

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
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TDD/TTY No. (415) 554-5227

## MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair  
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: December 9, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, December 9, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, December 9, 2025. This resolution was acted upon during the Land Use and Transportation Committee meeting on Monday, December 8, 2025, at 1:30 p.m., by the votes indicated.

**BOS Item No. 43                      File No. 251175**

**[Final Map No. 10857 - 1301-1341 Evans Avenue]**

Motion approving Final Map No. 10857, a 20-Commercial Unit Condominium Project, located at 1301-1341 Evans Avenue, being a subdivision of Assessor's Parcel Block No. 5237, Lot No. 037; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye  
Supervisor Chyanne Chen – Aye  
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy  
Brad Russi, Deputy City Attorney

File No. 251175

Committee Item No. 9

Board Item No. 43

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: Dec. 8, 2025

Board of Supervisors Meeting:

Date: Dec. 9, 2025

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" 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 / DRAFT Mills Act 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 212289</u>                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Ten Map Decision – April 1, 2021</u>      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificate – December 5, 2025</u>    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Comm Rpt Rqst Memo – December 3, 2025</u> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>                                 |

Prepared by: John Carroll

Date: Dec. 5, 2025

Prepared by: John Carroll

Date: Dec. 8, 2025

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

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

1 [Final Map No. 10857 - 1301-1341 Evans Avenue]

2

3 **Motion approving Final Map No. 10857, a 20-Commercial Unit Condominium Project,**  
4 **located at 1301-1341 Evans Avenue, being a subdivision of Assessor’s Parcel Block**  
5 **No. 5237, Lot No. 037; and adopting findings pursuant to the General Plan, and the**  
6 **eight priority policies of Planning Code, Section 101.1.**

7

8           MOVED, That the certain map entitled “FINAL MAP No. 10857”, a 20-Commercial Unit  
9 Condominium Project, located at 1301-1341 Evans Avenue, being a subdivision of Assessor’s  
10 Parcel Block No. 5237, Lot No. 037, comprising three sheets, approved November 3, 2025, by  
11 Department of Public Works Order No. 212289 is hereby approved and said map is adopted  
12 as an Official Final Map No. 10857; 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 April 2, 2021, 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





San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 212289**

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

APPROVING FINAL MAP NO. 10857, 1301-1341 EVANS AVENUE, A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 037 IN ASSESSORS BLOCK NO. 5237 (OR ASSESSORS PARCEL NUMBER 5237-037). [SEE MAP]

**A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT**

The City Planning Department in its letter dated April 02, 2021, 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 No. 10857”, comprising three 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 April 02, 2021, 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:

**X** Signed by:  
*French, Eli*  
4748D0D14D5D475...

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French, Eli  
City and County Surveyor

**X** DocuSigned by:  
*Carla Short*  
073CF73A4EA6486...

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Short, Carla  
Director of Public Works



## TENTATIVE MAP DECISION

Date: April 1, 2021

Department of City Planning  
 49 South Van Ness Avenue  
 14th Floor, Suite 1400  
 San Francisco, CA 94103

<b>Project ID:</b> 10857			
<b>Project Type:</b> 20 units Commercial Condominium Conversion			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
1301 - 1341	EVANS AVE	5237	037
<b>Tentative Map Referral</b>			

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,

**James Ryan** Digitally signed by James Ryan  
 Date: 2021.04.01 08:37:09  
 -07'00'

James Ryan, PLS Acting 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  , CEQA Determination Date  , 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 **Xinyu Liang** Digitally signed by Xinyu Liang  
 Date: 2021.04.02 09:25:48 -07'00'

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator



## TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **5237**

Lot: **037**

Address: **1301 EVANS AVE**

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

David Augustine, Tax Collector

Dated **December 05, 2025** this certificate is valid for the earlier of 60 days from **December 05, 2025** or **December 31, 2025**. 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.

