

File No. 251209

Committee Item No. _____

Board Item No. 48

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 16, 2025

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. 212392
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tentative Map Approval 10/21/25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MMRP 2/4/20
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Department Notice of Exemption 7/30/20
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificate 11/7/25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Map
<input type="checkbox"/>	<input type="checkbox"/>	

Prepared by: Lisa Lew

Date: December 12, 2025

Prepared by: _____

Date: _____

1 [Final Map No. 11676 - 3231- 3233 16th Street]

2
3 **Motion approving Final Map No. 11676, a two-lot vertical subdivision, lot one being a**
4 **five-unit residential condominium project located at 3231-3233 16th Street, being a**
5 **subdivision of Assessor's Parcel Block No. 3567, Lot No. 042; and adopting findings**
6 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**
7 **101.1.**

8
9 MOVED, That the certain map entitled "FINAL MAP No. 11676", a two-lot vertical
10 subdivision, lot one being a five-unit residential condominium project located at 3231-3233
11 16th Street, being a subdivision of Assessor's Parcel Block No. 3567, Lot No. 042, comprising
12 four sheets, approved December 04, 2025, by Department of Public Works Order No. 212392
13 is hereby approved and said map is adopted as an Official Final Map No. 11676; and, be it

14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the
16 Planning Department, by its letter dated October 21, 2025, that the proposed subdivision is
17 consistent with the General Plan, and the eight priority policies of Planning Code, Section
18 101.1; and, be it

19 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
20 the Director of the Department of Public Works to enter all necessary recording information on
21 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
22 Statement as set forth herein; and, be it

23 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
24 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
25 amendments thereto.

RECOMMENDED:

/s/

Carla Short

Director of Public Works



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

Public Works Order No: 212392

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

APPROVING FINAL MAP NO.11676, 3231 - 3233 16TH STREET, A 2 LOT VERTICAL SUBDIVISION, LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 042 IN ASSESSORS BLOCK NO. 3567 (OR ASSESSORS PARCEL NUMBER 3567-042). [SEE MAP]

A 2 LOT VERTICAL SUBDIVISION, LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 21, 2025, 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. 11676", comprising four 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 October 21, 2025, 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...

French, Eli
City and County Surveyor

X DocuSigned by:
Carla Short
073CF73A4EA6486...

Short, Carla
Director of Public Works



City and County of San Francisco

San Francisco Public Works · Bureau of Surveying and Mapping

Office of the City and County Surveyor

49 South Van Ness, 9th Floor · San Francisco, CA 94103

Tel 628-271-2000

Subdivision.Mapping@sfdpw.org



Date: Sept 16, 2025

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

Project ID: 11676			
Project Type: 2 Lot Vertical / Airspace Subdivision and 5 New Condominium units			
Address#	StreetName	Block	Lot
3231 - 3233	16TH ST	3567	042
Revised 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,

Elias W. French, PLS 9406
City and County Surveyor
Bureau of Surveying and Mapping

Elias W. French
Digitally signed by Elias W. French
Date: 2025.09.16 15:29:04-07'00'

☐ 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.

CEQA- Certificate of Exemption and MMRP

☐ 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 **Gabriela Pantoja**
Digitally signed by Gabriela Pantoja
Date: 2025.10.21 11:50:45 -07'00'

Date **10/21/2025**

Planner's Name **Gabriela Pantoja**
for, Corey Teague, Zoning Administrator

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
HISTORIC ARCHITECTURAL/CULTURAL RESOURCES				
Project Mitigation Measure 1: Archeological Testing Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).	Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).	Prior to issuance of site permits	Project sponsor to retain a qualified archeological consultant who shall report to the ERO. Qualified archeological consultant will scope archeological testing program with ERO.	Archeological consultant shall be retained prior to issuing of site permit. Archeological consultant has approved scope by the ERO for the archeological testing program Date Archeological consultant retained: _____ Date Archeological consultant received approval for archeological testing program scope: _____
<i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological	Project sponsor/ archeological consultant at the direction of the ERO.	Prior to any soil-disturbing activities on the project site.	Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by the ERO prior to any	Date ATP submitted to the ERO: _____ Date ATP approved by

