

File No. 120034

Board Item No.

41

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: January 24, 2012

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"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form (for hearings)
<input type="checkbox"/>	<input checked="" 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:

Completed by: Annette Lonich

Date: January 18, 2012

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

1 [Final Map 5565: 421 Arguello Boulevard]
2

3 **Motion approving Final Map 5565, an Eight Unit Residential Condominium Project,**
4 **located at 421 Arguello Boulevard, being a subdivision of Assessor's Block No. 1433,**
5 **Lot No. 003; and adopting findings pursuant to the General Plan and City Planning**
6 **Code Section 101.1**

7
8 MOVED, That the certain map entitled "FINAL MAP 5565", comprising 2 sheets,
9 approved December 23, 2011, by Department of Public Works Order No. 179, 850 is hereby
10 approved and said map is adopted as an Official Final Map 5565; and be it

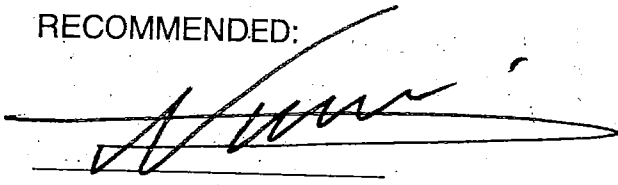
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated April 30, 2009, that the proposed subdivision is
14 consistent with the objectives 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
Interim 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. 1433 Lot No. 003

Address: 0421 ARGUELLO BL

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 7th day of November 2011



Edwin M. Lee, Mayor

Mohammed Nuru, Director

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: 179,850

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 5565, 421 ARGUELLO BOULEVARD, AN EIGHT RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003 IN ASSESSORS BLOCK NO. 1433.

AN EIGHT RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated April 30, 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.

Transmitted herewith are the following:

- 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 5565", 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 April 30, 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.

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

RECOMMENDED:

APPROVED:

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

Mohammed Nuru
Interim Director of Public Works

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

APPROVED: December 23, 2011

MOHAMMED NURU, INTERIM DIRECTOR

[Click here to sign this section](#)

12/23/2011

X Bruce R. Storrs

12/23/2011

X Mohammed Nuru

Signed by Nuru, Mohammed [View details](#)
on Friday, December 23, 2011 3:00 PM (Pacific Standard Time)

City and County of San Francisco



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5827
FAX (415) 554-5324
http://www.sfdpw.com

09 MAY -11 PM 4: 38

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: March 11, 2009

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

2009.0207Q

NW

Project ID: 5565			
Project Type: 8 Units New Construction			
Address#	StreetName	Block	Lot
421	ARGUELLO BLVD	1433	003
Tentative Map Referral			

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.

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

San Vello for Lawrence B. Badiner
Mr. Lawrence B. Badiner, Zoning Administrator

DATE

4/30/09

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: EUGENE SUPANICH)

Address: 1901 CARMELITA)

City: BURLINGAME CALIF)

State: California 94010)

CONFORMED COPY of document re 01.

04/04/2005, 2005H931616

as No. _____

This document has not been compared with the original
SAN FRANCISCO ASSESSOR RECORDER

Space Above this Line For Recorder's Use

I (We) EUGENE SUPANICH 421 ARGUELLO LLC, the owner(s)
of that certain real property situated in the City and County of San Francisco, State of California
more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 1433; LOT: 003,

COMMONLY KNOWN AS: 421 ARGUELLO BOULEVARD

hereby give notice that there are special restrictions on the use of said property under Part II,
Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to a variance granted by the Zoning
Administrator of the City and County of San Francisco on **January 5, 2005, (Case No.
2004.0380V), to add a three-story addition to an existing commercial structure.**

The restrictions and conditions of which notice is hereby given are:

1. Any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character, scale, and parking. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- 4. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
- 5. The project to be ultimately approved through the submittal of a Building Permit Application shall be reviewed by a Department Historical Technical Specialist to verify that all relevant details of the proposed alteration shall comply with the Secretary of the Interior's *Standards for Rehabilitation*.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

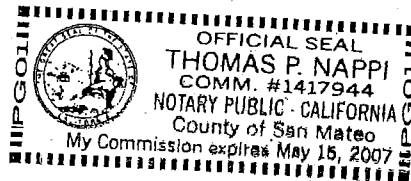
Dated: 4-1-5 at San Francisco, California.

Eugene Spaul 421 Arguello #11C
(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal Below.

State of California, County of SAN MATEO
Subscribed and sworn to (or affirmed) before me on
this 1 day of April, 2005
by Eugene Spaul
personally known to me or proved to me on the basis of
satisfactory evidence to be the person(s) who appeared
before me.
Signature [Signature]



CITY OF SAN FRANCISCO

BEGINNING AT A POINT ON THE WESTERLY LINE OF ARGUELLO BOULEVARD,
DESTANT THEREON 100 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF CLEMENT
STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF ARGUELLO
BOULEVARD, 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET; THENCE AT
A RIGHT ANGLE NORTHERLY 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 120
FEET TO THE POINT OF BEGINNING.

BEING PART OF OUTSIDE LAND BLOCK NO. 182

LOT 003. BLOCK 1433

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

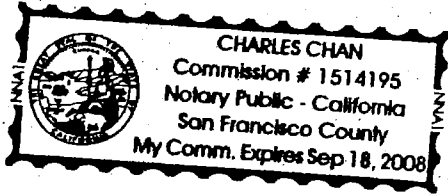
State of California }
County of California } ss.

On April 4, 2005 before me, Charles Chan, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Eugene William Supanich
Name(s) of Signer(s)

personally known to me
 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.



WITNESS my hand and official seal.

[Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Under the Planning Code

Document Date: April 04, 2005 Number of Pages: Three (3)

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: Eugene William Supanich

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

