

File No. 131081

Committee Item No. _____

Board Item No. 48

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 19, 2013

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
- Budget and Budget Justification
- Subcontract Budget
- Contract/Agreement
- Agreement/Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Joy Lamug

Date November 14, 2013

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 4556 - 277 Golden Gate Avenue]

2
3 **Motion approving Final Map 4556, an 88 Residential Unit and one Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 277 Golden Gate Avenue being a**
5 **subdivision of Assessor's Block No. 0348, Lot No. 015, and adopting findings pursuant**
6 **to the General Plan and City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 4556", comprising 2 sheets,
9 approved October 21, 2013, by Department of Public Works Order No. 181762 is hereby
10 approved and said map is adopted as an Official Final Map 4556; and, be it

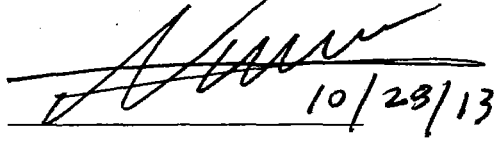
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated August 14, 2009, that the proposed subdivision is
14 consistent with the objectives 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:


10/28/13

Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 OCT 29 AM 9:09

[Handwritten signature]

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: 181762

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

APPROVING FINAL MAP 4556, 277 GOLDEN GATE AVENUE, AN 88 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0348, LOT NO. 015.

AN 88 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 14, 2009, 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 4556", 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 August 14, 2009, 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: October 21, 2013

10/21/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

APPROVED:

Mohammed Nuru
Director of Public Works

MOHAMMED NURU, DIRECTOR

10/21/2013

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





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. 0348 Lot No. 015

Address: 277 Golden Gate Ave.

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

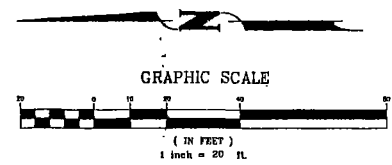
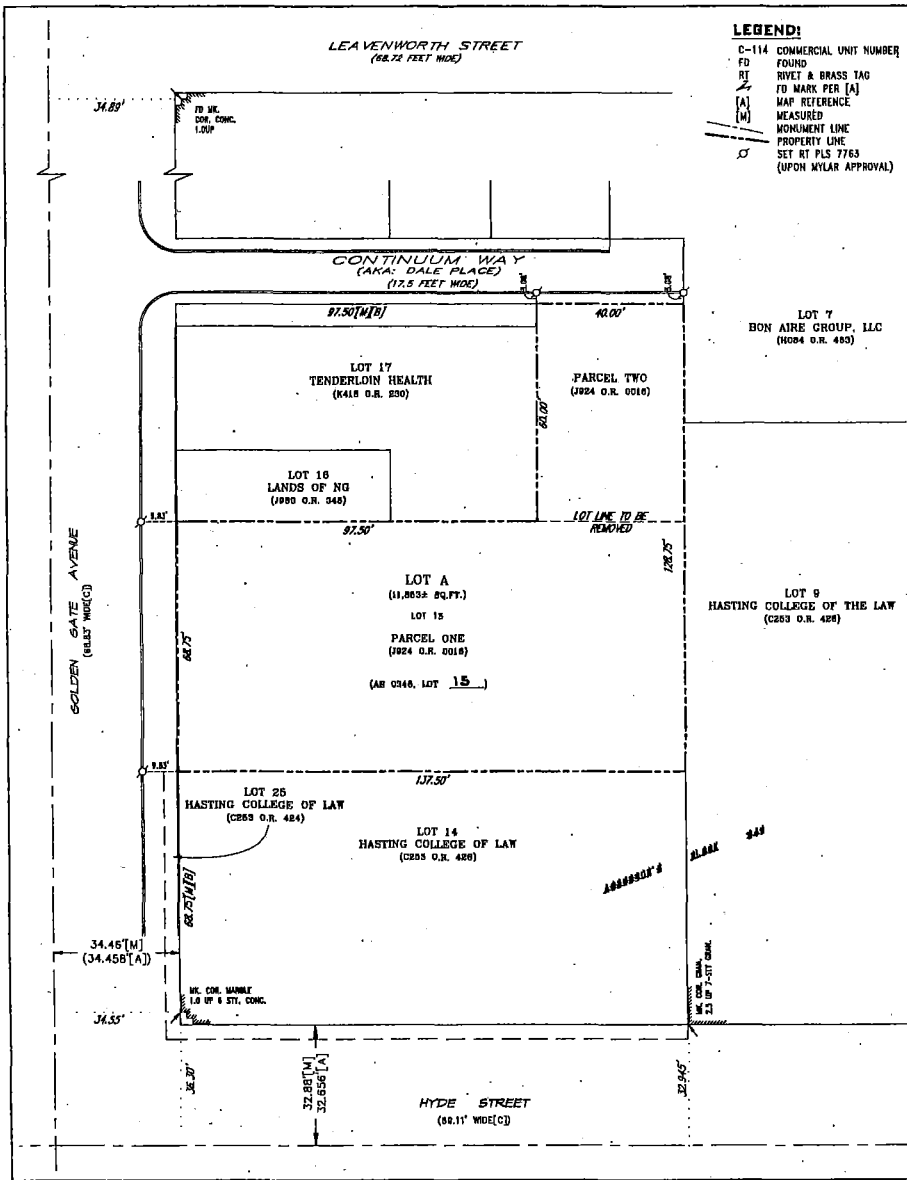


