

File No. 140364

Committee Item No. _____

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date April 22, 2014

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Routing Sheet
- DPW Order No. 182432
- Planning Letter 10/15/2013
- Tax Certification Block No. 3553, Lot No. 054
- Mylar Map Sheets

Completed by: John Carroll Date 04/17/2014

Completed by: _____ Date _____

1 [Final Map 7465 - 1515-15th Street]
2

3 **Motion approving Final Map 7465, a 40 residential unit and five commercial unit, mixed-**
4 **use Condominium Project, located at 1515-15th Street being a subdivision of**
5 **Assessor's Block No. 3553, Lot No. 054, 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 7465", a 40 Residential Unit and
9 Five Commercial Unit, Mixed-Use Condominium Project, located at 1515 15th Street being a
10 subdivision of Assessor's Block No. 3553, Lot No. 054, comprising 2 sheets, approved April 7,
11 2014, by Department of Public Works Order No. 182432 is hereby approved and said map is
12 adopted as an Official Final Map 7465; and, be it

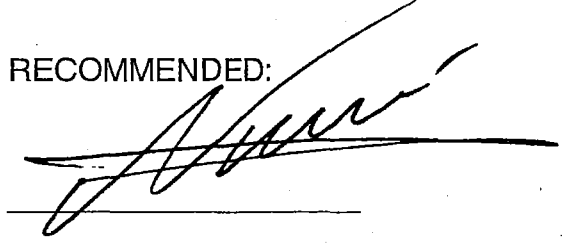
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated October 15, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of the Planning Code, Section 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein; and, be it

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.
25

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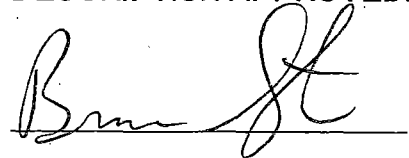
RECOMMENDED:



A handwritten signature in black ink, appearing to read 'Mohammed Nuru', is written over a horizontal line.

Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



A handwritten signature in black ink, appearing to read 'Bruce R. Storrs', is written over a horizontal line.

Bruce R. Storrs, PLS
City and County Surveyor



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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2014 APR -9 PM 3:56

AK



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

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. 7465	Date Sent: Monday, April 7, 2014	Date Due at BOS Friday, April 11, 2014
Block/Lot 3553 / 054	Map Address 1515 15 th Street	

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	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
	Mohammed Nuru Director of Public Works City Hall, Room 348	
	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.	





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: 182432

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

APPROVING FINAL MAP 7465, 1515 15TH STREET, A 40 RESIDENTIAL UNIT AND FIVE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3553, LOT NO. 054.

A 40 RESIDENTIAL UNIT AND FIVE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 15, 2013, 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 7465", 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 October 15, 2013, 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:



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



RECEIVED
BUREAU OF STREET USE & MAPPING

OCT 17 2013

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

DEPT OF PUBLIC WORKS

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: March 12, 2013

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

Attention: Mr. Scott F. Sanchez

2008.1395Q

Project ID: 7465			
Project Type: 40 Residential and 5 Commercial units Mixed Use New Construction Condominium.			
Address#	StreetName	Block	Lot
1501 - 1515	15TH ST	3553	054
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):

PLANNING DEPARTMENT

DATE 10/15/13

Mr. Scott F. Sanchez, Zoning Administrator



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. 3553 Lot No. 054

Address: 1501 15th St.

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

José Cisneros

Tax Collector

Dated this 21st day of March 2014

OWNER'S STATEMENT

We hereby state that we are the owners and holders of record title interest or have some right, 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 13511(s) 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 8, 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 25th day of February, 2014.

OWNER: S & S CAPITAL PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Francisco) S.S.

On Feb. 25, 2014, before me, Tara Moskvik, a Notary Public, personally appeared Huyen Sean Sullivan 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 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:
Signature [Signature]
Notary Public in and for said County and State

Principal County of Business: San Francisco

Commission Expires: Sep 9, 2015

Commission # of Notary: 1951427

BENEFICIARY

UNION BANK, N.A.
BY: [Signature]
TITLE: Vice President

BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Contra Costa) S.S.

On February 19, 2014, before me, Kristina M. Jaberstein, a Notary Public, personally appeared Bernardo Blasco 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 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:
Signature [Signature]
Notary Public in and for said County and State

Principal County of Business: Contra Costa County

Commission Expires: March 31, 2015

Commission # of Notary: 19244210

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 at the request of S & S Capital Partners, LLO in November 2012. I hereby state that all 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: [Signature]
DANIEL J. WESTOVER, L.S. 7778

DATE: 2/5/14



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, and any approved alterations thereof; that all provisions of the California Subdivision Map Act and any local ordinance applicable at the time of the approval of the Tentative Map 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: [Signature]
BRUCE R. STORRS, L.S. 8814

DATE: APRIL 7, 2014



CLERK'S 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 subdivision 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.