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resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.			soils disturbing activities on the project site.	the ERO:_____
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of the Archeological Testing Program.	Archeological consultant shall submit report of the findings of the ATP to the ERO.	Date archeological findings report submitted to the ERO:_____
<ul style="list-style-type: none"> a. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or b. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. 				ERO determination of significant archeological resource present? Y N Would resource be adversely affected? Y N Additional mitigation to be undertaken by project sponsor? Y N
<i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to	Archeological consultant at the direction of the ERO	If there is a determination that an ADRP program is	Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall prepare	ADRP required? Y N Date:_____

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<p>preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. <p><i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the</p>		required	an ADRP if required by the ERO.	<p>Date of scoping meeting for ADRP: _____</p> <p>Date Draft ADRP submitted to the ERO: _____</p> <p>Date ADRP approved by the ERO: _____</p> <p>Date ADRP implementation complete: _____</p>

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accession policies of the curation facilities.				
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.</p> <p>The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archaeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or</p>	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	If human remains and/or funerary objects are found, coroner notification immediately; NAHC appoint MLD within 24 hours; MLD inspects remains within 48 hours of access	Project sponsor/ archeological consultant to monitor (throughout all soil disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Medical Examiner/ NAHC/ MLD	<p>Human remains and associated or unassociated funerary objects found? Y N Date:_____</p> <p>Persons contacted: _____ Date:_____</p> <p>Persons contacted: _____ Date:_____</p> <p>Inspection date:_____</p> <p>Recommendations received by sponsor and ERO:_____</p> <p>Burial Agreement received or ERO/sponsor determine that agreement cannot be reached Date:_____</p> <p>Considered complete on finding by ERO that all State laws regarding human remains/burial objects have been adhered to,</p>
			MLD to inspect the remains and make treatment and disposition recommendations MLD, ERO, Sponsor to develop Burial Agreement	
			ERO to ensure that Agreement is implemented as specified and burial disposition has occurred as agreed.	

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<p>curated as specified in the Agreement.</p> <p>Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor and MLD are unable to reach an Agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's archaeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner and the ERO.</p>				<p>consultation with MLD is completed as warranted, that sufficient opportunity has been provided to the archaeological consultant for any scientific /historical analysis of remains/funerary objects specified in the Agreement, and the agreed-upon disposition of the remains has occurred. Date:_____</p>
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the archeological data recovery, inventorying, analysis and interpretation.</p>	<p>Project sponsor/ archeological consultant</p>	<p>Following completion of soil disturbing activities. Considered complete upon distribution of final FARR. Date Draft FARR submitted to ERO:_____ Date FARR approved</p>

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copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.				by ERO: _____ Date of distribution of Final FARR: _____ Date of submittal of Final FARR to information center: _____

TRIBAL CULTURAL RESOURCES

Project Mitigation 2: Tribal Cultural Resources Interpretive Program

If the ERO determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the TCR could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.

If the Environmental Review Officer (ERO) determines that preservation-in-place of the TCR is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required when feasible.

If the Environmental Review Officer (ERO), in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor

Project sponsor, archaeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.

If significant archeological resources are present, during implementation of the project.

Project sponsor, archaeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives shall implement the project redesign, completion of archeological resource preservation plan, or interpretive program of the TCR, if required.

Considered complete upon project redesign, completion of ARPP, or interpretive program of the TCR, if required.

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shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.				



