

File No. 191143

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

Board Item No. 59

## 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. 202131     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 06/24/19 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates - 10/04/19       |
| <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"/>            | _____                             |

Prepared by: Lisa Lew

Date: November 15, 2019

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

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

1 [Final Map 9829 - 2346 Lombard Street]

2  
3 **Motion approving Final Map 9829, a six residential unit and two commercial unit,**  
4 **mixed-use condominium project, located at 2346 Lombard Street , being a subdivision**  
5 **of Assessor's Parcel Block No. 0489, Lot No. 015; and adopting findings pursuant to**  
6 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**  
7


8       MOVED, That the certain map entitled "Final Map 9829", a six residential unit and two  
9 commercial unit, mixed-use condominium project, located at 2346 Lombard Street, being a  
10 subdivision of Assessor's Parcel Block No. 0489, Lot No. 015, comprising two sheets,  
11 approved October 30, 2019, by Department of Public Works Order No. 202131 is hereby  
12 approved and said map is adopted as an Official Final Map 9829; 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 June 24, 2019, 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

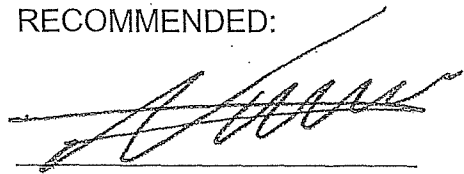
1 DESCRIPTION APPROVED:

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 **RECEIVED**  
**BOARD OF SUPERVISORS**  
**SAN FRANCISCO**



London N. Breed, Mayor  
Mohammed Nuru, Director

2019 NOV -8 AM 10: 53

BY

*dr*

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: 202131

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

APPROVING FINAL MAP 9829, 2346 LOMBARD STREET, A 6 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 015 IN ASSESSORS BLOCK NO. 0489 (OR ASSESSORS PARCEL NUMBER 0489-015). [SEE MAP]

AN 8 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated JUNE 24, 2019 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 9829", 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 JUNE 24, 2019, 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<sup>97ABC41507B0494...</sup>

County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed<sup>81145AB17F474FA...</sup>

Director

## Certificate Of Completion

Envelope Id: F201ABDAF88F4331950B293428517AB6

Status: Completed

Subject: Order 202131 - Final Map 9829; 2346 Lombard 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

Envelope 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

10/30/2019 1:50:55 PM

## Signer Events

Bruce Storrs

Bruce.Storrs@sfdpw.org

Public Works

Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
*Bruce Storrs*  
87ABC41507B0494...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Signed using mobile

## Timestamp

Sent: 10/30/2019 1:50:57 PM

Viewed: 10/30/2019 1:57:29 PM

Signed: 10/30/2019 1:57:46 PM

## Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Nuru, Mohammed

Mohammed.Nuru@sfdpw.org

Director

Public Works

Security Level: Email, Account Authentication (None)

DocuSigned by:  
*Nuru, Mohammed*  
81145AB17F474FA...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Sent: 10/30/2019 1:57:48 PM

Viewed: 10/30/2019 3:51:58 PM

Signed: 10/30/2019 3:52:02 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: 10/30/2019 1:50:57 PM

## 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: 10/30/2019 1:57:48 PM

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

Envelope Sent

Hashed/Encrypted

10/30/2019 1:57:48 PM

Certified Delivered

Security Checked

10/30/2019 3:51:58 PM

Signing Complete

Security Checked

10/30/2019 3:52:02 PM

Completed

Security Checked

10/30/2019 3:52:02 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  
sfpublishworks.org • tel 415-554-5810 • fax 415-554-6161



## Re-referral

Date: April 15, 2019

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

## TENTATIVE MAP DECISION

Project ID: 9829			
Project Type: 2 Commercial and 6 Residential units mixed use New Condominium			
Address#	StreetName	Block	Lot
2346	LOMBARD ST	0489	015
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

ADRIAN VERHAGEN  
Digitally signed by ADRIAN VERHAGEN  
DN: cn=ADRIAN VERHAGEN, o=DPW-BSM,  
email=adrian.verhagen@sfdpw.org, c=US  
Date: 2019.04.15 13:29:25 -07'00'

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 n/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  
Date: 2019.06.24 09:40:55 -07'00'

Date June 24, 2019

Planner's Name Laura Ajello  
for, Corey Teague, Zoning Administrator





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## 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: 0489  
Lot: 015  
Address: 2346 Lombard St

David Augustine, Tax Collector

Dated this 4th 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.

### OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 9829." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Declan Dwan

2346 LOMBARD STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: DECLAN DWAN, MANAGING PARTNER

TRUSTEE/BENEFICIARY:

Robert J. Morehead Robert J. Morehead Vice President  
SIGNED PRINTED NAME TITLE & COMPANY First Republic Bank

### 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 September 27, 2019  
BEFORE ME, Helen Dumont, NOTARY PUBLIC,  
PERSONALLY APPEARED DECLAN DWAN  
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/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 Helen Dumont

PRINTED NAME Helen Dumont

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2193408

MY COMMISSION EXPIRES April 23, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Francisco

### TRUSTEE/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 10, 2019

BEFORE ME, W.W. Siskin, NOTARY PUBLIC,  
PERSONALLY APPEARED Robert J. Morehead 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/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. Siskin

PRINTED NAME W.W. Siskin

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2239691

MY COMMISSION EXPIRES May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Francisco

### 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 DECLAN DWAN, IN JULY OF 2014. 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.



