

File No. 201356

Committee Item No. _____

Board Item No. 60

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 15, 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. 203778 _____
- Tentative Map Decision - 11/20/18 _____
- Tax Certificate - 12/4/20 _____
- Final Map _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: December 11, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 9751 - 1532 Harrison Street]

2

3 **Motion approving Final Map No. 9751, a two lot merger, three lot vertical subdivision**
4 **and 136 residential unit and two commercial unit, mixed-use condominium project,**
5 **located at 1532 Harrison Street, being a subdivision of Assessor’s Parcel Block No.**
6 **3521, Lot No. 056; and adopting findings pursuant to the General Plan, and the eight**
7 **priority policies of Planning Code, Section 101.1.**

8

9 MOVED, That the certain map entitled “FINAL MAP No. 9751”, a two lot merger, three
10 lot vertical subdivision and 136 residential unit and two commercial unit, mixed-use
11 condominium project, located at 1532 Harrison Street, being a subdivision of Assessor’s
12 Parcel Block No. 3521, Lot No. 056, comprising five sheets, approved October 26, 2020, by
13 Department of Public Works Order No. 203778 is hereby approved and said map is adopted
14 as an Official Final Map No. 9751; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated November 20, 2018, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

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

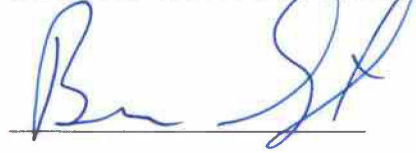
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FURTHER MOVED, That approval of this map is also conditioned upon compliance b
the subdivider with all applicable provisions of the San Francisco Subdivision Code and
amendments thereto.

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203778

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

APPROVING FINAL MAP NO. 9751, 1532 HARRISON STREET, A 2 LOT MERGER, 3 LOT VERTICAL SUBDIVISION AND 136 UNIT RESIDENTIAL AND 2 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 056 IN ASSESSORS BLOCK NO. 3521 (OR ASSESSORS PARCEL NUMBER 3521-056). [SEE MAP]

A 2 LOT MERGER, 3 LOT VERTICAL SUBDIVISION AND 138 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated NOVEMBER 20, 2018 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 9751”, comprising 5 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 NOVEMBER 20, 2018, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18178336C84404A5...}

Acting Director



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
 sfpbublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: September 5, 2018

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

Project ID: 9751			
Project Type: 2 Lot Merger, 3 Vertical Subdivision and 138 Mixed use New Condominium			
Address#	StreetName	Block	Lot
1532	HARRISON ST	3521	056
Vesting Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class _____, 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, Scott F. Sanchez, 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: **3521**

Lot: **056**

Address: **1532V HARRISON ST**

David Augustine, Tax Collector

Dated **December 04, 2020** this certificate is valid for the earlier of 60 days from **December 04, 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 to obtain another certificate.

OWNER'S STATEMENT:

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

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

OWNER: 1532 HARRISON OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: 1532 HARRISON INVESTMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: 1532 HARRISON MANAGEMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: BUILD PARTNERS INVESTMENTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: BPI FUND MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: BUILD, INC.,
A CALIFORNIA CORPORATION
ITS MANAGER

BY: [Signature]
NAME: LOUIVASQUEZ
TITLE: PRESIDENT

BENEFICIARY: BANK OZK, FORMERLY KNOWN AS BANK OF THE OZARKS

BY: [Signature]
NAME: CLIFFTON HILL
TITLE: MANAGING DIRECTOR-ASSET MANAGEMENT-RESG

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 Sept. 25th 2020 BEFORE ME, Cid Chiu, notary public

PERSONALLY APPEARED Louis Vasquez,
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]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2208802
MY COMMISSION EXPIRES: Aug 4 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF Texas
COUNTY OF Dallas
ON October 2 2020 BEFORE ME, Sonia Iwani, notary public

PERSONALLY APPEARED Cliffon Hill
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 Texas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF Texas COMMISSION NO.: 13036825-4
MY COMMISSION EXPIRES: 09/03/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Dallas

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 9751".

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 26th DAY OF October, 2020

BY ORDER NO. 203779

BY: [Signature] DATE: December 4, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON _____, 20____, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____.

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: OCTOBER 22 2020

BRUCE R. STORRS L.S. 6914



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 1532 HARRISON OWNER, LLC, ON APRIL 25, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2021 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 10-15-2020

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____.

AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____,
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9751

A 2 LOT MERGER, 3 LOT VERTICAL SUBDIVISION AND 136 RESIDENTIAL AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 30, 2016, DOCUMENT NO. 2016-K390305, OFFICIAL RECORDS

BEING A PORTION OF MISSION BLOCK 9
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

BASIS OF SURVEY:

THE MONUMENT LINE ON 12TH STREET BETWEEN FOLSOM AND HARRISON STREETS AS SHOWN HEREON IS THE BASIS OF SURVEY.

BENCHMARK NOTE:

"+" CUT IN SOUTH RIM OF MANHOLE MARKED "MRY MH" IN WALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF 11TH STREET AND HARRISON STREET. ELEVATION = 9.266 FEET OLD CITY DATUM.

