File No.	130337	Committee Item	No	
		Board Item No	32.	

### **COMMITTEE/BOARD OF SUPERVISORS**

AGENDA PACKET CONTENTS LIST

Committee: _	·	Date _
Board of Supe	ervisors Meeting	Date APRIL 23, 201
Cmte Board		
R C L B Y Ir D M G G S C F A A	lotion lesolution lesolution legislative Digest ludget and Legislative Analyst Repo louth Commission Report litroduction Form lepartment/Agency Cover Letter and lOU litrant Information Form litrant Budget lubcontract Budget lontract/Agreement lorm 126 – Ethics Commission litromation	·
OTHER (	Ise back side if additional space is	needed)
	DPW Order No. 181153 Notice: Thimas Coisne Final Map Routing Shee Final Mey	4110/12
Completed by Completed by		4/10/12

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



### City and County of San Francisco Master Report

City Hall 1 Dr. Cariton B. Goodlett Place San Francisco, CA 94102-4689

Fi	le Number:	130337	File Type:	Motion	Statu	s: For Immediat	e Adoption	
	Enacted:					Effective	<u> </u>	
	Version:	1	In Control:	Board of	Supervisors			
	File Name:		7044 - 5499 C I 210-212, 216			ate Introduced:	04/23/201	13
	Requester:	Public Work Department		Cost:		Final Action:		
	Comment:			Title:	Motion approving Fit Parcel A being a one unit mixed-use cond a three unit resident 5499 California Stree 216 17th Avenue; be Block No. 1417, Lot pursuant to the Gene Section 101.1.	e residential unit a ominium project al condominium et, 208 17th Aver eing a subdivision No. 031, and add	and one co and Parcel project, loc nue, and 21 n of Assess opting findir	mmercial B being ated at 0-212, or's
Histo	ory of Legis	lative File 1	30337					<u>-</u>
Ver	Acting Body		Date Actio	on	Sent To		Due Date	Result

Board of Supervisors

04/23/2013 REFERRED FOR

ADOPTION WITHOUT

REFERENCE AGENDA AT THE NEXT BOARD

COMMITTEE

MEETING

President

Motion approving Final Map 7044, a two Lot Subdivision, Parcel A being a one residential unit and one commercial unit mixed-use condominium project and Parcel B being a three unit residential condominium project, located at 5499 California Street, 208 17<sup>th</sup> Avenue, and 210-212, 216 17<sup>th</sup> Avenue; being a subdivision of Assessor's Block No. 1417, Lot No. 031, and adopting findings pursuant to the General Plan and Planning Code, Section 101.1.

[Final Map - 7044 - 5499 California Street /208 17<sup>th</sup> Avenue and 210-212, 216 17<sup>th</sup> Avenue]

MOVED, That the certain map entitled "FINAL MAP 7044", comprising 4 sheets, approved March 28, 2013, by Department of Public Works Order No. 181153 is hereby approved and said map is adopted as an Official Final Map 7044; and be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated October 19, 2012, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the Eight Priority Policies of Section 101.1 of the Planning Code; and be it

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

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.

23.

RECOMMENDED:

Mohammed Nuru

Director of Public Works

**DESCRIPTION APPROVED:** 

Bruce R. Storrs, PLS

City and County Surveyor

City and County of San Francisco



Edwin M. Lee, Mayor

20 F

Phone: (415) 554-5827 Fax: (415) 554-5324

http://www.sfdpw.com 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

2009,0175QS

City Engineer & Deputy Director of Engineering

Mohammed Nuru.Director Fuad S. Sweiss, PE, PLS,

Date: May 17, 2012

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

Attention: Mr. Scott F. Sanchez

Project I	D:7044		
Project Typ	e:2 Lot Subdivision and	5 Units New C	onstruction/42
Address#	StreetName	Block	Lot
5445 - 5499	CALIFORNIA ST	1417	031
Tentative Map Re	eferral		

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** 

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 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):

DATE 10/19/2012

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, 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

### City and County of San Francisco RECEIVED San Francisco Department of Public Works BOARD OF SUPERVISORS SAN FRANCISCO



Office of the City and County Surveyor 1155 Market Street, 3rd Floor San Francisco, CA 94103

(415) 554-5827 x www.sfdpw.org



Edwin M. Lee, Mayor Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 181153** 

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

APPROVING FINAL MAP 7044, 5499 CALIFORNIA STREET / 208 17<sup>TH</sup> AVENUE AND 210-212, 216 17<sup>TH</sup> AVENUE. A TWO LOT SUBDIVISION, PARCEL "A" BEING A ONE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT AND PARCEL "B" BEING A THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSOR'S BLOCK NO. 1417, LOT NO. 031.

