

File No. 130815

Committee Item No. _____
Board Item No. 8

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"/>	_____
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Completed by: Joy Lamug
Completed by: _____

Date August 29, 2013
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 7414 - 1717-17th Street]

2
3 **Motion approving Final Map 7414, a Two Lot Subdivision, Parcel "A" will contain 20**
4 **Residential Condominium Units and Five Commercial Condominium Units, Parcel "B"**
5 **will contain 21 Residential Condominium Units and Five Commercial Condominium**
6 **Units, each being a Mixed-Use Condominium Project on a single lot, located at 1717-**
7 **17th Street being a subdivision of Assessor's Block No. 3980, Lot No. 008, and**
8 **adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.**
9

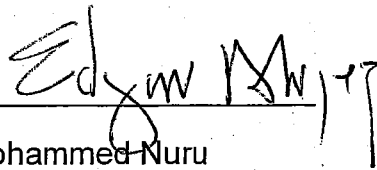
10 **MOVED, That the certain map entitled "FINAL MAP 7414", comprising 2 sheets,**
11 **approved August 20, 2013, by Department of Public Works Order No. 181558 is hereby**
12 **approved and said map is adopted as an Official Final Map 7414; and, be it**

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 December 21, 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.**
25

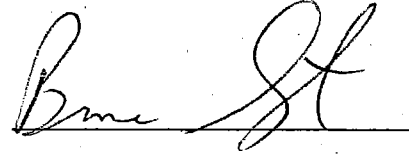
1 RECOMMENDED:

2 
3

4 Mohammed Nuru

5 Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



2013 AUG 28 AM 9:05

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103
(415) 554-5827 ■ www.sfdpw.orgEdwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 181558

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 7414, 1717 17TH STREET, A TWO LOT SUBDIVISION, PARCEL "A" WILL CONTAIN 20 RESIDENTIAL CONDOMINIUM UNITS AND FIVE COMMERCIAL CONDOMINIUM UNITS, PARCEL "B" WILL CONTAIN 21 RESIDENTIAL CONDOMINIUM UNITS AND FIVE COMMERCIAL CONDOMINIUM UNITS, EACH BEING A MIXED-USE CONDOMINIUM PROJECT ON A SINGLE LOT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3980, LOT NO. 008.

A TWO LOT SUBDIVISION, PARCEL "A" WILL CONTAIN 20 RESIDENTIAL CONDOMINIUM UNITS AND FIVE COMMERCIAL CONDOMINIUM UNITS, PARCEL "B" WILL CONTAIN 21 RESIDENTIAL CONDOMINIUM UNITS AND FIVE COMMERCIAL CONDOMINIUM UNITS, EACH BEING A MIXED-USE CONDOMINIUM PROJECT ON A SINGLE LOT

The City Planning Department in its letter dated December 21, 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 7414", 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 December 12, 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 20, 2013

MOHAMMED NURU, DIRECTOR

8/21/2013

8/21/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X

Mohammed Nuru

Nuru, Mohammed
Director, DPW



OWNER'S STATEMENT

THE UNDERSIGNED OWNERS (SHARE THE ONLY PARTY) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING TWO (2) SHEETS, BY MY SIGNATURES HERETO, HAVE HEREBY CONSENTED TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 17th Street Associates, LLC, a California limited liability company

BY: BJK Development, Inc., a California corporation, Manager

BY: Sean J. Campbell, President

BENEFICIARY: Alta Pacific Bank

BY: Sean J. Campbell

PRINT NAME: Sean J. Campbell, PRINT NAME

PRINT CAPACITY: Executive Vice President of Company

OWNER'S ADDITIONAL DOCUMENT

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON August 08, 2013, before me, Milagros Chyn

A NOTARY PUBLIC, PERSONALLY APPEARED Sean J. Campbell

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I AM SUBSCRIBED TO IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES AND THAT BY HIS / HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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: Milagros Chyn

(NOTE: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 1928156

MY COMMISSION EXPIRES: April 05, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ADDITIONAL DOCUMENT

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON August 08, 2013, before me, Sandra Hay Peterson

A NOTARY PUBLIC, PERSONALLY APPEARED Sean J. Campbell

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I AM SUBSCRIBED TO IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES AND THAT BY HIS / HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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: Sandra Hay Peterson

(NOTE: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 1921149

MY COMMISSION EXPIRES: August 23, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

TAX STATEMENT

LARUEA 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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORD OF HIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID TAXES, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE

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

DATED THIS DAY OF 2013.