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [6] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - a) "DECLARATION OF USE LIMITATION" RECORDED APRIL 11, 2017, DOCUMENT NO. 2017-K431745, OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 22, 2017, DOCUMENT NO. 2017-K453179, OFFICIAL RECORDS.
 - c) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 22, 2017, DOCUMENT NO. 2017-K453180, OFFICIAL RECORDS.
 - d) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR SHORING RECORDED JANUARY 8, 2018, DOCUMENT NO. 2018-K564682, OFFICIAL RECORDS.
 - e) "MEMORANDUM OF IN-KIND AGREEMENT" RECORDED MARCH 6, 2018, DOCUMENT NO. 2018-K585478, OFFICIAL RECORDS.
 - f) DECLARATION OF USE UPON THE TERMS AND CONDITIONS CONTAINED THEREIN RECORDED APRIL 12, 2018, DOCUMENT NO. 2018-K600631, OFFICIAL RECORDS.
 - g) DECLARATION OF USE UPON THE TERMS AND CONDITIONS CONTAINED THEREIN RECORDED FEBRUARY 7, 2019, DOCUMENT NO. 2019-K729681, OFFICIAL RECORDS.
 - h) DECLARATION OF USE UPON THE TERMS AND CONDITIONS CONTAINED THEREIN RECORDED MARCH 18, 2019, DOCUMENT NO. 2019-K743621, OFFICIAL RECORDS.
 - i) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MARCH 3, 2020, DOCUMENT NO. 2020-K910934, OFFICIAL RECORDS.
 - j) "GRANT OF EASEMENT" TO COMCAST FOR A BROADBAND COMMUNICATIONS SYSTEM RECORDED MARCH 6, 2020, DOCUMENT NO. 2020-K912159, OFFICIAL RECORDS.
 - k) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 283 AND 284 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] MAP OF A PORTION OF THE MISSION DISTRICT FROM NINTH STREET TO FOURTEENTH STREET AMENDED DATE BEING MAY 7, 1927, FILE B-18, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] SURVEY BY PUNNETT, PAREZ & HUTCHISON DATED JANUARY 26, 1950 ON FILE AS 3521a IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [4] THAT CERTAIN PARCEL MAP RECORDED SEPTEMBER 29, 2003, IN BOOK 83 OF CONDOMINIUM MAPS, AT PAGES 4-6, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [5] THAT CERTAIN RECORD OF SURVEY RECORDED APRIL 15, 2004, IN BOOK AA OF MAPS, AT PAGE 151, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [6] FINAL MAP 9295 RECORDED _____, 20___, IN BOOK ___ OF FINAL MAPS, AT PAGES _____, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/14/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 6/30/2021.

NOTE:

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. AIRSPACE 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.

CONDOMINIUM NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 136 DWELLING UNITS WITHIN LOT 1 AND A MAXIMUM NUMBER OF 2 COMMERCIAL UNITS WITHIN LOT 2.
- 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 12TH, NORFOLK OR HARRISON STREETS, 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT 1 = APN 3521-297	
RESIDENTIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 136	APN 3521-302 THRU 437

LOT 2 = APN 3521-298	
COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 2	APN 3521-300 THRU 301

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

FINAL MAP 9751

A 2 LOT MERGER, 3 LOT VERTICAL SUBDIVISION AND 136 RESIDENTIAL AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 30, 2016, DOCUMENT NO. 2016-K390305, OFFICIAL RECORDS

BEING A PORTION OF MISSION BLOCK 9

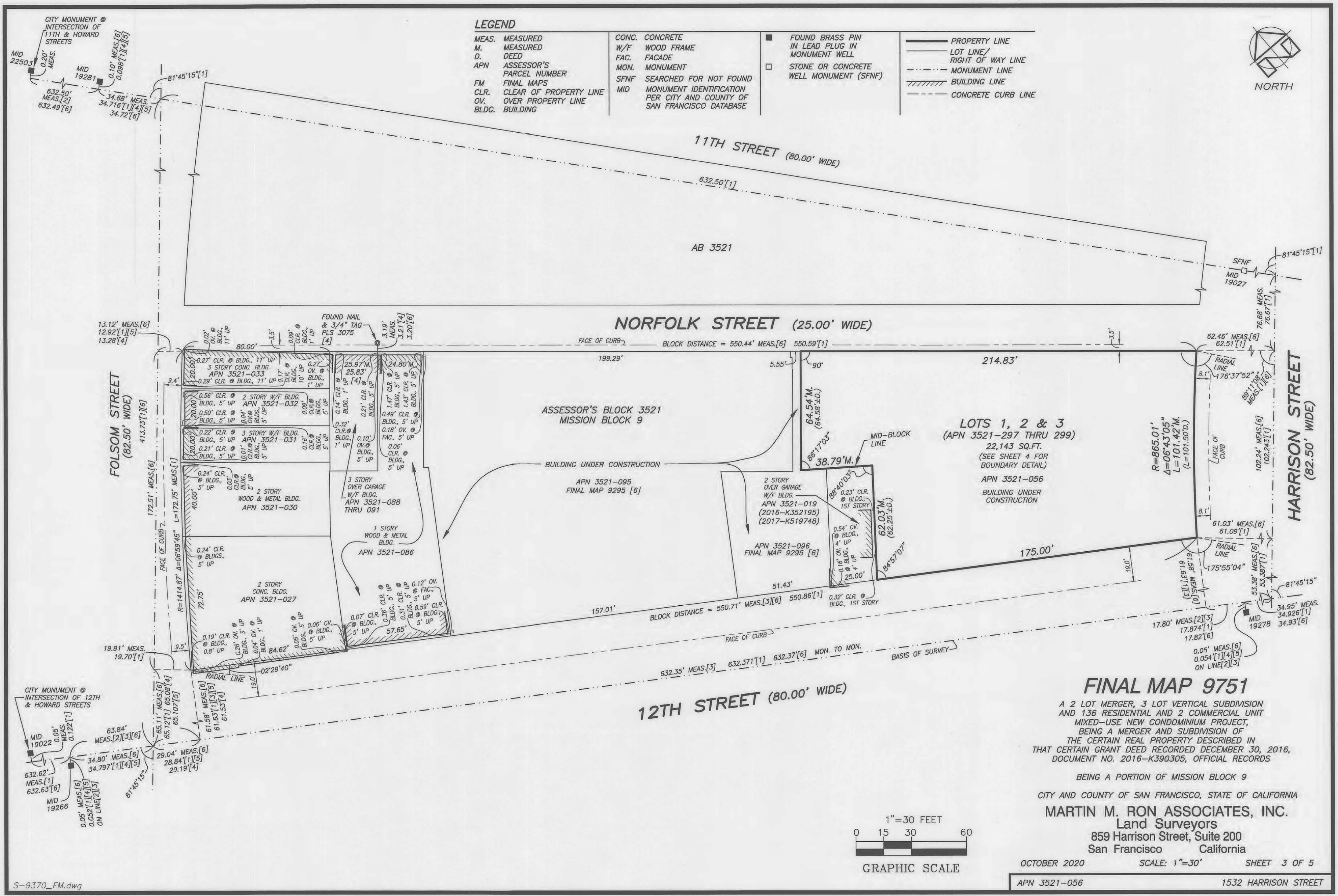
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

