

File No. 120037

Board Item No.

44

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: January 24, 2012

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"/>	Youth Commission 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:

Completed by: Annette Lonich

Date: January 18, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

1 [Final Map 5773: 1501, 1503, 1513, and 1515 Waller Street; and 701 and 703 Clayton Street]

2
3 **Motion approving Final Map 5773, a Four Unit Residential and Two Unit Commercial**
4 **Unit, Mixed-Use Condominium Project, located at 1501, 1503, 1513 and 1515 Waller**
5 **Street; 701 and 703 Clayton Street, being a subdivision of Assessors Block No. 1253,**
6 **Lot No. 001; and adopting findings pursuant to the General Plan and City Planning**
7 **Code Section 101.1**

8
9 MOVED, That the certain map entitled "FINAL MAP 5773", comprising 2 sheets,
10 approved December 20, 2011, by Department of Public Works Order No. 179, 842 is hereby
11 approved and said map is adopted as an Official Final Map 5773; and be it

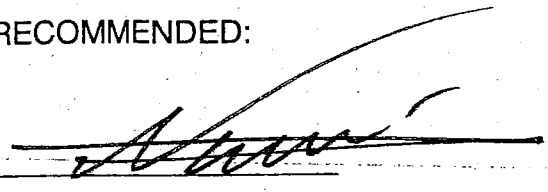
12 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
13 and incorporates by reference herein as though fully set forth the findings made by the City
14 Planning Department, by its letter dated March 1, 2010, that the proposed subdivision is
15 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
16 of Section 101.1 of the Planning Code; and be it

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

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

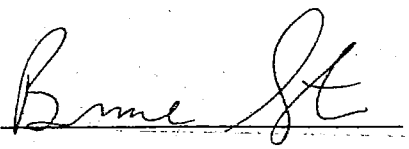
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RECOMMENDED:



Mohammed Nuru
Interim Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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: August 6, 2009

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

2009.0844Q

NW

Project ID: 5773			
Project Type: 6 Units mixed Use Condo Conversion			
Address#	StreetName	Block	Lot
1501 - 1503	WALLER ST	1253	001
Tentative Map Referral			

Attention: Mr. Lawrence Badiner

(4 Residential, 2 Commercial)

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 I932307 (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 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

DATE: 3.1.2010

for Mr. Lawrence B. Badiner, 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.

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator 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. 1253 Lot No. 001
Address: 1501 WALLER ST

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

A handwritten signature in black ink, appearing to read "George W. Putris".

George W. Putris

Tax Administrator

Dated this 15th day of December 2011



Department of Public Works
BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 410, S.F., CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor

Mohammed Nuru, ..., Director

DPW Order No: 179,842
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 5773, 1501, 1503, 1513 & 1515 WALLER STREET AND 701 & 703 CLAYTON STREET, A FOUR RESIDENTIAL UNIT, TWO COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 1253.

A FOUR RESIDENTIAL UNIT, TWO COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 1, 2010, 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 5773", 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 March 1, 2010, 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:

APPROVED:

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

Mohammed Nuru
Interim Director of Public Works

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

APPROVED: December 20, 2011

MOHAMMED NURU, INTERIM DIRECTOR

Click here to sign this section

12/20/2011

X Bruce R. Storrs

Signed by **Storrs, Bruce** [View details](#)
on Tuesday, December 20, 2011 2:21 PM (Pacific Standard Time)

12/21/2011

X Mohammed Nuru

Signed by **Nuru, Mohammed** [View details](#)
on Wednesday, December 21, 2011 11:02 AM (Pacific Standard Time)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

CONFORMED COPY of document recorded on,

And When Recorded Mail To:)

as No. 02/26/2010, 20101932307

Name: JOHNSON DESIGN)

This document has not been compared with the original
SAN FRANCISCO ASSESSOR RECORDER

Address: 703 CLAYTON)

City: SAN FRANCISCO 94117)

State: California)

Space Above this Line For Recorder's Use

I (We) JOHNSON DESIGN, 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: 1253; LOT: 001,

COMMONLY KNOWN AS: 1501-1503 WALLER STREET/701-703 CLAYTON STREET AND 1513-1515 WALLER 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. 2009.0844Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 5773.

The tentative map filed with the present application indicates that two structures exist on the subject lot with one structure containing three residential dwelling units and one commercial unit and the other structure containing one residential dwelling unit and one commercial unit at 1501-1503 Waller Street/701-703 Clayton Street and 1513-1515 Waller Street in an 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 at the subject site. In this case, the fourth dwelling unit must be considered a legal non-conforming dwelling unit.

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

1. That one of the four dwelling units shall be designated as the non-conforming dwelling unit 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 of the non-conforming use with exceptions outlined under Section 181(b) of the Code.
2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restriction 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 nonconforming 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: 2/26/10 at San Francisco, California.

JOHNSON DESIGN

(Owner's Signature)

[Signature]
(Agent's Signature)

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

