



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 991905	File Type: Motion	Status: Passed
Enacted: M99-130	Effective:	
Version: 2	Reference:	In Control: Board of Supervisors
File Name: Final Map of 249 Shipley Street, a new 12 unit live/work condominium project		Introduced: 10/12/1999
Requester: Department of Public Works	Cost:	Date Passed: 10/12/1999
Comment	Title: Motion approving final map of 249 Shipley Street, a twelve unit Live/Work Condominium Project, being a subdivision of Lot 205 in Assessor's Block No. 3753, and adopting findings pursuant to Planning Code Section 101.1.	
Indexes:	Sponsors:	

History of Legislative File		991905				
Ver	Acting Body	Date	Action	Sent To	Due Date	Pass/Fail
1	President	10/5/1999	REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING			
1	Clerk of the Board	10/7/1999	CLERICAL CORRECTION			
<i>To correct "Lot 66" to "Lot 205" (as indicated in the final map), wherever it appears in the legislation.</i>						
2	Board of Supervisors	10/12/1999	APPROVED			P

Received 10-14-99
 Javier O. Rivera

1 APPROVING FINAL MAP OF 249 SHIPLEY STREET, A TWELVE UNIT LIVE/WORK
2 CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 205 IN ASSESSOR'S BLOCK
3 NO. 3753, AND ADOPTING FINDINGS PURSUANT TO CITY PLANNING CODE SECTION
4 101.1.

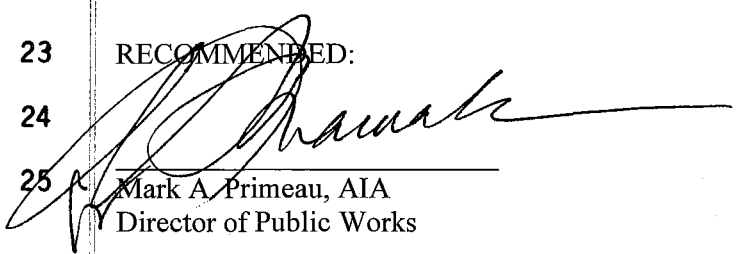
5
6 MOVED, That the certain map entitled "Map of 249 Shipley Street, A Live/Work Condominium
7 Project," being a subdivision of Lot 205, Portion of Assessor's Block No. 3753, comprising 5 sheets,
8 approved the 6th day of October, 1999 by Department of Public Works Order No. 171,974, be and the
9 same is hereby approved and adopted as the Official "Map of 249 Shipley Street, A Live/Work
10 Condominium Project."

11 FURTHER MOVED, The Redevelopment Agency in its letter dated April 5, 1999, stated that
12 although the subject property lies within the SOM Redevelopment Project Area, the Redevelopment
13 Agency does not have the responsibility to review and recommend the map for approval. The City
14 Planning Commission, by its letter dated April 7, 1999 has determined that the project is consistent
15 with the General Plan and the Priority Policies of City Planning Code Section 101.1. The San
16 Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully
17 set forth the findings made by the City Planning Commission, by its letter dated April 7, 1999, that the
18 project intended by the map is in conformity with the General Plan and the Priority Policies of City
19 Planning Code Section 101.1; and, be it

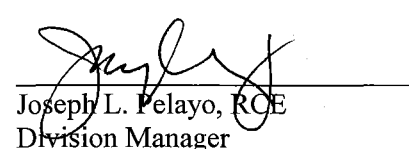
20 FURTHER MOVED, That approval of this map is also contingent upon compliance by the
21 subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

22
23 RECOMMENDED:

DESCRIPTION APPROVED:

24
25 

Mark A. Primeau, AIA
Director of Public Works



Joseph L. Pelayo, RCE
Division Manager



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Motion

File Number: 991905

Date Passed: October 12, 1999

Motion approving final map of 249 Shipley Street, a twelve unit Live/Work Condominium Project, being a subdivision of Lot 205 in Assessor's Block No. 3753, and adopting findings pursuant to Planning Code Section 101.1.

