

File No. 111176

Board Item No.

35

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: November 1, 2011

Cmte Board

<input type="checkbox"/>	X	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"/>	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: October 26, 2011

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

1 [Final Map 6374 – 2020 Ellis Street]
2

3 **Motion approving Final Map 6374, a Twelve Unit Residential Condominium Project,**
4 **located at 2020 Ellis Street being a subdivision of Assessor's Block No. 1101, Lot No.**
5 **047: and adopting findings pursuant to the General Plan and City Planning Code**
6 **Section 101.1**
7

8 MOVED, That the certain map entitled "FINAL MAP 6374", comprising 2 sheets,
9 approved October 5, 2011, by the Department of Public Works Order No. 179, 604 is hereby
10 approved and said map is adopted as an Official Final Map 6374; and be it

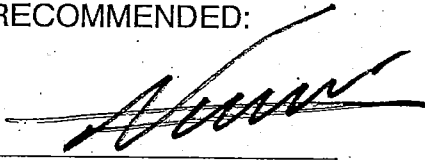
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated June 17, 2011, that the proposed subdivision is
14 consistent with the objectives 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 adopts as its own
17 and incorporates by reference herein as though fully set forth the findings made by the San
18 Francisco Redevelopment Agency recommending that the City approve the subject Final
19 Map, by its letter dated May 24, 2011; and be it

20 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
21 the Director of the Department of Public Works to enter all necessary recording information on
22 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
23 statement as set forth herein; and be it
24
25

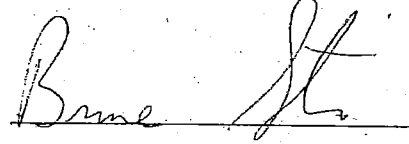
1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
3 amendments thereto.
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6 RECOMMENDED:

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9 Mohammed Nuru
10 Interim Director of Public Works
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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. 1101 Lot No. 047

Address: 2020 Ellis

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

A handwritten signature in dark ink, appearing to read "George W. Putris", with a long horizontal stroke extending to the right.

George W. Putris

Tax Administrator

Dated this 27th day of September 2011

San Francisco
Redevelopment Agency

One South Van Ness Avenue
San Francisco, CA 94103

415.749.2400



EDWIN M. LEE, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director

May 24, 2011

108-058.11-197

VIA FAX (554-5324) (3 pages)

Mr. Bruce R. Storrs, City and County Surveyor
Bureau of Street-Use & Mapping
Department of Public Works
City and County of San Francisco
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

RE: Recommendation of Tentative Map Approval for Properties located at:
(1) 2000 Ellis Street (APN 1101, Lot 048) - 21 Units of New Construction; and
(2) 2020 Ellis Street (APN 1101, Lot 047) - 12 Units of New Construction
FORMER Western Addition A-2 Redevelopment Project Area ("Project Area")

Dear Mr. Storrs:

Please be advised that the Western Addition A-2 Redevelopment Plan expired on January 1, 2009. However, pursuant to the Redevelopment Agency's Resolution No. 34-2008, adopted on May 20, 2008 (copy attached), which authorized an Owner Participation Agreement (the "OPA"), with A & M Properties, L.P., predecessor in interest to 2000 Ellis Associates, LLC, and 2020 Ellis Associates, LLC, respectively ("Owners"), for the construction and development of thirty-three (33) residential condominium units on the above-referenced properties, the Redevelopment Agency hereby recommends that the City approve **both** Tentative Parcel Maps as they are **both** in conformance with the OPA.

Additionally, please be advised the Agency's jurisdiction and land use control in the former Project Area have been transferred to the City's Planning Department. Therefore, any future land use controls and development standards concerning all land and property in the former Project Area will be determined by the City's Planning Commission, Department of Building Inspection, Department of Public Works and other departments.

Should you have any questions or comments, please do not hesitate to call either Ms. Alma Basurto at (415)749-2422, or myself at (415) 749-2436. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Albert J. Luis', written over a horizontal line.