José Cisneros

Tax Collector

Dated this 30th day of August 2013

2004



BASIS OF SURVEY

GRANT DEED RECORDED JULY 1, 2009 IN REEL J924 AT IMAGE 0018, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BOUNDARY RESOLUTION NOTE

THE MEASURED DISTANCE FROM THE HYDE STREET MONUMENT LINE TO THE EASTERLY LINE OF HYDE STREET WAS ESTABLISHED BY OCCUPATION LINES. PLEASE NOTE THIS AGREES WITH THE MONUMENT MAP BE OF 32.875' ON THE TWO BLOCKS NORTH OF GOLDEN GATE AVENUE.

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 APN	UNIT NO.	PROPOSED APN
101	41	401	85
102	42	402	86
103	43	403	87
104	44	404	88
105	45	405	89
106	46	406	90
107	47	407	91
108	48	408	92
109	49	409	93
110	50	410	94
111	51	411	95
112	52	412	96
113	53	413	97
C-114	54	414	98
201	35	415	99
202	56	501	100
203	57	502	101
204	58	503	102
205	59	504	103
206	60	505	104
207	61	506	105
208	62	507	106
209	63	508	107
210	64	509	108
211	65	510	109
212	66	511	110
213	67	512	111
214	68	513	112
215	69	514	113
301	70	515	114
302	71	601	115
303	72	602	116
304	73	603	117
305	74	604	118
306	75	605	119
307	76	606	120
308	77	607	121
309	78	608	122
310	79	609	123
311	80	610	124
312	81	611	125
313	82	612	126
314	83	613	127
315	84	614	128
		615	129

GENERAL NOTES

1. ALL ANGLES ARE MNUTY (90) DEGREES UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO MONUMENT LINES SHOWN HEREON ARE MEASURED AT 90 DEGREE ANGLES TO THE MONUMENT LINES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.

REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE BOUNDARY ANALYSIS AND FIELD SURVEY OF THE SUBJECT PROPERTY. THEY ARE CITED HEREIN FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. MAP REFERENCES ULTIMATELY UTILIZED IN THE CONCLUSION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [].

- [A] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 14 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [B] THAT CERTAIN GRANT DEED RECORDED JULY 1, 2009 IN REEL J924 AT IMAGE 0018, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [C] CITY AND COUNTY OF SAN FRANCISCO GRADE MAP NO. 14 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [D] AN EASEMENT FOR BROADBAND COMMUNICATION SERVICES AND INCIDENTAL PURPOSES, RECORDED AUGUST 26, 2012 IN REEL K720, AT IMAGE 0063, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 4556
AN 88 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THE LAND DESCRIBED IN GRANT DEED FILED JULY 1, 2009 IN REEL J924 AT IMAGE 0016, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
DATED: SEPTEMBER 2013



122 TENTH STREET,
SAN FRANCISCO, CALIFORNIA 94103
TELE (415) 401-7322



0 2/17/19
Fred L. ...

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09 AUG 18 PM 1:44

415-567-5801
FAX (415) 634-63
http://www.sf.gov
Department of Planning
Bureau of Street-Use and
815 Steyer Jun Street
San Francisco, CA

Director of Planning
Office of the Director

Date: March 13, 2007

Project ID:	4556 ⁸⁹		
Project Type:	95 Units New Construction / Mix Use (88 Res., 1 Comm.)		
Address#	Street Name	Block	Lot
277	GOLDEN GATE AVE	0348	015
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, 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.

n Please see attached n

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):

PLANNING DEPARTMENT

DATE 8.14.2009

for Aaron Hollister
Mr. Lawrence B. Badiner, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Per Final Negative Declaration issued on 8 January 1999 for Case No. 1998.420EXV, per Case No. 1998.420EXV granted by the Planning Commission of the City and County of San Francisco on 8 January 2008, per Case No. 1998.420EXV, granted by the Zoning Administrator of the City and County of San Francisco on 19 May 1998 and per Building Permit Application No. 2007.10.18.5824R2 for the remodel of an existing five-story building containing a TV studio into a six-story apartment building, for a total of 89 condominium units - 88 residential, 1 commercial.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



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

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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

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. 4556	Date Sent: October 24, 2013	Date Due at BOS Friday, November 1, 2013
Block/Lot 0348 / 015	Map Address 277 Golden Gate Avenue	

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	10/24/13
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622.	10/28/13
	Mohammed Nuru Director of Public Works City Hall, Room 348	10/28/13
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	10/29/13
	When map is submitted to BOS, please return this original routing sheet to sender.	