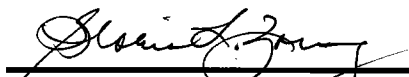
October 12, 1999 Board of Supervisors — APPROVED

Ayes: 9 - Ammiano, Becerril, Bierman, Brown, Kaufman, Leno, Newsom, Teng,
Yee

Absent: 2 - Katz, Yaki

File No. 991905

I hereby certify that the foregoing Motion
was APPROVED on October 12, 1999 by the
Board of Supervisors of the City and County
of San Francisco.


Gloria L. Young
Clerk of the Board

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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

99 OCT -7 AM 11:44

ORDER NO. 171,974

APPROVING FINAL MAP OF 249 SHIPLEY STREET, A LIVE/WORK CONDOMINIUM PROJECT, BEING A
SUBDIVISION OF LOT 205 IN ASSESSOR'S BLOCK NO. 3753.

"Map of 249 Shipley Street, A Live/Work Condominium Project" in Assessor's Block No. 3753 is the Final Map of a new 12 unit live/work condominium project.

The Redevelopment Agency in its letter dated April 5, 1999, stated that although the subject property lies within the SOM Redevelopment Project Area, the Redevelopment Agency does not have the responsibility to review and recommend the map for approval. The Department of City Planning, by its letter dated April 7, 1999 has determined that the project is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1. A copy of each letter is attached herewith.

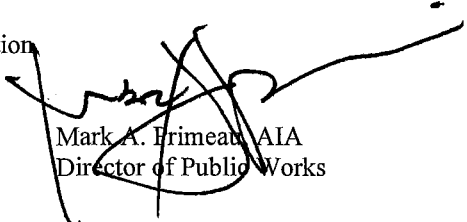
The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said project and the tentative map thereof comply with all subdivision requirements related thereto. Pursuant to the Subdivision Map Act of the State of California and the Subdivision Code of the City and County of San Francisco, approval of the final map of this subdivision project shall be by legislation of the Board of Supervisors.

Transmitted herewith are the following:

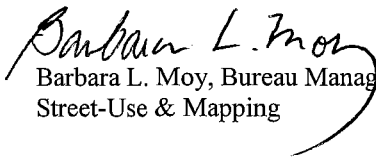
991905

1. Four (4) copies of Motion approving said map.
2. Two (2) sets of the "Map of 249 Shipley Street," being a subdivision of Lot 205, portion of Assessor's Block No. 3753, San Francisco, California, each comprising 5 sheets.
3. One (1) copy of Tax Certificate from the Controller's Office, certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of letter dated April 5, 1999 stating that the Redevelopment Agency does not have responsibility to review and recommend the map.
5. One (1) copy of letter dated April 7, 1999, verifying consistency of the project with the General Plan and the Eight Priority Policies set forth in City Planning Code Section 101.1.

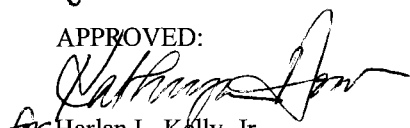
It is recommended that the Board of Supervisors adopt this legislation.


Mark A. Primeau, AIA
Director of Public Works

RECOMMENDED:


Barbara L. Moy, Bureau Manager
Street-Use & Mapping

APPROVED:


for Harlan L. Kelly, Jr.
Deputy Director of Engineering
and City Engineer

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

 JLP/htj

APPROVED: OCTOBER 6, 1999

MARK A. PRIMEAU, DIRECTOR



Edward Harrington
Controller

I, Edward Harrington, Controller 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:

249 SHIPLEY ST , a Condominium
Block 3753 Lot No.205 ✓

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

A handwritten signature in black ink, appearing to read "Edward Harrington", is written over a horizontal line.

Edward Harrington
Controller

Dated this 6TH day of October 1999.