Notice of Exemption

Approval Date: July 30, 2020
Case No.: 2018-011065ENV
Project Title: 3231-3233 16th Street
Zoning: NCT [Valencia Street Neighborhood
Commercial Transit]
40-X Height and Bulk District
Block/Lot: 3567/042
Lot Size: 2,748 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Gary Gee, Gary Gee Architects, Inc.
(415) 863-8881, GGee@garygee.com
Staff Contact: Megan Calpin
(628) 652-7508, megan.calpin@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: \$71 filing fee

A. Project Description

The site is currently occupied with an approximately 1,610-square-foot, 25-foot-6-inch-tall, two-story residential building with two dwelling units and 141 square feet of private open space at the rear of the property; an approximately 9-foot-7-inch-tall, one-story, 420-square-foot garage with two vehicular parking spaces at the front of the lot; and an approximately 210-square-foot residential storage shed and 30-square-foot garbage enclosure, each near the middle of the lot. The existing residential building on site was constructed in 1910 and is considered individually eligible for listing in the California Register as an example of Edwardian buildings constructed immediately after the 1906 Earthquake and Fire. The garage and shed are not contributing elements of the historic resource.

The project would demolish the existing garage, storage shed, and garbage enclosure at the front and middle of the lot and construct an approximately 40-foot-tall, four-story, 2,360-square-foot residential

building with five dwelling units at the front property line. The existing 3233 and 3233A two-unit residential building would remain at the rear of the lot, and no modifications are proposed to that structure. Three of the new units would have private open space, in the form of a 40-square-foot deck over the rear yard on the third floor and a 95-square-foot deck over the rear yard on the fourth floor. In the middle of the lot, approximately 690 square feet of common open space would remain. With implementation of the project, there would be a total of seven dwelling units on the lot and 3,970 square feet of residential use.

B. Determination:

The City and County of San Francisco decided to carry out or approve the project on July 30, 2020 when the Planning Commission took Discretionary Review of Building Permit 2018.0807.6659 and approved the project with modifications, pursuant to San Francisco Planning Code section 311 (e). A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file nos. 2018-011065ENV and 2018-011065DRP. In addition, documents may be examined at the Department of Building Inspection, 49 South Van Ness Avenue, San Francisco, CA, 94103.

An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

1. ___ Ministerial (Sec. 21080(b)(1); 15268)
2. ___ Declared Emergency (Sec. 21080(b)(3); 15269(a))
3. ___ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
4. ___ Categorical Exemption. State type and section number: _____
5. ___ Statutory Exemption. State code number: _____
6. X Community Plan Exemption (Sec. 21083.3; 15183)

This project in its approved form has been determined to be exempt from environmental review because it would implement programmatic archaeological and tribal cultural mitigation measures from the Eastern Neighborhoods EIR to reduce potential impacts to less-than-significant.

Richard Hillis
Planning Director



By Lisa Gibson, Environmental Review Officer

September 8, 2020

Date

cc: Gary Gee, Gary Gee Architects, Inc.
Colm Brennan, Property Owner



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: **3567**

Lot: **042**

Address: **3231-3233A 16TH ST**

David Augustine, Tax Collector

Dated **November 07, 2025** this certificate is valid for the earlier of 60 days from **November 07, 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 to obtain another certificate.

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

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

OWNERS:

3231 16TH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Colm Brennan

BY: COLM BRENNAN, MANAGING MEMBER

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 December 3, 2025

BEFORE ME, Stephen George Ross, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Colm Brennan
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.

Stephen George Ross
SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Stephen George Ross
PRINTED NAME:

September 4, 2029
COMMISSION EXPIRES:

2529355
COMMISSION # OF NOTARY:

Marin
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF , 20, AT M.
IN BOOK OF FINAL MAPS, AT PAGE(S) AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

BENEFICIARY:

BANK OF MARIN

BY: SVP / Regional Manager
TITLE:

David Casassa
PRINT NAME:

BENEFICIARY 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 December 3, 2025

BEFORE ME, Stephen George Ross, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: David Casassa
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.

Stephen George Ross
SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Stephen George Ross
PRINTED NAME:

September 4, 2029
COMMISSION EXPIRES:

2529355
COMMISSION # OF NOTARY:

Marin
PRINCIPAL COUNTY OF BUSINESS:

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 COLM BRENNAN ON MAY 18, 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.



FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 12-02-25

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, IF ANY, 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 W. FRENCH, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: Eli F
ELIAS W. FRENCH, PLS 9406



DATE: 12-4-2025

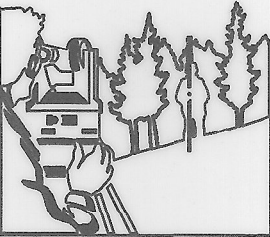
FINAL MAP NO. 11676
A 2 LOT VERTICAL SUBDIVISION
LOT 1 BEING A 5 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 22, 2022, DOCUMENT NUMBER 2022070333 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 38

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
DECEMBER, 2025



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

APN 3567-042

3231-3233 16TH STREET

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 NO. 11676".

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 4th DAY OF December, 2025

BY ORDER NO. 212392

BY: Carla Short DATE: December 5, 2025

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

APPROVED AS TO FORM:

DAVID CHIU, 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.

GENERAL NOTES REGARDING CONDOMINIUM PROJECT ON LOT 1:

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 (5) 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, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 16TH 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.

VERTICAL SUBDIVISION NOTE:

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

NOTE:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS"

RECORDED ON DECEMBER 03, 2025
DOCUMENT NO. 2025101611

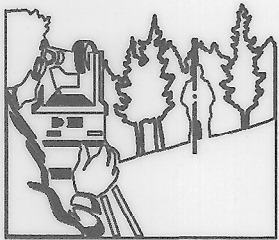
FINAL MAP NO. 11676
A 2 LOT VERTICAL SUBDIVISION
LOT 1 BEING A 5 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 22, 2022, DOCUMENT NUMBER 2022070333 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 38

