

File No. 221234

Committee Item No. _____

Board Item No. 54

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 13, 2022

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
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- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
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OTHER

- PW Order No. 207310
- Planning Department Tentative Decisions 4/29/20
- Tax Certificates 11/18/22
- Final Map
- _____
- _____
- _____
- _____

Prepared by: Jocelyn Wong

Date: December 9, 2022

Prepared by: _____

Date: _____

1 [Final Map No. 9625 - 1532 Howard Street]

2

3 **Motion approving Final Map No. 9625, a 15-unit residential condominium project,**
4 **located at 1532 Howard Street, being a subdivision of Assessor’s Parcel Block No.**
5 **3511, Lot No. 015; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 9625”, a 15-unit residential
9 condominium project, located at 1532 Howard Street, being a subdivision of Assessor’s
10 Parcel Block No. 3511, Lot No. 015, comprising three sheets, approved November 10, 2022,
11 by Department of Public Works Order No. 207310 is hereby approved and said map is
12 adopted as an Official Final Map No. 9625; 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 May 15, 2018, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

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

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

25



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

Public Works Order No: 207310

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

APPROVING FINAL MAP NO. 9625, 1532 HOWARD STREET, A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 015 IN ASSESSOR’S BLOCK NO. 3511 (OR ASSESSOR’S PARCEL NUMBER 3511-015). [SEE MAP]

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 15, 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. 9625”, comprising 3 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 MAY 15, 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:

Katharine Anderson

Anderson, Katharine 0046286D8122465...

City and County Surveyor

X

DocuSigned by:

Carla Short

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



TENTATIVE MAP DECISION

Date: March 16, 2018

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

Project ID: 9625			
Project Type: 15 Residential Units New Condominium Project			
Address#	StreetName	Block	Lot
1532	HOWARD ST	3511	015
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,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US
 Date: 2018.03.15 16:13:03 -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 **Michael Christensen**
Digitally signed by Michael Christensen
 DN: cn=Michael Christensen, o=City and County of San Francisco, ou=Southeast Quadrant, email=michael.christensen@sfgov.org, c=US
 Date: 2018.05.15 10:38:47 -07'00'

Date **5/15/2018**

Planner's Name **Michael Christensen**
 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: **3511**

Lot: **015**

Address: **1532 HOWARD ST**

David Augustine, Tax Collector

Dated **October 28, 2022** this certificate is valid for the earlier of 60 days from **October 28, 2022** or **December 31, 2022**. 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 THE 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:

1532 HOWARD STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

William B. Shine
BY: WILLIAM SHINE, MEMBER / MANAGER

WILLIAM B. SHINE

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 Oct 27, 2022 BEFORE ME, James Jared Chavis NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: William Bernard Shine
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

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

James Jared Chavis 7377274
PRINTED NAME: COMMISSION # OF NOTARY:
Oct 2, 2025 San Francisco
COMMISSION EXPIRES: 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:

COLORADO FEDERAL SAVINGS BANK

M Seel
BY: SVP, Origination Manager
TITLE:

Mark Dressel
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 PENNSYLVANIA)
COUNTY OF Allegheny)
ON 10/25/2022 BEFORE ME, Scott R. Mersinger NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Mark Dressel
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.

WITNESS MY HAND AND OFFICIAL SEAL

Scott R. Mersinger
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Scott R. Mersinger 1360094
PRINTED NAME: COMMISSION # OF NOTARY:
10/25/2023 Allegheny
COMMISSION EXPIRES: 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 BRIAN KENNY ON OCTOBER 5, 2017. 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
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 10-27-22

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.

K. Anderson
BY: KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO



DATE: 11/9/2022

**FINAL MAP NO. 9625
A 15 UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 2, 2017, DOCUMENT NUMBER 2017-K459058-00 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. 11

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2022



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 THREE SHEETS

APN: 3511-015 1532 HOWARD 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. 9625".