LEGEND

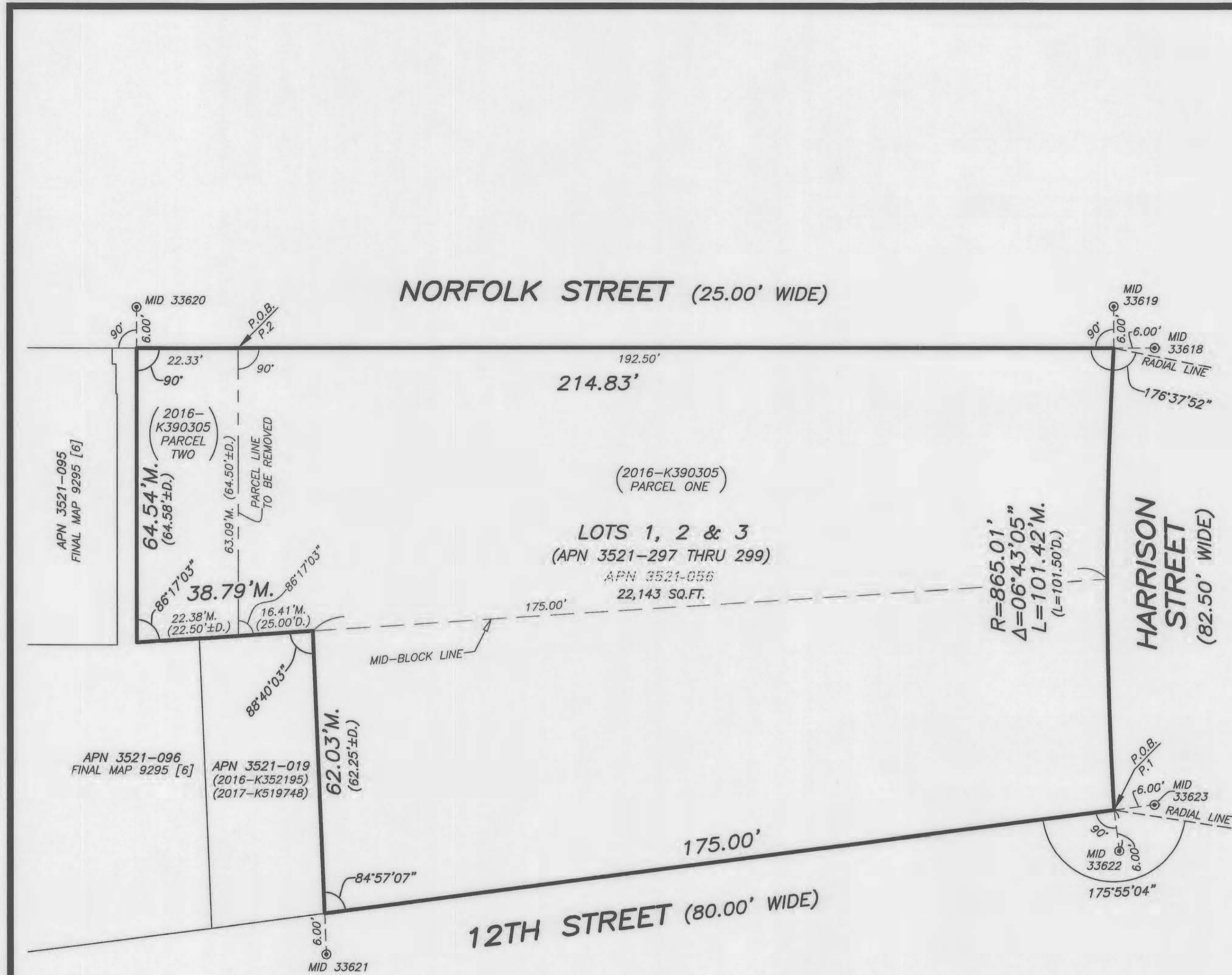
MEAS. MEASURED	CONC. CONCRETE	■ FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL	— PROPERTY LINE
M. MEASURED	W/F WOOD FRAME	□ STONE OR CONCRETE WELL MONUMENT (SFNF)	— LOT LINE / RIGHT OF WAY LINE
D. DEED	FAC. FACADE		— MONUMENT LINE
APN ASSESSOR'S PARCEL NUMBER	MON. MONUMENT		▨ BUILDING LINE
FM FINAL MAPS	SFNF SEARCHED FOR NOT FOUND		— CONCRETE CURB LINE
CLR. CLEAR OF PROPERTY LINE	MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE		
OV. OVER PROPERTY LINE			
BLDG. BUILDING			



FINAL MAP 9751

A 2 LOT MERGER, 3 LOT VERTICAL SUBDIVISION AND 136 RESIDENTIAL AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 30, 2016, DOCUMENT NO. 2016-K390305, OFFICIAL RECORDS

