

File No. 121223

Committee Item No. _____

Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 15, 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"/> | 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 type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Robert Moyer

Date January 2, 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 6409 - 1145 Green Street]

2
3 **Motion approving Final Map 6409, a 6 Unit Residential Condominium Project, located at**
4 **1145 Green Street being a subdivision of Lot 019A in Assessor's Block No. 0125 and**
5 **adopting findings pursuant to the General Plan and City Planning Code Section 101.1.**
6

7 MOVED, That the certain map entitled "FINAL MAP 6409", comprising 3 sheets,
8 approved December 14, 2012, by Department of Public Works Order No. 180,890 is hereby
9 approved and said map is adopted as an Official Final Map 6409; and be it

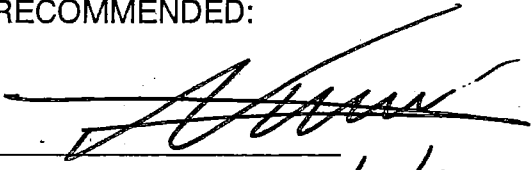
10 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
11 and incorporates by reference herein as though fully set forth the findings made by the City
12 Planning Department, by its letter dated July 16, 2012, that the proposed subdivision is
13 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
14 of Section 101.1 of the Planning Code; and be it

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

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



Mohammed Nuru

12/20/12

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



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. 0125 Lot No. 019A

Address: 1145 Green St.

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



José Cisneros

Tax Collector

Dated this 3rd day of December 2012



Office of the City and County Surveyor
875 Stevenson Street, Room 410
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: 180890

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

APPROVING FINAL MAP 6409, 1145 GREEN STREET, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 019A IN ASSESSORS BLOCK NO. 0125.

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated July 16, 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 6409", 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 July 16, 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 (attached)
Tax Collector

APPROVED:

Mohammed Nuru
Director of Public Works

DATE: December 14, 2012

MOHAMMED NURU, DIRECTOR

12/17/2012

12/17/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



City and County of San Francisco



Edwin M. Lee, 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

RECEIVED

12 JUL 17 AM 9:49

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: April 27, 2011

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

2011-0680Q

Project ID: 6409			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
1145	GREEN ST	0125	019A
Tentative Map Referral			

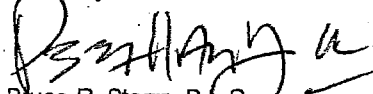
Attention: Mr. Scott F. Sanchez

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.


✓ Per NSR #J441524 for Case No. 2011-0680 approved by the Planning Commission on 2 Feb. 2012 by Motion No. 18530.

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 7/16/2012


for Mr. Scott F. Sanchez, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement

B1

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name: SIRKIN)
)
Address: 388 Market)
)
 # 1300)
City: SF)
)
State: California 94111)

CONFORMED COPY of document recorded
on 07/02/2012, 2012J441524
with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

CHARLES H BURNS, RANDALL BASTIKIS, WILLIAM SANDOZ
EDWARD MITCHELL, EDWARD KLITSCH
I (We) LIBBY KLITSCH, KVIN GIL 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: 0125; LOT: 019A,
COMMONLY KNOWN AS: 1145 Green 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 the approval of Condominium Conversion Application No. 2011.0680Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 6409.

The tentative map filed with the present application indicates that the subject building at 1145 Green Street is a six-unit building located in the RH-3 (Residential, House, Three-Family) Use District. Under the RH-3 Use District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. Three of the units must be considered legal, non-conforming dwelling units.

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

1. That three of the dwelling units shall be designated as the non-conforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a non-conforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the Southerly line of Green Street, distant thereon 173 feet and 9 inches Easterly from the Easterly line of Hyde Street; running thence Easterly and along said line of Green Street 32 feet and 6 inches; thence at a right angle Southerly 137 feet and 6 inches; thence at a right angle Westerly 32 feet and 6 inches; thence at a right angle Northerly 137 feet and 6 inches to the point of beginning.

BEING part of 50 Vara Lot No. 1209 in Block 269.

APN: Lot 19-A, Block 125

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

- 2. That the remaining dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The owners of the non-conforming dwelling units shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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: 5-11-12 AUBURN, MAINE
at San Francisco, California. **CHARLES H. BURNS**

Charles H Burns
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

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

STATE OF MAINE
ANDROSCOGGIN, SS.

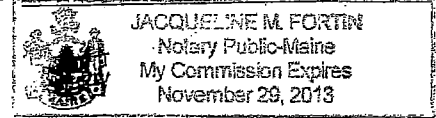
May 11, 2012

Then personally appeared before me the above-named **Charles H. Burns** and acknowledged the foregoing instrument to be his free act and deed.

