File No. 140765	Committee Item No.	
	Board Item No.	69

# COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:		Date
Board of Su	pervisors Meeting	Date July 15, 2014
Cmte Boar	rd	
	Motion	
	Resolution	
	Ordinance	
	Legislative Digest	_
	Budget and Legislative Analyst	Report
	Youth Commission Report	
님 님	Introduction Form	
	Department/Agency Cover Lette	er and/or Report
	MOU Grant Information Form	
	Grant Budget	
HH	Subcontract Budget	
	Contract/Agreement	
H	Form 126 – Ethics Commission	
H H	Award Letter	
	Application	
<b>一</b>	Public Correspondence	
	•	
OTHER	(Use back side if additional spa	ce is needed)
	Routing Sheet 06/26/2014	
	DPW Order No. 182705	
	Planning Memo 01/09/08	
	Tax Certification 06/16/2014	
	Final Map	
•	by: John Carroll	Date_July 8, 2014
Completed	by:	Date

[Final Map 4690 - 520-530 Hampshire Street]

Motion approving Final Map 4690, an 11 residential unit and 12 commercial unit, mixed-use Condominium Project, located at 520-530 Hampshire Street, being a subdivision of Assessor's Block No. 4015, Lot No. 001, and adopting findings pursuant to the General Plan, and the eight priority policies of City Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP 4690", an 11 residential unit and 12 commercial unit, mixed-use condominium project, located at 520-530 Hampshire Street, being a subdivision of Assessor's Block No. 4015, Lot No. 001, comprising 3 sheets, approved June 24, 2014, by Department of Public Works Order No. 182705 is hereby approved and said map is adopted as an Official Final Map 4690; 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 January 9, 2008, that the proposed subdivision is consistent with the objectives and policies of the General Plan, and the eight priority policies of Planning Code, Section 101.1; 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.

RECOMMENDED:

Mohammed Nuru

Director of Public Works

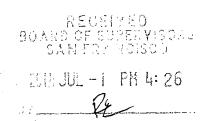
DESCRIPTION APPROVED:

Bruce R. Storrs, PLS

City and County Surveyor



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

Final Map No.	Date Sent:	Date Due at BOS
4690	Thursday, June 26, 2014	Thursday, July 3, 2014
Block/Lot 4015 / 001	Map Address 520 – 530 H	lampshire Street

#### **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
6/27/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <u>John.Malamut@sfdpw.org</u> Tel: (415) 554-4622	6/27/14
7/1/14	Mohammed Nuru Director of Public Works City Hall, Room 348	7/1/14 mun
	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.	



#### City and County of San Francisco

#### San Francisco Department of Public Works

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: 182705** 

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

APPROVING FINAL MAP 4690, 520 – 530 HAMPSHIRE STREET, AN 11 RESIDENTIAL UNIT AND 12 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 4015, LOT NO. 001.

AN 11 RESIDENTIAL UNIT AND 12 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 9, 2008, 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 4690", 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 January 9, 2008, 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 Director of Public Works



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

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

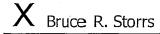
APPROVED:

June 24, 2014

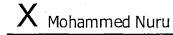
MOHAMMED NURU, DIRECTOR

6/24/2014

6/24/2014



Storrs, Bruce City and County Surveyor



Nuru, Mohammed Director, DPW





Gavin Newsom, Mayor Fred V. Abadi, Ph.D., Director RECEIVED ...



(415) 554-5800 FAX (415) 554-6843 http://www.sfdpw.com

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager Bruce Storrs, City and County Surveyor

Date: July 24, 2007

Project ID 4690				
Project Type 11 Units Live Work, Commercial (12 lot(s))				
Address#	StreetName	Block	Lot	
520 - 530 HAMPSHIRE ST 4015 001				
Tentative Map Referral				

Department of City Planning 1660 Mission Street San Francisco, CA 94103

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.

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X Print of Parcel Map

X List "B"

X Proposition "M" Findings

X 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 1 9 2000

PLANNING DEPARTMENT

MAN CHANGE FOR

Mr. Lawkince 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.



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.

4015

Lot No. 001

Address:

520-530 Hampshire St.

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



José Cisneros

**Tax Collector** 

Dated this 16th day of June 2014

AB 4015 LOT 1

520-530 HUMPSHIRE STREET

OMNER'S STATEMENT	SURVEYOR'S STATEMENT	
WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE RELL PROPERTY SURVINCED AND SHOWN LIPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.	THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED MON A PRILL SURVEY MADE ON COTOBERT 12, 2013 IN CONFORMANCE WITH THE RECOMPRESENTS OF THE SUBSENTISSION MAP AND LOCAL ORDINANCE AT THE RECOMPRESENTS OF THE SUBSENTISSION MAP AND ADDITION OF THE MEMBERS OF THE SUBSENTISSION MAP AND THE PROSTRESS MONORATE. RECOMMENTS AND OF THE CHARACTER AND COLOURY THE POSTROSS MONORATE, AND THAT THE MANABERTS AND SUFFICIENT TO EMPLOYED THE POSTROSS MONORATE, AND THAT THE STAND MAP SUBSTITUTIONAL TO COMPOSITION TO THE CHARACTER, AND THAT THE STAND MAP SUBSTITUTIONAL TO COMPOSITION TO THE CHARACTER,  WE WAS THE STAND MAP SUBSTITUTIONAL TO COMPOSITIONS TO THE COMPOSITIONALLY.	
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BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAM FRANCISCO

BY AND COUNTY OF SAM FRANCISCO

BY AND COUNTY OF SAM FRANCISCO

DA STORRS LS. 6914



#### BOARD OF SUPERVISOR'S APPROVAL

ON 20. THE BOARD OF SUPERMINOR'S OF THE CITY AND COUNTY OF SAN TRANCISCO, STATE OF CULFORMA APPROXED AND PASSED MOTION NO. OF SUPERMINOR'S IN PILE IN THE OFFICE OF THE BOARD OF SUPERMINOR'S IN PILE IN.