A TWO LOT SUBDIVISION, PARCEL "A" BEING A ONE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT AND PARCEL "B" BEING A THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 19, 2012, 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 7044", each comprising 4 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 October 19, 2012, 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.



### NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:	
And When Recorded Mail To:  Name: Mouse (oyue)  Address:	CONFORMED COPY of document recorded  05/17/2011,2011J181841  onwith document no  This document has not been compared with the original SAN FRANCISCO ASSESSOR-RECORDER
State: California	) Space Above this Line For Recorder's Use

I (We) In MAJ F. LOVUE GALLUY TO POT 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: 1417 LOT: 031 COMMONLY KNOWN AS: 5495-5499 CALIFORNIA STREEET

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 May 4, 2011 (Case No. 2009.0175V, demolition of a 2-story, 1-unit residential building facing 17th Avenue; the demolition of the last 23' of the commercial buildings on the corner of California Street and 17th Avenue; subdividing the subject lot into two lots; the construction of a 4-story, 3-unit residential building; and the construction of a vertical addition that will contain one residential unit above the existing commercial building at the corner of California St. and 17th Avenue.

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

**GRANTED**, in general conformity with the plans on file with this application, shown as EXHIBIT A, to allow the construction of a 4-story, 3-unit residential building that will encroach into the rear yard and will not have an active street frontage; and to allow the construction of a vertical addition that will contain one residential unit above the existing commercial building at the corner of California Street and 17th Avenue that will encroach into the rear yard subject to the following conditions:

 Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require

### **ACKNOWLEDGMENT**

State of California County of Son Francisco
On Man 16, 2011 before me, Patrician L. Fronces Nortan Populie (insert name and title of the officer)
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.  PATRICIA L. FRANKS COMM # 1749370 OF NOTARY PUBLIC - CALFORNIA UNITARY PUBLIC - CALFORNIA UNI
Signature Putrice (Seal)



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 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

1717 11		
Final Map No.	Date Sent:	Date Due at BOS
7044	April 5, 2013	April 12, 2013
		···
Block/Lot	Map Address	
1417 / 031	5499 California Str	eet / 208 17 <sup>th</sup> Avenue
	210-212, 21	6 17 <sup>th</sup> Avenue

### **SENDER**

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

### ROUTE

Date Received	То	Date Forwarded or Signed
4/5/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
4/11/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <u>John.Malamut@sfdpw.orq</u> Tel: (415) 554-4622	
4/11/13	Mohammed Nuru Director of Public Works City Hall, Room 348	BOARD C SAM 2013 APA
4/12/13	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	FRANCII
. ,	When map is submitted to BOS, please return this original routing sheet to sender.	9: 12





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.

1417

Lot No. 031

Address:

5495-5499 California St.

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



José Cisneros

Tax Collector

Dated this 21st day of March 2013

### CHANERS STATEMENT

WE HERBY STATE THAT WE ARE ALL THE DOWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAND SOME ROBOT, TIEL OR NUTBERSTIN MAD OT THE REAL PROPERTY WILLIAMS WITH THE SHARK SOME ROBOT, THE ADDING HOUSE TO HAND SECURITY TO A SHARK SHARK SOME WHOSE CONSENT IS MEDIES CANSENT IS PARKED CONSENT TO SHARK AND CONSENT TO SHARK SHA

IN WITNESS WHEREOP, WE, THE UNDERSHONED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

