

File No. 130061

Committee Item No. _____
Board Item No. 47

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 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 |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: Robert Moyer
Completed by: _____

Date January 22, 2013
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 7367 - 1461 Pine Street]
2

3 **Motion approving Final Map 7367, a 35 Residential Unit and One Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 1461 Pine Street being a subdivision of**
5 **Assessor's Block No. 0668, Lot Nos. 012, 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 7367", comprising 3 sheets,
9 approved January 4, 2013, by Department of Public Works Order No. 180935, is hereby
10 approved and said map is adopted as an Official Final Map 7367; and be it

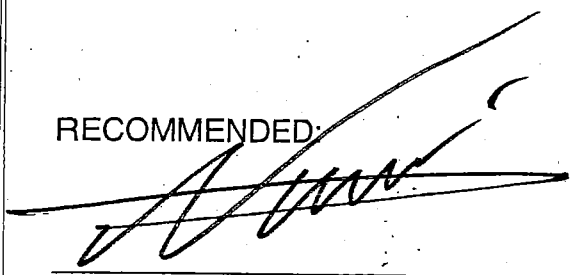
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated November 5, 2012, that the proposed subdivision is
14 consistent with the objectives 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
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: 180935

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

APPROVING FINAL MAP 7367, 1461 PINE STREET, A 35 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOTS 012 & 013 IN ASSESSORS BLOCK NO. 0668.

A 35 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 5, 2012, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

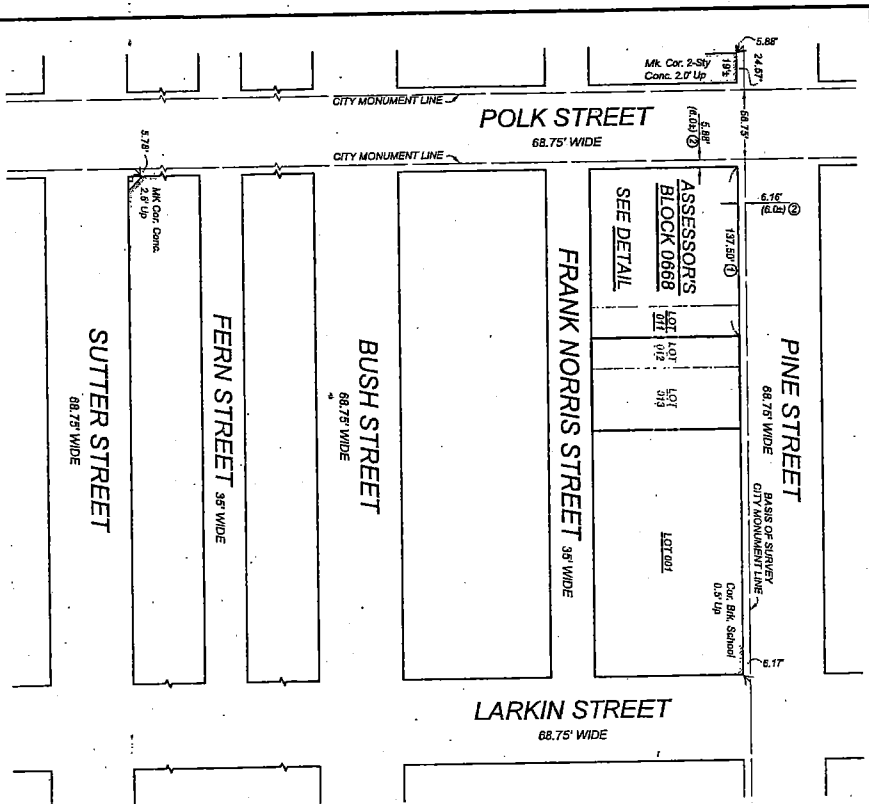
The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends 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 7367", 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 5, 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.





MONUMENT LINE AND BOUNDARY CONTROL

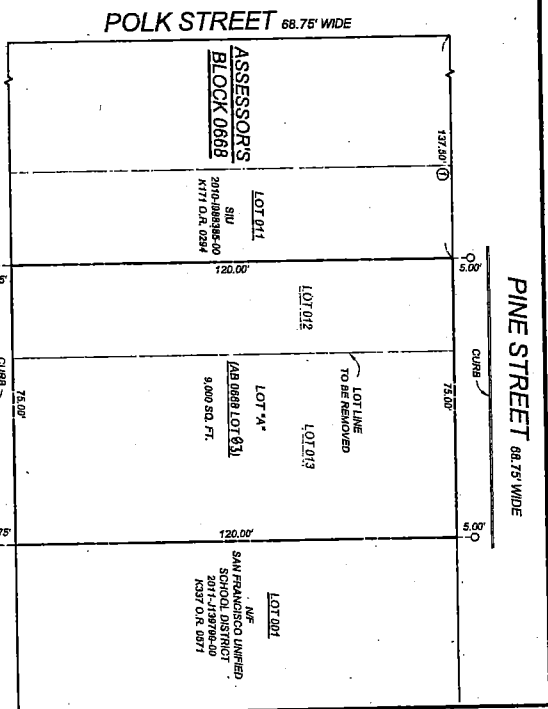


MAP AND DEED REFERENCES:

1. GRANT DEED RECORDED DECEMBER 19, 2004, ON REEL 1744 AT IMAGE 0708, RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
2. GRANT DEED RECORDED FEBRUARY 8, 2008, ON REEL 1874 AT IMAGE 0130, RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
3. MONUMENT MAP NO. 17, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LEGEND:

- SETBACK & TAG L.S. 8818 (OR AS NOTED)
- (1) INDICATES RECORD DATA IN DISCREPANCY WITH MEASUREMENT, PER REFERENCE
- AB ASSESSOR'S BLOCK
- MP NAD 83 OR FORMERLY



DETAIL

FINAL MAP NO. 7367
A 35 RESIDENTIAL CONDOMINIUM UNITS
AND 1 COMMERCIAL UNIT, MIXED-USE
CONDOMINIUM PROJECT

BEING A MERGER AND RE-SUBDIVISION OF THAT CERTAIN REAL PROPERTIES AS DESCRIBED IN THOSE CERTAIN DEEDS FILED FOR RECORD ON DECEMBER 15, 2004, ON REEL 1744 AT IMAGE 0708 AND ON FEBRUARY 8, 2008, ON REEL 1874 AT IMAGE 0130 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 14

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
 DECEMBER, 2012



Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 921-7980 FAX (415) 921-7666

SHEET THREE OF THREE SHEETS
 AB: 0688 LOTS: 012-013 1481 PINE STREET

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 BOARD HAS REVIEWED THE RECORDS OF THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS, SHOWING THAT THE RECORDS OF THIS OFFICE DO NOT CONTAIN ANY LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAID WHICH ARE ESTIMATED TO BE \$..... I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO MAINTAIN THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

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

CLIENT'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 ACTION NO. ADOPTED APPROVED THIS MAP ENTITLED "FINAL MAP 7367" IN TESTIMONY WHEREOF I HAVE HEREBY SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

APPROVALS:

THIS MAP IS APPROVED THIS DAY OF 2011
BY ORDER NO.

MUHAMMAD 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 SUPERVISORS'S APPROVAL:

ON 2011, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED ACTION NO. A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO.

GENERAL NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 109 OF THE CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THIRTY-FIVE (35) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
- B) ALL INTERESTS, EGRESS, PATHS OF TRAVEL, FIRE/EMERGENCY EXITS AND EXITS, AND COMMON USE ACCESSIBLE FEATURES(S) AND FACILITIES SUCH AS RESTROOMS, ELEVATORS(S) AND COMMON USE ACCESSIBLE FEATURES(S) SHALL BE HELD IN COMMON UNDIVIDED INTEREST. 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 PERTAINING TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS OR HER PROPORTIONAL INTEREST IN THE PROPERTY FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THESE AREAS, FAILING TO UMBREYING 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 LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS' PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR AUXILIARY AREAS OF THE PROPERTY OR PASSED BY THE BOARD OF SUPERVISORS. SUCH APPROVAL CONSTITUTE A WAIVER OF THE SHOWN OWNERS OBLIGATION TO MAINTAIN 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 BUILDING CODE, FIRE AND ALARM CODES, PLUMBING CODES, MECHANICAL CODES, AND ELECTRICAL CODES. IN THE EVENT OF ANY VIOLATION OF THE REQUIRED PERMITS, PLUMBING CODES, FIRE ESCAPES AND OTHER ENCROACHMENTS IF ANY SHOWN HEREON THAT EXIST, OR THAT MAY BE CONSTRUCTED ON OR OVER THE STREETS SET FORTH IN THE BUILDING CODE AND PLUMBING 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 OWNERS.
- G) ENCROACHMENT FROM ADJACENT 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 THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE
RECORDED ON MAY 17, 2010
DOC. 2010-08799-00, ON REEL K114 AT IMAGE 0238