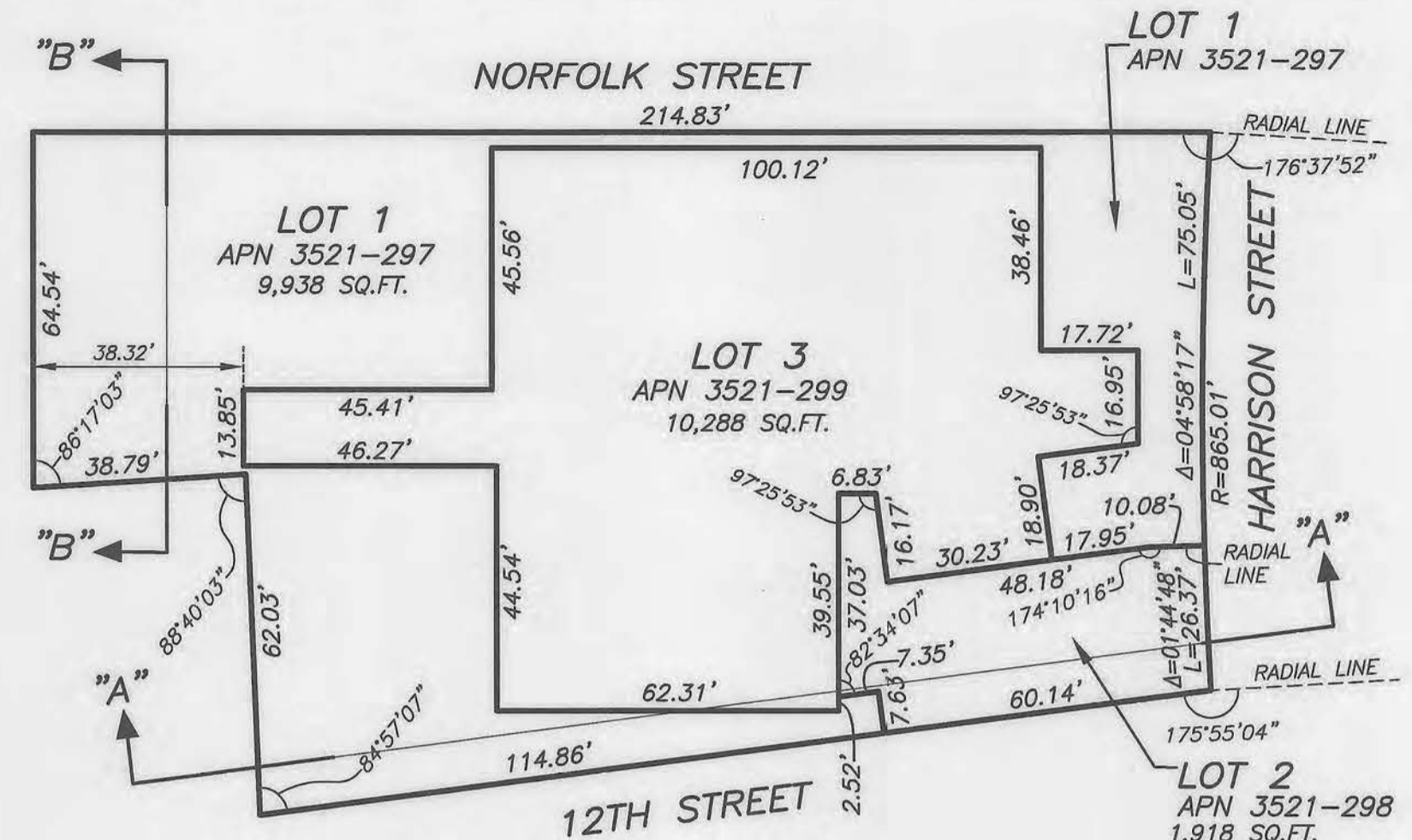
BEING A PORTION OF MISSION BLOCK 9
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California



