

File No. 180360

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

Board Item No. 60

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: April 17, 2018

### 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 and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input 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"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

### OTHER

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Public Works Order No. 187432 March 29, 2018</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Tax Certificate</u>                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Planning Decision July 20, 2017</u>              |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Final Map</u>                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | _____   |
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Prepared by: Jocelyn Wong

Date: April 12, 2018

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 9376 - 3501 Geary Boulevard]

2  
3 **Motion approving Final Map 9376, a 13 residential unit and two commercial unit, mixed-**  
4 **use condominium project, located at 3501 Geary Boulevard, being a subdivision of**  
5 **Assessor's Parcel Block No. 1084, Lot No. 001B; and adopting findings pursuant to the**  
6 **General Plan, and the priority policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 9376", a 13 residential unit and  
9 two commercial unit, mixed-use condominium project, located at 3501 Geary Boulevard,  
10 being a subdivision of Assessor's Parcel Block No. 1084, Lot No. 001B, comprising two  
11 sheets, approved March 29, 2018, by Department of Public Works Order No. 187432, is  
12 hereby approved and said map is adopted as an Official Final Map 9376; 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  
15 Planning Department, by its letter dated July 08, 2017, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan and the priority policies of  
17 Planning Code, Section 101.1; 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.

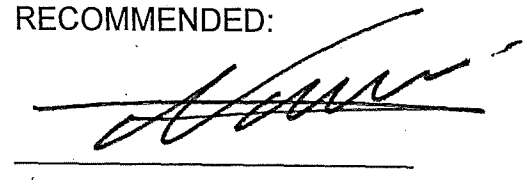
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of Public Works



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



Mark Farrell, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 187432**

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

APPROVING FINAL MAP 9376, 3501 GEARY BOULEVARD, A 15 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 1084-001B

**A 15 UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated July, 08, 2017 stated that the subdivision is consistent 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. One (1) paper copy 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 9376", 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 July, 08, 2017, from the City Planning Department stating the subdivision is consistent 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:

BY   
 2018 APR -6 AM 11:16  
 RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO



3/29/2018

3/29/2018

X Bruce R. Storrs

Storrs, Bruce  
City and County Surveyor  
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed  
Director, DPW  
Signed by: Nuru, Mohammed



Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

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**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

**Block No.            1084            Lot No.    001B**

**Address:            3501 Geary Blvd**

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

**Dated this 3rd day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



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**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No.            1084            Lot No. 001B

Address:            3501 Geary Blvd

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map:                        \$5,907,000

Established or estimated tax rate:                        1.2000%

Estimated taxes liened but not yet due:                        \$70,884.00

Amount of Assessments not yet due:                        \$892.00

These estimated taxes and special assessments have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

**Dated this 3rd day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



City and County of San Francisco  
 San Francisco Public Works · Bureau of Street-Use and Mapping  
 1155 Market Street, 3rd Floor · San Francisco, CA 94103  
 sfpbpublicworks.org · tel 415-554-5810 · fax 415-554-6161



### TENTATIVE MAP DECISION

Date: July 20, 2017

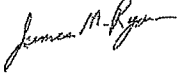
Department of City Planning  
 1650 Mission Street, Suite 400  
 San Francisco, CA 94103

Project ID: 9376			
Project Type: 13 Residential Unit and 2 Commercial Unit Mixed Use New Construction			
Address#	StreetName	Block	Lot
3501	GEARY BLVD	1084	001B
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

 James Ryan  
 2017.07.20 12:45:08 -08'00'

for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class: na/a, CEQA Determination Date: not a project under CEQA, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