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
DECEMBER, 2025

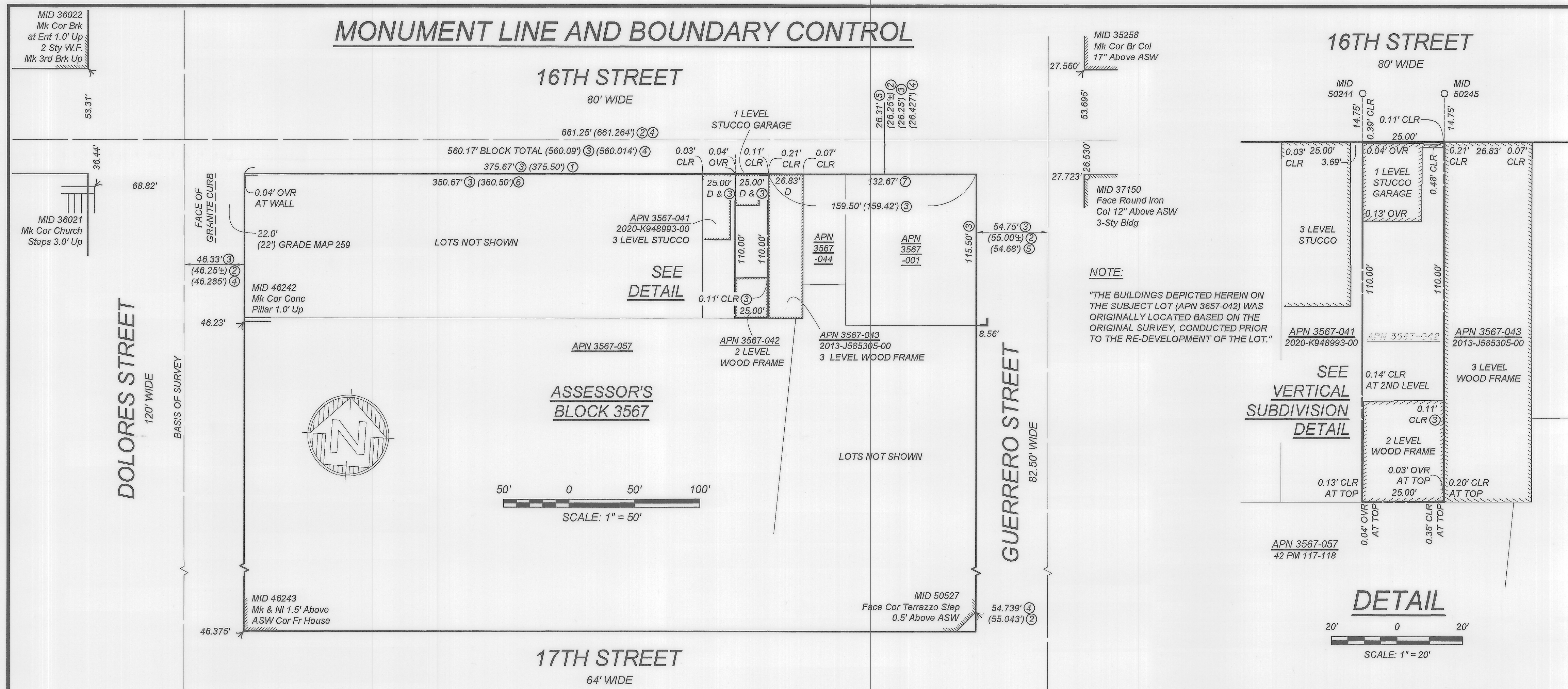


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SHEET TWO OF FOUR SHEETS

APN 3567-042

3231-3233 16TH STREET



BASIS OF SURVEY:

BLOCK LINES OF BLOCK 3567 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE ALONG DOLORES STREET IDENTIFIED AS BASIS OF SURVEY.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED JULY 22, 2022, DOC. NO. 2022070333, SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAP NO. 259, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ BLOCK DIAGRAM OF MISSION BLOCK 38, DATED JUNE 9, 2010 TO NOVEMBER 21, 2010, FILE NO. "3567C" IN THE OFFICE OF THE COUNTY SURVEYOR
- ④ THAT CERTAIN MAP FILED FOR RECORD JANUARY 5, 1996, IN BOOK 42 OF PARCEL MAPS, AT PAGES 117-118, SAN FRANCISCO COUNTY RECORDS