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 10th DAY OF November, 2022

BY ORDER NO. 207310

BY: *Carla Short* DATE: 11/14/22

CARLA SHORT
INTERIM ACTING 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:

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 FIFTEEN (15) 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)(i) 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 HOWARD 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:

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

"NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE"
RECORDED ON JULY 20, 2016
DOCUMENT NUMBER 2016-K290872-00

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

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

UNIT NO.:	PROPOSED APN:
101	3511-187
201	3511-188
202	3511-189
203	3511-190
301	3511-191
302	3511-192
303	3511-193
401	3511-194
402	3511-195
403	3511-196
501	3511-197
502	3511-198
503	3511-199
601	3511-200
602	3511-201

FINAL MAP NO. 9625
A 15 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 2, 2017, DOCUMENT NUMBER 2017-K459058-00 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. 11

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2022



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841 LOMBARD STREET, SAN FRANCISCO, CA 94133
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SHEET TWO OF THREE SHEETS

APN: 3511-015 1532 HOWARD STREET



NATOMA STREET

35' WIDE

LAFAYETTE STREET

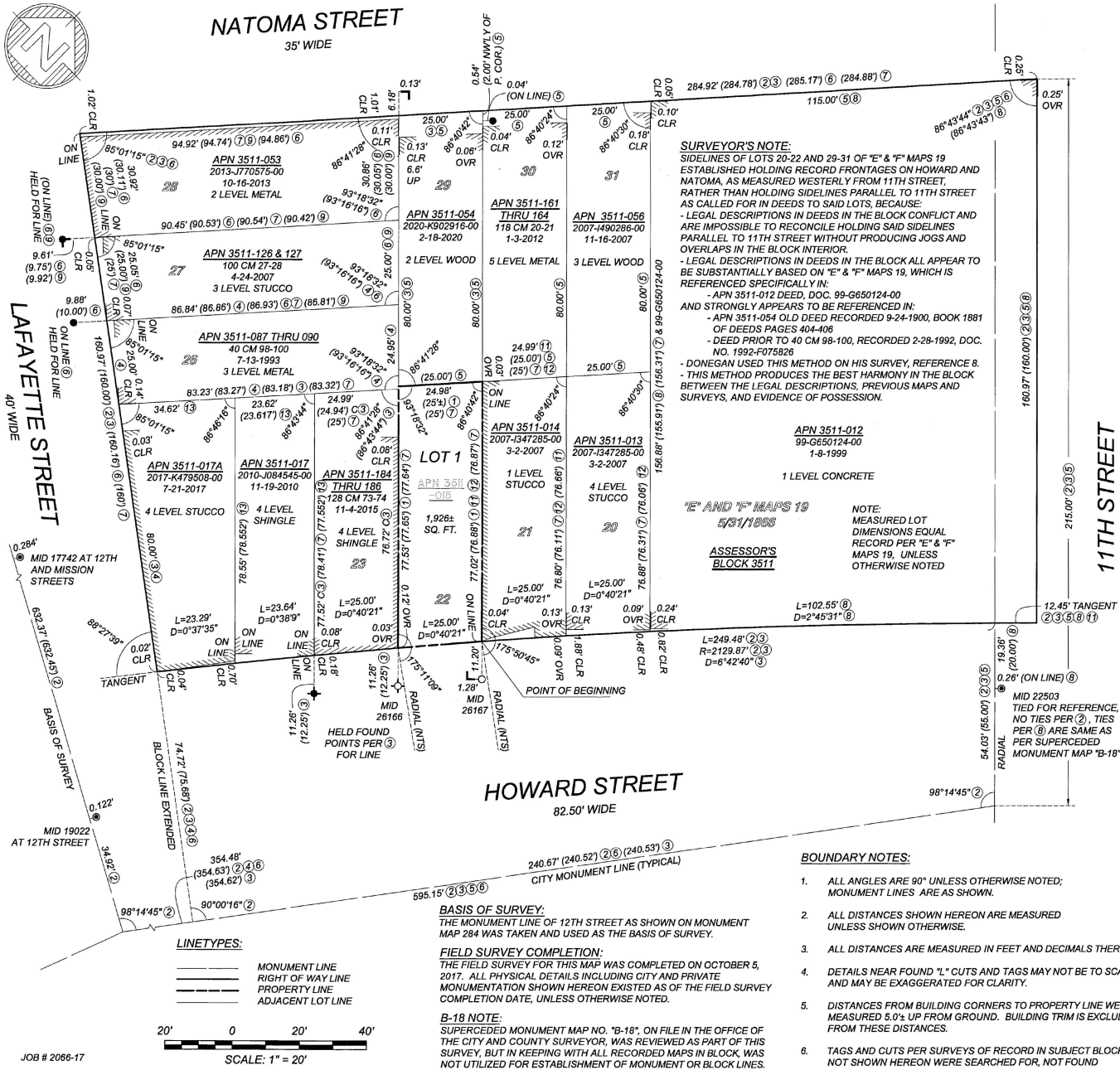
40' WIDE

11TH STREET

80' WIDE

HOWARD STREET

82.50' WIDE



SURVEYOR'S NOTE:
SIDELINES OF LOTS 20-22 AND 29-31 OF "E" & "F" MAPS 19 ESTABLISHED HOLDING RECORD FRONTAGES ON HOWARD AND NATOMA, AS MEASURED WESTERLY FROM 11TH STREET, RATHER THAN HOLDING SIDELINES PARALLEL TO 11TH STREET AS CALLED FOR IN DEEDS TO SAID LOTS, BECAUSE:
- LEGAL DESCRIPTIONS IN DEEDS IN THE BLOCK CONFLICT AND ARE IMPOSSIBLE TO RECONCILE HOLDING SAID SIDELINES PARALLEL TO 11TH STREET WITHOUT PRODUCING JOGS AND OVERLAPS IN THE BLOCK INTERIOR.
- LEGAL DESCRIPTIONS IN DEEDS IN THE BLOCK ALL APPEAR TO BE SUBSTANTIALLY BASED ON "E" & "F" MAPS 19, WHICH IS REFERENCED SPECIFICALLY IN:
- APN 3511-012 DEED, DOC. 99-G650124-00 AND STRONGLY APPEARS TO BE REFERENCED IN:
- APN 3511-054 OLD DEED RECORDED 9-24-1900, BOOK 1881 OF DEEDS PAGES 404-406
- DEED PRIOR TO 40 CM 98-100, RECORDED 2-28-1992, DOC. NO. 1992-F075826
- DONEGAN USED THIS METHOD ON HIS SURVEY, REFERENCE 8.
- THIS METHOD PRODUCES THE BEST HARMONY IN THE BLOCK BETWEEN THE LEGAL DESCRIPTIONS, PREVIOUS MAPS AND SURVEYS, AND EVIDENCE OF POSSESSION.

"E" AND "F" MAPS 19
5/31/1866

ASSESSOR'S BLOCK 3511

NOTE:
MEASURED LOT DIMENSIONS EQUAL RECORD PER "E" & "F" MAPS 19, UNLESS OTHERWISE NOTED

- BOUNDARY NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 - ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 - DETAILS NEAR FOUND "L" CUTS AND TAGS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
 - DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0'± UP FROM GROUND. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.
 - TAGS AND CUTS PER SURVEYS OF RECORD IN SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND

- LEGEND:**
- SET RIVET & 3/4" BRASS TAG L.S. 6216
 - ⊕ FOUND CROSS PER (3), SET BRASS NAIL AND 3/4" TAG L.S. 6216
 - FOUND NAIL & 3/4" TAG L.S. 6895 PER (5) AND (6)
 - ⊕ FOUND CROSS AND 3/4" TAG L.S. 7170 PER (3)
 - ⊙ FOUND CITY STONE MONUMENT WITH LEAD PLUG AND BRASS PIN, IN WELL
 - L FOUND "L" CUT, ORIGIN UNKNOWN
 - () RECORD DATA IN DISCREPANCY WITH MEASURED
 - C CALCULATED
 - CLR CLEAR OF PROPERTY LINE
 - MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - N/S NOT TO SCALE
 - OVR OVER PROPERTY LINE
 - P. COR. PROPERTY CORNER