Jacqueline M. Fortin

Attorney-at-Law/Notary

Printed Name: *JACQUELINE M. FORTIN*



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: May 15, 2012 at San Francisco, California.

RANDALL

BASTKIS

Randall J. Bastkis

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

See Attached CA Acknowledgement

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 5/15/12 at San Francisco, California.

EDWARD
KLUITSCH

Edward A. Klutsch
(Owner's Signature)

LIBBY

Libby Klutsch
(Owner's Signature)

KLUITSCH

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On May 15, 2012 before me, Ed Allendorf - notary public

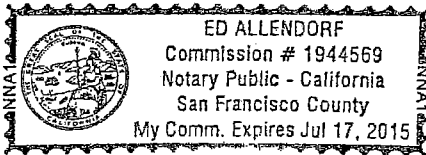
personally appeared Edward A. Klitsch

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 that 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.

WITNESS my hand and official seal.

Signature: Ed Allendorf



Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions under the planning code

Document Date: 5/15/12 Number of Pages: 2

Signer(s) Other Than Named Above: Libby F. Klitsch

Capacity(ies) Claimed by Signer(s)

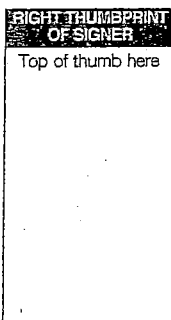
Signer's Name: Edward A. Klitsch

Signer's Name:

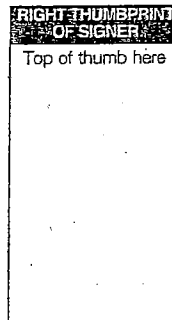
Corporate Officer - Title(s):

Corporate Officer - Title(s):

- Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



- Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: self

Signer Is Representing:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The owners of the non-conforming dwelling units shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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: 5-7-2012 at San Francisco, California.

William F. Smith **WILLIAM F**
SMITH
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

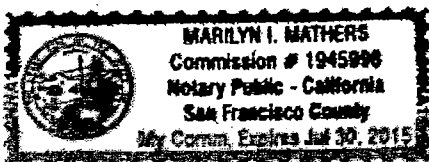
On May 7, 2012 before me, Darig Mather, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William F. Snyder
Name(s) of Signer(s)

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 that 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.

WITNESS my hand and official seal.



Signature: Darig Mather
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NOTICE of SPECIAL RESTRICTIONS Under the Planning Code

Document Date: May 7, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William F. Snyder

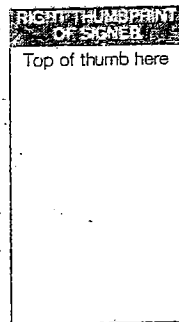
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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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: May 16, 2012 EDWARD MITCHELL III at San Francisco, California.

Edward Mitchell III

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

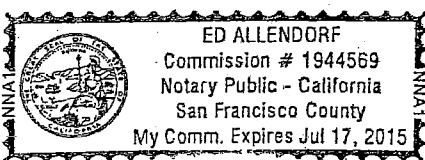
State of California

County of San Francisco

On May 16, 2012 before me, Ed Allendorf - notary public

personally appeared Edward F. Mitchell III

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 that 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.

WITNESS my hand and official seal.

Signature: Ed Allendorf
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions under the planning code

Document Date: May 16, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

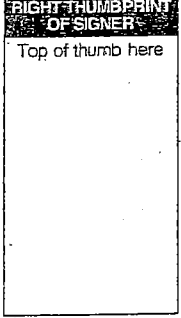
Signer's Name: Edward F. Mitchell III Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: June, 13 2012 at Camas, Washington
~~San Francisco, California.~~

[Signature] Kevin J.
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

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

[Signature] 6/13/2012

C. SCOTT MOTTERN
Notary Public
State of Washington
My Commission Expires
January 12, 2014

WASHINGTON ALL-PURPOSE ACKNOWLEDGMENT

State of Washington

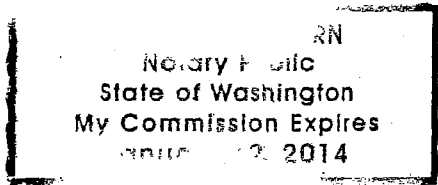
County of CLARK

On JUNE 13, 2012 before me, C. SCOTT MOTTEAN

personally appeared KEVIN J. GIL

personally known to me -OR-

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 that 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.



WITNESS my hand and official seal.

C. Scott Mottean
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR

LIMITED

General Indemnity Agreement dated
Lincoln General Insurance Company

OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)