

File No. 130475

Committee Item No. \_\_\_\_\_  
Board Item No. 39

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date 6/4/2013

**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
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

**OTHER (Use back side if additional space is needed)**

- WYLA SIGNATURE SHEET
- TAX CERTIFICATE
- LETTER OF CONFIRMITY

Completed by: ERIKA DAYRIT

Date 5/24/2013

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 7424 - 3500 19th Street]

2  
3 **Motion approving Final Map 7424, a 17 residential unit and two commercial unit, mixed-**  
4 **use condominium project, located at 3500 19th Street being a subdivision of**  
5 **Assessor's Block No. 3588, Lot No. 012, and adopting findings pursuant to the**  
6 **General Plan and City Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 7424", comprising 3 sheets,  
9 approved May 20, 2013, by Department of Public Works Order No. 181311 is hereby  
10 approved and said map is adopted as an Official Final Map 7424; and, be it

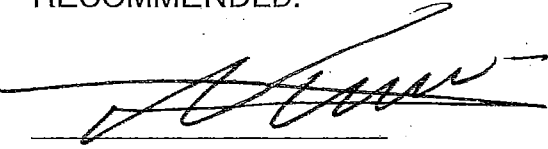
11       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
12 and incorporates by reference herein as though fully set forth the findings made by the City  
13 Planning Department, by its letter dated February 26, 2013, that the proposed subdivision is  
14 consistent with 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



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: 181311**

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

APPROVING FINAL MAP 7424, 3500 19<sup>th</sup> STREET, A 17 RESIDENTIAL UNIT AND TWO COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3588, LOT NO. 012.

**A 17 RESIDENTIAL UNIT AND TWO COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated February 26, 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 7424", 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 February 26, 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: May 20, 2013

5/20/2013

**X** Bruce R. Storrs

Storrs, Bruce  
City and County Surveyor

APPROVED:

Mohammed Nuru  
Director of Public Works

MOHAMMED NURU, DIRECTOR

5/20/2013

**X** Mohammed Nuru

Nuru, Mohammed  
Director, DPW



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



**TAX STATEMENT:**

L. ANGELA CALVALLO, 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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THE AMOUNT OF TAXES DUE TO THE CITY AND COUNTY OF SAN FRANCISCO FOR THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \_\_\_\_\_ ALSO TO THE CITY AND COUNTY OF SAN FRANCISCO. THE BOARD OF SUPERVISORS HAS AGREED TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED UPON PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, APPROVED THIS MAP ENTITLED, FINAL MAP 1494, \_\_\_\_\_, 2011, BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**CLERK'S STATEMENT:**  
L. ANGELA CALVALLO, 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 \_\_\_\_\_, 2011, APPROVED THIS MAP ENTITLED, FINAL MAP 1494, \_\_\_\_\_, 2011, IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY 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

**APPROVALS:**  
THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, BY ORDER NO. \_\_\_\_\_

MUHAMMAD KURU  
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

**BOARD OF SUPERVISORS' APPROVAL:**  
ON \_\_\_\_\_, 2011, 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. \_\_\_\_\_

JOB # 1494-11

**GENERAL NOTES:**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 19616(a), CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAJOR UNIT NUMBER OF SEVENTEEN (17) DWELLING UNITS AND TWO (2) COMMERCIAL UNITS.

B) ALL INGRESS (ES) EGRESS (ES), PATHS OF TRAVEL, PROPERLY LOCATED (P) AND FINISH COMPONENTS, EXIT PATHWAYS (S) AND PASSAGEWAYS (S), STAIRWAYS, CORRIDORS (S), ELEVATORS (S), AND COMMON USE AREAS (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 TO THE EXCLUSIVE BENEFIT OF THE PROPERTY OR 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, THE CITY REQUIRES THAT THE CITY HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS OR HER OWN NEGLIGENCE OR WILLFUL MISFEASANCE FOR SUCH MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND JUDICIAL ACTIONS AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS' PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF THE MAP'S STRUCTURES, OR THE DESIGN, LOCATION, SIZE, OR USE OF THE MAP'S UTILITIES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE OBLIGATION TO OBTAIN ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS, ANY STRUCTURES OR UTILITIES SUBJECT TO SUCH VIOLATIONS, OR ANY VIOLATIONS 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, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON) THAT EXIST, OR THAT MAY BE CONSTRUCTED ONTO OR OVER 19TH STREET AND VALENCIA STREET 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 OWNERS(S).

