

File No. 201169

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

Board Item No. 48

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: October 20, 2020

### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

### OTHER

- Public Works Order No. 203514 \_\_\_\_\_
- Tentative Map Decision - 10/9/20 \_\_\_\_\_
- Tax Certificate - 10/9/20 \_\_\_\_\_
- Final Maps \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew

Date: October 16, 2020

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

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

1 [Final Map No. 10354 - 34 Langton Street]

2

3 **Motion approving Final Map No. 10354, a five residential unit condominium project,**  
4 **located at 34 Langton Street, being a subdivision of Assessor’s Parcel Block No. 3730,**  
5 **Lot No. 096; and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7

8           MOVED, That the certain map entitled “Final Map No. 10354”, a five residential unit  
9 condominium project, located at 34 Langton Street, being a subdivision of Assessor’s Parcel  
10 Block No. 3730, Lot No. 096, comprising two sheets, approved August 24, 2020, by  
11 Department of Public Works Order No. 203514 is hereby approved and said map is adopted  
12 as an Official Final Map No. 10354; 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 March 31, 2020, 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

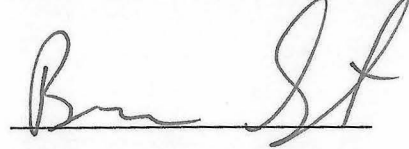
18           FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
19 the Director of the Department of Public Works to enter all necessary recording information on  
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s  
21 Statement as 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

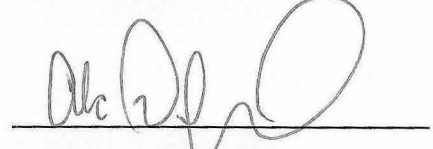
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried  
Acting Director of Public Works



**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: March 6, 2020

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

<b>Project ID:</b> 10354			
<b>Project Type:</b> 5 Residential Units New Condominiums			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
34	LANGTON ST	3730	096
<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,

\_\_\_\_\_  
 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 \_\_\_\_\_, 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 \_\_\_\_\_ Date \_\_\_\_\_

Planner's Name \_\_\_\_\_  
 for, Corey Teague, Zoning Administrator




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,

 Digitally signed by Bruce Storrs  
 Date: 2020.10.09 15:07:02 -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 , 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 **Claire Feeney** Digitally signed by Claire Feeney  
 DN: cn=Claire Feeney, o, ou,  
 email=cmfeeney88@gmail.com, c=US  
 Date: 2020.03.31 09:11:44 -08'00'

Date **31.March.20**

Planner's Name **Claire Feeney**  
 for, Corey Teague, Zoning Administrator



## NEW CONDOMINIUM CONVERSION

### San Francisco Public Works Referral Checklist

#### Property Information

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ProjectAddress:

Block/Lot(s):	Zoning:
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#### Related Applications

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Public Works' ID No.:	Planning Case No.:
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#### PUBLIC WORKS:

Tentative Parcel/Final Map*	Preliminary Title Report	Previous Land Use
Permit numbers for any approved building permits		Photographs of subject property
Prop M Findings	3R Report	Form 1: BMR units/designation (NSR)

**\*\*Notify Public Works of non-complying maps, incomplete applications or evidence of illegal structures.**

#### PLANNING:

##### PLANNING CODE COMPLIANCE

- Consistent with approved BPA/entitlement conditions, MMRP
- Dwelling Units Quality: Max 5% increase, 10% decrease in units to avoid CPC re-hearing.
- BMR Quantity: Matches recorded NSR. If approved as rental housing, condition on referral units for rent only and not owner-occupied. Condominium ownership does not preclude tenant occupancy.
- Enforcement: ENF cases, windows, etc.
- Open Space access and amount unchanged. Variance may be required if common OS becomes private OS or is reduced.
  - Verify spatial requirements for obstructions in required open spaces (§135 & 136).

##### EXISTING UNITS ON SITE CONVERTIBLE IF:

- 1 existing DU + new DUs; or
- Up to 2 existing DU + New DUS; if at least one unit is owner occupied for at least 1 year; or
- ≥ 2 existing units + new DU = convertible separately from existing dwelling units (cannot mix existing/new; existing must remain aggregated unless converted through bypass, ECP, lottery).

