

File No. 191147

Committee Item No. _____

Board Item No. 62

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 19, 2019

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 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"/> | 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 checked="" type="checkbox"/> | Public Works Order No. 202151 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 09/27/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates - 10/25/19 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Map |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: November 15, 2019

Prepared by: _____

Date: _____

1 [Final Map 9705 - 502-7th Street]

2
3 **Motion approving Final Map 9705, a 16 residential unit condominium project, located at**
4 **502-7th Street, being a subdivision of Assessor's Parcel Block No. 3780, Lot No. 001;**
5 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**


7
8 MOVED, That the certain map entitled "Final Map 9705", a 16 residential unit
9 condominium project, located at 502-7th Avenue, being a subdivision of Assessor's Parcel
10 Block No. 3780, Lot No. 001, comprising three sheets, approved October 31, 2019, by
11 Department of Public Works Order No. 202151 is hereby approved and said map is adopted
12 as an Official Final Map 9705; 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 September 27, 2018, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; 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.
25

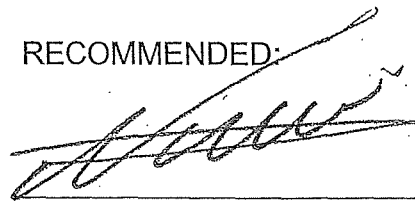
1 DESCRIPTION APPROVED:

2 
3

4 Bruce R. Storrs, PLS

5 City and County Surveyor

RECOMMENDED:



Mohammed Nuru

Director of Public Works

City and County of San Francisco



London N. Breed, Mayor
Mohammed Nuru, Director

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 NOV -8 AM 10:58

BY _____

San Francisco Public Works

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

1 Dr. Carlton B. Goodlett Place, S.F., CA 94102

(415) 554-6920 ■ www.SFPublicWorks.org



Public Works Order No: 202151

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

APPROVING FINAL MAP 9705, 502 7TH STREET, A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 3780 (OR ASSESSORS PARCEL NUMBER 3780-001). [SEE MAP]

A 16 UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated SEPTEMBER 27, 2018 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 9705", 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 SEPTEMBER 27, 2018, 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:



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

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce
County Surveyor

X

DocuSigned by:

Julia Dawson

Nuru, Mohammed
Director

Certificate Of Completion

Envelope Id: 7417CBF602644F6F923003D644D994F7

Status: Completed

Subject: Order 202151 - Final Map 9705; 502 7th Street

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

DPW DocuSign

AutoNav: Enabled

30 Van Ness Ave. Suite 4400

Envelopeld Stamping: Enabled

San Francisco, CA 94102

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

IP Address: [REDACTED]

Record Tracking

Status: Original

Holder: DPW DocuSign

Location: DocuSign

10/31/2019 11:20:50 AM

Signer Events

Bruce Storrs

Bruce.Storrs@sfdpw.org

Public Works

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Bruce Storrs
97ABC41507B0494...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Signed using mobile

Timestamp

Sent: 10/31/2019 11:20:52 AM

Viewed: 10/31/2019 11:38:23 AM

Signed: 10/31/2019 11:38:35 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Julia Dawson

julia.dawson@sfdpw.org

Deputy Director

Public Works

Security Level: Email, Account Authentication
(None)

DocuSigned by:
Julia Dawson
AC312F8341B64A0...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Signed using mobile

Sent: 10/31/2019 11:38:36 AM

Resent: 10/31/2019 3:33:00 PM

Viewed: 10/31/2019 3:39:17 PM

Signed: 10/31/2019 3:39:26 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Steinberg, David

David.Steinberg@sfdpw.org

Executive Assistant to the Director

San Francisco Public Works

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 10/31/2019 11:20:52 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events

Daniel, Shane

Shane.Daniel@sfdpw.org

City and County of San Francisco

Security Level: Email, Account Authentication
(None)Electronic Record and Signature Disclosure:
Not Offered via DocuSign**Status****COPIED****Timestamp**

