

File No. 130798

Committee Item No. \_\_\_\_\_

Board Item No. 6

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date September 3, 2013

#### 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"/>            | 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 (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Joy Lamug

Date August 29, 2013

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7282 - 401 Grove Street]

2  
3 **Motion approving Final Map 7282, a 63 Residential Unit and Eight Commercial Unit,**  
4 **Mixed-Use Condominium Project, located at 401 Grove Street being a subdivision of**  
5 **Assessor's Block No. 0808, Lot No. 036, and adopting findings pursuant to the**  
6 **General Plan and City Planning Code, Section 101.1.**

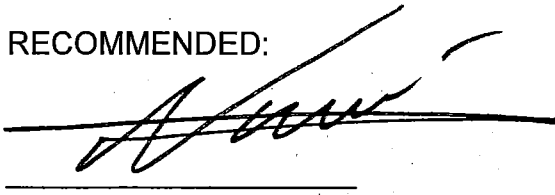
7  
8 MOVED, That the certain map entitled "FINAL MAP 7282", comprising 2 sheets,  
9 approved August 2, 2013, by Department of Public Works Order No. 181511 is hereby  
10 approved and said map is adopted as an Official Final Map 7282; and, be it

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 August 16, 2012, 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.

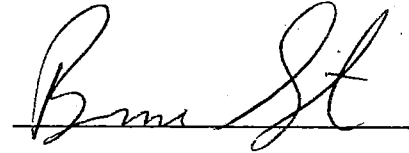
1 RECOMMENDED:

2   
3

4 Mohammed Nuru

5 Director of Public Works

DESCRIPTION APPROVED:

  
6

7 Bruce R. Storrs, PLS

8 City and County Surveyor



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



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 181511

130798

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

APPROVING FINAL MAP 7282, 401 GROVE STREET, A 63 RESIDENTIAL UNIT AND EIGHT COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0808, LOT NO. 036.

**A 63 RESIDENTIAL UNIT AND EIGHT COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated August 16, 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 7282", 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 August 16, 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.



RECOMMENDED:

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

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

APPROVED:

Mohammed Nuru  
Director of Public Works

APPROVED: August 2, 2013

MOHAMMED NURU, DIRECTOR

8/2/2013

8/2/2013

**X** Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW



# OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY DESCRIBED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: MY GROVE PARTNERS, L.P., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: G. B. Sells  
NAME: G. B. Sells  
TITLE: Managing Director

BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION  
AS TO DEED OF TRUST RECORDED OCTOBER 13, 2010 AS INSTRUMENT NO. 2010-097243-00, IN REEL 1034, PAGE 0079 OF OFFICIAL RECORDS, AND DEED OF TRUST RECORDED 1/5, 2012 AS INSTRUMENT NO. 2012-011223-00, IN REEL 1054, PAGE 0041 OF OFFICIAL RECORDS.

BY: Vanessa Wong  
NAME: Vanessa Wong  
TITLE: Unit Manager

## OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON JUNE 28, 2013, BEFORE ME, E. ANNE MICHEL, a

NOTARY PUBLIC, PERSONALLY APPEARED A. ELIZABETH COSTELLO 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/IT/THEY EXECUTED THE SAME IN HIS/HER/IT/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/IT/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 SIGNATURE  
E. Anne Michel

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL, COUNTY OF BUSINESS, SAN FRANCISCO

COMMISSION EXPIRES: 10/07/2016

COMMISSION # OF NOTARY: 1491246

## BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF Ohio

COUNTY OF Hamilton

ON July 2, 2013, BEFORE ME, Kathy D. Burnett, a

NOTARY PUBLIC, PERSONALLY APPEARED Vanessa Wong 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/IT/THEY EXECUTED THE SAME IN HIS/HER/IT/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/IT/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 SIGNATURE  
Kathy D. Burnett

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL, COUNTY OF BUSINESS, Warren

COMMISSION EXPIRES: October 19, 2017

COMMISSION # OF NOTARY:

# APPROVAL

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

BY ORDER NO. \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED AS TO FORM  
DENISE J. HENNER, CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

## TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVISION HAS FILED A STATEMENT FROM THE COMPTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS TAXES ON SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \_\_\_\_\_.

I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO WAIVE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONSIDERED FOR PAYMENT OF THE ABOVE TAXES OF SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

ADOPTED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS ACTION NO. \_\_\_\_\_, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 7282."

IN TESTIMONY WHEREOF, I HAVE HEREON SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STONES, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

DATE: JULY 26, 2013  
MY LICENSE EXPIRES: OCTOBER 30, 2013

CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

# SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE ON OCTOBER 8, 2012 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ELIZABETH COSTELLO ON JULY 17, 2013. I HEREBY STATE THAT ALL THE INFORMATION ON THE CHANCER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE INFORMATION IS SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Robert M. Ron DATE: 7/3/13  
ROBERT M. RON  
LICENSED LAND SURVEYOR NO. 5015  
LICENSE EXPIRES 12-31-2013



## BOARD OF SUPERVISORS' APPROVAL

ON \_\_\_\_\_, 2013, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_\_\_.