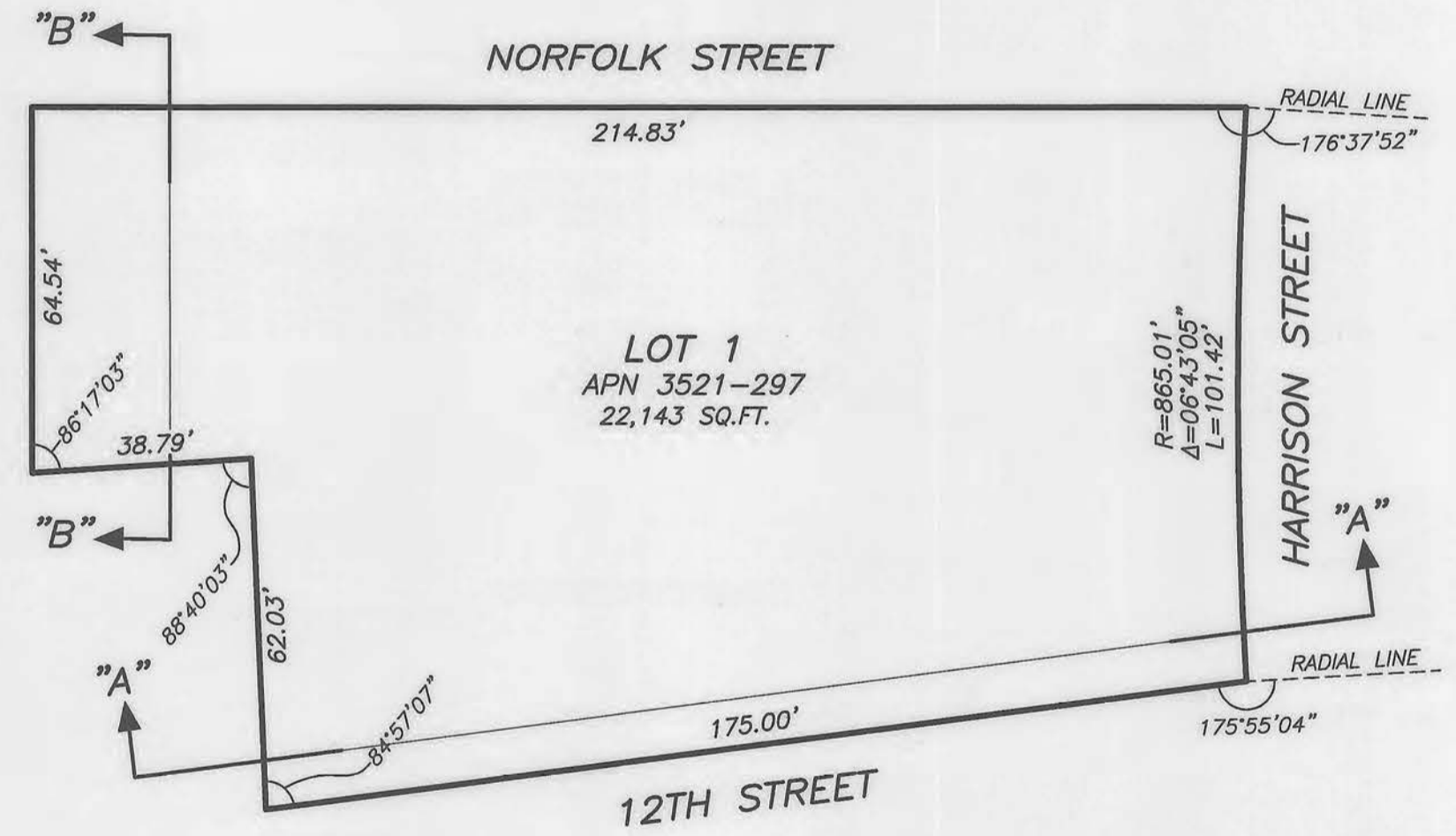
BOUNDARY DETAIL
SCALE: 1"=20'

- LEGEND**
- M. MEASURED
 - D. DEED
 - P.O.B. POINT OF BEGINNING
 - P. PARCEL
 - APN ASSESSOR'S PARCEL NUMBER
 - C.M. CONDOMINIUM MAPS
 - ⊙ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)

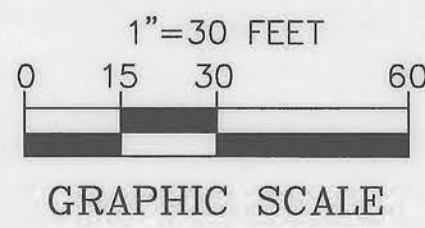
NOTE:
ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.