- ⑤ THAT CERTAIN MAP FILED FOR RECORD APRIL 30, 2004, IN BOOK 86 OF CONDOMINIUM MAPS, AT PAGES 93-96, SAN FRANCISCO COUNTY RECORDS
- ⑥ TRUST TRANSFER DEED RECORDED JULY 07, 2020, DOC. NO. 2020-K948993-00, SAN FRANCISCO COUNTY RECORDS
- ⑦ GRANT DEED RECORDED JANUARY 17, 201, DOC. NO. 2013-J585305-00, SAN FRANCISCO COUNTY RECORDS

JOB # 2123-18

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY LINE
- SUBJECT PROPERTY LINE
- ADJACENT LOT LINE

LEGEND:

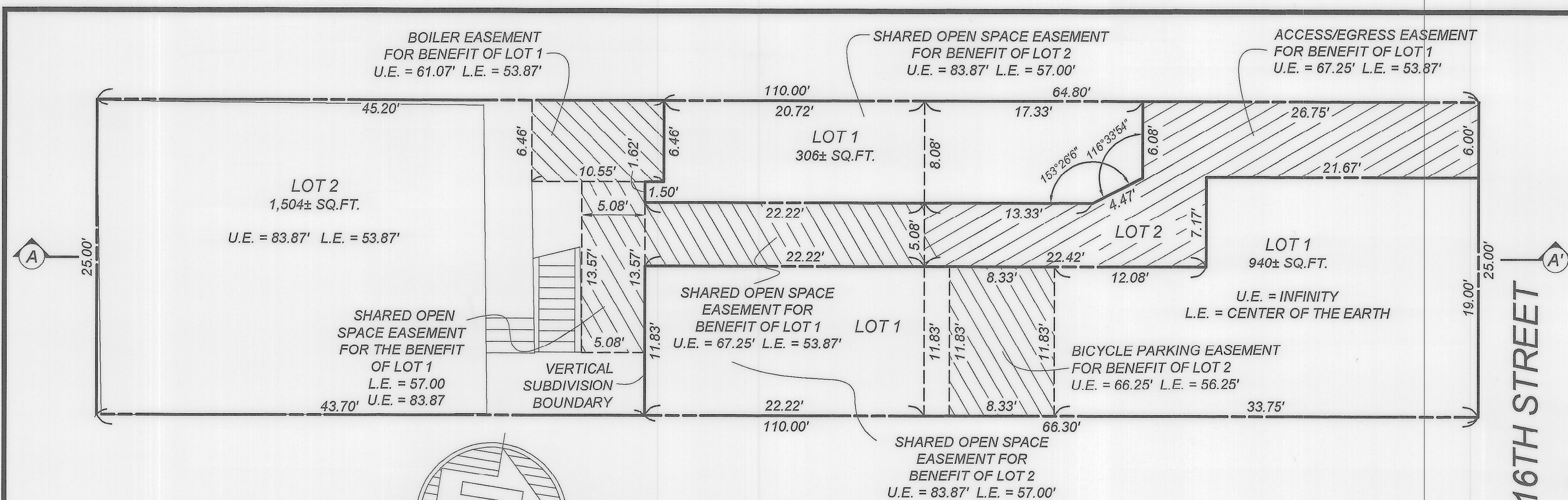
- SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216 ON APRIL 4, 2022
- └ FOUND "L" CUT, ORIGIN UNKNOWN
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED
- CLR CLEAR OF PROPERTY LINE
- D INDICATES RECORD DATA PER DEED TO RELEVANT LOT
- DN DOCUMENT NUMBER
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE
- SNF SEARCHED FOR, NOT FOUND

