

File No. 131233

Committee Item No. _____

Board Item No. 10

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 7, 2014

Cmte Board

- | | | |
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| <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 |
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| <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

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Completed by: John Carroll

Date January 2, 2014

Completed by: _____

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 7315 - 1540-1544 Grant Avenue and 15-17 Bob Kaufman Alley]

2
3 **Motion approving Final Map 7315, a four Residential Unit and one Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 1540-1544 Grant Avenue and 15-17 Bob**
5 **Kaufman Alley being a subdivision of Assessor's Block No. 0104, Lot No. 031, and**
6 **adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7315", comprising 3 sheets,
9 approved December 11, 2013, by Department of Public Works Order No. 181986 is hereby
10 approved and said map is adopted as an Official Final Map 7315; and, be it

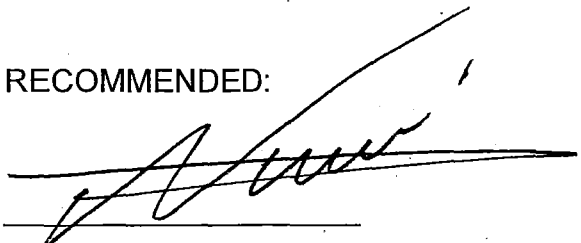
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated October 25, 2012, that the proposed subdivision is
14 consistent with the objectives 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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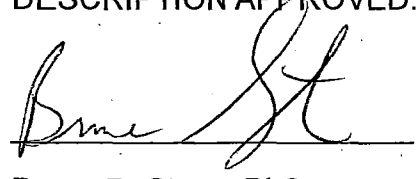
RECOMMENDED:



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
AK
2013 DEC 16 PM 4:10
AK

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
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: 181986

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

APPROVING FINAL MAP 7315, 1540-1544 GRANT AVENUE AND 15-17 BOB KAUFMAN ALLEY, A FOUR RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0104, LOT NO. 031.

A FOUR RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 25, 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 7315", 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 October 25, 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.



RECOMMENDED:

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

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: December 11, 2013

MOHAMMED NURU, DIRECTOR

12/11/2013

12/11/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



Owner's Statement:

We hereby state that we are the owners and holders of security interest or have some record title or interest in and to the real property included within the subdivision shown upon this map; that we are the only persons whose consent is necessary to pass clear title to said real property; that we hereby consent to the making and recording of said map and subdivision as shown within the distinctive border line; that said map constitutes and consists of a survey map within the meaning of Paragraph 1351 (e) of the Civil Code of the State of California; and we hereby consent to the making and recording of said map pursuant to Chapter 1, Title 6, Part 4, Division Second of the Civil Code of the State of California.

In witness whereof we have caused these presents to be executed this 7TH day of November, 2013.

Owners: John P. Mattos and Laura Sample Mattos, husband and wife, as community property with rights of survivorship, as to an undivided 35.00% interest;

The Cellar, LLC, a California limited liability company, as to an undivided 35.00% interest;

Charles Brown, an unmarried man, as his respective interests appear on record, as to an undivided 20.00% interest;

Stephen Cahill, an unmarried man, as to an undivided 10.00% interest;

John P. Mattos Nov 7 2013
John P. Mattos

Laura Sample Mattos Nov 7 2013
Laura Sample Mattos

Dan Macchiarini Nov. 7, 2013
Dan Macchiarini, Managing Member for The Cellar, LLC

Charles Brown
Charles Brown

Stephen Cahill Dec. 5, 2013
Stephen Cahill

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 ordinance, made at the request of John Mattos on January 7, 2013. I hereby 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 retraced, and that this Final Map substantially conforms to the conditionally approved tentative map.

By: Paul D. Webb

Date: 12/2/2013

Paul Webb
Licensed Surveyor No. 5530
License Expires: September 30, 2014



Owner's Acknowledgement:
State of California }
County of San Francisco } SS.

on NOVEMBER 7 2013, before me CHARLES BLOOMFIELD, a Notary Public, personally appeared John P. Mattos and Laura Sample Mattos who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the 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.