**OWNER'S & BENEFICIARY'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: The Arriaza Family Revocable Trust dated February 9, 2021

BY: Raul J. Arriaza, Trustee  
Raul J. Arriaza, Trustee  
BY: Denise M. Arriaza, Trustee  
Denise M. Arriaza, Trustee

OWNER: The Olson Family Trust dated 10/16/2014

BY: Carl Edward Olson, Trustee  
Carl Edward Olson, Trustee  
BY: Linda Lee Olson, Trustee  
Linda Lee Olson, Trustee

**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 09/25/25 BEFORE ME, Pablo D. Tisker  
A NOTARY PUBLIC, PERSONALLY APPEARED Raul J. Arriaza, Denise M. Arriaza, Carl E. Olson and Linda L. Olson

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 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: [Signature]  
SIGNATURE  
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2404575  
MY COMMISSION EXPIRES: May 17, 2026  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED \_\_\_\_\_ COUNTY RECORDER

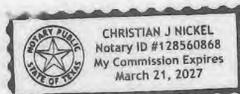
BENEFICIARY: JP MORGAN CHASE BANK, N.A.

SIGNED: Jennifer Smith  
PRINT NAME: Jennifer Smith TITLE: Authorized Officer

**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.

THE STATE OF TEXAS )  
COUNTY OF Tarrant )  
BEFORE ME, Christian J. Nickel, A NOTARY PUBLIC IN AND FOR  
Tarrant County IN THE STATE OF TEXAS, PERSONALLY APPEARED,  
Jennifer Smith AUTHORIZED SIGNER, KNOWN TO ME TO  
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND  
CONSIDERATION THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6<sup>th</sup> DAY OF October, 2025.  
Christian J. Nickel  
NAME: Christian J. Nickel  
NOTARY EXPIRES: March 21, 2027



**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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

ELIAS WINSLOW FRENCH, PLS 9406  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: Eli F  
DATE: 11-2-2025



**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 10857".

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

**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

**APPROVALS**

THIS MAP IS APPROVED THIS 3<sup>rd</sup> DAY OF November, 2025.  
BY ORDER NO. 212289

BY: Carla Short DATE: 11/05/2025

CARLA SHORT  
DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DAVID CHIU, CITY ATTORNEY

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. \_\_\_\_\_.