##### NEW UNITS NOT CONVERTIBLE IF:

- New unit is ADU. Exception: if new ADU was constructed on property with existing condos that were converted prior to 7/11/16.
- New units were not permitted under Planning Code §207.3 cannot be converted to be sold/separately financed(but can be a part of an existing unit) per Subdivision Code § 1380.1
- Units are the reestablishment of nonconforming dwellingsand/or reconstruction of noncomplying structures under Planning Code §186(d) and 188(b); they are subject to Subdivision Code conversion rules and are not considerednew construction.

##### CATEGORICAL EXEMPTION

- Reference CatEx clearance covering new construction
- Class 3: New construction or conversion of small structures no more than 4 units
- "Not a Project under CEQA"** No activity subject to a building permit, activities are limited to permitted work that is not considered a project under CEQA (interior)

**SAVE PDF**

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Date Reviewed



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](http://www.SFPublicWorks.org)

**Public Works Order No: 203514**

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

APPROVING FINAL MAP NO. 10354, 34 LANGTON STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 096 IN ASSESSORS BLOCK NO. 3730 (OR ASSESSORS PARCEL NUMBER 3730-096). [SEE MAP]

**A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated MARCH 31, 2020 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. 10354”, 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 MARCH 31, 2020, 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

DocuSigned by:

Bruce Storrs

Storrs, Bruce<sup>97ABC41507B0494...</sup>

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan<sup>18178336C84404A5...</sup>

Acting Director





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## 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: **3730**

Lot: **096**

Address: **0034V LANGTON ST**

David Augustine, Tax Collector

Dated **October 09, 2020** this certificate is valid for the earlier of 60 days from **October 09, 2020** or **December 31, 2020**. 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 AND HOLDERS OF A SECURITY INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 10354."

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

OWNERS: [Signature]  
PHILIP SEAN KIELY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY  
[Signature]  
PATRICK KIELY, A SINGLE MAN

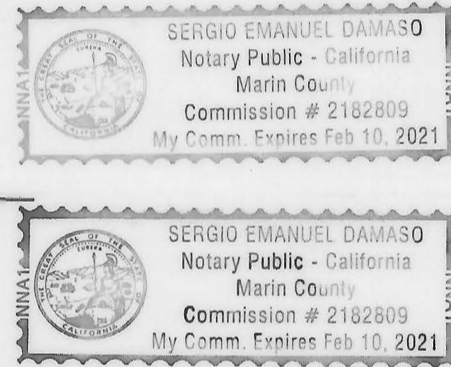
**OWNER'S ACKNOWLEDGMENT:**

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 MARIN  
ON 07/06/2020  
BEFORE ME, SERGIO EMANUEL DAMASO, NOTARY PUBLIC,  
PERSONALLY APPEARED PHILIP SEAN KIELY  
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 [Signature]  
PRINTED NAME SERGIO EMANUEL DAMASO  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS MARIN  
COMMISSION EXPIRES 02/10/2021  
COMMISSION NUMBER 2182809



**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 MARIN  
ON 07/06/2020  
BEFORE ME, SERGIO EMANUEL DAMASO, NOTARY PUBLIC,  
PERSONALLY APPEARED PATRICK KIELY  
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 [Signature]  
PRINTED NAME SERGIO EMANUEL DAMASO  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS MARIN  
COMMISSION EXPIRES 02/10/2021  
COMMISSION NUMBER 2182809



**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 PATRICK KIELY IN JULY OF 2013. 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: JULY 13, 2020  
[Signature]  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2021



**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 10354." 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

**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. \_\_\_\_\_.

**APPROVALS:**

THIS MAP IS APPROVED THIS 24th DAY OF August, 2020

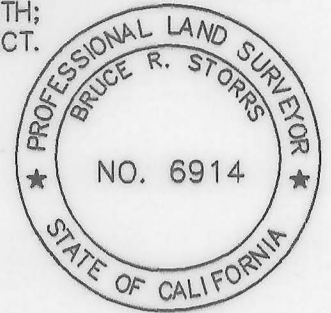
BY ORDER NO. 203514  
BY: [Signature] DATE: September 29, 2020

ALARIC DEGRANDI  
ACTING DIRECTOR OF PUBLIC WORKS  
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: AUGUST 19, 2020  
[Signature]  
BRUCE R. STORRS, P.L.S. 6914



**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY  
BY: [Signature]  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF

FINAL 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 10354**

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED ON APRIL 3, 2018 AS DOCUMENT 2018-K597240-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
ALSO BEING A PORTION OF 100 VARA BLOCK 40B  
JUNE 2020

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#13-3026 DRAWING=3026LANG.DWG