**San Francisco
Redevelopment Agency**

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500
www.ci.sf.ca.us/sfra



WILLIE L. BROWN, JR., Mayor

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neil Palma
Ramon Romero
Darshan Singh
Lynelle Sweet

James B. Morales, Executive Director

April 5, 1999
108-10999-197

VIA FAX (554-6161)

Ms. Nancy Lockard, Acting Chief Surveyor
Bureau of Street-Use & Mapping
Department of Public Works
City and County of San Francisco
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

RE: 249 Shipley Street
Assessor's Block No. 3753, Lot No. 66 *old lot number*
Tentative Subdivision Map
Twelve (12) Unit New Live / Work Condominium Project
South of Market Redevelopment Project Area

Dear Ms. Lockard:

Please be advised that, although the above-referenced property lies within the SOM Redevelopment Project Area, the Agency does not have the responsibility to review and recommend tentative parcel / subdivision maps for approval in this project area.

The Agency's standard jurisdictional powers for approval of parcel maps were never established for the South of Market area. Therefore, formal approval for any and all tentative maps in this project area must be processed only through the City's Planning Department.

However, to keep the Agency updated on the ongoing developments / construction in this project area, please continue maintaining a line of information to us concerning these maps.

Should you have any questions or comments, please call me at 749-2436.

Thank you.

Sincerely,

Albert J. Luis
Development Specialist

c: GL&A Civil Engineers



PLANNING DEPARTMENT

City and County of San Francisco 1666 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

90 APR 13 AM 10:54

Date:

4/7/99

DEPT. OF PUBLIC WORKS

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

Re: Tentative Map Referral


Address: 249 Shipley St / 250 Clara St.

Assessor's Block No. 3753

Lot No(s). 66

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 the Planning Code Section 101.1 based on the attached findings.

The subject referral is either 1) exempt from environmental review per class 1 California Environmental Quality Act Guidelines, or 2) in the independent judgement of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.


for Robert W. Passmore, Zoning Administrator
Planning Department

Date: January 19, 1999

RECEIVED
DEPT. OF CITY PLANNING
99 JAN 20 PM 3:00

City Planning Case No.: 97.227E

DEPT. OF PUBLIC WORKS

Address: 249 Shipley Street

Assessor's Block: 3753 Lot(s): 66

Proposal: New Construction of twelve live / work condominium units on a vacant
lot. Subdivision of existing lot into two lots. Condominium subdivision
application submitted for new construction.

EIGHT PRIORITY MASTER PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning before your project application can be reviewed for general conformity with San Francisco's Master Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

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 new construction is of twelve live/work condominium units. The new building will preserve and enhance opportunities for resident employment and ownership of businesses in the neighborhood. The existing site is a vacant lot.

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

No existing housing will be removed. Twelve new live/work units will be provided, the new live/work units will add to the neighborhood character and to the cultural and economic diversity of the neighborhood. The height and bulk of the building, the massing, treatment to the facade and use of materials, have all been designed to complement the neighborhood character.

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

No existing affordable housing is being eliminated. New market rate live work units will be provided as condominiums.

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

Off street parking will be provided for each live/work unit. On street parking will be maintained. The site is serviced by Muni Transit service. Commuter traffic will not be affected.

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 construction of 12 live/work units will add to the economic base and will provide future opportunities for resident employment and ownership of businesses. No industrial or service uses will be displaced. No commercial office development is proposed.

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

The new buildings will meet and / or exceed existing seismic standards.

7. That landmarks and historic buildings be preserved; and

Known landmark and /or historical buildings will not be impacted by this proposal.

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

Views and vistas to public open space will not be impacted by this proposal.



Edward Harrington
Controller

I, Edward Harrington, Controller 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:

249 SHIPLEY ST , a Condominium
Block 3753 Lot No.205

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

A handwritten signature in black ink, appearing to read "Edward Harrington".

Edward Harrington
Controller

Dated this 6TH day of October 1999.