CLERK OF THE BOARD OF SUPERVISORS

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

CLERK'S STATEMENT

LARUEA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. 20, APPROVED THIS MAP ENTITLED "FINAL MAP No. 7414".

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

CLERK OF THE BOARD OF SUPERVISORS

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

APPROVAL

THIS MAP IS APPROVED THIS DAY OF 2013.

BY: DATE:

MOHAMMED HURU

DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

APPROVED AS TO FORM

DEANIS J. HERRERA, CITY ATTORNEY

BY: DATE:

DEPUTY CITY ATTORNEY

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

CITY AND COUNTY SUBMITTER'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, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: DATE: August 21, 2013

BRUCE R. STORRS

MY LICENSE EXPIRES SEPTEMBER 30, 2015

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SEAN J. CAMPBELL, ON MARCH 21, 2013. I HEREBY STATE THAT THIS FINAL MAP IS SUBSTANTIALLY CONFORMABLE TO THE APPROVED CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: DATE: 8-11-13

BARRY A. PIERCE

MY LICENSE EXPIRES SEPTEMBER 30, 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. 20, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILING.

RECORDER'S STATEMENT

FILED THIS DAY OF 2013, IN BOOK OF CONDOMINIUM MAPS AT PAGE: INCLUSIVE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AT THE REQUEST OF SEAN J. CAMPBELL.

BY: DATE:

COUNTY RECORDER

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

FINAL MAP No. 7414

A TWO LOT SUBDIVISION

BEING A SUBDIVISION OF THAT REAL PROPERTY

DESCRIBED IN THAT CERTAIN DEED

RECORDED ON APRIL 11, 2013 IN REEL K873 IMAGE 0024.

PARCEL "A" WILL CONTAIN 20 (TWENTY) RESIDENTIAL CONDOMINIUM

UNITS AND 5 (FIVE) COMMERCIAL CONDOMINIUM UNITS.

PARCEL "B" WILL CONTAIN 21 (TWENTY ONE) RESIDENTIAL CONDOMINIUM

UNITS AND 5 (FIVE) COMMERCIAL CONDOMINIUM UNITS.