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 18, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

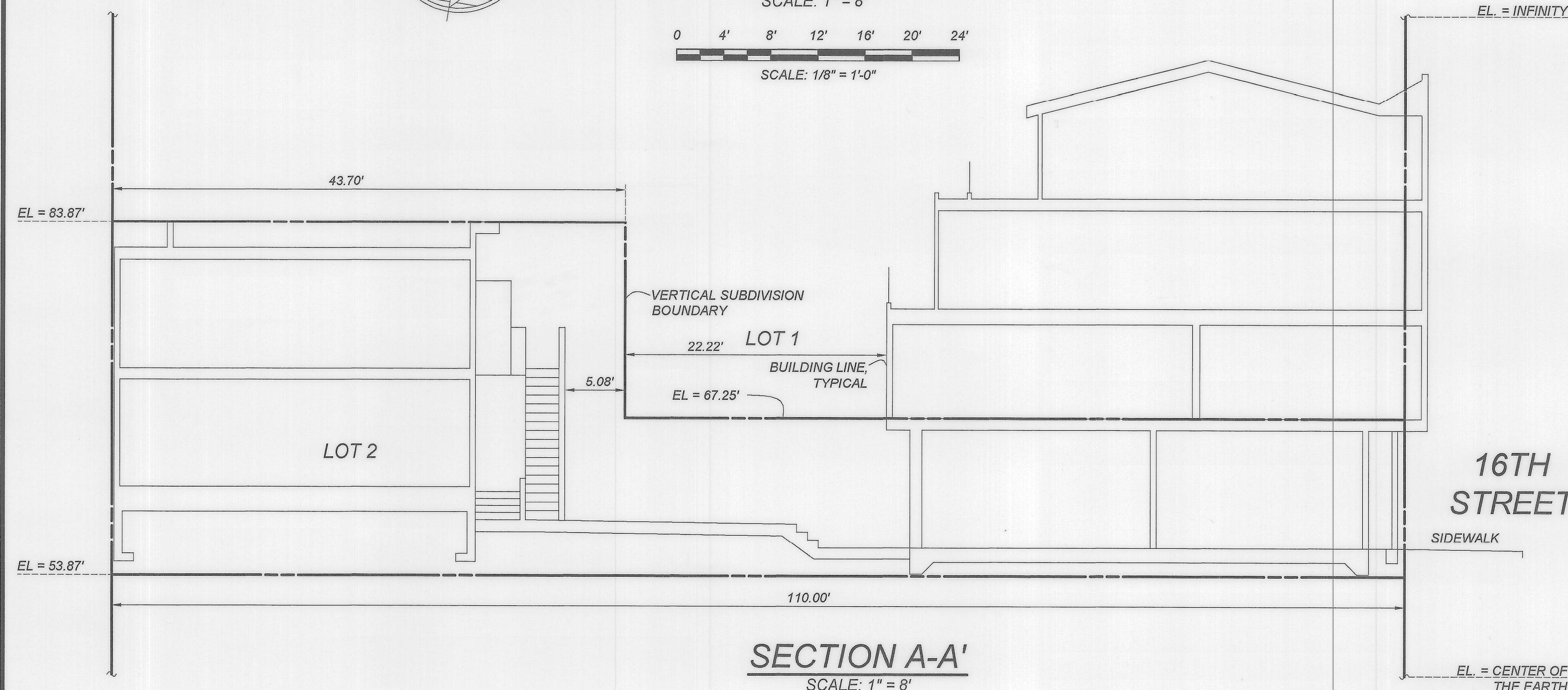
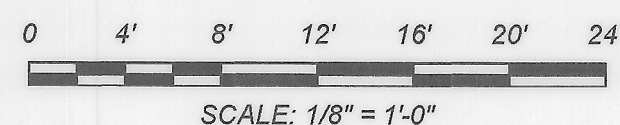
BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
- MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- TAGS AND CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.



