

File No. 110878

Committee Item No. \_\_\_\_\_

Board Item No. 64

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: August 2, 2011

Cmte Board

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | x                        | Motion                                       |
| <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"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form (for hearings)             |
| <input type="checkbox"/>            | x                        | 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)

Completed by: Annette Lonich

Date: July 27, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document is in the file.



Edwin M. Lee, Mayor  
Edward D. Reiskin, Director

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 JUL 22 AM 11:42

BY AK



Phone: (415) 554-6920  
Fax: (415) 554-6944  
TDD: (415) 554-6900  
www.sfdpw.org

Department of Public Works  
Office of the Director  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4645

**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
ORDER NO. 179,451**

APPROVING FINAL MAP 5580, 49-55 COLUMBUS AVENUE, A THREE AIRSPACE SUBDIVISION AND 21 UNIT LIMITED EQUITY HOUSING COOPERATIVE PROJECT, BEING A SUBDIVISION OF LOT 12 IN ASSESSORS BLOCK NO. 0195.

**A THREE AIRSPACE SUBDIVISION AND 21 UNIT LIMITED EQUITY HOUSING COOPERATIVE**

The City Planning Department in its letter dated June 25, 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.

The Department also recommends that the Board of Supervisors approve the Notice of Conditions of Approval to be recorded concurrently with the Final Map as required by the San Francisco Subdivision Code section 1399.22.

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 5580", each comprising 7 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 June 25, 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.
5. One (1) copy of the Notice of Conditions of Approval

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

Bruce R. Storrs, PLS  
City and County Surveyor, DPW

APPROVED:

Edward D. Reiskin  
Director of Public Works

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

APPROVED: July 21, 2011

EDWARD D. REISKIN, DIRECTOR

110878

1 [Final Map 5580: 49-55 Columbus Avenue]  
2  
3

4 **Motion approving Final Map 5580, a Three Airspace Subdivision and 21 Unit Limited**  
5 **Equity Housing Cooperative, located at 49-55 Columbus Avenue being a subdivision of**  
6 **Lot No. 12 in Assessor's Block No. 195; adopting findings pursuant to the General Plan**  
7 **and City Planning Code Section 101.1; and approving a Notice of Conditions of**  
8 **Approval related to the Final Map.**

9  
10 MOVED, That the San Francisco Board of Supervisors adopts as its own and  
11 incorporates by reference herein as though fully set forth the findings made by the City  
12 Planning Department, by its letter dated June 25, 2009, that the proposed subdivision is  
13 consistent with the objectives and policies of the General Plan and the Eight Priority Policies  
14 of Section 101.1 of the Planning Code; and be it

15 FURTHER MOVED, That the certain map entitled "FINAL MAP 5580", comprising 7  
16 sheets, approved July 21, 2011, by Department of Public Works Order No. 179,451 together  
17 with the Notice of Conditions of Approval for Final Map 5580 between the City and County of  
18 San Francisco and the San Francisco Community Land Trust, a California Nonprofit  
19 Corporation, are hereby approved and said map is adopted as Official Final Map 5580; and be  
20 it

21 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
22 the Director of the Department of Public Works to enter all necessary recording information on  
23 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's  
24 Statement as set forth herein; and be it  
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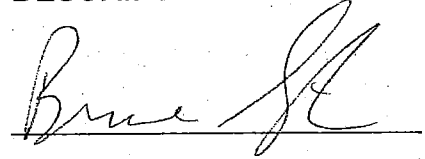
FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

RECOMMENDED:



Edward D. Reiskin  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax & Licensing  
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator 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. 0195 Lot No. 012

Address: 49 Columbus

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

A handwritten signature in black ink, appearing to read "George W. Putris".

George W. Putris

Tax Administrator

Dated this 18th day of July 2011



Gavin Newsom, Mayor  
Edward D. Reiskin, Director



Phone: (415) 554-5827  
Fax: (415) 554-5324  
www.sfgov.org/dpw

RECEIVED  
09 JUN 29 AM 8:00

Department of Public Works  
Bureau of Street-Use and Mapping  
875 Stevenson Street, Room 410  
San Francisco, CA 94103

Fuad S. Sweiss, PE, PLS  
City Engineer & Deputy Director of Engineering  
Barbara L. Moy, Bureau Manager  
Bruce R. Storrs, City and County Surveyor