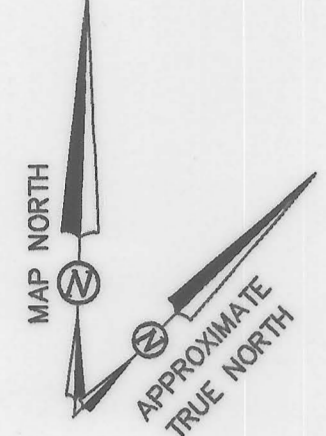
SHEET  
1 OF 2

APN 3730-096, 34 LANGTON STREET

**HOWARD STREET**  
{82.50' WIDE}

SUMNER STREET  
{21.5' WIDE}

ASSESSOR'S  
BLOCK 3730



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 APN
1	3730-411
2	3730-412
3	3730-413
4	3730-414
5	3730-415

**LEGEND/REFERENCES**

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON APRIL 3, 2018 AS O.R. DOCUMENT 2018-K597340-00
- R2 = THAT DEED RECORDED ON JANUARY 10, 2008 AS O.R. DOCUMENT 2008-1108275-00
- R3 = THAT DEED RECORDED ON DECEMBER 27, 2018 AS O.R. DOCUMENT 2018-K715620-00
- R4 = THAT DEED RECORDED ON APRIL 24, 2019 AS O.R. DOCUMENT 2019-K759815-00
- R5 = THAT DEED RECORDED ON MAY 19, 2005 AS O.R. DOCUMENT 2005-H956350-00
- R6 = PARCEL MAP NO. 4194 FILED ON OCTOBER 20, 2008 IN BOOK 107 OF CONDOMINIUM MAPS, O.R., AT PAGES 170-171
- R7 = THAT PARCEL MAP FILED ON JULY 22, 2003 IN BOOK 81 OF CONDOMINIUM MAPS, O.R., AT PAGES 115-118
- R8 = THAT MAP FILED ON AUGUST 1, 1997, IN BOOK 53 OF CONDOMINIUM MAPS, O.R., AT PAGES 201-205
- R9 = THAT MAP FILED ON AUGUST 13, 2001, IN BOOK 69 OF CONDOMINIUM MAPS, O.R., AT PAGES 120-122
- R10 = FINAL MAP 8589 FILED ON SEPTEMBER 26, 2017, IN BOOK 132 OF CONDOMINIUM MAPS, O.R., AT PAGES 162-163
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-PARCEL)
- MID XX = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- M285 = CITY OF SAN FRANCISCO MONUMENT MAP 285, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- M314 = CITY OF SAN FRANCISCO MONUMENT MAP 314, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- BD = THE BLOCK DIAGRAM ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, ENTITLED "100 VARA BLK. 408", UNDATED

TAGS PER R8 NOT FOUND

TAG PER R8 NOT FOUND

TAGS PER R8 & R9 NOT FOUND

TAG PER R9 & R10 NOT FOUND

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

EAST 112.10' {112.10' BD} (112' R4)

EAST 112.10' {112.10' BD} (112' R3)

EAST 75.00'

