



Gavin Newsom, Mayor
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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 15, 2008

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

Project ID: 4875			
Project Type: 131 Lot Subdivision, and 182 Units New Construction			
Address#	StreetName	Block	Lot
800	BROTHERHOOD WAY	7331	005
Tentative Map Referral			

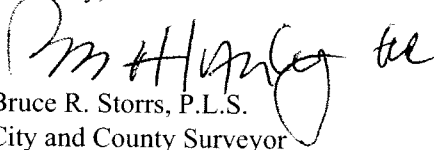
Attention: Mr. Lawrence Badiner

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, 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 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):

DATE 8/22/2008

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 COMMISSION
May 19, 2005

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Case No. 2003.0536CR.
800 Brotherhood Way (AKA 3711
19th Avenue)
Assessor s Lot 002 of Block 7332
and Lot 003 of Block 7331
Page 1

Exhibit A
Conditions of Approval

1. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 3656, Lot 010), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
2. Trash and recycling receptacles shall be stored inside fully enclosed buildings except they may be placed outside of such buildings for pick up and removal of the trash or recyclable materials.
3. The Project site and the improvements shall be maintained in a neat and attractive manner.
4. The property owner and/or future homeowners association shall maintain in a clean condition and upkeep all common areas within the project, including the private loop road and all sidewalks on and abutting the subject property, including litter removal and periodic cleaning of sidewalks.
5. If there is a lapse of this use for a period of three or more years, this authorization shall become null and void and the use of the Project site shall revert to a use that is principally permitted in an RM-1 (Residential Mixed Low Density), and RM-4 (Residential Mixed, High Density) Districts.
6. The Conditional Use Authorization is for the development of a 182 unit Planned Unit Development with modified rear yard, lot widths and lot areas as detailed in this Motion.
7. Adjacent Uses. The applicant shall execute and record a Notice of Restrictions notifying future buyers and/or lessees that:
 - a. The project was built in an area characterized by a mixture of residential and institutional uses, including religious and educational institutions;

- b. The nature of institutional uses produces loud noise from regular usage and special events, heavy vehicular and pedestrian traffic, glare and other environmental products of religious and educational activities;
- c. These ongoing institutional uses may generate other circumstances and conditions that may be considered by some people as offensive to residential use;
- d. These institution uses may be enlarged or intensified at any time in the future;
- e. The disclosures concerning these uses may act as a defense against any nuisance or other claim the purchaser/lessee may have against a nearby institutional use.

8. Landscaping

- a. The project sponsor and any future homeowners association shall maintain the landscaping of the right-of-way between Brotherhood Way and the project site.
- b. The project sponsor shall require the construction contractor to implement appropriate protective measures during construction to ensure the protection of the Bufano statute entitled "Peace" located in the Brotherhood right-of-way adjacent to the project site.

9. Transportation

- a. The project sponsor shall provide funding for the synchronization of the new traffic signal to be installed at the intersection of the project access road and Brotherhood Way with the two adjacent signalized intersections along Brotherhood Way at Chumasero Drive and at the Brandeis Hillel School access road.
- b. The project sponsor shall apply to the Department of Public Works for approval to construct periodic sidewalk bulb-outs containing street trees along the project frontage of Brotherhood Way to delineate the existing street parking spaces along Brotherhood Way and prevent the parking lane from being used as a travel lane.

- c. The project will establish an ongoing maintenance program to insure that there will be regular and adequate maintenance of the private access road, the loop road, and all planting and walkways on the site. The Project will maintain the public right of way portion of Brotherhood Way immediately to the south of the Project between the Project's southern property line and the northern edge of Brotherhood Way.
- d. The project sponsor shall provide and maintain publicly accessible pedestrian paths from Brotherhood Way through the site to MUNI routes on Gonzalez Drive and Font Boulevard, as indicated in the Pedestrian Access and Public Transportation drawing included in Exhibit B.
- e. The Project Sponsor shall work with the Department of Public Works to explore the feasibility of developing a secondary access point for emergency vehicles at the west end of the project site.

10 Rear Yards

Rear yards shall be provided as detailed in the attached Exhibit D. Additional encroachment into the rear yards for small decks and exit stairs shall be permitted only as detailed in the column labeled "Rear Yard (feet) As measured from deck/stair" in attached Exhibit D, Table of Lot Areas, Lot Widths and Rear Yards.