April 21, 2009

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

2009.0345(S) NE

<b>Project ID:</b>	5580		
<b>Project Type:</b>	3 Airspace 21 Unit Limited Equity Housing Cooperative Conversion		
<b>Address #</b>	<b>Street Name</b>	<b>Block</b>	<b>Lot</b>
49-55	Columbus Ave	0195	012
<b>Tentative Map Referral</b>			

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*  
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. SEE ATTACHED GENERAL PLAN FINDINGS

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 6.25.2009

*Ann Hollister*  
for Mr. Lawrence B. Badiner, Zoning Administrator

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

San Francisco Community Land Trust  
P.O. BOX 420982  
San Francisco, California 94112  
Attention: Tracy Parent

Above Space for Recorder's Use

Notice of Conditions of Approval

Notice is hereby given to all persons, subject to section 1399.18(d) of the Subdivision Code of the San Francisco Municipal Code, that the property described below is subject to the following restrictions for 99 years from the date of recordation of the conversion of the property into a limited equity housing cooperative or the economic life of the building, whichever is less, as a condition of approval of the conversion of the property into a limited equity housing cooperative pursuant to the Subdivision Code sections 1399.1 et. al.:

Each member share issued by the Columbus United Cooperative, a limited equity housing cooperative formed as a California not for profit corporation or its successor in interest, shall be subject to a lien in favor of the Columbus United Cooperative, notice of which shall be provided by including such restriction within the notes of the Final Map pursuant to section 1399.22 of the Subdivision Code.

The subject property below shall be subject to the restrictions set forth in the Declaration of Restrictions by and between the City and County of San Francisco and the San Francisco Community Land Trust, dated as of June 22, 2007 and subsequently amended by the Amendment to Declaration of Restrictions by and between the between the City and County of San Francisco, the San Francisco Community Land Trust, and the Columbus Community Cooperative, dated as of July 21, 2009.

Columbus United Cooperative was incorporated by the California Secretary of State as a not for profit California corporation on May 2, 2009. Columbus United Cooperative has entered into a leasehold interest for the second (2<sup>nd</sup>) and third (3<sup>rd</sup>) floors and approximately two-thirds of the basement of the building located at 49-55 Columbus Avenue, San Francisco, California with the San Francisco Community Land Trust, the subdivider, for a period of 99 years.

This Notice of Conditions of Approval shall constitute an agreement between the San Francisco Community Land Trust and any successors in interest and the City and County of San Francisco (the "City"). The City and each member (or tenant) of the Columbus United Cooperative shall have the right, but not the obligation, to specific enforcement of this agreement in addition to any other remedies provided by law.

The property is more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the parties have executed this Notice of Conditions of Approval as of the date written below.

**THE CITY:**

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation


By: \_\_\_\_\_  
Edward D. Reiskin  
Director, Department of Public Works

SAN FRANCISCO COMMUNITY LAND  
TRUST,  
a California nonprofit corporation

By: T. Parent  
Its: Tracy Parent, President  
Date: 7/18/11

APPROVED AS TO FORM:

DENNIS J. HERRERA  
City Attorney

By:   
Deputy City Attorney



State of California

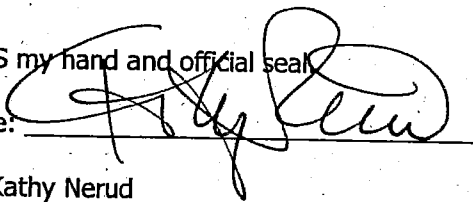
County of San Francisco

On 18th day of July, 2011 before me, Kathy Nerud a Notary Public, personally appeared Tracy Parent, 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 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 and official seal

Signature: \_\_\_\_\_



Name: Kathy Nerud  
(typed or printed)



(Seal)

**EXHIBIT "A"**

**Legal Description of Real Property**

**Legal Description of the Property**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at the point of intersection of the Southwesterly line of Columbus Avenue and the Westerly line of Ils Lane; running thence Southerly along said line of Ils Lane 75 feet, 2 inches to the Northerly line of Ils Lane; thence at a right angle Westerly along said line of Ils Lane 107 feet, 6 inches to a point perpendicularly distant 110 feet Easterly from the Easterly line of Kearny Street; thence at a right angle Northerly 77 feet, 6 inches to the Southerly line of Gibb Street; thence at a right angle Easterly along said line of Gibb Street 105 feet, 6-5/8 inches to the Southwesterly line of Columbus Avenue; thence Southeasterly along said line of Columbus Avenue 3 feet, 1/2 of an inch to the point of beginning.

APN: Lot 012; Block 0195