LEVEL B
LOWER ELEVATION = -12.00
UPPER ELEVATION = 3.39

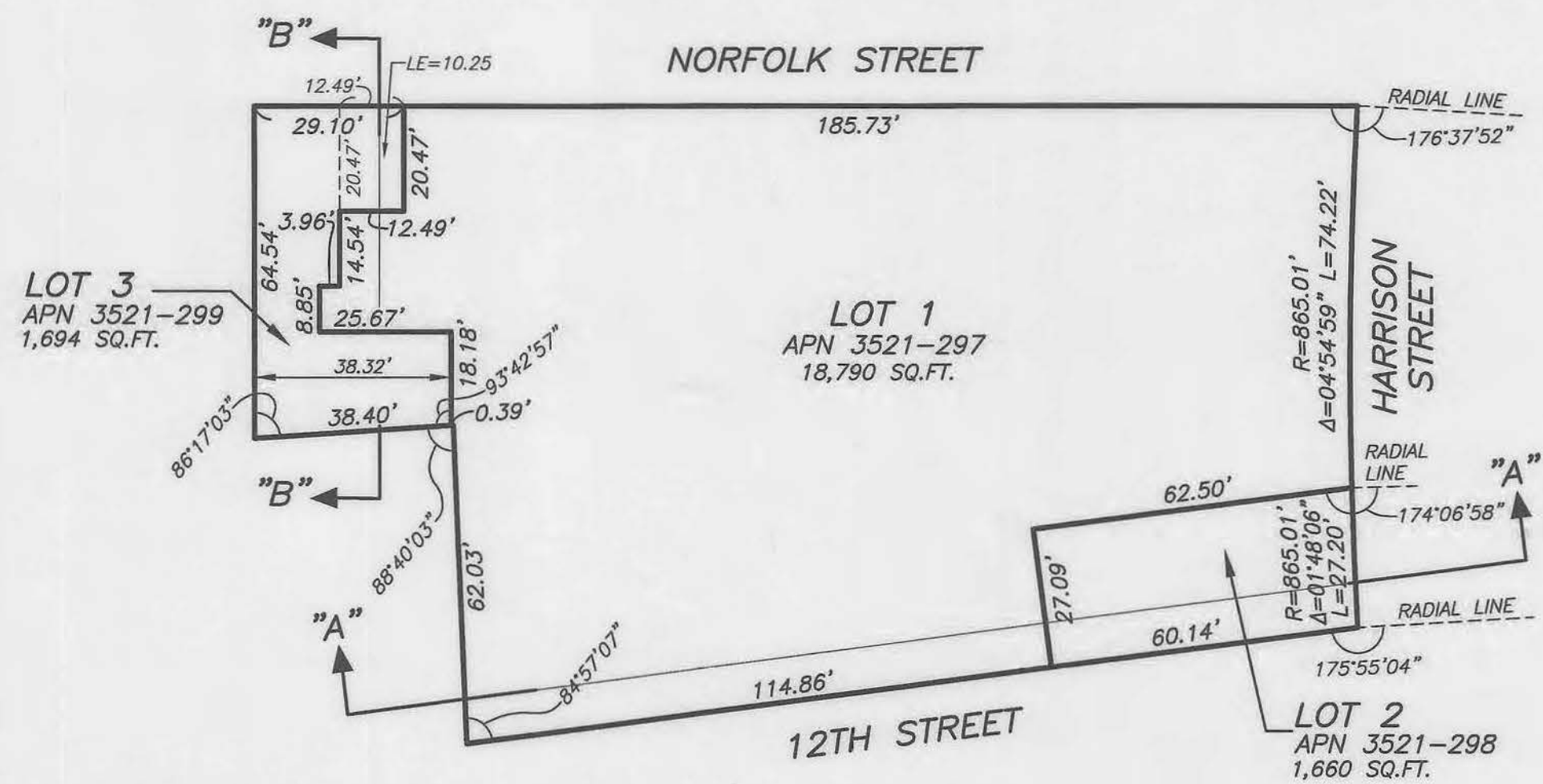


LEVEL A
LOWER ELEVATION = CENTER OF THE EARTH
UPPER ELEVATION = -12.00

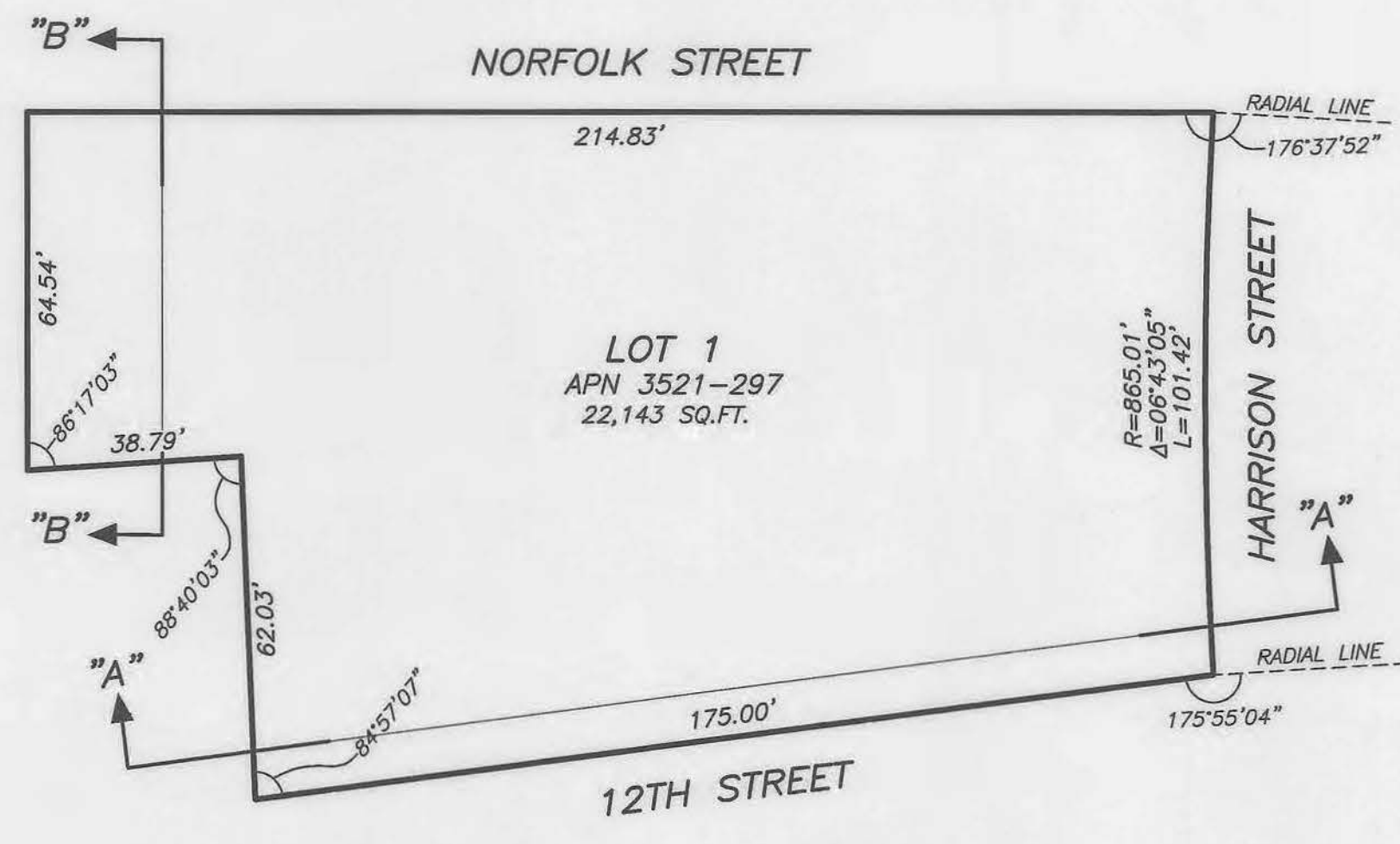