### OMNIERS.

5498 CALIFORNIA STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Come MULL CONTENTIONS FR

## OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO,

ON 3/12/13 BEOVENE HEATTHER FOLSOM NOTARY PUBLIC

PERSONALLY APPEARED. [ELQ [M.A.S.] E. COYN, E. WAGGE WAGGE WAGGE WAGGE STARTER OF BITE PERSONG WAGGE WAGGE STARTER STATE TO BE THE PERSONG WAGGE WAGGE STARTER STATE WAGGE WAGGE STARTER STATE WAGGE WAGGE STARTER STATE DESCRIPTION OF THAT BY ARSHETTERS AND INFORMED CONDITION OF THAT BY ARSHETTERS AND INFORMED CONDITIONS, AND THAT BY ARSHETTERS AND THAT BY ARSHETTERS

I OERTIFY UNDER PENALTY OF PERJURY UNDER THE LAMS OF THE STATE OF CALIFORNIA THAT THE POREGOING PARAGHAPH IS TRUE AND COPRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Mestly (

HEATHER FOLSOM

COMMISSION # OF NOTARY. 1923/02

SAN PRANCISCD PRINCIPLE COUNTY OF BUSINESS

COMMISSION EXPIRES.

1/24/15

### RECORDER'S STATEMENT:

.... MINUTES . DAY OF. FILED FOR RECORD THIS

BY: COUNTY RECONDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

### SURVEYOR'S STATEMENT:

THIS MAP HAS PREPARED BY ME, OR UNDER NY OIRECTION, AND IS BASED UPON A PIELD SURVEY IN CONFORMANCE WITH THE ERECUREMENT OF THE SUBMYINGING MAP AGAIN LOCAL. ORDINAMINGE. IT THE PREDUEST OF THOMAS COYNE ON A LOUGH STORE IS 2008 IN THEREBY STATE THAT THIS SHALL MAY SOUR SUBMYINGING TO THE OWN AND A PROPORTION STATE THAT THE PART THE SUBMYINGING STATE THAT THE PROPURS THE CAMPACTER AND DIGGINATIVE MAP, IF ANY CONTINUES STATE THAT TALL THE MONIMARITYS ARE OF THE CAMPACTER AND DIGGINATIVE MAP, IF ANY CONTINUES AND DIGGINATIVE THE MONIMARITYS ARE SUFFICIENT TO ENGBLE THE SURVEY TO BE PETRANCED.



CALLILLIAND CHEER PLS LICENSE RO, 8214 LICENSE EGARGES MARCH 31, 2014

### 03-29-13

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HERBEY STATE THAT I MAYE EXAMINED THIS MAP, THAT THE SUBDAYSION AS SHOWN IS SUBSTANTIALT THE SUBLACE AND PREPARED ON THE TERITATION ENDINE AND EXCHANGE, MUD AND APPROPED BY THE TERITATION SHERBED. THAT ALL THE PROVISIONS OF THE CALIFORMUS BURDINSON MAP ACT AND ANY LOCAL OPHINANCES APPLICABLE AT THE TIME OF THE APPROVIL OF THE TIPOTATION MAP, IF RECURED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISHED THIS MAP IS TECHNICALL COSPIECT.



BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAM FRANCISCO

APPAIL 3, ZRC3 DATE: MY LICENSE EXPIRES SEPTEMBER 30, 2013

# FINAL MAP NO. 7044

A 2 LOT SUBDIVISION: PARCEL "A" BEING A 1 UNIT COMMERCIAL & 1 UNIT RESIDENTIAL MIXED-USE CONDOMINIUM PROJECT & PARCEL "B" BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FLEE PROR RECORD ON AUMINARY 31, SUL ON REEL KST3 AT MAGE ONS OF OFFICIAL RECORDS, ON FLE IN THE OFFICE OF THE RECORDS OF THE INTRO CAPICS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALJFORNIA.

ALSO BEING A PORTION OF OUTSIDE LAND BLOCK NO. 168

CITY AND COUNTY OF SAN FRANCISCO

Frederick T. Seher & Associates, Inc. PROFESSIONAL LAW SINCEYORS WILLOWEND STREET SWIFFWORDS, CLAMBON STREET, CLAMBON S

SHEET ONE OF FOUR SHEETS

AB: 1417 LOT: 031 5499 CALIFORNIA ST. / 208 17TH AVE: & 210-212, 216 17TH AVE.