Charles Bloomfield
Signature

CHARLES BLOOMFIELD
Name (typed or printed)
Notary Public In and for said County and State

SAN FRANCISCO
Principal County of Business

MARCH 2, 2017
Commission Expires

2009390
Commission Number of Notary

Owner's Acknowledgement:
State of California }
County of San Francisco } SS.

on NOVEMBER 7 2013, before me CHARLES BLOOMFIELD, a Notary Public, personally appeared Charles Brown who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the 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.

Charles Bloomfield
Signature

CHARLES BLOOMFIELD
Name (typed or printed)
Notary Public In and for said County and State

SAN FRANCISCO
Principal County of Business

MARCH 2, 2017
Commission Expires

2009390
Commission Number of Notary.

Owner's Acknowledgement:
State of California }
County of San Francisco } SS.

on NOVEMBER 7 2013, before me CHARLES BLOOMFIELD, a Notary Public, personally appeared Dan Macchiarini who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the 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.

Charles Bloomfield
Signature

CHARLES BLOOMFIELD
Name (typed or printed)
Notary Public In and for said County and State

SAN FRANCISCO
Principal County of Business

MARCH 2, 2017
Commission Expires

2009390
Commission Number of Notary

Owner's Acknowledgement:
State of Oregon }
County of Multnomah } SS.

on Dec 6th 2013, before me Gabrielle Monaco, a Notary Public, personally appeared Stephen Cahill who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Gabrielle Monaco
Signature

Gabrielle Monaco
Name (typed or printed)
Notary Public In and for said County and State

Multnomah
Principal County of Business

2-18-2017
Commission Expires

475810
Commission Number of Notary

City and County Surveyor's Statement:

I hereby state that I have examined this map; that the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alteration thereof; that all provisions of the California Subdivision Map Act and any local ordinance applicable at the time of approval of the tentative map, if any, 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

By: Bruce R. Storrs

Date: December 11, 2013

Bruce R. Storrs L.S. 6914



Recorder's Statement:

Filed for record this _____ day of _____, 201 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 Paul Webb, L.S. 5530.

By: _____ Date: _____

County Recorder
City and County of San Francisco
State of California



Final Map No. 7315

A Four Residential Units and One Commercial Unit
Mixed Use Condominium Project
A subdivision of that real property described in that certain deed recorded on July 25, 2012 in Reel K696 O.R. Image 0535, City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

November 2013 Sheet 1 of 3 Sheets

AB: 0104 Lot: 031 Address: 1540-1542-1544 Grant Avenue
15-17 Bob Kaufman/Harwood Alley

Beneficiary's Acknowledgement: }
State of California } SS.
County of San Francisco }

on NOVEMBER 14 2013, before me, JACKELYN GONZALEZ
a Notary Public, personally appeared JAMES A. ROTHSTEIN
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity(ies)
upon behalf of which the person(s) acted, executed the 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.

Signature

JACKELYN GONZALEZ

Name (typed or printed)

Notary Public in and for said County and State

LOS ANGELES, CA

Principal County of Business

MARCH 7, 2017

Commission Expires

2010090

Commission Number of Notary

Beneficiary: Lone Oak Fund, LLC
By Lone Oak Industries Inc., MANAGER

By: [Signature]

By: _____

JAMES A. ROTHSTEIN

Print Name

Print Name

PRESIDENT

Print Capacity

Print Capacity

Clerk'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 Motion No. _____ adopted
_____ 20 _____ approved this map entitled, "Final Map No.
7315", comprising 3 sheets.

In testimony whereof, I have hereunto subscribed my hand and
caused the seal of this office to be affixed.

By: _____ Date: _____

Clerk of the Board of Supervisors
City and County of San Francisco
State of California

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 subdivider has filed a statement from the Treasurer and Tax
Collector of the City and County of San Francisco, showing that
according to the records of his or her office there are no liens
against this subdivision or any part thereof for unpaid state, county,
municipal or local taxes, or special assessments collected as taxes.

Dated _____ day of _____, 20 _____

Clerk of the Board of Supervisors
City and County of San Francisco
State of California

Approvals:

This map is approved this _____ day of _____, 20 _____.