**FINAL MAP No. 10857**

A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT

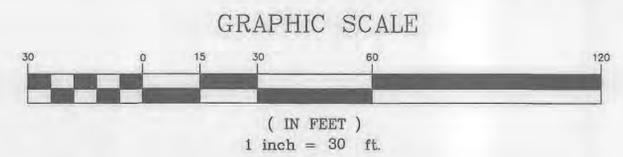
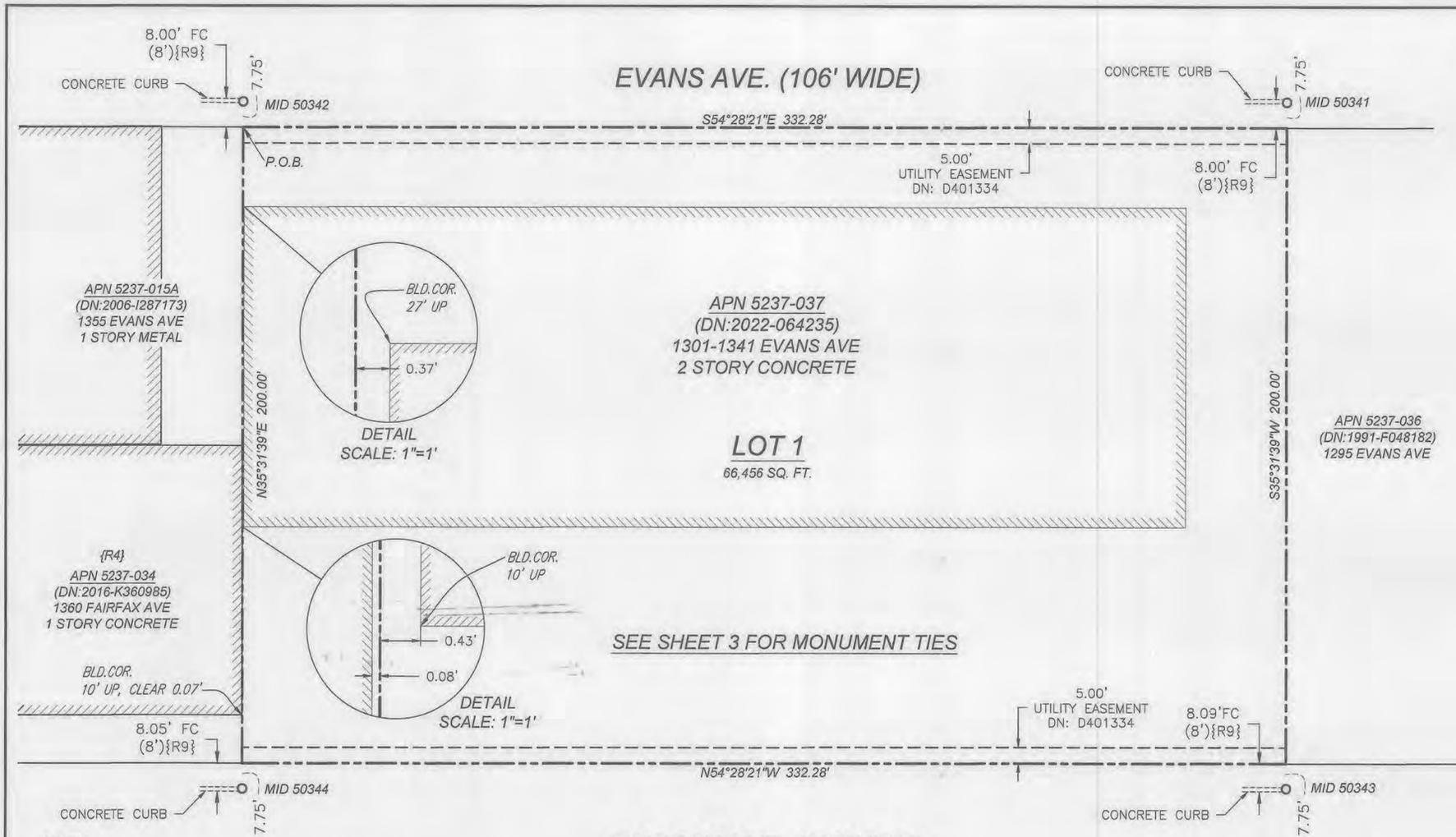
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 29, 2022 AS DOCUMENT NUMBER 2022-064235, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
SEPT. 2025



336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



**CONDOMINIUM GENERAL NOTES**

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of twenty (20) commercial units.
- b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
- c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
  - (i) All general use common area improvements; and
  - (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.
- d) In the event the areas identified in (c) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner'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 ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.
- f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Evans Avenue and/or Fairfax Avenue are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).
- g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

SEE SHEET 3 FOR MONUMENT TIES

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1301	5237-042
1303	5237-043
1305	5237-044
1307	5237-045
1309	5237-046
1315	5237-047
1317	5237-048
1319	5237-049
1321	5237-050
1323	5237-051
1325A	5237-052
1325B	5237-053
1327	5237-054
1329	5237-055
1331	5237-056
1333	5237-057
1335	5237-058
1337	5237-059
1339	5237-060
1341	5237-061

- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
  - P.O.B. POINT OF BEGINNING
  - DN: DOCUMENT NUMBER
  - RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
  - COR CORNER
  - BLD BUILDING
  - FC FACE OF CONCRETE CURB
  - PROPERTY LINE
  - - - EASEMENT LINE
  - /// BUILDING FOOTPRINT
  - SET NAIL AND 3/4" DIA. BRASS TAG MARKED "LS 7779" IN CONCRETE CURB