Sent: 10/31/2019 11:38:36 AM

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

10/31/2019 3:33:00 PM

Certified Delivered

Security Checked

10/31/2019 3:39:18 PM

Signing Complete

Security Checked

10/31/2019 3:39:26 PM

Completed

Security Checked

10/31/2019 3:39:26 PM

Payment Events**Status****Timestamps**



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
sfpublicworks.org • tel 415-554-5810 • fax 415-554-6161



TENTATIVE MAP DECISION

Date: July 23, 2018

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

Project ID: 9705			
Project Type: 16 Residential Units New Condominium Project			
Address#	StreetName	Block	Lot
502	07TH ST	3780	001
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,

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 N/A, CEQA Determination Date N/A, 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

Date

9/27/2018

Planner's Name Xinyu Liang
for, Scott F. Sanchez, Zoning Administrator



TAX CERTIFICATE

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 regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 3780
Lot: 001
Address: 502 07Th St

David Augustine, Tax Collector

Dated this 25th day of October 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT:

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

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

OWNER: SOMA ACQUISITION II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PRESIDIO BAY VENTURES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: LIBERTAS VENTURES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: K. Sanandaji
K. CYRUS SANANDAJI, MANAGER

BENEFICIARY: FIRST REPUBLIC BANK

BY: Robert J. Morschhead
NAME: Robert J. Morschhead
TITLE: Vice President

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON October 25 2019 BEFORE ME Cheryl Macil, Notary Public

PERSONALLY APPEARED K. Cyrus Sanandaji
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/ 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 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 OFFICIAL SEAL

SIGNATURE: Cheryl Macil

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2164310

MY COMMISSION EXPIRES: 10/03/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco
ON October 25 2019 BEFORE ME W.W. Sigmund

PERSONALLY APPEARED Robert Morschhead Jr.
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/ 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 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 OFFICIAL SEAL

SIGNATURE: W.W. Sigmund

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2239691

MY COMMISSION EXPIRES: May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20____

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 MOTION NO. _____ ADOPTED _____ 20____ APPROVED THIS MAP ENTITLED "FINAL MAP 9705".

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

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:
THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER NO. _____

BY: _____ DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON _____ 20____ THE BOARD OF SUPERVISOR'S 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 SUPERVISOR'S IN FILE NO. _____

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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF 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: Bruce R. Storrs DATE: October 31, 2019
BRUCE R. STORRS L.S. 6914

**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 SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SOMA ACQUISITION II, LLC ON APRIL 16, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Benjamin B. Ron DATE: 10-25-2019