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FINAL MAP NO. 4690

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CITY AND COUNTY OF SAN PHANCISCO, STATE OF CALFORNIA.

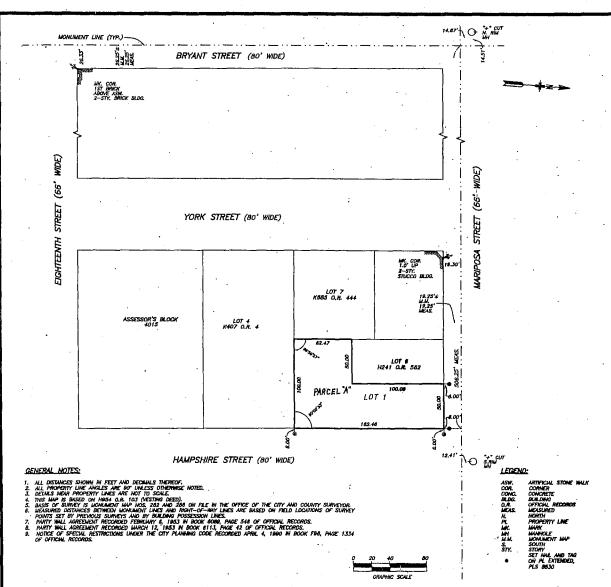
MARTIN M. RON ASSOCIATES, INC. Land Surveyors 859 Herrison Street, Suite 200 Sen Prencisco California

JUNE 2014

SHEET 1 OF 3

AB 4015 LOT I

520-530 HAMPSHIRE STREET



#### CONDOMINIUM NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINUM PLAN AS DESCRIBED IN CLUPDRING CAN. CODE SECTION 4285. THIS COMMUNIUM PROJECT IS LIMITED TO A MUNICIPAL OF 11 RESIDENTIAL UNITS AND 12 COMMERCIAL PROJECT IS

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EUT(S) AND EUTING COMPONENTS, BUT PATHAMENTS AND PASSACRAMYS, STARMAYS, CORRIDOR(S), ELEMATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SIGN. RESTROOMS THAT THE BUILDING COOR REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDROPED INTEREST.

C) UNLESS SPECIFIED OTHERMISE IN THE GOVERNING DOCUMENTS OF A CONDOMINUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENINGS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, BY PERPETUTY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

(II) ALL FRONTING SIDEMALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCHOCURIENTS AND PRIMITELY MANIFAMED STREET TRESS FRONTING THE PROPERTY, AND ANY OTHER GRIGATION MORSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MANIFACING THE PUBLIC WORKS CODE OR OTHER APPLICABLE MANIFACING TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MANIFACING TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MUNITAINED, REPAIRED, AND REPLICED ACCORDING TO THE CITY REQUIRELENTS, EACH HOMEOWHER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HEP PROPORTIONATE GOLDATION TO THE HOMEOWHERS' ASSOCIATION FOR THE MUNITEDIMACE, REPAIR, AND REPLICEMENT OF THOSE AREAS, FALLINE TO UNDERTHAN SLOT MUNITEDIMACE, REPAIR, AND REPLICEMENT MAY RESULT IN CITY DEPONEMENT, AND ABITEMENT ACTIONS AGAINST THE HOMEOWHERS' ASSOCIATION AND/OR THE REPONDULL HOMEOWHERS, WHICH MAY MICLIDE BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWHER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR MICKLERY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OF BESTRON, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOW SHALL SUCH APPROVAL CONSTITUTE A NAMED OF THE SUBCOMBER'S OBLIGATION TO ABATE ANY OUTSTANDING MAKEPIAL CODE WOLLTHOUS, ANY STRUCTURES CONSTRUCTED SUBSECULITY TO APPROVAL OF THIS FINAL MAY STRUCTURES CONSTRUCTED SUBSECULITY TO APPROVAL OF THIS FINAL WAS SHALL COMELY WITH ALL RELIYAMY MICKENDLUCKED SCHOOLS BY MICHAEL BY MOT LIMITED TO THE PLANMING, MUSISMO AND BULGDING DETAILS. SHALLDING BY THE THE OF ANY APPLICATION FOR RECURRISE PERMITS.

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a) ENGROACHMENT FROM/ONTO ADJOHNING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HERBEY ACCHONNELDED AND IT SHILL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS MOULED TO RESOLVE ANY SOURS THAT MAY ARISE THERE FROM. THIS MAP DOES NOT COMEY ANY OWNERSHEW INTEREST IN SUCH ENGROACHMENT AREAS TO THE PROPERTY OWNERS.

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

CONDOMINIUM UNITS	ASSESSOR'S PARCEL MUMBERS
1-23	AB 4013, LOIS 41 - 43

## FINAL MAP No. 4690

AN 11 RESIDENTIAL UNIT AND 12 COMMERCIAL UNIT
MIXED-USE CONDOMINUM PROJECT
A SERBANSIAN OF THAT REAL PROFERTY
DESCRIBED IN THAT CERTIAN GRANT DEED RECORDED
ON AUGIST 17, 2001 IN REAL 1963 AND HAGE 103
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CLUFORNIA.

MARTIN M. FION ASSOCIATES, INC. Land Surveyors 859 Hartson Street, Suite 200 8an Francisco California

JANE 2014

SCALE: 1"=40"

SHEET J OF J

AB 4015 LOT 1 520-530 HAMPSHIRE STREET