**RECORDED DOCUMENTS AFFECTING THIS FINAL MAP:**

- (1) Redevelopment Plan recorded June 6, 1969, DN: R-471000, RO,CCSF.
- (2) Amended Redevelopment Plan recorded February 29, 1988, DN: E-135915, RO,CCSF.
- (3) Amended Redevelopment Plan recorded February 29, 1988, DN: E-135923, RO,CCSF.
- (4) Amended Redevelopment Plan recorded July 17, 1995, DN: 95-G816262-00, RO,CCSF.
- (5) Declaration of Restrictions recorded May 8, 1970 in Reel B422 of Official Records, Image 870, RO,CCSF.
- (6) Easement for public and private utilities recorded September 26, 1983, DN: D401334, RO,CCSF.
- (7) Redevelopment Plan for the Bayview Hunter Point Redevelopment Project recorded June 23, 2006, DN: 2006-1199495-00, RO,CCSF.
- (8) Bayview Hunters Point Redevelopment Project Area Declaration of Restrictions recorded June 23, 2006, DN: 2006-1199500-00, RO,CCSF.

**FINAL MAP No. 10857**

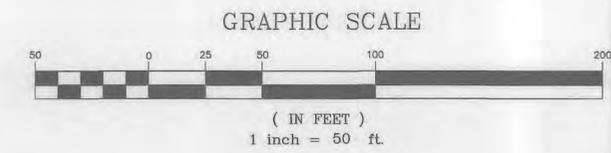
A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 29, 2022 AS DOCUMENT NUMBER 2022-064235, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA SEPT. 2025



336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

MID 20274  
2" DIA. BRASS DISC IN  
MONUMENT WELL  
(CORNER RECORD 10441)



**LEGEND**

- FOUND MONUMENT AS NOTED
- + FOUND "+" CUT IN CURB
- PROPERTY LINE
- BLOCK LINE
- - - MONUMENT TIE
- - - REFERENCE LINE ONLY, NOT SURVEYED
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- APN ASSESSOR'S PARCEL NUMBER
- DN: DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- CM CONDOMINIUM MAP
- PM PARCEL MAP

**GENERAL NOTES:**

- 1- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
- 2- ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
- 3- MEASURED DISTANCES EQUAL RECORD DISTANCES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
- 4- MONUMENTS PER {R2} WITHIN THE SUBJECT BLOCK WERE SEARCHED FOR AND NOT FOUND AT THE TIME OF THE SURVEY.
- 5- DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

**BASIS OF SURVEY:**

THE SOUTHERLY LINE OF FAIRFAX AVENUE WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN HEREON. THE EASTERLY LINE OF MENDELL STREET WAS ESTABLISHED AT 7.75' {R5} EASTERLY FROM THE FOUND "+" AND PERPENDICULAR TO FAIRFAX AVENUE WHICH ALSO FITS AN EVEN 40.00 FEET FROM THE MID 20274 IN THE INTERSECTION OF MENDELL AND EVANS. THE SUBJECT PROPERTY WAS ESTABLISHED PER RECORD DEED DIMENSIONS FROM THE EASTERLY LINE OF MENDELL STREET AND THE NORTHERLY LINE OF FAIRFAX AVENUE.