- MAP AND DEED REFERENCES:**
- GRANT DEED RECORDED JUNE 2, 2017, DOCUMENT NUMBER 2017-K459058-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER
 - MONUMENT MAP NO. 284, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - "PARCEL MAP NO. 8388", RECORDED NOVEMBER 4, 2015, IN BOOK 128 OF CONDOMINIUM MAPS AT PAGES 73-74, SAN FRANCISCO COUNTY RECORDS
 - PARCEL MAP RECORDED JULY 13, 1983, IN BOOK 40 OF CONDOMINIUM MAPS AT PAGES 98-100, SAN FRANCISCO COUNTY RECORDS
 - "PARCEL MAP 8904", RECORDED JANUARY 3, 2012, IN BOOK 118 OF CONDOMINIUM MAPS AT PAGES 20-21, SAN FRANCISCO COUNTY RECORDS
 - "PARCEL MAP 3087", RECORDED APRIL 24, 2007, IN BOOK 100 OF CONDOMINIUM MAPS AT PAGES 27-28, SAN FRANCISCO COUNTY RECORDS
 - MAP ENTITLED "PROPERTY BELONGING TO THE ESTATE OF HENRY M. GRAY DEC'D", FILED MAY 31, 1866, IN BOOK "E" AND "F" OF MAPS AT PAGE 19, SAN FRANCISCO COUNTY RECORDS
 - UNRECORDED SURVEY BY HUGH DONEGAN DATED JUNE 30, 1930, SURVEY NO. 11,123, A COPY OF WHICH IS ON FILE IN THIS OFFICE
 - UNRECORDED SURVEY BY HUGH DONEGAN DATED SEPTEMBER 25, 1925, SURVEY NO. 9029, A COPY OF WHICH IS ON FILE IN THIS OFFICE
 - UNRECORDED SURVEY BY HUGH DONEGAN DATED DECEMBER 22, 1923, SURVEY NO. 7628, A COPY OF WHICH IS ON FILE IN THIS OFFICE
 - UNRECORDED SURVEY BY HUGH DONEGAN DATED AUGUST 27, 1937, SURVEY NO. 12,336, A COPY OF WHICH IS ON FILE IN THIS OFFICE
 - GRANT DEED RECORDED MARCH 2, 2007, DOCUMENT NUMBER 2007-1347285-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER
 - GRANT DEED RECORDED NOVEMBER 19, 2010, DOCUMENT NO. 2010-J084545-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER

FINAL MAP NO. 9625

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 2, 2017, DOCUMENT NUMBER 2017-K459058-00 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. 11

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS NOTED OCTOBER, 2022



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

SHEET THREE OF THREE SHEETS

APN: 3511-015 1532 HOWARD STREET

- LINETYPES:**
- MONUMENT LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - ADJACENT LOT LINE



From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Rems, Jacob \(DPW\)](#); [Mendoza, Jessica \(DPW\)](#); [Schneider, Ian \(DPW\)](#); [Anderson, Katharine \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#)
Subject: Final Map No. 9625 - 1532 Howard Street
Date: Monday, December 5, 2022 11:19:28 AM
Attachments: [Order207310.docx.pdf](#)
[9625 Motion 20221110.doc](#)
[9625 SIGNED MOTION 20221115.pdf](#)
[9625 DCP Referral signedAV.pdf](#)
[9625 TAX CERT 20221031.pdf](#)
[9625 SIGNEDMYLAR 20221115.pdf](#)

To: Board of Supervisors,

Thank you for confirming that you have received the final map in your office.

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 13, 2022, meeting.

RE: BOS Final Map Approval for 1532 Howard Street, PID: 9625

Regarding: BOS Approval for Final Map
APN: 3511/015
Project Type: 15-unit Residential Condominium

See attached documents:

- PDF of signed DPW Order
- Word document of Motion & 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 Katharine Anderson by email at katharine.anderson@sfdpw.org.

Thank you,

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