By Order No. _____

By: _____ Date: _____

Mohammed 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, State of California

Board of Supervisor's Approval:

On _____, 20 _____, the Board of Supervisor's of the City and
County of San Francisco, State of California approved and passed
Motion No. _____, a copy of which is on file in the office of the
Board of Supervisor's in File No. _____.

Recorder's Statement:

Filed for record this _____ day of _____, 2011 at
_____ minutes past _____ m., 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
Paul Webb, L.S. 5530.

By: _____ Date: _____

County Recorder
City and County of San Francisco
State of California

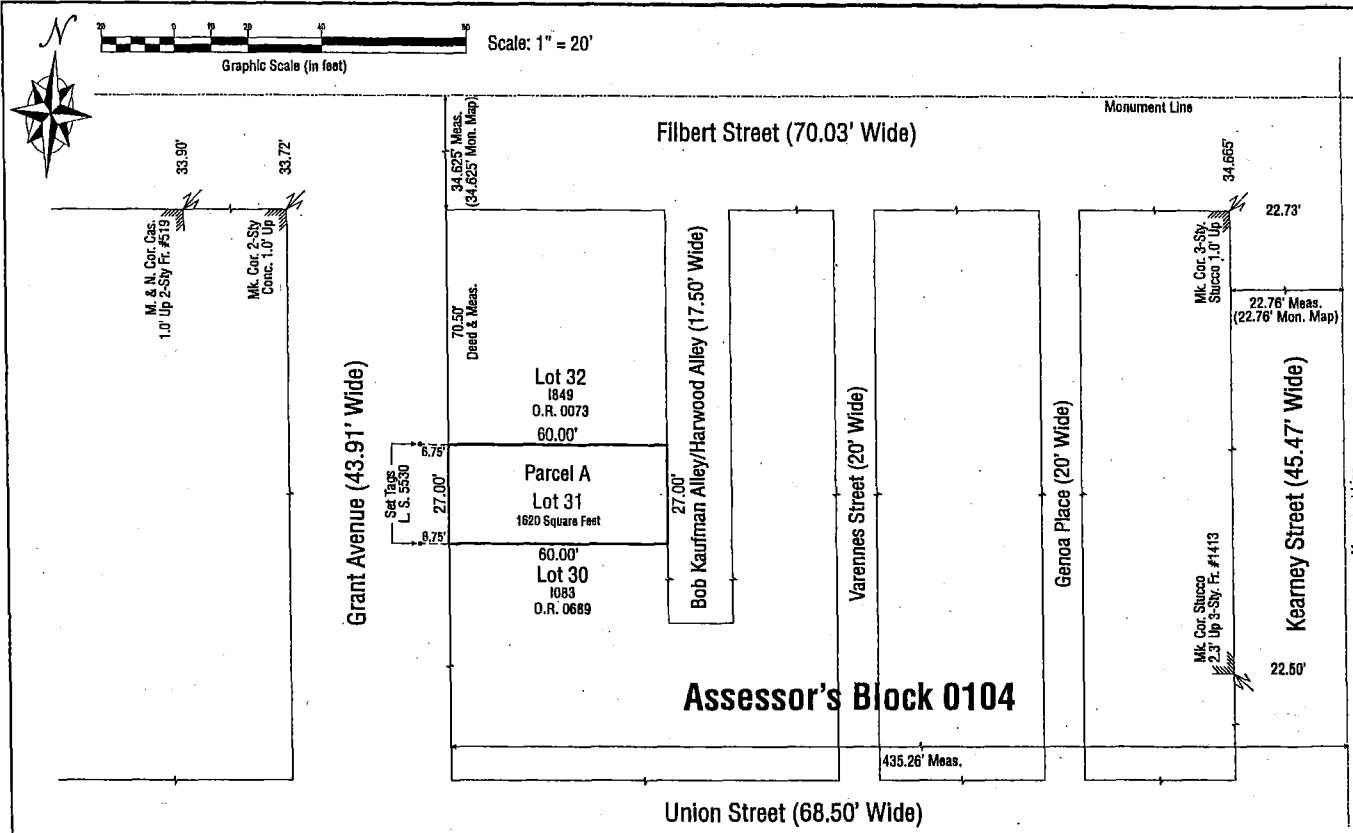
Final Map No. 7315

A Four Residential Units and One Commercial Unit
Mixed Use Condominium Project
A subdivision of that real property described in that certain deed
recorded on July 25, 2012 in Reel K696 O.R. Image 0535,
City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