**REFERENCES:**

- {R1} GRANT DEED RECORDED 6/29/2022 AS DOCUMENT NUMBER 2022064235, RO,CCSF.
- {R2} MONUMENT MAPS NO. 331 AND 334, SO,CCSF.
- {R3} "PARCEL MAP OF THE NEW HUNTERS POINT COMMUNITY UNIT 1" FILED 4/27/1971 IN BOOK 1 PM AT PAGES 32 TO 42, RO,CCSF.
- {R4} PARCEL MAP FILED 6/30/1982 IN BOOK 23 PM PAGE 93, RO,CCSF.
- {R5} "MAP OF FAIRFAX / MENDELL" FILED 3/15/1983 IN BOOK 21 CM PAGES 1 TO 4, RO,CCSF.
- {R6} "RECORD OF SURVEY MAP OF INDIA BASIN INDUSTRIAL PARK" FILED 9/7/1972 IN BOOK "V" MAPS PAGES 92 TO 96, RO,CCSF.
- {R7} "PARCEL MAP OF PORTION OF BLOCK 4720, THE NEW HUNTERS POINT COMMUNITY UNIT 1" FILED 11/21/1975 IN BOOK "W" MAPS PAGES 36 TO 39, RO,CCSF.
- {R8} BLOCK DIAGRAM SURVEYED BY W. FIREBAUGH NOV. 22, 1915, FILENAME 5327b, SO,CCSF.
- {R9} GRADE MAP NO. 331, SO,CCSF.

**FIELD SURVEY COMPLETION STATEMENT**

THE FIELD SURVEY WAS COMPLETED ON 09/21/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED.

**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 RAUL ARRIAZA ON OCTOBER 28, 2021. 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: Daniel J. Westover  
DANIEL J. WESTOVER, L.S. 7779  
DATE: 9/16/25



**FINAL MAP No. 10857**

A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 29, 2022 AS DOCUMENT NUMBER 2022-064235, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO  
SCALE: AS SHOWN

CALIFORNIA  
SEPT. 2025



336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

Member, Board of Supervisors  
District 7



City and County of San Francisco

**MYRNA MELGAR**

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DATE: December 3, 2025

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

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A handwritten signature in blue ink, appearing to read "mm", located to the right of the "FROM:" line.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, December 9, 2025.

- |                        |   |
|------------------------|---|
| <b>File No. 250821</b> | <b>Resolution of Intent - Street Vacation - 1236 Carroll Avenue</b><br>Sponsor: Walton  |
| <b>File No. 251078</b> | <b>Potrero HOPE SF - Street Vacation for Various Streets</b><br>Sponsors: Mayor; Walton |
| <b>File No. 250886</b> | <b>Planning Code - Adaptive Reuse of Historic Buildings</b><br>Sponsor: Mayor           |
| <b>File No. 251175</b> | <b>Final Map No. 10857 - 1301-1341 Evans Avenue</b>                                     |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 8, 2025.

**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Schneider, Ian \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [French, Elias \(DPW\)](#); [Anderson, Kate \(DPW\)](#); [MALAMUT, JOHN \(CAT\)](#); [Dehghani, Jessica \(DPW\)](#)  
**Subject:** Final Map No. 10857 BOS Submittal  
**Date:** Monday, November 17, 2025 7:56:35 AM  
**Attachments:** [image001.png](#)  
[Order212289.docx.pdf](#)  
[10857 Motion\\_20251103.doc](#)  
[10857 SIGNED MOTION\\_20251107.pdf](#)  
[10857 DCP\\_APPROVAL\\_20210402.pdf](#)  
[10857 SIGNED MYLAR\\_20251107.pdf](#)  
[10857 TAX CERT\\_20251010.pdf](#)

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To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the November 25, 2025, meeting.

RE: Final Map Signature for 1301-1341 Evans Avenue, PID:10857

Regarding: BOS Approval for Final Map

APN: 5237/037

Project Type: A 20 Commercial Unit Condominium Project

See attached documents:

- PDF of signed DPW Order
- Word document of Motion and signed Motion
- PDF of Conditional DCP Approval
- PDF of signed mylar
- PDF of current Tax Certificate

If you have any questions regarding this submittal, please feel free to contact Elias French by email at [elias.french@sfdpw.org](mailto:elias.french@sfdpw.org) or by phone at 628.271.2124.

Kind regards,



**Jessica Dehghani She/Her**

Administrative Analyst

San Francisco Public Works

Project Delivery Division | Bureau of Surveying and Mapping

49 South Van Ness Avenue, 9<sup>th</sup> Floor | San Francisco, CA 94103