

File No. 120168

Board Item No.

36

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: February 28, 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: February 21, 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 5674: 1994 Carroll Avenue and 2525 Phelps Street]

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3 **Motion approving Final Map 5674, a Three Lot Subdivision, including an Eight Unit**
4 **Commercial Condominium Project, located at 1994 Carroll Avenue and 2525 Phelps**
5 **Street, in Assessors Block No. 5423A, Lot Nos. 014 and 015; and adopting findings**
6 **pursuant to the General Plan and City Planning Code Section 101.1.**
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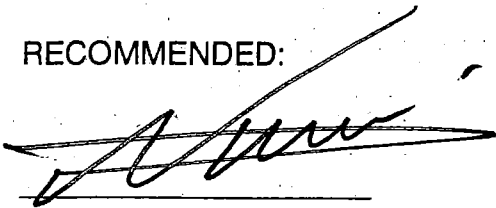
8 MOVED, That the certain map entitled "FINAL MAP 5674", comprising 3 sheets,
9 approved January 12, 2012, by Department of Public Works Order No. 179, 872 is hereby
10 approved and said map is adopted as an Official Final Map 5674; and be it

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 March 2, 2010, 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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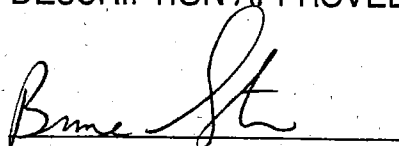
1
2 RECOMMENDED:

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5 Mohammed Nuru

6 Interim Director of Public Works
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



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: 179,872

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 5674, 1994 CARROLL AVENUE AND 2525 PHELPS STREET, A THREE LOT SUBDIVISION, INCLUDING AN EIGHT UNIT COMMERCIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOTS 014 AND 015 IN ASSESSORS BLOCK NO. 5423A.

A THREE LOT SUBDIVISION, INCLUDING AN EIGHT UNIT COMMERCIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 2, 2010, 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 5674", 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 March 2, 2010, 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: January 12, 2012

MOHAMMED NURU, INTERIM DIRECTOR

Click here to sign this section

1/18/2012

X Bruce R. Storrs

Signed by Storrs, Bruce View details
on Wednesday, January 18, 2012 10:12 AM (Pacific Standard Time)

1/18/2012

X Mohammed Nuru

Signed by Nuru, Mohammed View details
on Wednesday, January 18, 2012 11:52 AM (Pacific Standard Time)

City and County of San Francisco



Gavin Newsom, Mayor
Edward D. Reiskin, Director



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

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

Date: February 8, 2010

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

Project ID:	5674		
Project Type:	3 Lot Merger/Resubdivision, 8 Units New Construction on resulting parcel A		
Address #	Street Name	Block	Lot
2525	PHELPS ST	5423A	014
1970-1994-1998	CARROLL AVE	5423A	015
Tentative Map Referral			

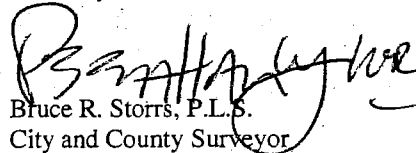
Attention: Mr. Lawrence Badiner:

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, 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):

DATE Mar 2 2010

PLANNING DEPARTMENT


Mr. Lawrence B. Badiner, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement

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. 5423A Lot No. 015

Address: 1970 Carroll Ave

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 16th day of May 2011

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. 5423A Lot No. 014

Address: 2525 PHELPS

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 5th day of July 2011