In testimony whereof, I have hereunto subscribed my hand and caused the seal of the 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 subdivision 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.

Date: _____, Day of _____, 20____

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____ Date: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

APPROVALS

This map is approved this 7th day of APRIL, 2014, by Order No. 182432

By: _____ Date: _____

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

BOARD OF SUPERVISOR'S APPROVAL

On _____, 20____, 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 Supervisor's in file no. _____

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M. IN BOOK _____ OF CONDOMINIUM MAPS OF PAGES _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF WESTOVER SURVEYING, INC.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7465

A 40 RESIDENTIAL UNIT AND 5 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF LOT 64 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 27, 1978 IN BOOK 8 OF PARCEL MAPS AT PAGE 80.

SPECIAL RESTRICTIONS

The property shown hereon is subject to the terms and conditions of that certain "Notice of Special Restrictions Under the Planning Code" recorded November 30, 2011 as Instrument No. 2011-1308281 in Real K&S2, Image 739 of Official Records, AND that certain "Notice of Special Restrictions Under the Planning Code" recorded July 18, 2012 as Instrument No. 2012-144073 in Real K&S2, Image 801 of Official Records.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
FEBRUARY 2014

W/S 334 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
4151242-5400
www.westoversurveying.com

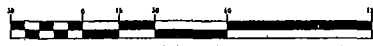
SHEET 1 OF 2 SHEETS

AS 3533 LOT 064 1515 18TH STREET

REFERENCES

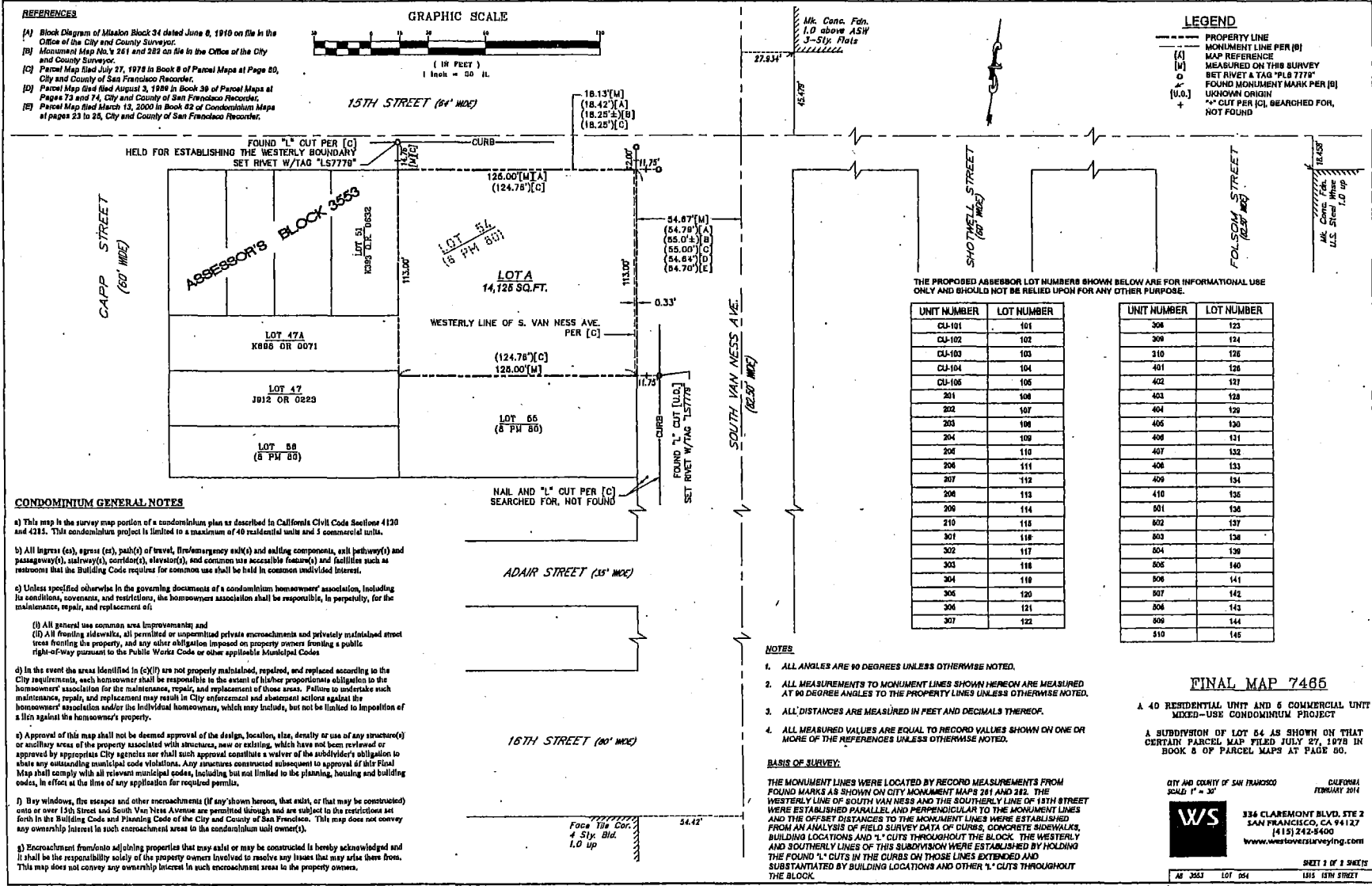
- [A] Block Diagram of Mission Block 34 dated June 8, 1910 on file in the Office of the City and County Surveyor.
- [B] Monument Map No. 7 261 and 282 on file in the Office of the City and County Surveyor.
- [C] Parcel Map filed July 27, 1978 in Book 8 of Parcel Maps at Page 80, City and County of San Francisco Recorder.
- [D] Parcel Map filed August 3, 1989 in Book 39 of Parcel Maps at Pages 72 and 74, City and County of San Francisco Recorder.
- [E] Parcel Map filed March 13, 2000 in Book 82 of Condominium Maps at pages 23 to 25, City and County of San Francisco Recorder.