G) ENCROACHMENT FROM UNOWNED ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY NOT REVIEWED OR APPROVED. THE LIABILITY 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.

UNIT NO.: PROPOSED APN:

700	126
708	126
201	137
202	138
203	139
204	139
205	131
206	132
207	133
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301	136
302	137
303	138
304	139
305	140
306	141
307	142
308	143

**ASSESSOR'S PARCEL NUMBER (APN) NOTE:**

THE PROPOSED ASSESSOR PARCEL NUMBERS (APN) SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

**NOTES:**

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE  
RECORDED ON MAY 8, 2009  
DOC. 2008-072681-00, REEL J67 IMAGE 0603

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE  
RECORDED ON FEBRUARY 10, 2009  
DOC. 2009-117183-00, REEL J63 IMAGE 0089

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE  
RECORDED ON MARCH 7, 2012  
DOC. 2012-008773-00, REEL K690 IMAGE 0529

**FINAL MAP NO. 7424**  
**A 17 RESIDENTIAL UNIT AND**  
**2 COMMERCIAL UNIT MIXED-USE**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON DECEMBER 24, 2010 ON REEL K297 AT IMAGE 0338 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA,

ALSO BEING A PORTION OF MISSION BLOCK NO. 71

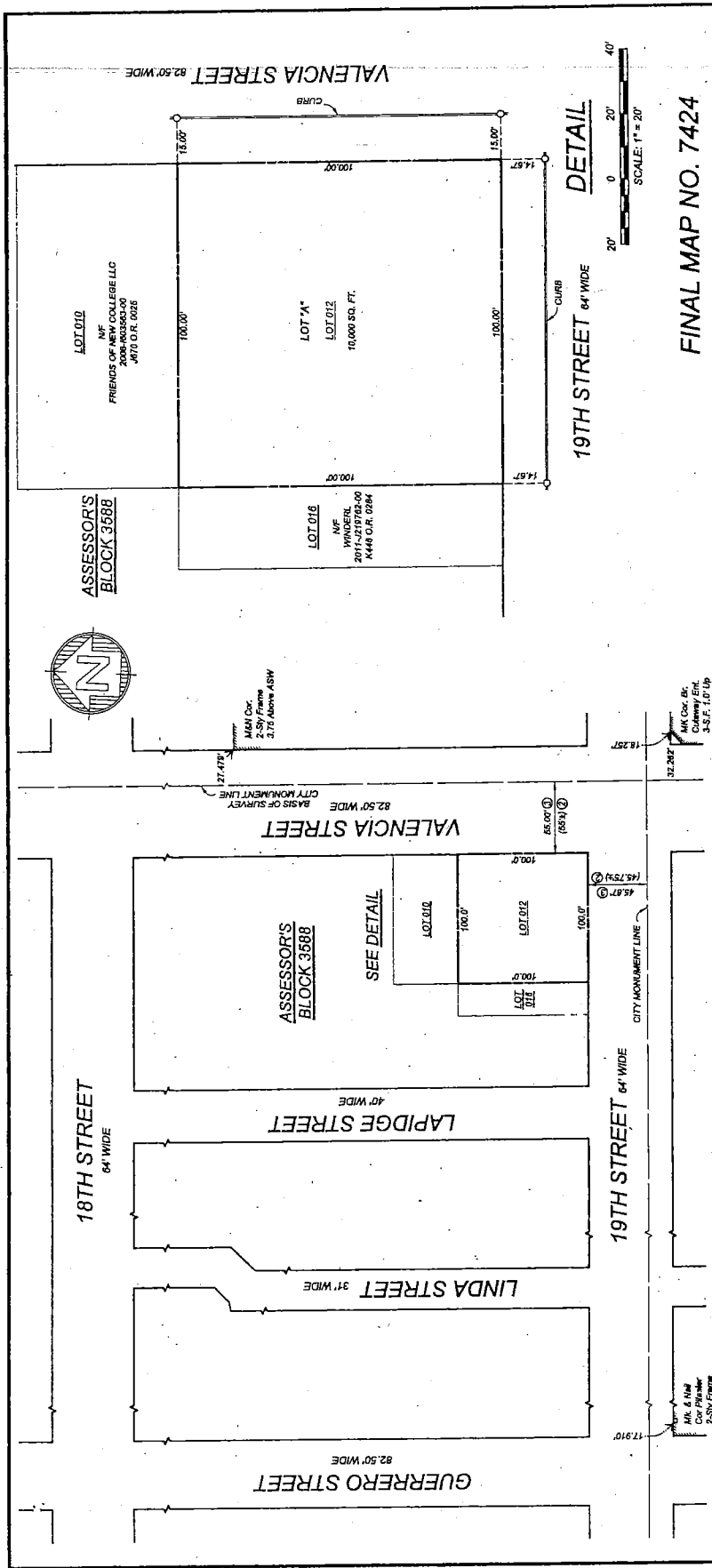
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
MAY, 2013