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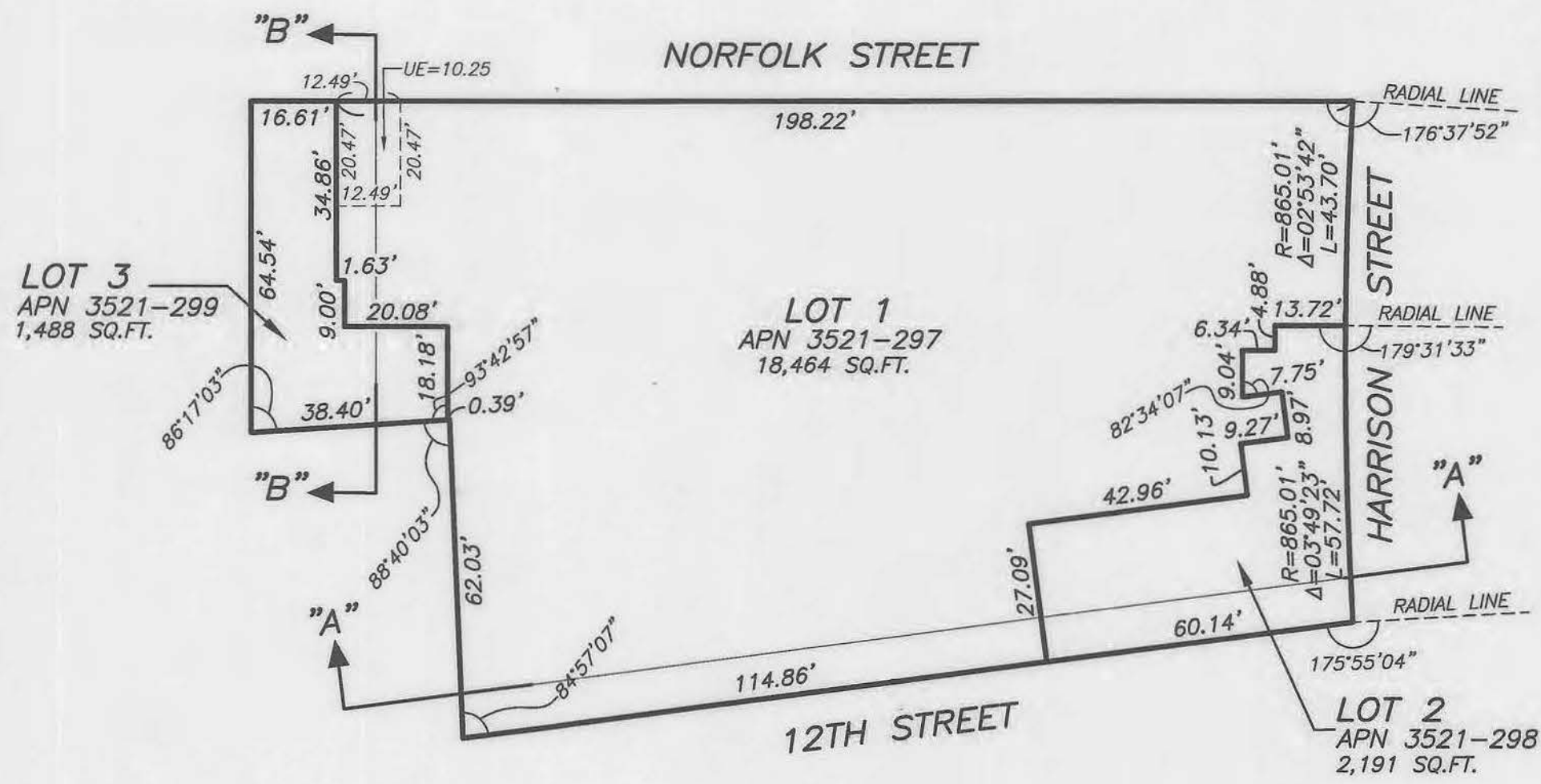
BEING A PORTION OF MISSION BLOCK 9
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California