Albert J. Luis
Senior Development Specialist

RESOLUTION NO. 34-2008

Adopted as Amended at the Commission Meeting of May 20, 2008

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH A & M PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR A 33-UNIT CONDOMINIUM PROJECT AT 1301 DIVISADERO STREET (ASSESSOR'S BLOCK 1101, LOT 7); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 1301 Divisadero Street is located on approximately one third of an acre on the northwest corner of Divisadero and Ellis Streets (the "Site") in the Western Addition Redevelopment Project Area A-2 (the "Project Area"). The property is currently improved with a gasoline service station that was constructed in 1954. The Owner of the property is A & M Properties, L.P. (the "Owner").
2. The Redevelopment Plan for the Western Addition A-2 Redevelopment Project Area (the "Redevelopment Plan") provides for owners to participate in the redevelopment of private property in the Project Area. The Owner wishes to participate and to enter into an Owner Participation Agreement (the "OPA") to make improvements to the Site.
3. Under the OPA, the Owner proposes to demolish the existing gasoline service station and construct 33 for-sale studio units, on three levels; above 33 basement- and ground-level parking spaces. The project will also include a 24-foot, rear-yard setback, and shared common open space at the garage roof level.
4. The proposed project is subject to the Agency's Housing Participation Policy, which imposes inclusionary housing requirements on owner participant projects over 10 residential dwelling units. Accordingly, three affordable units are required. In negotiations regarding the selection of the affordable units, a compromise was reached wherein the Agency allowed the Owner to select the units if the Owner agreed to provide an additional affordable unit. This increased the number of affordable units to be provided by the Owner to four, and increased the total number of studios from 32 to 33.
5. The permitted uses and development standards pertaining to the Site are described in the Redevelopment Plan, which designates the Site's zoning as RM (Residential Medium Density) and its height and bulk district as 65-A.
6. The schematic design approved by the Agency Commission pursuant to companion Resolution No. 33-2008 does not meet the density requirements of the Redevelopment Plan as a result of negotiations with Agency staff regarding the

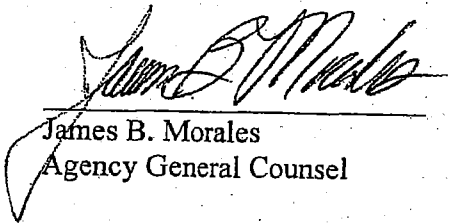
selection of the affordable housing units. Therefore, the Agency Commission has adopted Resolution No. 33-2008, authorizing a variance from the density requirements of the Redevelopment Plan.

7. The approval of the variance provides the project with increased density that exceeds the standards of the Redevelopment Plan and the underlying Zoning District of the Planning Code. In light of this significant benefit to the Owner, the Agency Commission imposed, at its hearing on May 20, 2008, additional conditions on the project. Specifically, it required the Owner to comply with the Agency's Small Business Enterprise (SBE) and construction workforce development programs so that the project increases employment and contracting opportunities for lower income residents and disadvantaged businesses. These additional conditions are consistent with the goals of Community Redevelopment Law and the Redevelopment Plan.
8. The proposed development is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15332 (in-fill development projects). The project proposed by the Owner will not result in a significant physical effect on the environment.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute an Owner Participation Agreement, subject to the Owner's compliance with the SBE and Construction Workforce programs of the Agency, but otherwise substantially in the form lodged with the Agency General Counsel, and to execute related documents with A & M Properties L.P., a California limited partnership, for a proposed development at 1301 Divisadero Street, on Assessor's Block 1101, Lot 007 in the Western Addition Redevelopment Project Area A-2.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel



Edwin M. Lee, Mayor
Edward D. Reiskin, 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

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: April 26, 2011

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

Project ID: 6374			
Project Type: 12 Units New Construction			
Address#	StreetName	Block	Lot
2020	ELLIS ST	1101	047
Tentative Map Referral			

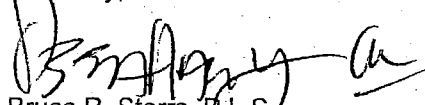
Attention: Mr. Scott F. Sanchez

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


☒ 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 06.17.11

 C. LAMORENA
FOR Mr. Scott F. Sanchez, Acting Zoning Administrator



Edwin M. Lee, Mayor

Mohammed Nuru, ..., Director



(415) 554-5827

FAX (415) 554-5324

<http://sfdpw.org>

Department of Public Works

BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 410, S.F., CA 94103

Bruce R. Storrs, City and County Surveyor

DPW Order No: 179,604

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 6374, 2020 ELLIS STREET, A TWELVE RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 047 IN ASSESSORS BLOCK NO. 1101.

A TWELVE RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 17, 2011, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

Also, in a letter dated May 24, 2011, from the San Francisco Redevelopment Agency, Al Luis confirmed that the map has complied with the Redevelopment Agency's Resolution No. 34-2008, adopted on May 20, 2008, and recommends approval of Final Map 6374.

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.

Submitted 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 6374", 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 June 17, 2011, 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 letter dated May 24, 2011, from the San Francisco Redevelopment Agency recommending the City approve the subject Final Map.

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

RECOMMENDED:

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

APPROVED:

Mohammed Nuru
Interim Director of Public Works

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

APPROVED: October 5, 2011

MOHAMMED NURU, INTERIM DIRECTOR

[Click here to sign this section](#)

10/6/2011

X Bruce R. Storrs

Signed by Storrs, Bruce View details
on Thursday, October 06, 2011 10:55 AM (Pacific Daylight Time)

10/6/2011

X Mohammed Nuru

Signed by Nuru, Mohammed View details
on Thursday, October 06, 2011 4:38 PM (Pacific Daylight Time)