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
641 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7660 FAX (415) 921-7668

SHEET TWO OF THREE SHEETS  
ABI-3568 LOT: 012 3500 19TH STREET



**FINAL MAP NO. 7424**  
**A 17 RESIDENTIAL UNIT AND**  
**2 COMMERCIAL UNIT MIXED-USE**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON DECEMBER 24, 2010 ON REEL K297 AT IMAGE 0338 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PORTION OF MISSION BLOCK NO. 71

CITY AND COUNTY OF SAN FRANCISCO  
 SCALE AS NOTED  
 CALIFORNIA  
 MAY, 2013



**Frederick T. Seiber & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 841 LONGBARD STREET, SAN FRANCISCO, CA 94133  
 PHONE (415) 821-7860 FAX (415) 821-7865

SHEET THREE OF THREE SHEETS  
 AB: 3586 LOT 012 3500 19TH STREET

- BOUNDARY NOTES:**
- ALL ANGLES ARE AS SHOWN UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
  - ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
  - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**BASIS OF SURVEY:**  
 BLOCK LINES OF BLOCK 3588 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND FIELD SURVEY DATA SUCH AS: "L" CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

**MONUMENT LINE AND BOUNDARY CONTROL**



- MAP AND DEED REFERENCES:**
- GRANT DEED RECORDED DECEMBER 24, 2010 ON REEL K297 AT IMAGE 0338 DOCUMENT NUMBER 2010-1070470-00 ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
  - MONUMENT MAP NO. 258 AND 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - BLOCK DIAGRAM OF MISSION BLOCK NO. 71 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- LEGEND:**
- SET-MAIL & TAG L.S. 6216 (OR AS NOTED)
  - ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
  - NF NOW OR FORMERLY





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. 3588 Lot No. 012

Address: 3500V 19th St.

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

A handwritten signature of José Cisneros, written in black ink, positioned above a horizontal line.

José Cisneros

Tax Collector

Dated this 2nd day of May 2013



Department of Public Works  
Office of the City and County Surveyor

875 Stevenson Street, Room 410  
San Francisco, CA 94103

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

2013.0102-Q

Bruce R. Storrs, City and County Surveyor

Date: December 5, 2012

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

<b>Project ID:</b> 7424			
<b>Project Type:</b> 19 Units New Construction Mixed Use 17 Residential, 2 Commercial			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
3500	19TH ST	3588	012
<b>Tentative Map Referral</b>			

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, P.L.S.  
City and County Surveyor

RECEIVED  
13 MAR -1 AM 11:29

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 02/26/13

Erika Jackson for  
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](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

Department of Public Works  
 Bureau of Street-Use & Mapping  
 1155 Market Street, 3<sup>rd</sup> 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. 7424	Date Sent: May 21, 2013	Date Due at BOS May 30, 2013
Block/Lot 3588 / 012	Map Address 3500 19 <sup>th</sup> Street	

#### SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

#### ROUTE

Date Received	To	Date Forwarded or Signed
5/21/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
5/22/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	5/22/13
5/22/13	Mohammed Nuru Director of Public Works City Hall, Room 348	5/22/13
	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.	



