



Gavin Newsom, Mayor
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Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

SW

2007.05575

Date: May 17, 2007

Project ID: 4640			
Project Type: Lot Subdivision (5 lot(s))			
Address#	StreetName	Block	Lot
2350	19TH AVE	2347	004G
Tentative Map Referral			

Department of City Planning
1660 Mission Street
San Francisco, CA 94103

Attention: Mr. Lawrence Badiner

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, 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.~~ *2007.0178E*

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): *SEE ATTACHED*

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

10/10/07

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.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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October 10, 2007

County Surveyor
Department of Public Works
Bureau of Street Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

RE: NOTICE OF PARCEL MAP APPROVAL

ADDRESS: 2350 19th Avenue
BLOCK/LOT: 2347/004G
CASE NO: 2007.0557S
PROJECT DESCRIPTION: Five-Lot Subdivision

The subject Map has been reviewed by the Planning Department and complies with applicable provisions of the Planning Code, subject to the following conditions:

PRIOR TO APPROVAL OF THE FINAL MAP, THE APPLICANT SHALL SUBMIT COPIES OF APPROVED DEMOLITION AND CONSTRUCTION PERMITS FOR THE SITE; AND

SUBMIT PROOF OF COMPLIANCE WITH SECTION 315, INCLUSIONARY HOUSING OF THE PLANNING CODE.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The subject property is currently an empty lot owned by the City which is to be sold to the Project Sponsor. The purpose is to create 5 lots for a two-unit building on each lot. The project will have no foreseeable effect on the existing neighborhood-serving retail businesses or resident employment or ownership of such. It may improve the neighborhood-serving retail at Taraval Street by providing more residents within walking distance to the retail location.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The project will be consistent in keeping with the existing housing and neighborhood character. The property will enhance the neighborhood since, as noted, the existing property is now a City empty lot.

3. That the City's supply of affordable housing be preserved and enhanced;

The City's supply of affordable housing shall be preserved. This project will provide new housing opportunities for the City.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Commuter traffic will not change or otherwise impede Muni transit service or overburden our streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The City's industrial and service sectors are not implicated by the proposed project.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The project units will be built to current earthquake standards of the S.F. Building Code.

7. That landmarks and historic buildings be preserved; and

As noted above, the current property is an empty lot therefore the project does not anticipate any alterations to any landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project shall not impact existing parks and open space and their access to sunlight and vistas.