

File No. 130337

Committee Item No. _____

Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date APRIL 23, 2013

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
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- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- DPW Order No. 181153
- Notice: Thomas Coyne
- Final Map Routing Sheet
- Tax Cert
- Final Map
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Lynne Howe Date 4/18/13

Completed by: _____ Date _____

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. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 130337 **File Type:** Motion **Status:** For Immediate Adoption

Enacted: _____ **Effective:** _____

Version: 1 **In Control:** Board of Supervisors

File Name: Final Map - 7044 - 5499 California Street /208 17th Avenue and 210-212, 216 17th Avenue **Date Introduced:** 04/23/2013

Requester: Public Works Department **Cost:** _____ **Final Action:** _____

Comment: _____ **Title:** 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 17th Avenue, and 210-212, 216 17th 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.

History of Legislative File 130337

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	04/23/2013	REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING	Board of Supervisors		

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

2
3 **Motion approving Final Map 7044, a two Lot Subdivision, Parcel A being a one**
4 **residential unit and one commercial unit mixed-use condominium project and Parcel B**
5 **being a three unit residential condominium project, located at 5499 California Street,**
6 **208 17th Avenue, and 210-212, 216 17th Avenue; being a subdivision of Assessor's**
7 **Block No. 1417, Lot No. 031, and adopting findings pursuant to the General Plan and**
8 **Planning Code, Section 101.1.**

9
10 **MOVED**, That the certain map entitled "FINAL MAP 7044", comprising 4 sheets,
11 approved March 28, 2013, by Department of Public Works Order No. 181153 is hereby
12 approved and said map is adopted as an Official Final Map 7044; and be it

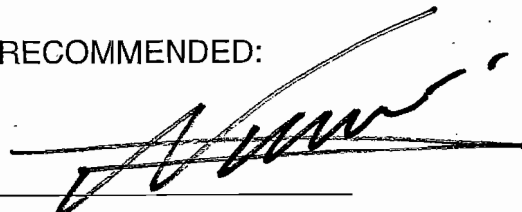
13 **FURTHER MOVED**, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated October 19, 2012, that the proposed subdivision is
16 consistent with the objectives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

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

22 **FURTHER MOVED**, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

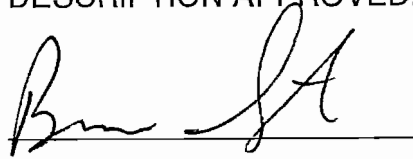
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Date: May 17, 2012

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

2009, 017505 UW

Project ID: 7044			
Project Type: 2 Lot Subdivision and 5 Units New Construction (4 Res., 1 Comm.)			
Address#	StreetName	Block	Lot
5445 - 5499	CALIFORNIA ST	1417	031
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 4 California Environmental Quality Act Guidelines.~~
- See Attached -

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 10/19/2012

Mr. Scott F. Sanchez, Zoning Administrator

BOARD OF SUPERVISORS
SAN FRANCISCO

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103
(415) 554-5827 ■ www.sfdpw.org



2013 APR 12 AM 9:13



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 17TH AVENUE AND 210-212, 216-17TH 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:

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 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: *Thomas Coyne*)
Address:)
City:)
State: California)

CONFORMED COPY of document recorded
05/17/2011, 2011J181841
on _____ with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) Thomas F. Coyne Galun Property II 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 STREET

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:

1. 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 San Francisco

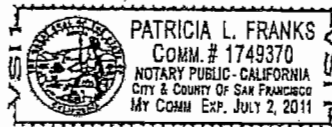
On May 16, 2011 before me, Patricia L. Franks Notary Public
(insert name and title of the officer)

personally appeared Thomas F. Coyne
who proved to me on the basis of satisfactory evidence to be the pers on(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 pers on(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 Patricia L. Franks (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, 3rd 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

Final Map No. 7044	Date Sent: April 5, 2013	Date Due at BOS April 12, 2013
Block/Lot 1417 / 031	Map Address 5499 California Street / 208 17 th Avenue 210-212, 216 17 th Avenue	

SENDER

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

ROUTE

Date Received	To	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: John.Malamut@sfdpw.org Tel: (415) 554-4622	
4/11/13	Mohammed Nuru Director of Public Works City Hall, Room 348	
4/12/13	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2013 APR 12 AM 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