EACH BEING A MIXED-USE CONDOMINIUM PROJECT ON A SINGLE LOT

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

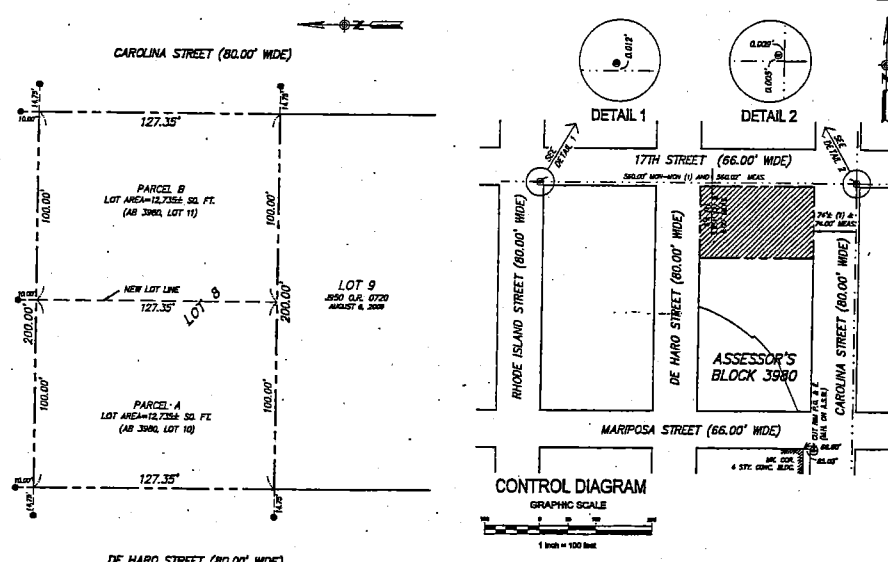
DATE: AUGUST 2013

BARRY A. PIERCE

TRANSMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 2

AS 3866, L&E, & ADDRESS: 1717 17TH STREET



LEGEND	ABBREVIATIONS	PARCEL "A"	PARCEL "B"
PROPERTY LINE	AB	UNIT NO.	UNIT NO.
ADJACENT PARCEL LINES	CB	PROPOSED ASSESSOR PARCEL NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
RIGHT OF WAY LINE	CS	101 - 105	101 - 105
MONUMENT LINE	MS	101 - 107	101 - 107
NEW LOT LINE	NS	101 - 109	101 - 109
MARK MONUMENT MAP	OS	101 - 111	101 - 111
FOUND CITY MONUMENT	PS	101 - 113	101 - 113
FOUND MAIL & TAG (M)	QS	101 - 115	101 - 115
FOUND CROSS CUT	RS	101 - 117	101 - 117
SET MAIL & TAG 1/2 IN	TS	101 - 119	101 - 119
	US	101 - 121	101 - 121
	VS	101 - 123	101 - 123
	WS	101 - 125	101 - 125
	XS	101 - 127	101 - 127
	YS	101 - 129	101 - 129
	ZS	101 - 131	101 - 131
	AS	101 - 133	101 - 133
	BS	101 - 135	101 - 135
	CS	101 - 137	101 - 137
	DS	101 - 139	101 - 139
	ES	101 - 141	101 - 141
	FS	101 - 143	101 - 143
	GS	101 - 145	101 - 145
	HS	101 - 147	101 - 147
	IS	101 - 149	101 - 149
	JS	101 - 151	101 - 151
	KS	101 - 153	101 - 153
	LS	101 - 155	101 - 155
	MS	101 - 157	101 - 157
	NS	101 - 159	101 - 159
	OS	101 - 161	101 - 161
	PS	101 - 163	101 - 163
	QS	101 - 165	101 - 165
	RS	101 - 167	101 - 167
	TS	101 - 169	101 - 169
	US	101 - 171	101 - 171
	VS	101 - 173	101 - 173
	WS	101 - 175	101 - 175
	XS	101 - 177	101 - 177
	YS	101 - 179	101 - 179
	ZS	101 - 181	101 - 181
	AS	101 - 183	101 - 183
	BS	101 - 185	101 - 185
	CS	101 - 187	101 - 187
	DS	101 - 189	101 - 189
	ES	101 - 191	101 - 191
	FS	101 - 193	101 - 193
	GS	101 - 195	101 - 195
	HS	101 - 197	101 - 197
	IS	101 - 199	101 - 199
	JS	101 - 201	101 - 201
	KS	101 - 203	101 - 203
	LS	101 - 205	101 - 205
	MS	101 - 207	101 - 207
	NS	101 - 209	101 - 209
	OS	101 - 211	101 - 211
	PS	101 - 213	101 - 213
	QS	101 - 215	101 - 215
	RS	101 - 217	101 - 217
	TS	101 - 219	101 - 219
	US	101 - 221	101 - 221
	VS	101 - 223	101 - 223
	WS	101 - 225	101 - 225
	XS	101 - 227	101 - 227
	YS	101 - 229	101 - 229
	ZS	101 - 231	101 - 231
	AS	101 - 233	101 - 233
	BS	101 - 235	101 - 235
	CS	101 - 237	101 - 237
	DS	101 - 239	101 - 239
	ES	101 - 241	101 - 241
	FS	101 - 243	101 - 243
	GS	101 - 245	101 - 245
	HS	101 - 247	101 - 247
	IS	101 - 249	101 - 249
	JS	101 - 251	101 - 251
	KS	101 - 253	101 - 253
	LS	101 - 255	101 - 255
	MS	101 - 257	101 - 257
	NS	101 - 259	101 - 259
	OS	101 - 261	101 - 261
	PS	101 - 263	101 - 263
	QS	101 - 265	101 - 265
	RS	101 - 267	101 - 267
	TS	101 - 269	101 - 269
	US	101 - 271	101 - 271