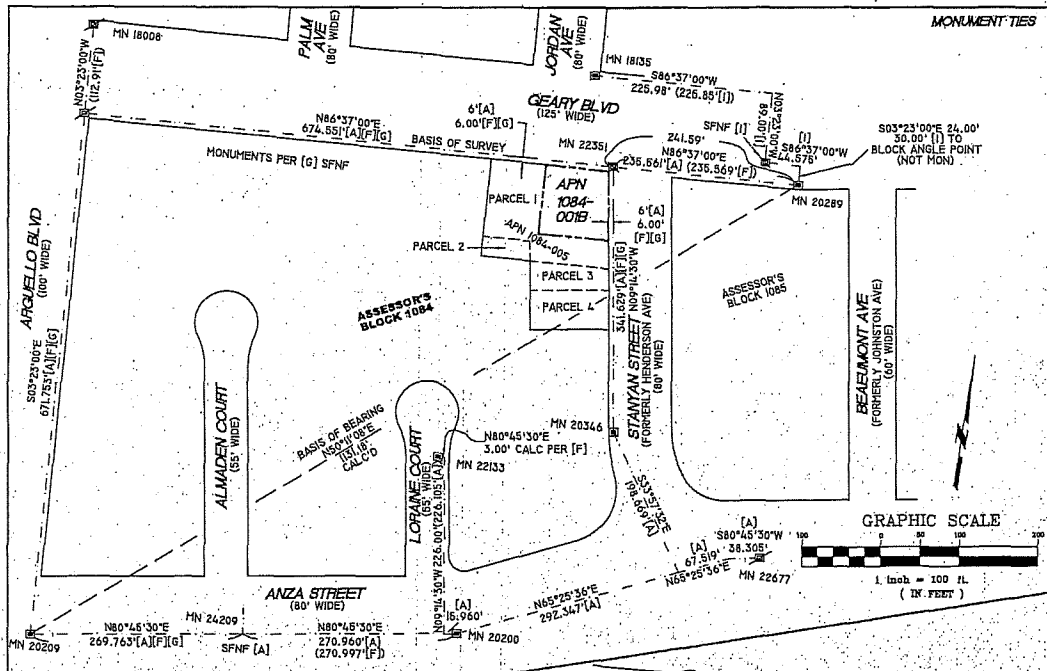
Signed: **Laura Ajello**  
Digitally signed by Laura Ajello  
 DN: dc=org, dc=sfpov, dc=cityplanning, ou=CityPlanning,  
 ou=Current Planning, cn=Laura Ajello,  
 email=Laura.Ajello@sfgov.org  
 Date: 2017.08.07 14:55:50 -0700

Date: 7/8/2017

Planner's Name: Laura Ajello  
 for, Scott F. Sanchez, Zoning Administrator

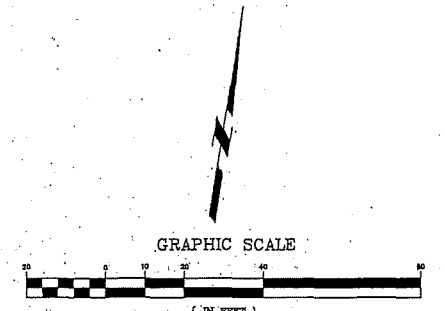






THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

ASSESSOR'S PARCEL NUMBER	UNIT	COMMERCIAL
APN 1084-012	UNIT 1	COMMERCIAL
APN 1084-013	UNIT 2	COMMERCIAL
APN 1084-014	UNIT 21	
APN 1084-015	UNIT 22	
APN 1084-016	UNIT 23	
APN 1084-017	UNIT 24	
APN 1084-018	UNIT 31	
APN 1084-019	UNIT 32	
APN 1084-020	UNIT 33	
APN 1084-021	UNIT 34	
APN 1084-022	UNIT 41	
APN 1084-023	UNIT 42	
APN 1084-024	UNIT 43	
APN 1084-025	UNIT 44	
APN 1084-026	UNIT 45	



- LEGEND**
- O.R. OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO
  - SET RIVET AND 0.04" BRASS TAG "PLS 7639"
  - PROPERTY LINE
  - - - MONUMENT LINE
  - · - · - ADJACENT LOT LINE/RIGHT OF WAY LINE
  - U.O. UNKNOWN ORIGIN
  - ( · ) RECORD DIMENSIONS
  - ⊥ FOUND T CUT IN CURB
  - ⊥ FOUND L CUT IN CURB
  - S.F.N.F. SEARCHED FOR NOT FOUND
  - DL DEED LINE
  - BLD COR BUILDING CORNER
  - MN MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
  - FOUND NAIL IN GRANITE POST IN WELL PER [A], UNLESS OTHERWISE NOTED
  - MONUMENT PER [A] SEARCHED FOR BUT NOT FOUND

**BASIS OF BEARING**  
THE CALCULATED BEARING S50°11'08"W BETWEEN FOUND MONUMENTS PER [A] AS SHOWN HEREON.

**BASIS OF SURVEY**  
DEED RECORDED IN DOC NO. 2016-K283167-00 O.R. ON JULY 6, 2016

**GENERAL NOTES**

- (1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- (2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- (3) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (4) ALL DISTANCES SHOWN ARE MEASURED, EXCEPT FOR THOSE SHOWN IN PARENTHESIS.