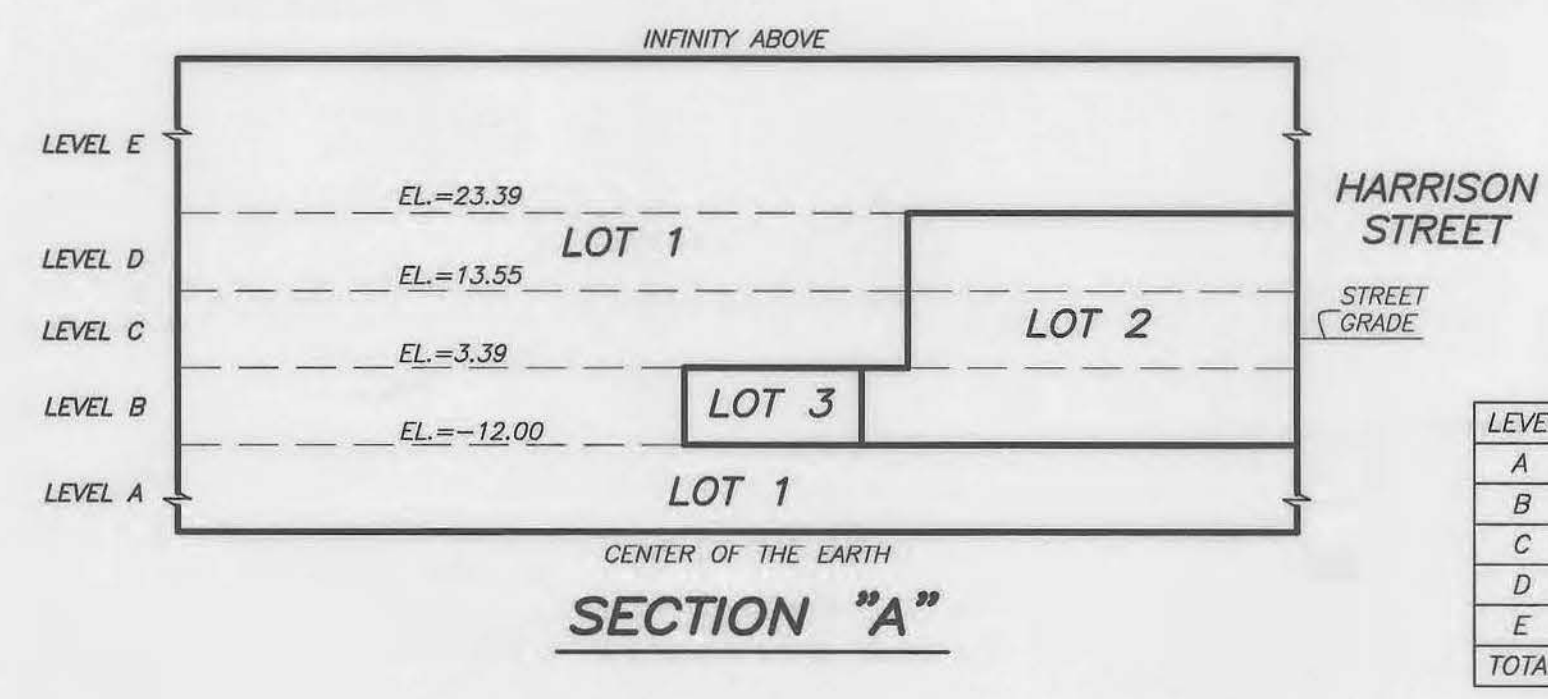
LEVEL D
 LOWER ELEVATION = 13.55 (EXCEPT AS SHOWN)
 UPPER ELEVATION = 23.39



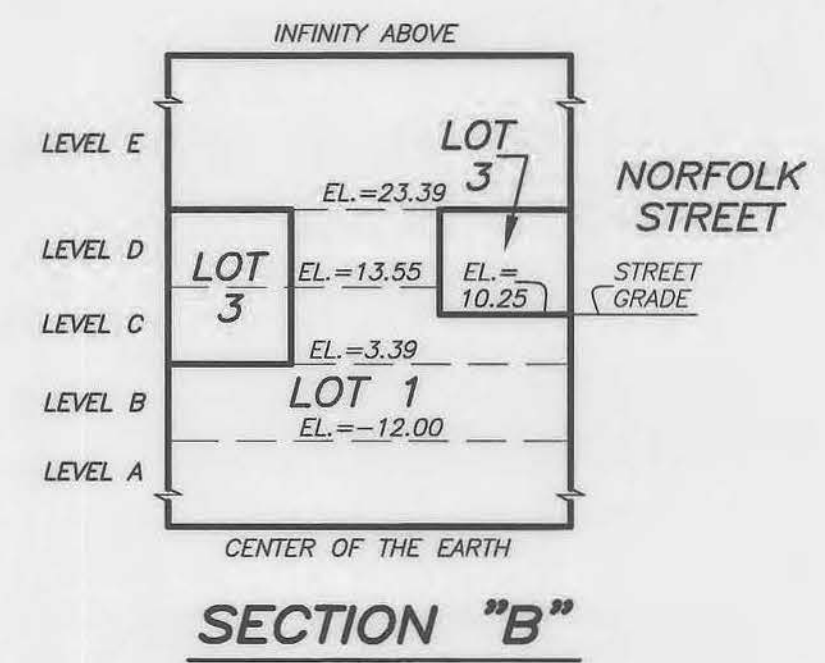
LEVEL E
 LOWER ELEVATION = 23.39
 UPPER ELEVATION = INFINITY ABOVE



LEVEL C
 LOWER ELEVATION = 3.39
 UPPER ELEVATION = 13.55 (EXCEPT AS SHOWN)



LEVEL	AREA, SQUARE FOOTAGE		
	LOT 1 APN: 3521-297	LOT 2 APN: 3521-298	LOT 3 APN: 3521-299
A	22,143 SQ.FT.		
B	9,938 SQ.FT.	1,918 SQ.FT.	10,288 SQ.FT.
C	18,464 SQ.FT.	2,191 SQ.FT.	1,488 SQ.FT.
D	18,790 SQ.FT.	1,660 SQ.FT.	1,694 SQ.FT.
E	22,143 SQ.FT.		
TOTAL	91,478 SQ.FT.	5,769 SQ.FT.	13,470 SQ.FT.

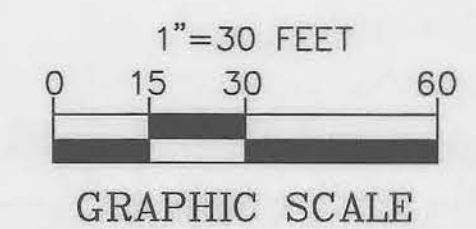


LOT 1 - RESIDENTIAL PARCEL
 LOT 2 - COMMERCIAL PARCEL
 LOT 3 - GARAGE

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
EL.	ELEVATION
LE	LOWER ELEVATION
UE	UPPER ELEVATION

NOTE:
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 BEING A PORTION OF MISSION BLOCK 9
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2020 SCALE: 1"=30' SHEET 5 OF 5
 APN 3521-056 1532 HARRISON STREET

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Ryan, James \(DPW\)](#)
Subject: PID:9751 BOS Final Map Submittal
Date: Friday, December 4, 2020 2:32:26 PM
Attachments: [Order203778.docx.pdf](#)
[Summary.pdf](#)
[9751 Motion 20201020.doc](#)
[9751 SIGNED MOTION 20201204.pdf](#)
[9751 DCP APPROVAL 20181120.pdf](#)
[9751 TAX CERTIFICATE 20201204.pdf](#)
[9751 SIGNED MYLAR 20201204.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 15, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 1532 Harrison Street, PID: 9751

Regarding: BOS Approval for Final Map
APN:3521/056
Project Type: 138 Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of DCP approval
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

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