BENJAMIN B. RON
PLS No. 5015

**RECORDER'S STATEMENT:**

FILED THIS _____ DAY OF _____, 20____

AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS; AT PAGES _____

AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

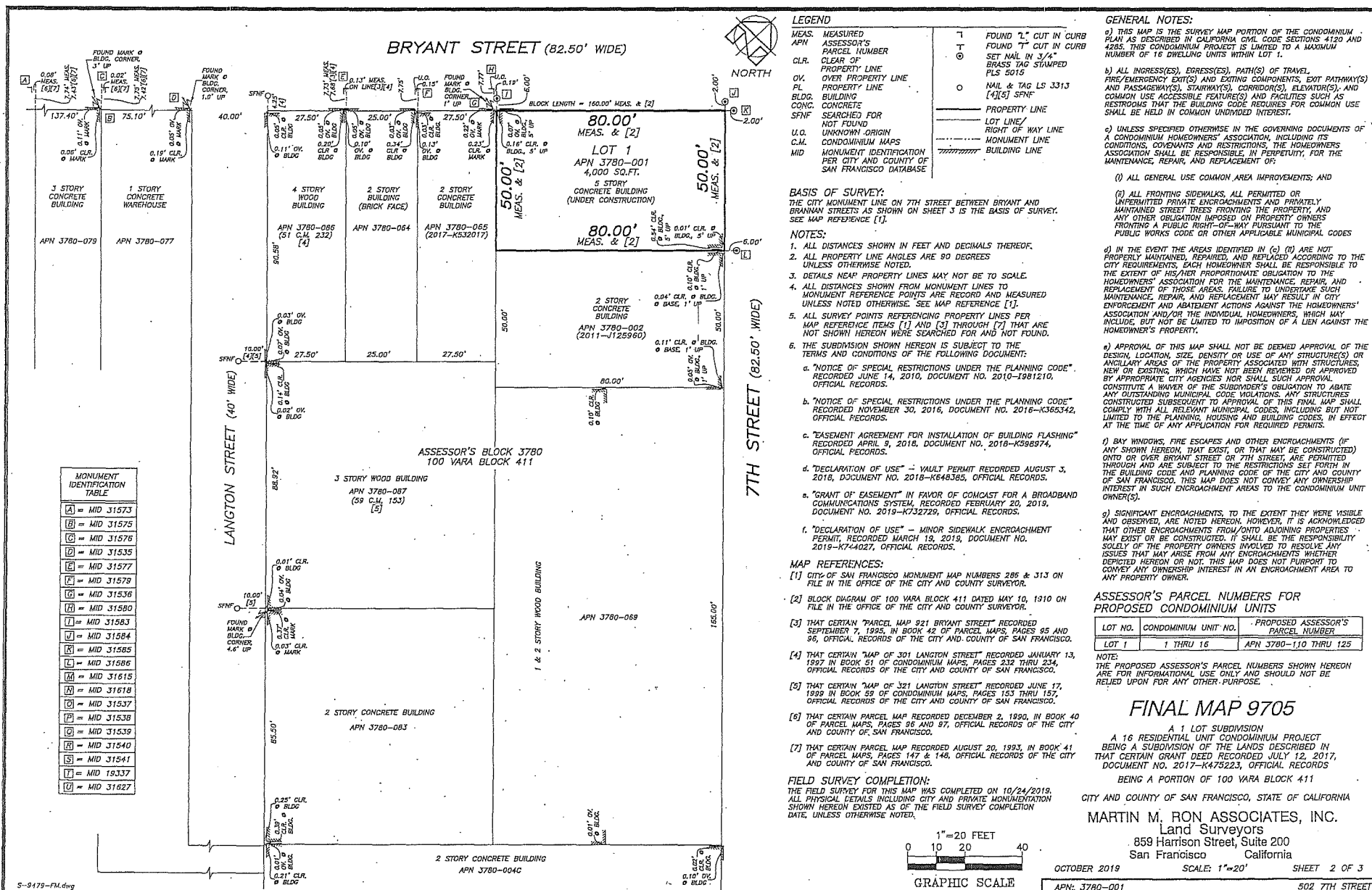
SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9705

A 1 LOT SUBDIVISION
A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED JULY 12, 2017,
DOCUMENT NO. 2017-K475223, "OFFICIAL RECORDS"
BEING A PORTION OF 100 VARA BLOCK 411
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2019 SHEET 1 OF 3
APN: 3780-001 502 7TH STREET

6538





SEE SHEET 2 FOR LEGEND

MONUMENT IDENTIFICATION TABLE	
A	= MID 3157
B	= MID 3157
C	= MID 3157
D	= MID 3153
E	= MID 3157
F	= MID 3157
G	= MID 3153
H	= MID 3158
I	= MID 3158
J	= MID 3158
K	= MID 3158
L	= MID 3158
M	= MID 3161
N	= MID 3161
O	= MID 3153
P	= MID 3153
Q	= MID 3153
R	= MID 3154
S	= MID 3154
T	= MID 1933
U	= MID 3162

A 1 LOT SUBDIVISION
A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED JULY 12, 2017,
DOCUMENT NO. 2017-K475223; OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 411

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2019

SCALE: 1"=40'

SHEET 3 OF 3

APN: 3780-001

502 7TH STREET