**REFERENCES**  
THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [ · ] .

[A] MAP OF FRANCISCO HEIGHTS FILED IN BOOK N OF MAPS, PAGES 17-21, ON 8-21-1936 O.R. (SEE ALSO "T-11-2" ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO).

[B] HISTORICAL BLOCK DIAGRAM "1084A" ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO, NO TITLE, DATED 1-3-1934.

[C] FIELD NOTES INDEX 1085, ORDER NO. 10765M DATED 7-24-35, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.

[D] FIELD NOTES INDEX 1083, ORDER NO. 10714M DATED 8-05-35, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.

[E] FIELD NOTES INDEX 1085, ORDER NO. 10718M DATED 8-12-35, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.

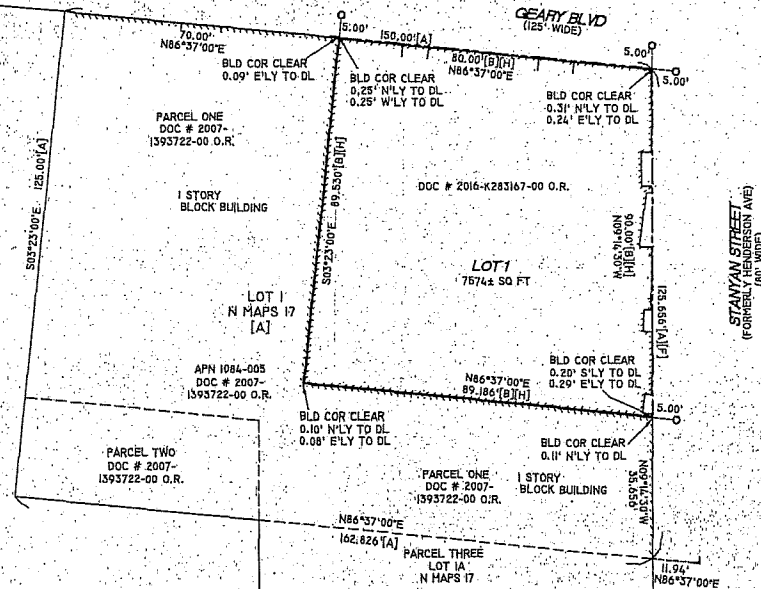
[F] RECORD OF SURVEY NO 5392 FILED IN BOOK CC OF MAPS, PAGE 88, ON 10-23-2008 O.R.

[G] PARCEL MAP 2649 FILED IN BOOK 47 OF PARCEL MAPS, PAGES 95-101, ON 4-24-2008 O.R.

[H] GRANT DEED RECORDED IN DOC NO. 2016-K283167-00 O.R. ON JULY 6, 2016 (SUBJECT)

[I] BLOCK DIAGRAM REF BLOCK NO 1086D ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO

[J] RECORD OF SURVEY RECORDED IN BOOK 66 OF MAPS, PAGE 131, O.R. ON 12/29/2016.



**FINAL MAP 9376**

OF  
A MIXED USE CONDOMINIUM PROJECT CONTAINING  
13 RESIDENTIAL AND 2 COMMERCIAL UNITS  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
IN DOC NO. 2016-K283167-00 O.R. ON JULY 6, 2016  
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
SCALE 1"=20' MARCH 2016

**GEOMETRIX SURVEYING ENGINEERING INC.**

8436 CALIFORNIA STREET  
SAN FRANCISCO, CA 94118  
(415) 422-0527  
(415) 422-0577 FX  
LOU@GEOMETRIXSURVEY.COM  
WWW.GEOMETRIXSURVEY.COM

APN 1084-001B 3501 GEARY BLVD / 1 STANYAN ST SHEET 2 OF 2

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