

File No. 120978

Committee Item No. _____

Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date: 10/16/12

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Final Map 7086
- _____
- _____

Completed by: Nicole Lyshorn
Completed by: _____

Date: 9/28/12
Date _____

9489

1 [Final Map 7086 - 248 Ocean Avenue]
2

3 **Motion approving Final Map 7086, a Five Residential Unit and One Commercial Unit**
4 **Mixed-Use Condominium Project, located at 248 Ocean Avenue being a subdivision of**
5 **Lot 009 in Assessors Block No. 3211 and adopting findings pursuant to the General**
6 **Plan and City Planning Code Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7086", comprising 2 sheets,
9 approved September 26, 2012, by Department of Public Works Order No. 180,694 is hereby
10 approved and said map is adopted as an Official Final Map 7086; 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 May 17, 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

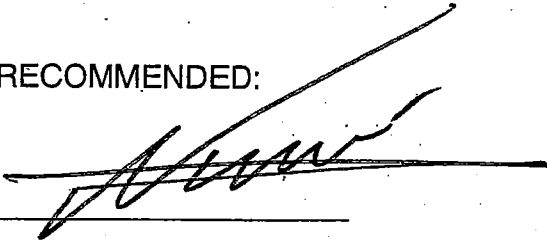
16 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
17 the Director of the Department of Public Works to enter all necessary recording information on
18 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
19 Statement as set forth herein; 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.
23
24
25

KFO

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

1491



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 180694

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

APPROVING FINAL MAP 7086, 248 OCEAN AVENUE, A FIVE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 009 IN ASSESSORS BLOCK NO. 3211.

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

The City Planning Department in its letter dated May 17, 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 7086", 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 May 17, 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:

APPROVED:

Bruce R. Storrs, PLS

Mohammed Nuru



City and County Surveyor, DPW

Director of Public Works

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

APPROVED: September 26, 2012

MOHAMMED NURU, DIRECTOR

9/26/2012

9/26/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



City and County of San Francisco



Phone: (415) 554-5827
Fax: (415) 554-5324

<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

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

SW

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Date: March 27, 2012

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

Project ID: 7086			
Project Type: 5 Residential and 1 Commercial Unit Mixed Use NC			
Address#	StreetName	Block	Lot
248	OCEAN AVE	3211	009
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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,

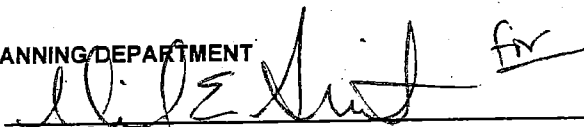

Bruce R. Storrs, R.L.S.
City and County Surveyor

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):

PLANNING DEPARTMENT



DATE 5.17.2012

Mr. Scott F. Sanchez, 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



José Cisneros, Treasurer

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. 3211 Lot No. 009

Address: 248 Ocean Ave.

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


José Cisneros

Tax Collector

Dated this 14h day of September 2012

OWNERS STATEMENT
THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING TWO (2) SHEETS, BY OUR SIGNATURES HEREON. WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE.

OWNERS: BRENDAN JOSEPH UNIAKKE, A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST AND ANDREW J. UNIAKKE, A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST, ALL AS TENANTS IN COMMON, AS TO AN UNDIVIDED 50% INTEREST, ALL AS TENANTS IN COMMON.
Brendan Joseph Uniakke
Andrew J. Uniakke

BENEFICIARY: FIRST REPUBLIC BANK
BY: *[Signature]*
ITS: *[Signature]*

OWNERS ACKNOWLEDGMENT
STATE OF CALIFORNIA,) s.s.
COUNTY OF SAN FRANCISCO,)
ON SEPTEMBER 30, 2013, BEFORE ME, L. TORRES, a Notary Public, personally appeared BRENDAN JOSEPH UNIAKKE and ANDREW J. UNIAKKE, who proved to me on the basis of satisfactory evidence to be the persons whose names are/is/are subscribed to the within instrument and acknowledged to me that he/she/they is/are subscribed to the within instrument and authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity 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:
NOTARY PUBLIC, STATE OF CALIFORNIA
L. TORRES
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: SEP 30, 2014
COMMISSION # OF NOTARY: 123456789

OWNERS ACKNOWLEDGMENT
STATE OF CALIFORNIA,) s.s.
COUNTY OF SAN FRANCISCO,)
ON SEPTEMBER 30, 2013, BEFORE ME, L. TORRES, a Notary Public, personally appeared BRENDAN JOSEPH UNIAKKE and ANDREW J. UNIAKKE, who proved to me on the basis of satisfactory evidence to be the persons whose names are/is/are subscribed to the within instrument and acknowledged to me that he/she/they is/are subscribed to the within instrument and authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity 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:
NOTARY PUBLIC, STATE OF CALIFORNIA
L. TORRES
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: SEP 30, 2014
COMMISSION # OF NOTARY: 123456789

BENEFICIARY'S ACKNOWLEDGMENT
STATE OF CALIFORNIA,) s.s.
COUNTY OF SAN FRANCISCO,)
ON SEPTEMBER 30, 2013, BEFORE ME, L. TORRES, a Notary Public, personally appeared FIRST REPUBLIC BANK, 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 is/are subscribed to the within instrument and authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity 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:
NOTARY PUBLIC, STATE OF CALIFORNIA
L. TORRES
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: SEP 30, 2014
COMMISSION # OF NOTARY: 123456789

BENEFICIARY'S ACKNOWLEDGMENT
STATE OF CALIFORNIA,) s.s.
COUNTY OF SAN FRANCISCO,)
ON SEPTEMBER 30, 2013, BEFORE ME, L. TORRES, a Notary Public, personally appeared FIRST REPUBLIC BANK, 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 is/are subscribed to the within instrument and authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity 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:
NOTARY PUBLIC, STATE OF CALIFORNIA
L. TORRES
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: SEP 30, 2014
COMMISSION # OF NOTARY: 123456789

ENGINEER'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 AT THE REQUEST OF BRENDAN WILLIAM UNIAKKE IN DECEMBER 2011. I UNDERSTAND THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE REQUIRE THAT ALL MONUMENTS BE CONSTRUCTIONALLY MARKED AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 9/21/2012
HEWING & COMPANY R.C.E. 20000
03-31-2013

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 REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL MAP IF REQUIRED, 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
DATE: SEPTEMBER 30, 2013
MY LICENSE EXPIRES: SEPTEMBER 30, 2013

APPROVED AS TO FORM
DENNIS J. HERRERA, CITY ATTORNEY
BY: DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO
APPROVALS:
THIS MAP IS APPROVED THIS _____ DAY OF _____, 2012.
BY ORDER NO. _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY, CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT
I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, DO HEREBY STATE THAT I HAVE REVIEWED THIS MAP AND APPROVED THIS MAP AND TITLED "FINAL MAP 7086, A 5 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, COMPRISING OF 2 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HERE UNTO SUBSCRIBED BY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

RECORDERS STATEMENT
FILED FOR RECORD THIS _____ DAY OF _____, 2012
AT _____ MINUTES PAST _____ H. IN BOOK _____ OF CONDOMINIUM MAPS AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF GLA CIVIL ENGINEERS, INC.

DATE: _____
COUNTY RECORDER OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISORS APPROVAL
ON _____, 2012, THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. _____

FINAL MAP 7086
A FIVE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN DEED RECORDED ON JULY 26, 2007, IN REEL #41 OR IMAGE 0136,
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA
SCALE AS NOTED

GLA Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

AP 3211, LOT 009, 248 OCEAN AVENUE
SHEET 1 OF 2