November 2013 Sheet 2 of 3 Sheets

AB: 0104 Lot: 031 Address: 1540-1542-1544 Grant Avenue
15-17 Bob Kaufman/Harwood Alley



Legend

- property line
- lot line
- monument line
- found monument
- surveyor tag L.S. 5530
- 63.88' Meas. measured distance
- (64± Mon. Map) monument map information
- 0.015' monument map distance

Map Notes

All angles are 90 degrees unless otherwise noted. All dimensions are measured in feet and decimals thereof. Property line to monument line measured distance was based upon a field survey. Monument map reference: monument map nos. 4 & 8 on file in the office of the City and County Surveyor, San Francisco, California. The basis of survey is from the grant deed recorded July 25, 2012 in Real K696 O.R. Image 0535.

Note:
The proposed assessor parcel numbers shown hereon are for informational use only and should not be relied upon for any other purpose.

Unit No.	Proposed Assessor Parcel No.
1540	81
1542	82
1544	83
15	84
17	85

General Notes:

- This map is subject to California Civil Code Section 1351 (a) and it is the survey map portion of a condominium plan. This map is limited to a maximum of 4 residential units and 1 commercial unit.
- All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
- Unless specified otherwise in the governing documents of a condominium Homeowner's Association, including its conditions, covenants, and restrictions, the Homeowner's Association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
 - (A) All general use common area improvements; and
 - (B) 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 pursuant to the public works code or other applicable municipal codes.
- In the event the areas identified in 3.(B) are not properly maintained, repaired, and replaced according to the city requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the Homeowners' Association for the maintenance, repair, and replacement of those areas. Failure to undertake 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 be limited to imposition of a lien against the homeowner's property.
 - Approval of this Final Map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate 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 planning, housing, and building codes, in effect at the time of any application for required permits.
- Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Grant Avenue and Bob Kaufman/Harwood Alley are permitted through and are subject to the restrictions set forth in the Building Code and Planning 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 owner(s).
 - Encroachment from/onto adjoining 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.

Final Map No. 7315

A Four Residential Units and One Commercial Unit
Mixed Use Condominium Project
A subdivision of that real property described in that certain deed recorded on July 25, 2012 in Real K696 O.R. Image 0535, City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

November 2013 Sheet 3 of 3 Sheets

AB: 0104 Lot: 031 Address: 1540-1542-1544 Grant Avenue
15-17 Bob Kaufman/Harwood Alley



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. 0104 Lot No. 031

Address: 1540-1544 Grant St.

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



José Cisneros

Tax Collector

Dated this 4th day of December 2013



**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: August 2, 2012

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

Attention: Mr. Scott F. Sanchez

Project ID: 7315			
Project Type: 4 Units Condo Conversion, 1 Unit Commercial			
Address#	StreetName	Block	Lot
1540 - 1544	GRANT AVE	0104	031
15 - 17	BOB KAUFMAN ALY	0104	031
Tentative Map Referral			

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 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):

DATE 10/25/12

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator



Edwin M. Lee, Mayor
 Mohammed Nuru, Director
 Fuad S. Sweiss, PE, PLS,
 City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827

Fax: (415) 554-5324

www.sfdpw.org

Subdivision.Mapping@sfdpw.org

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

AK
 2013 DEC 16 PM 4:09

AK

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7315	Date Sent: Wednesday, Dec. 11, 2013	Date Due at BOS Wednesday, Dec. 18, 2013
Block/Lot 0104 / 031	Map Address 1540 - 1544 Grant Avenue 15 - 17 Bob Kaufman Alley	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	12/10
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	12/13
	Mohammed Nuru Director of Public Works City Hall, Room 348	12/16
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	