	VS	101 - 273	101 - 273
	WS	101 - 275	101 - 275
	XS	101 - 277	101 - 277
	YS	101 - 279	101 - 279
	ZS	101 - 281	101 - 281
	AS	101 - 283	101 - 283
	BS	101 - 285	101 - 285
	CS	101 - 287	101 - 287
	DS	101 - 289	101 - 289
	ES	101 - 291	101 - 291
	FS	101 - 293	101 - 293
	GS	101 - 295	101 - 295
	HS	101 - 297	101 - 297
	IS	101 - 299	101 - 299
	JS	101 - 301	101 - 301
	KS	101 - 303	101 - 303
	LS	101 - 305	101 - 305
	MS	101 - 307	101 - 307
	NS	101 - 309	101 - 309
	OS	101 - 311	101 - 311
	PS	101 - 313	101 - 313
	QS	101 - 315	101 - 315
	RS	101 - 317	101 - 317
	TS	101 - 319	101 - 319
	US	101 - 321	101 - 321
	VS	101 - 323	101 - 323
	WS	101 - 325	101 - 325
	XS	101 - 327	101 - 327
	YS	101 - 329	101 - 329
	ZS	101 - 331	101 - 331
	AS	101 - 333	101 - 333
	BS	101 - 335	101 - 335
	CS	101 - 337	101 - 337
	DS	101 - 339	101 - 339
	ES	101 - 341	101 - 341
	FS	101 - 343	101 - 343
	GS	101 - 345	101 - 345
	HS	101 - 347	101 - 347
	IS	101 - 349	101 - 349
	JS	101 - 351	101 - 351
	KS	101 - 353	101 - 353
	LS	101 - 355	101 - 355
	MS	101 - 357	101 - 357
	NS	101 - 359	101 - 359
	OS	101 - 361	101 - 361
	PS	101 - 363	101 - 363
	QS	101 - 365	101 - 365
	RS	101 - 367	101 - 367
	TS	101 - 369	101 - 369
	US	101 - 371	101 - 371
	VS	101 - 373	101 - 373
	WS	101 - 375	101 - 375
	XS	101 - 377	101 - 377
	YS	101 - 379	101 - 379
	ZS	101 - 381	101 - 381
	AS	101 - 383	101 - 383
	BS	101 - 385	101 - 385
	CS	101 - 387	101 - 387
	DS	101 - 389	101 - 389
	ES	101 - 391	101 - 391
	FS	101 - 393	101 - 393
	GS	101 - 395	101 - 395
	HS	101 - 397	101 - 397
	IS	101 - 399	101 - 399
	JS	101 - 401	101 - 401
	KS	101 - 403	101 - 403
	LS	101 - 405	101 - 405
	MS	101 - 407	101 - 407
	NS	101 - 409	101 - 409



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. 3980 Lot No. 008

Address: 1717 17th St.

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

A handwritten signature in dark ink, appearing to read "José Cisneros", is written over a horizontal line.

José Cisneros

Tax Collector

Dated this 16th day of August 2013


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: November 28, 2012

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

Attention: Mr. Scott F. Sanchez

2012. 1558 SQ

Project ID: 7414			
Project Type: 2 Lot Subdivision and 51 Units Multi Use (41 Residential, 10 Commercial)			
Address#	StreetName	Block	Lot
1717	17TH ST	3980	008
415	DE HARO ST	3980	008
310	CAROLINA ST	3980	008
Tentative Map Referral			

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

X 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 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 12/21/12
Brittany Bendito for
 Mr. Scott F. Sanchez, Zoning Administrator