TAG PER R10 NOT FOUND

TAG PER R10 NOT FOUND

TAGS PER R10 NOT FOUND

BUILDING CORNER 0.1' SOUTH AND 0.1' EAST OF PROPERTY CORNER AT 5' UP  
2 STORY CONCRETE

APN 3730-084 {R4} 2 STORY WOOD FRAME BUILDING CORNER ON PROPERTY LINE, 2.4' WEST OF PROPERTY CORNER AT 24' UP

APN 3730-095 {R5} 2 STORY WOOD FRAME BUILDING CORNER 0.1' SOUTH AND 0.1' WEST OF PROPERTY CORNER AT 5' UP

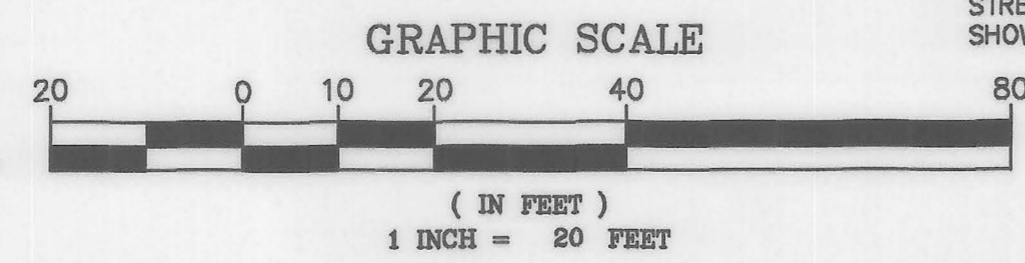
APN 3730-096 LOT 1 1875± SQUARE FEET {R1} BUILDING UNDER CONSTRUCTION

APN 3730-097 {R2} 3 STORY STUCCO BUILDING CORNER 0.1' SOUTH AND 0.1' WEST OF PROPERTY CORNER AT 5' UP

**KEY TO SYMBOLS**

- = SUBJECT PROPERTY LINE
- - - = OTHER PROPERTY LINE
- - - - - = DIMENSION LINE
- - - - - = MONUMENT LINE
- ⊕ = 3/4" BRASS TAG INSCRIBED "PLS 8895" OVER FOUND CUT OF UNKNOWN ORIGIN IN CURB TO BE SET BEFORE MAP RECORDS
- = FOUND 3/4" BRASS TAG - ILLEGIBLE SEE R6
- ⊥ = FOUND CUT IN CURB OF UNKNOWN ORIGIN ON PROPERTY LINE EXTENDED.
- = STONE MONUMENT NOT FOUND
- ( ) = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

**FIELD SURVEY COMPLETION:**  
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 1, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



TAG PER R10 NOT FOUND

**FOLSOM STREET** {82.50' WIDE}

MARK CORNER 2-STORY STUCCO BUILDING, 1.3' UP MID 35235

**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 NUMBER OF FIVE DWELLING 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, HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LANGTON STREET 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.

**NOTES:**

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
4. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN 7TH STREET, TAKEN TO BE DUE NORTH (ASSUMED).
5. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.

**FINAL MAP 10354**

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED ON APRIL 3, 2018 AS DOCUMENT 2018-K597240-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
ALSO BEING A PORTION OF 100 VARA BLOCK 408  
JUNE 2020

**LANGFORD LAND SURVEYING**  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#13-3026 DRAWING=3026LANG.DWG

MARK CORNER 2-STORY CONCRETE BUILDING, 1.6' UP MID 30125

SHEET 2 OF 2

APN 3730-096, 34 LANGTON STREET

WEST 229.75' MONUMENT LINE TO BLOCK CORNER {229.75' BD, R6, R7}

ASSESSOR'S BLOCK 3730

LANGTON STREET {35' WIDE}

7TH STREET {82.5' WIDE}

MONUMENT LINE AS SHOWN ON M285 & M314. BASIS OF BEARINGS DUE NORTH (ASSUMED)

MID 19009 NOT FOUND

MARK CORNER 3-STORY CONCRETE BUILDING, 1.0' UP MID 31140

{29.75' BD, R6, R7, R8, R10} {29.75'± M285}

{52.655'}

MID 35257

MARK CORNER 2-STORY CONCRETE BUILDING, 1.0' UP

MID 35236 MARK CORNER 2-STORY CONCRETE BUILDING, 1.9' UP

MID 30125

MARK CORNER 2-STORY CONCRETE BUILDING, 1.6' UP

MID 30125

MID 30125

**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Spitz, Jeremy \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)  
**Subject:** PID:10354 BOS Final Map Submittal  
**Date:** Monday, October 5, 2020 11:09:33 AM  
**Attachments:** [Order203514.docx.pdf](#)  
[Summary.pdf](#)  
[10354\\_Motion\\_20200422.doc](#)  
[10354\\_SIGNED\\_MOTION\\_20201005.pdf](#)  
[10354\\_SIGNED\\_MYLAR\\_20201005.pdf](#)  
[10354\\_DCP\\_APPROVAL\\_20200331.pdf](#)  
[10354\\_TAX\\_CERT\\_20200710.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 October 20, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map Signature for 34 Langton Street, PID: 10354

Regarding: BOS Approval for Final Map  
APN: 3730/096  
Project Type: 5 Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion & signed Motion
- PDF of signed Mylar map
- PDF of DCP Approval
- PDF of current Tax Certificate **(Updated tax certificate have been requested)**

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at [bruce.storrs@sfdpw.org](mailto:bruce.storrs@sfdpw.org).

Kind regards,

Jessica Mendoza | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
49 Van Ness Avenue, 9th Floor | San Francisco, CA 94103  
[Jessica.Mendoza@sfdpw.org](mailto:Jessica.Mendoza@sfdpw.org)