**FINAL MAP NO. 7367
A 35 RESIDENTIAL CONDOMINIUM UNITS
AND 1 COMMERCIAL UNIT MIXED-USE
CONDOMINIUM PROJECT**

BEING A MERGER AND RE-SUBDIVISION OF THAT CERTAIN REAL PROPERTIES AS DESCRIBED IN THOSE CERTAIN DEEDS FILED FOR RECORD ON DECEMBER 15, 2004, ON REEL 1794 AT IMAGE 0705 AND ON FEBRUARY 8, 2008, ON REEL 15714 AT IMAGE 0130 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 14
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
DECEMBER, 2012



Frederick T. Saher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 961-7888 FAX (415) 921-7885

AB-0888 LOTS: 012,013

1461 PINE STREET

SHEET TWO OF THREE SHEETS

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR INTERESTS IN THE REAL PROPERTY AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. THAT WE HEREBY CONSENT TO THE NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE BOUNDARIES OF THE REAL PROPERTY AND THE MONUMENTS THEREON, AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO CHAPTER 1, TITLE 8, PART 4, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

PHENOLX LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Kevin J. McEvoy
PRINTED NAME: Kevin J. McEvoy
TITLE: MANAGING MEMBER

OWNERS ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS
ON 12/17/2012, BEFORE ME, Barbara F. Herzog, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Kevin J. McEvoy
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HIS/HER/THEIR SIGNATURE(S) IS/ARE HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE WITHIN INSTRUMENT, HE/SHE/IT HAS/SHES/IT HAS/SHES AUTHORIZED ME TO EXECUTE THE INSTRUMENT ON THE BEHALF OF THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN 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

BY: Barbara F. Herzog
SIGNATURE: Barbara F. Herzog
PRINTED NAME: Barbara F. Herzog
COMMISSION EXPIRES: 1/19/2016
COMMISSION # OF NOTARY: # 199469

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED FOR RECORD THIS DAY OF 2012, 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 FREDERICK T. SEHER.

BY: COUNTY RECORDER SAN FRANCISCO STATE OF CALIFORNIA

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 ORDINANCES. THE INSTRUMENT OF RECORD ON MARCH 21, 2012, HEREBY STATE THAT THIS FINAL MAP SUBSTITUTES THE PREVIOUS MAPS AND IS THE FINAL MAP FOR THE PROJECT. I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.



Frederick T. Seher
FREDERICK T. SEHER, P.L.S.
LICENSE NO. 8216
LICENSE EXPIRES MARCH 31, 2014
DATE: 12-28-12

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS APPROVED AND CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ANY APPROVED ALTERATIONS THEREOF. THAT THE INSTRUMENT OF RECORD ON MARCH 21, 2012, THROUGH MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, 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
DATE: January 8, 2013
AT LICENSE EXPIRES SEPTEMBER 30, 2013

FINAL MAP NO. 7367
A 35 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT

BING A MERGER AND RE-SUBDIVISION OF THAT CERTAIN REAL PROPERTIES AS DESCRIBED IN THOSE CERTAIN DEEDS FILED FOR RECORD ON DECEMBER 15, 2004, ON REEL 1784 AT IMAGE 0705 AND ON FEBRUARY 6, 2008, ON REEL 1874 AT IMAGE 0130 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 14

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
DECEMBER, 2012



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOWBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7800 FAX (415) 921-7855



Storrs, Bruce
City and County Surveyor

Nuru, Mohammed
Director

X Bruce R. Storrs

X Mohammed Nuru

1/7/2013

1/9/2013

APPROVED: January 4, 2013

MOHAMMED NURU, DIRECTOR

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

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

Mohammed Nuru
Director of Public Works

RECOMMENDED:

APPROVED:



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. 0668 Lot No. 012

Address: 1465 Pine St.

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


José Cisneros

Tax Collector

Dated this 13th day of December 2012



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. 0668 Lot No. 013

Address: 1461 Pine St.

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


José Cisneros

Tax Collector

Dated this 13th day of December 2012



RECEIVED
12 NOV -7 AM 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 1, 2012

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

Attention: Mr. Scott F. Sanchez

Project ID: 7367			
Project Type: A 2 lot Merger and Re subdivision, 35 Unit Residential and 1 Commercial New Construction Condominium.			
Address#	StreetName	Block	Lot
1465	PINE ST	0668	012
1461	PINE ST	0668	013
Tentative Map Referral			

NE

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 the public review process, Class 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.~~

- 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 11/5/2012

Cassie Hollister, Aaron Hollister
for Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Approved per Mitigated Negative Declaration adopted on 9 May 2006 for Case No. 2003.1234EV, per NSR #I967694, per Variance Decision Letter dated 12 May 2010 approved by the Zoning Administrator for Case No. 2003.1234EV and per Building Permit Application Nos. 2005.0316.7628 & 2005.03167620 to allow the demolition of a one-story commercial building and the construction of a five-story mixed-use building containing 35 residential 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