## PROPOSED STATEMENT

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

## FINAL MAP No. 7282

A REVENUE AND LOT SUBDIVISION

AND A COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 27, 2014, REEL 1037, PAGE 0032, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

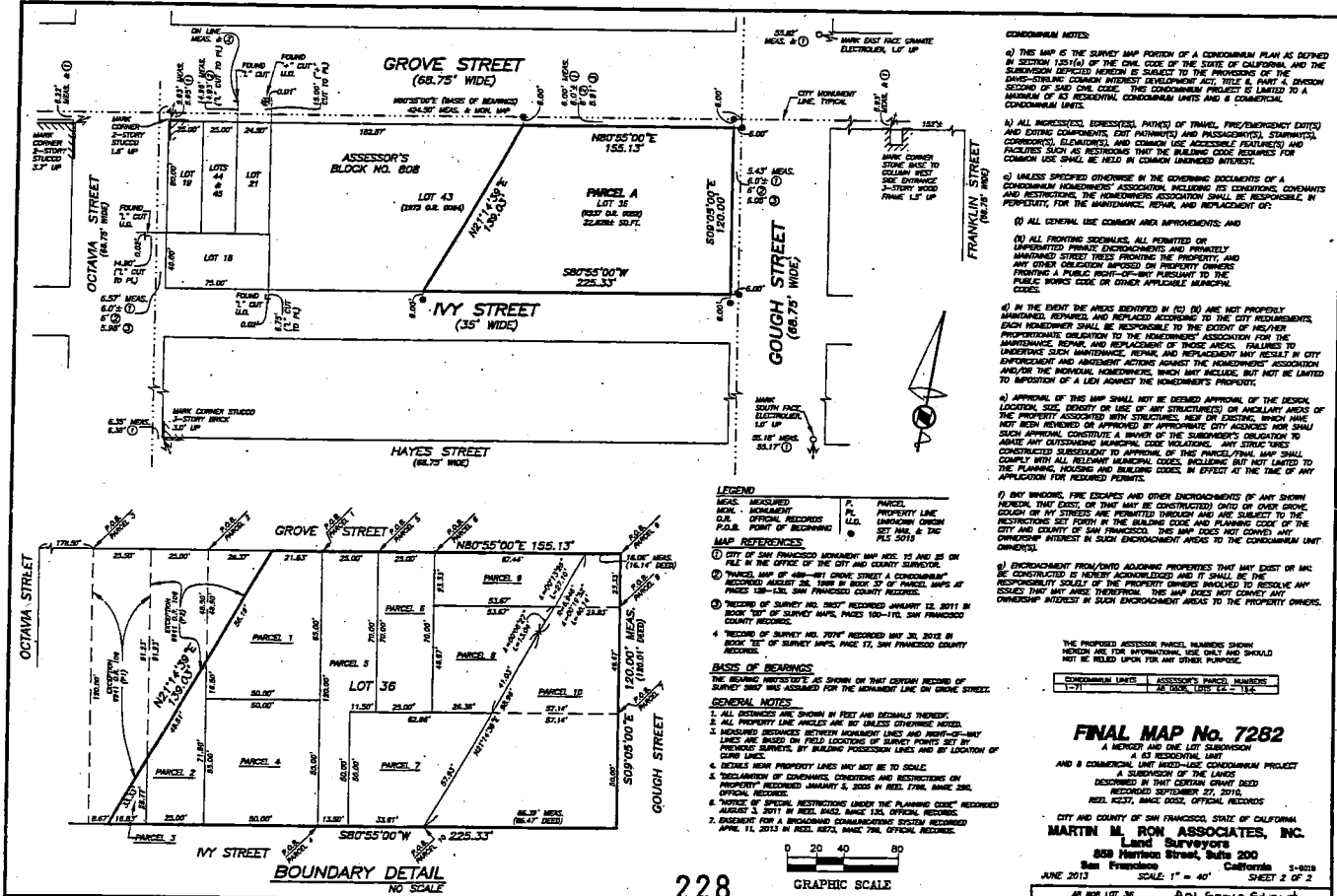
MARTIN M. RON ASSOCIATES, INC.

858 Harrison Street, Suite 200

San Francisco, California 94109

JUNE 2013 SCALE: 1" = 40' SHEET 1 OF 2

AR 808 LOT 36 401 Grove Street





**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. 0808 Lot No. 036**

**Address: 401 Grove St.**

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

**José Cisneros**

**Tax Collector**

**Dated this 25th day of July 2013**


 RECEIVED  
 12 AUG 17 10:47

 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: July 18, 2012

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

Project ID: 7282			
Project Type: 75 Units Multi Use Condominium New Construction / 163 R0			
Address#	StreetName	Block	Lot
401	GROVE ST	0808	036
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. ~~REDACTED~~

✓  
 - 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 8/16/2012

for Mr. Scott F. Sanchez, Zoning Administrator





## SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

Approved per a Note to File, dated July 13, 2011 verifying the project proposed in Case No. 2011.0399C was analyzed at a project-specific level in the Final Environmental Impact Report for the Market and Octavia Area Plan and per the Mitigation Monitoring and Reporting program prepared for the project.

Approved per NSR #2011J233610 for Motion No. 18410 approved under Case No. 2011.0399C by the Planning Commission of the City & County of San Francisco on July 14, 2011, and per Building Permit Application No. 2011.0128.9274 to construct a new five-story, mixed-use building containing approximately 63 dwelling units, 5,000 square feet of ground-floor commercial uses and 37 off-street parking spaces.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479.

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