DATE: OCTOBER 14, 2019

Richard L. Langford  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2021

### APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

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

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

### BOARD OF SUPERVISORS' APPROVAL:

ON \_\_\_\_\_, 20\_\_\_\_, 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. \_\_\_\_\_

### 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 9829." 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

### 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

DATE: OCTOBER 30, 2019  
Bruce R. Storrs  
BRUCE R. STORRS, P.L.S. 6914



### RECORDER'S STATEMENT:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF  
CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

### FINAL MAP 9829

AN EIGHT UNIT MIXED USE CONDOMINIUM PROJECT  
WITH TWO COMMERCIAL UNITS AND SIX RESIDENTIAL UNITS  
A PORTION OF WESTERN ADDITION BLOCK 415  
BEING THAT PARCEL DESCRIBED IN THE DEED RECORDED  
ON OCTOBER 10, 2014 AS DOCUMENT 2014-4660029-00 IN THE  
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO

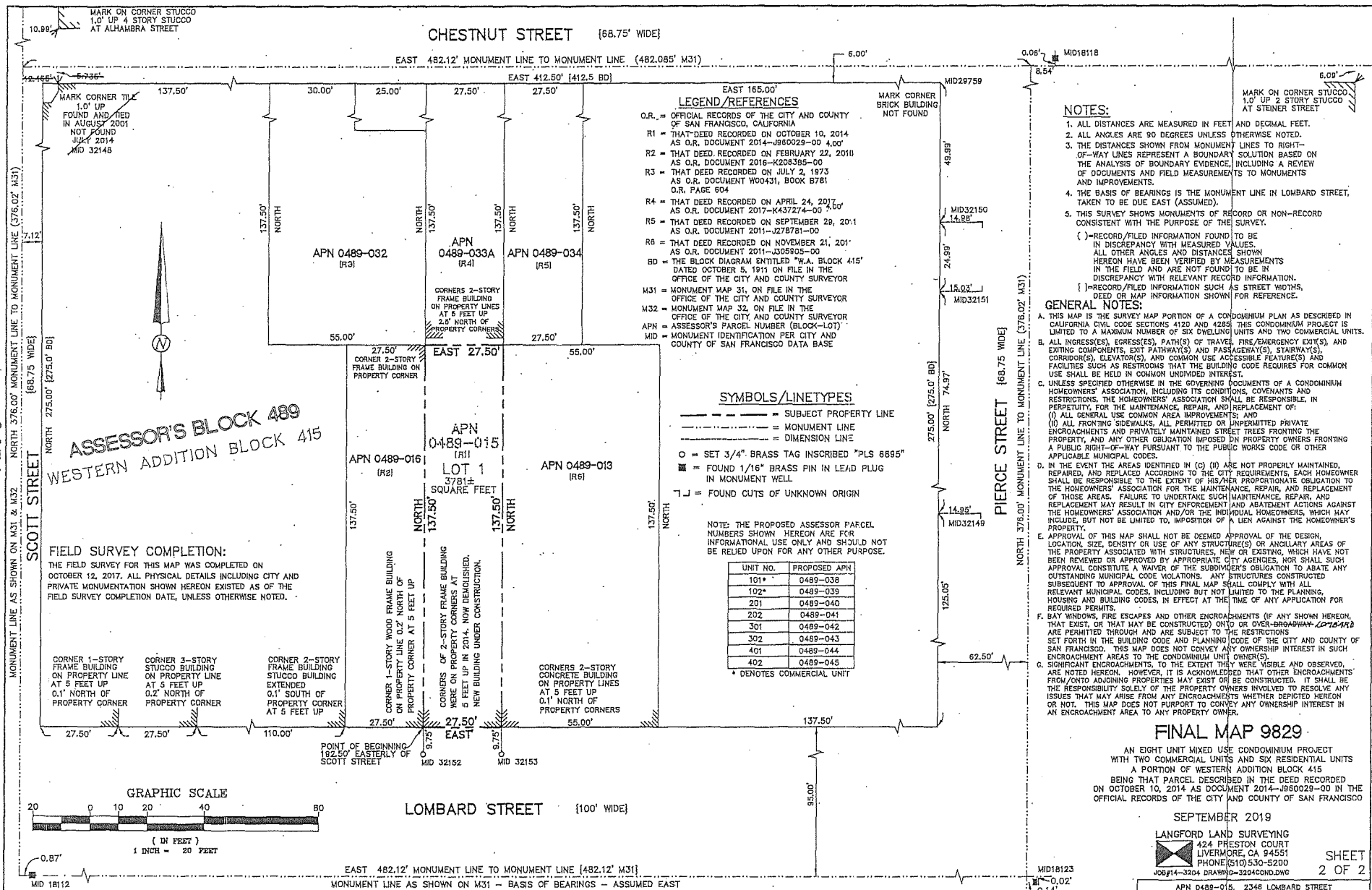
SEPTEMBER 2019

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (916) 530-5200  
JOB#14-3204 DRAWING-3204CONDOM

SHEET  
1 OF 2

APN 0489-015, 2346 LOMBARD STREET

6471

SHEET  
2 OF 2

