

File No. 141082

Committee Item No. _____

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date October 28, 2014

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input 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 (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 182983</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Planning Memo - 05/20/2013</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Tax Certification - 09/29/2014</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Final Maps</u> |

Completed by: Joy Lamug

Date October 23, 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 [Phased Final Map 7470 - 901 Rankin Street]

2

3 **Motion approving Phased Final Map 7470, a one lot subdivision project, located at 901**
4 **Rankin Street, being a merger of Assessor's Block No. 5281, Lot Nos. 003 and 005, and**
5 **a portion of former Kirkwood Avenue and adopting findings pursuant to the General**
6 **Plan, and the eight priority policies of City Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "PHASED FINAL MAP 7470", a one lot.
9 subdivision project, located at 901 Rankin Street, being a merger of Assessor's Block No.
10 5281, Lot Nos. 003 and 005, and a portion of former Kirkwood Avenue, comprising 3 sheets,
11 approved October 3, 2014, by Department of Public Works Order No. 182983 is hereby
12 approved and said map is adopted as an Official Phased Final Map 7470; 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 May 20, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 101.1; and, be it

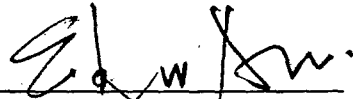
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein;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

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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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: 182983

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

APPROVING PHASED FINAL MAP 7470, 901 RANKIN STREET, A ONE LOT SUBDIVISION AND BEING A MERGER OF ASSESSORS BLOCK NO. 5281, LOT NOS. 003 AND 005, AND A PORTION OF THE FORMER KIRKWOOD AVE.

A ONE LOT SUBDIVISION AND MERGER PROJECT

The Final Map includes a portion of former Kirkwood Avenue, which was vacated by Ordinance 163-12, Board of Supervisor's File No. 120670, passed by the Board on July 24, 2012, and signed by the Mayor on July 25, 2012.

The City Planning Department in its letter dated May 20, 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 "Phased Final Map 7470", 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 May 20, 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:

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: October 3, 2014

MOHAMMED NURU, DIRECTOR

10/3/2014

10/3/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



City and County of San Francisco



Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

April 4, 2013

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

Attention: Mr. Scott F. Sanchez

RECEIVED
13 MAY 22 AM 11:22



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor
1155 Market Street 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Project ID:	7470		
Project Type:	Phased Final Map - Resulting in a 5 Lot Subdivision		
Address #	Street Name	Block(s)	Lot(s)
	Kirkwood Ave., Jerrold	5284A	4, 5, 6 ✓
	Ave., Selby St., Milton Ross	5269	2, 7, 8, 9 ✓
	St., Lettuce Ln., Toland St.	5262	4
	Rankin St.	5281	3, 5 ✓
		5282	030, 31, 33 ✓
		5268	7, 10, and a ptn of lot 11 ✓
Tentative Map Referral			

2009. 11535

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. *This approval includes a determination that the proposed future street (Lot-A) is in compliance with the General Plan.*

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 May 20 2013

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

Customer Service

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO
Teamwork

Continuous Improvement

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. 5281 Lot No. 003

Address: 901 Rankin St.

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


José Cisneros

Tax Collector

Dated this 29th day of September 2014



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. 5281 Lot No. 005

Address: Vacant Lot

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

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 29th day of September 2014

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE OWNERSHIP IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED THIS 5th DAY OF September, 2014.

OWNER: CITY AND COUNTY OF SAN FRANCISCO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA

BY: JOHN UPHIDE

[Signature]

TITLE: ASSISTANT DIRECTOR OF REAL ESTATE CITY AND COUNTY OF SAN FRANCISCO

OWNER'S ACKNOWLEDGEMENT:

STATE OF California
COUNTY OF San Francisco JSS
ON September 5, 2014 BEFORE ME,
Kathleen V. Bianchi

I, Notary Public, PERSONALLY APPEARED
John Uphide

WHO PROMED 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: Kathleen V. Bianchi

Name (TYPED OR PRINTED), Notary Public in AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: September 24, 2017

COMMISSION # OF NOTARY: 9039314

~~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 IN MY 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 2014

CLERK OF THE BOARD OF SUPERVISORS 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, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY MOTION, FILE NO. ADOPTED, 2014, APPROVED THIS MAP ENTITLED "FINAL MAP NO. 7470", COMPRISING 3 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

BOARD OF SUPERVISOR'S APPROVAL:

ON 2014, 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.