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- MONUMENT LINE PER [B]
- [A] MAP REFERENCE
- [V] MEASURED ON THIS SURVEY
- o SET RIVET & TAG PLS 7178"
- o FOUND MONUMENT MARK PER [B]
- [U.O.] UNKNOWN ORIGIN
- + "C" CUT PER [C], SEARCHED FOR, NOT FOUND



THE PROPOSED ASSESSOR LOT NUMBERS SHOWN BELOW ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NUMBER	LOT NUMBER
CU-101	101
CU-102	102
CU-103	103
CU-104	104
CU-105	105
201	106
202	107
203	108
204	109
205	110
206	111
207	112
208	113
209	114
210	115
301	116
302	117
303	118
304	119
305	120
306	121
307	122

UNIT NUMBER	LOT NUMBER
308	123
309	124
310	125
401	126
402	127
403	128
404	129
405	130
406	131
407	132
408	133
409	134
410	135
501	136
502	137
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510	145

CONDOMINIUM GENERAL NOTES

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4130 and 4281. This condominium project is limited to a maximum of 40 residential units and 3 commercial units.
- b) All ingress (es), egress (es), path(s) of travel, fire/emergency exit(s) and egress 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.
- c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners' association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
 - (i) All general use common area improvements; and
 - (ii) 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.
- d) In the event the areas identified in (c)(i) 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 homeowners' property.
- e) Approval of this 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 subdividers 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.
- f) Bay windows, the escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over 15th Street and South Van Ness Avenue 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).
- g) 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 owner 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.

NOTES

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

BASIS OF SURVEY:

THE MONUMENT LINES WERE LOCATED BY RECORD MEASUREMENTS FROM FOUND MARKS AS SHOWN ON CITY MONUMENT MAPS 261 AND 282. THE WESTERLY LINE OF SOUTH VAN NESS AND THE SOUTHERLY LINE OF 18TH STREET WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE MONUMENT LINES AND THE OFFSET DISTANCES TO THE MONUMENT LINES WERE ESTABLISHED FROM AN ANALYSIS OF FIELD SURVEY DATA OF CURBS, CONCRETE SIDEWALKS, BUILDING LOCATIONS AND "L" CUTS THROUGHOUT THE BLOCK. THE WESTERLY AND SOUTHERLY LINES OF THIS SUBDIVISION WERE ESTABLISHED BY HOLDING THE FOUND "L" CUTS IN THE CURBS ON THOSE LINES EXTENDED AND SUBSTANTIATED BY BUILDING LOCATIONS AND OTHER "L" CUTS THROUGHOUT THE BLOCK.

FINAL MAP 7465

A 40 RESIDENTIAL UNIT AND 6 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF LOT 64 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 27, 1978 IN BOOK 8 OF PARCEL MAPS AT PAGE 80.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE 1" = 30' FEBRUARY 2014



334 CLAREMONT BLVD, STE 2
SAN FRANCISCO, CA 94127
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