VERTICAL SUBDIVISION DETAIL

SCALE: 1" = 8'



SECTION A-A'

SCALE: 1" = 8'

EASEMENT NOTE:

EASEMENTS SHOWN HEREON ARE PROPOSED AND WILL BE CREATED BY SEPARATE DOCUMENT

BENCHMARK:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 15TH STREET / DOLORES STREET. ELEVATIONS ARE BASED ON OLD CITY AND COUNTY OF SAN FRANCISCO DATUM. CC 40'N, + CUT CENTER TRAFFIC ISLAND. ELEVATION = 61.487'

JOB # 2123-18

ASSESSOR'S PARCEL NUMBER NOTE:

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

VERTICAL SUBDIVISION LOTS:
LOT 1 = APN 3567-079
LOT 2 = APN 3567-080

SUBDIVISION OF LOT 1:
5 CONDOMINIUM UNITS = APN 3567-081 THRU 085

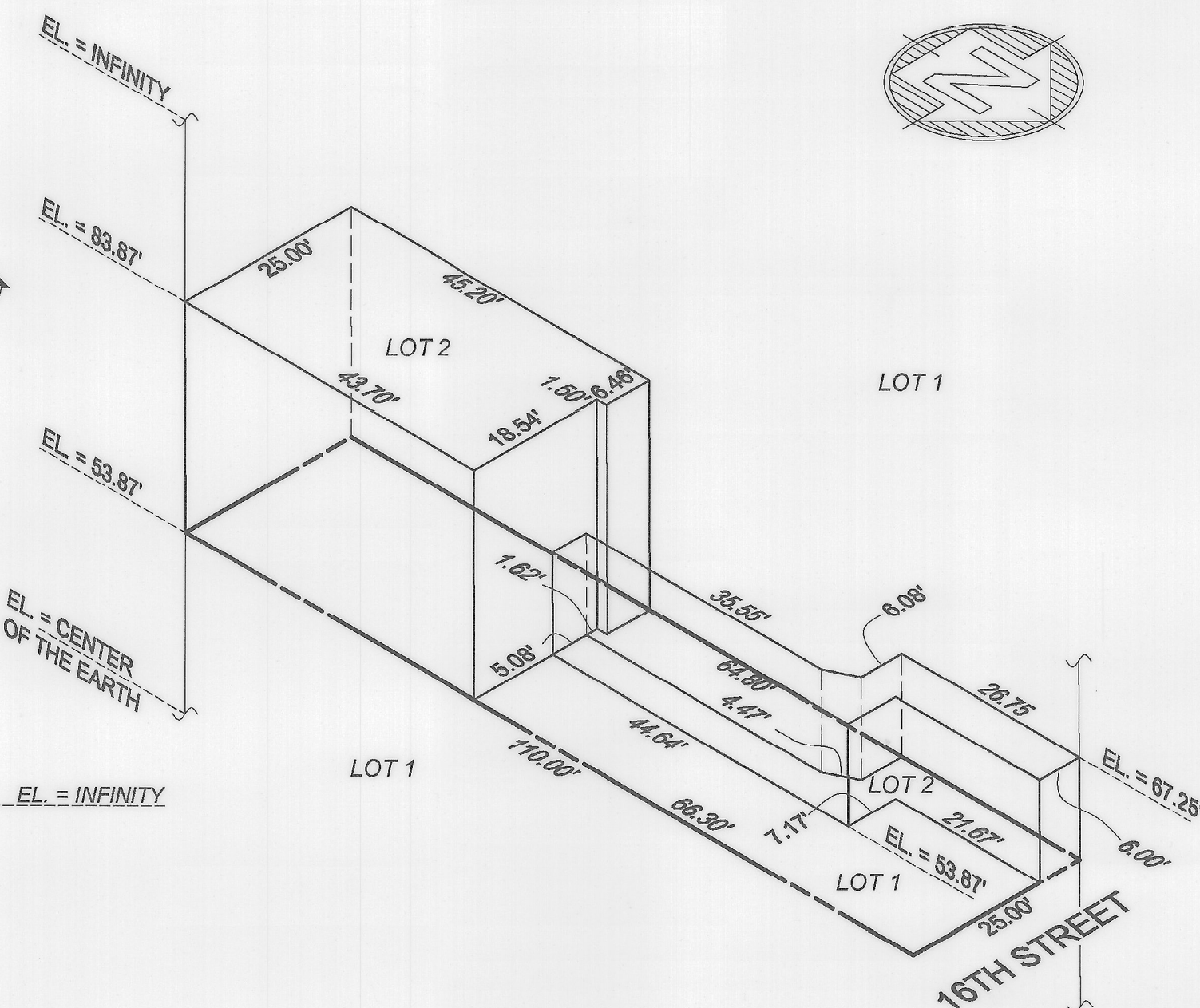
BUILDING NOTE:

LOT 1 CONTAINS 5 NEW RESIDENTIAL CONDOMINIUM UNITS IN A NEW BUILDING.

LOT 2 CONTAINS TWO EXISTING RESIDENTIAL DWELLING UNITS IN AN EXISTING BUILDING.

LEGEND:

EL ELEVATION
L.E. LOWERMOST ELEVATION
U.E. UPPERMOST ELEVATION



ISOMETRIC VIEW

SCALE: 1" = 20'

FINAL MAP NO. 11676 A 2 LOT VERTICAL SUBDIVISION LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 22, 2022, DOCUMENT NUMBER 2022070333 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 38

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
DECEMBER, 2025



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SHEET FOUR OF FOUR SHEETS

APN 3567-042

3231-3233 16TH STREET

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. 11676 BOS Submittal
Date: Monday, December 8, 2025 10:56:49 AM
Attachments: [image001.png](#)
[Order212392.docx.pdf](#)
[11676_Motion_20251202.doc](#)
[11676_SIGNED_MOTION_20251205.pdf](#)
[11676_DCP_APPROVAL_20251021.pdf](#)
[2018-011065ENV-NOE - 3231-3233 16th St track sig \(ID 1200258\).pdf](#)
[MMRP - 3231-3233 16th Street - Final.02042020 \(ID 1149292\).pdf](#)
[11676_SIGNED_MYLAR_20251205.pdf](#)
[11676_TAX_CERTIFICATE_20251107.pdf](#)

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 December 16, 2025, meeting.

RE: Final Map Signature for 3231-3233 16th Street, PID:11676

Regarding: BOS Approval for Final Map

APN: 3567/042

Project Type: A 2 Lot Vertical Subdivision, Lot 1 being a 5 Unit Residential Condominium Project

See attached documents:

- PDF of signed DPW Order
- Word document of Motion and signed Motion
- PDF of Conditional DCP Approval and Supporting Documents
- 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 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, 9th Floor | San Francisco, CA 94103