APPROVALS:

THIS MAP IS APPROVED THIS 3 DAY OF OCTOBER, 2014 BY ORDER NO. 192995

BY: MOHAMMAD HURU DATE: 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

RECORDER'S STATEMENT:

FILED FOR RECORD THIS DAY OF 2014, AT MINUTES PAST PM, IN BOOK OF SURVEY MAPS, AT PAGES INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND AN ALTERNATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE TENTATIVE MAP HAD COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TRULY AND CORRECTLY PREPARED.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO

BY: *[Signature]*

DATE: SEPTEMBER 9, 2014

BRUCE R. STORRS L.S. 6914.



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON SURVEY IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP LOCAL ORDINANCE AT THE REQUEST OF SAN FRANCISCO HARBET CORPORATION NOVEMBER 22, 2010. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I 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 REPRODUCED.

BY: *[Signature]* BRUCE A. GONDY P.L.S. No. 8725

DATE: 9-05-14



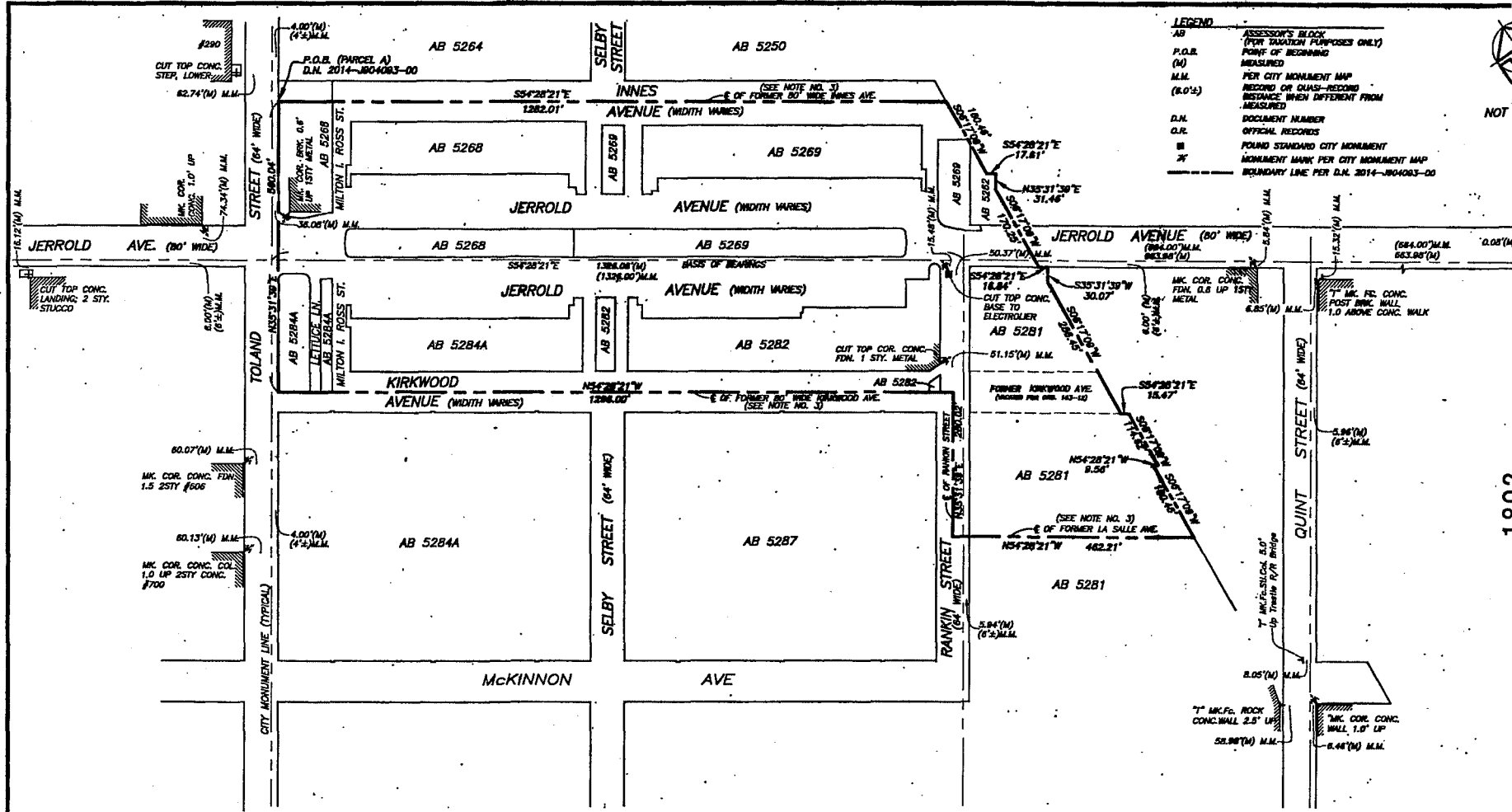
FINAL MAP 7470

A PHASED FINAL MAP, BEING A PORTION OF PARCEL "A" PARCEL IS DESCRIBED IN THAT CERTAIN JUDGMENT (Mc RECORDED ON JULY 3, 2014, D.N. 2014-0904083-00 OFFICE OF THE COUNTY RECORDER

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC. Land Surveyors 858 HARRISON STREET, SUITE 200 San Francisco, California 94107

SEPTEMBER 2014 SHEET 1 OF 3



BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NOS. 282, 283 AND 307, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. RECORD OF SURVEY MAP OF MARINE CORPS SUPPLY FORWARDING ANNEX (ISLAIS CREEK), SAN FRANCISCO, CALIFORNIA, RECORDED APRIL 23, 1981, IN BOOK "T" OF MAPS, PAGES 8 AND 7; CITY MAPS (S), IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
3. "PLAN OF THE O'NEILL AND HALEY TRACTS", RECORDED JANUARY 31, 1957 IN BOOK 2A & B OF MAPS, PAGE 27, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BEARING SOUTH 84°28'21" EAST ALONG THE MONUMENT LINE OF JERROLD AVENUE, BEING PARALLEL WITH THE RIGHT-OF-WAY LINE OF JERROLD AVENUE AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK "T" OF MAPS, PAGES 8 & 7.

MONUMENT DIAGRAM & BOUNDARY

NOTES:

- 1.) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2.) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3.) FORMER CENTERLINES OF STREETS SHOWN HEREON ARE PRIOR TO CHANGES IN WIDTHS PER SUBSEQUENT DEDICATIONS AND VACATIONS. THE ORIGINAL STREET WIDTHS AND CENTERLINES ARE THE SAME AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK "T" OF MAPS, PAGES 8 AND 7.
4. ORDINANCE 183-12, RECORDED ON _____ 2014, OFFICE OF THE RECORDER, D.N. 2014-_____
5. A PORTION OF THE PROPERTY AS DESCRIBED IN THIS QUIET TITLE ACTION RECORDED IN DOC. NO. 2014-1804093 AND SHOWN HEREON IS SUBJECT TO STATE RIGHTS-OF-WAY (EXCEPTING LOT 1 AND LOT A AS SHOWN ON SHEET 3 HEREOF). ALL STATE RIGHTS-OF-WAY FEE TITLE AND EASEMENTS WILL BE SHOWN ON SUBSEQUENT MAPS.

FINAL MAP 7470

A PHASED FINAL MAP, BEING A PORTION OF PARCEL AB 5281-5283, 5281-005, AND 5282-030, PARTS OF INNES AVE., KIRKWOOD AVE., JERROLD AVE., RANKIN ST. AND ALL OF MILTON ROSS

PARCEL IS DESCRIBED IN THAT CERTAIN JUDGMENT, RECORDED ON JULY 3, 2014, D.N. 2014-1804093

OFFICE OF THE COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO, CALIF

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
858 HARRISON STREET, SUITE 200
San Francisco, California 94107

SEPTEMBER, 2014 SHEET 2 OF 3

APNs: 52844-004, 52844-005, 52844-006, 5268-007, 5268-010, 5268-011 (portion), 5282-031, 5282-033, 5269-002, 5269-007, 5269-008, 5281-003, 5281-005, and 5282-030. Portions of INNES AVE., KIRKWOOD AVE., JERROLD AVE., RANKIN ST. AND ALL OF MILTON ROSS

901 Rankin Street Building Overview

September 5, 2014

The San Francisco Market Corporation, a California non-profit is Project Sponsor for the new building at 901 Rankin Street. The Project entails the construction of a new 85,000 square foot warehouse and distribution facility. This facility, located on an approximately 3.5 acre site, and is the first phase of the reconstruction of the San Francisco Wholesale Produce Market (Market). The building is comprised of warehouse and accessory office space, as well as an associate marshalling yard. At the Project's completion it will be LEED Gold Certified and will become a corner stone of the Market's reconstruction. The 901 Rankin Street Building is projected to provide 150 permanent jobs, and has provided more than 50 full-time equivalent construction jobs over the construction period to date.

