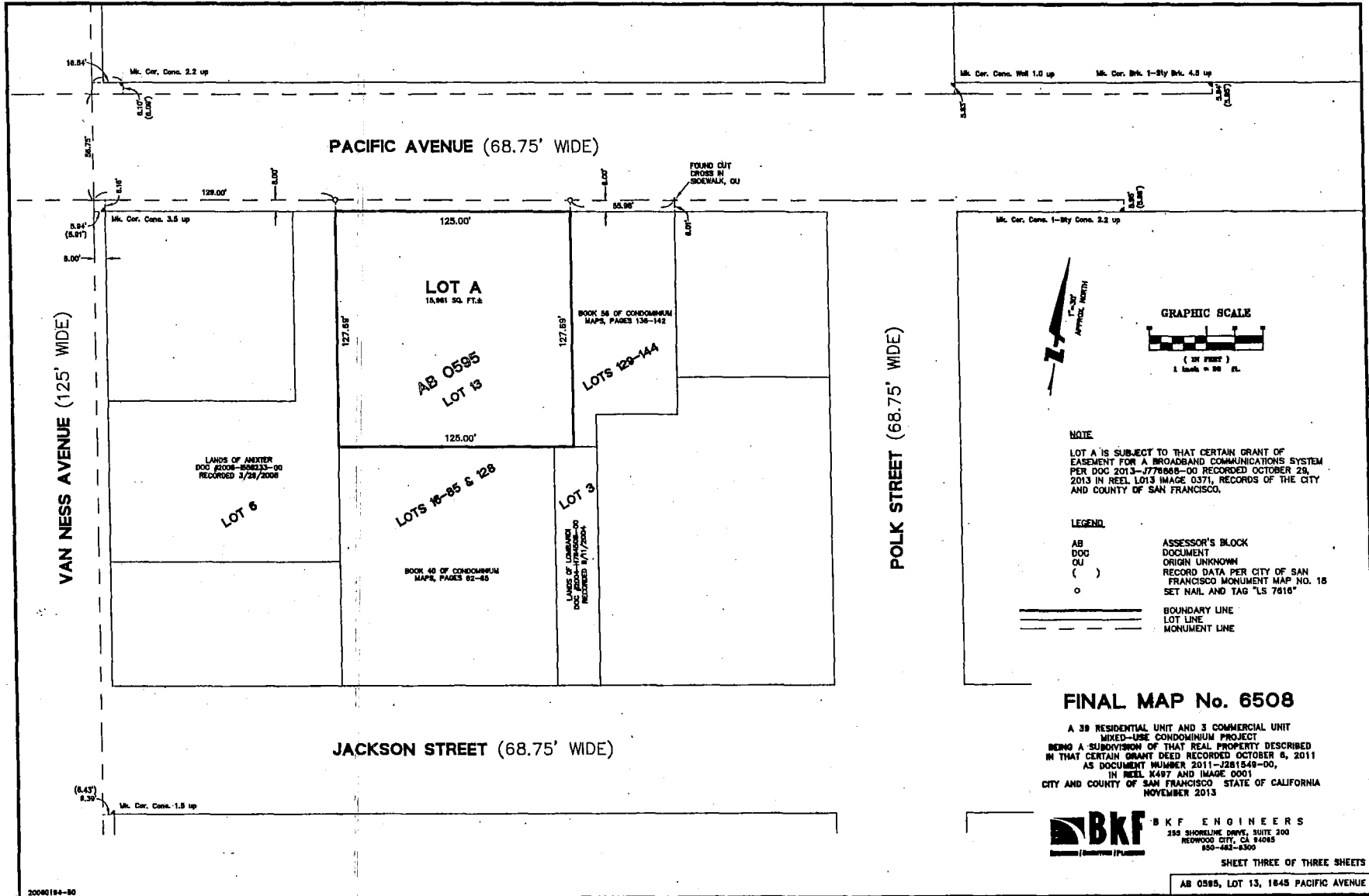


BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063
650-742-8300

SHEET TWO OF THREE SHEETS

AB 0585, LOT 13, 1845 PACIFIC AVENUE

1258





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. 0595 Lot No. 013

Address: 1645-1661 Pacific Ave.

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

A handwritten signature of José Cisneros, consisting of a stylized cursive name, positioned above a horizontal line.

José Cisneros

Tax Collector

Dated this 8th day of November 2013



RECEIVED
12 NOV -7 11:21

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: October 30, 2012.

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

Project ID: 6508			
Project Type: 42 Units New Construction, 39 Residential, 3 commercial			
Address#	StreetName	Block	Lot
1645 - 1661	PACIFIC AVE	0595	013
Tentative Map Referral			

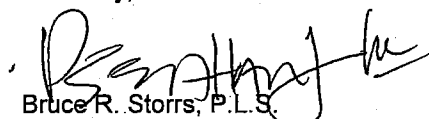
Attention: Mr. Scott F. Sanchez

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):

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 11/2/2012


for Mr. Scott F. Sanchez, Zoning Administrator



RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2013 NOV 26 PM 4:20

AK

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd 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. 6508	Date Sent: Monday, November 25, 2013	Date Due at BOS Wednesday, November 27, 2013
Block/Lot 0595 / 013	Map Address 1645 Pacific Avenue	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
11/25	Frank W. Lee Executive Assist. To Director City Hall, Room 348	11/25
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	11/26
11/26/13	Mohammed Nuru Director of Public Works City Hall, Room 348	11/26/13
	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.	



13072

