

File No. 191242

Committee Item No. _____

Board Item No. 35

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: December 17, 2019

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"/> | <u>Public Works Order No. 202292 - 11/26/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tentative Map Decision - 07/15/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Special Restrictions - 07/09/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion No. 20428 - 04/18/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificate - 10/25/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew
Prepared by: _____

Date: December 13, 2019
Date: _____

1 [Final Map 9797 - 863 Haight Street]

2
3 **Motion approving Final Map 9797, a five residential unit condominium project, located**
4 **at 863 Haight Street, being a subdivision of Assessor's Parcel Block No. 1239, Lot No.**
5 **029; and adopting findings pursuant to the General Plan, and the eight priority**
6 **policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "Final Map 9797", a five residential unit
9 condominium project, located at 863 Haight Street, being a subdivision of Assessor's Parcel
10 Block No. 1239, Lot No. 029, comprising three sheets, approved November 26, 2019, by
11 Department of Public Works Order No. 202292 is hereby approved and said map is adopted
12 as an Official Final Map 9797; and, be it

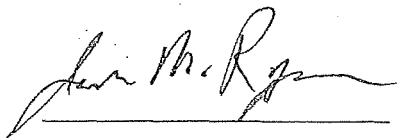
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated July 15, 2019, that the proposed subdivision is
16 consistent with the General Plan, and 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
20 on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the
21 Clerk's Statement as set forth herein; and, be it

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

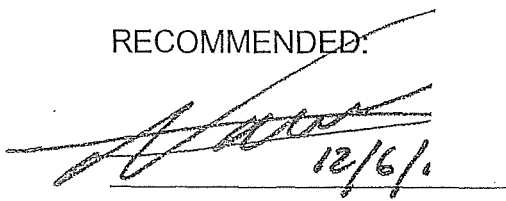
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DESCRIPTION APPROVED:



James M. Ryan, PLS
Acting City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco **RECEIVED**
BOARD OF SUPERVISORS
SAN FRANCISCO

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



2019 DEC -6 PM 2:27

BY AK



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202292

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9797, 863 HAIGHT STREET, A 5 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 029 IN ASSESSORS BLOCK NO. 1239 (OR ASSESSORS PARCEL NUMBER 1239-029). [SEE MAP]

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated JULY 15, 2019 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 9797", 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 JULY 15, 2019, 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:



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

X

DocuSigned by:

Ryan, James

Ryan, James-368042466DEB4E8...
5216 Chief Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed-84445AB17F474FA...
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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: March 18, 2019

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

Project ID: 9797			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
863	HAIGHT ST	1239	029
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,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=DPW-BSM,
 email=adrian.verhagen@sfpw.org, c=US
 Date: 2019.03.18 15:49:06 -0700

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.

FED MOTION NO. 20428

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed

Date:

Planner's Name:
 for, Corey Teague, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY
And When Recorded Mail To:

Lucile Ferber Arnold
863 Haight Street #1
San Francisco, California 94117

CONFIRMED COPY of document recorded
07/09/2019, 2019K792233

On _____ with document # _____
This document has been compared with the original
SAN FRANCISCO ACCESSORY RECORDER

863 Haight Street, San Francisco, California 94117 (Space Above This Line for Recorder's Use)
Assessor Parcel Number: Block: 1239, Lot 029

We, Michael Ferber, Susan Arnold, and Lucile Ferber Arnold; Michael M. Mizono, as Trustee of the Michael M. Mizono Trust Agreement, dated January 7, 2016; Benjamin Robert Hirsch; Jenna Elizabeth Carstens and Chris A. Carstens, Trustee(s) of The Jenna Elizabeth Carstens Trust Under Agreement dated May 30, 2007; Amelia Cline and Terry B. Cline; the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows:

Beginning at a point on the Southerly line of Haight Street distant thereon 139 feet, 6 inches, Easterly from the Easterly line of Divisadero Street; running thence Easterly along said Southerly line of Haight Street 30 feet; thence at a right angle Southerly 137 feet, 6 inches; thence at a right angle Westerly 30 feet and thence at a right angle Northerly 137 feet, 6 inches, to the Southerly line of Haight Street and the point of beginning.

Being a portion of Western Addition Block 442

Assessor's Lot: 029, Block: 1239

COMMONLY KNOWN AS: 863 HAIGHT STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2019-000475CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 9797.

The tentative map filed with the present application indicates that the subject building at 863 Haight Street is a five-unit building located in a RH-3 (Residential-House, Three Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining two units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. That two of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the nonconforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Michael K Ferber

Michael Ferber

Susan Arnold

Susan Arnold

Dated 1 June 2019 at Northwood, NH
~~at San Francisco, CA~~

Dated June 1, 2019 at Northwood, NH
~~at San Francisco, CA~~

Lucile Ferber Arnold

Dated _____ at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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~~ NH
County of Rockingham

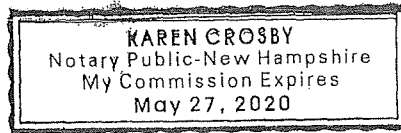
On June 1, 2019 before me, Karen M. Crosby - Teller
(Name and title of the officer)

personally appeared Michael Ferber, Susan Arnold, 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 Karen M. Crosby (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Michael Ferber

Susan Arnold

Dated _____ at San Francisco, CA

Dated _____ at San Francisco, CA

Lucile Arnold

Lucile Ferber Arnold

Dated 8/31/19 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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

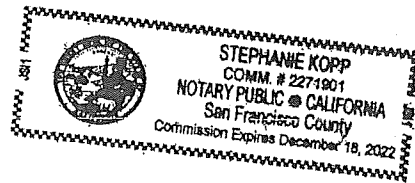
On May 31st, 2019 before me, Stephanie Kopp, Notary Public
(Name and title of the officer)

personally appeared Lucile Ferber Arnold, 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 *Stephanie Kopp* (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature] as trustee
Michael M. Mizono, as Trustee

Dated 6/26/19 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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~~ Republic of Ireland
County of County and City of Dublin | SS
Embassy of the United States of America

On 6/28/2019 before me, ERIC FREDERICK
(Name and title of the officer)

personally appeared MICHAEL MIZONO, 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/it~~ executed the same in his/~~her/its~~ authorized capacity(ies), and that by his/~~her/its~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify ~~and the State of California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Eric Frederick
Vice Consul
U.S. Embassy Dublin



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature]
Benjamin Robert Hirsch

Dated 6/11/2019 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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

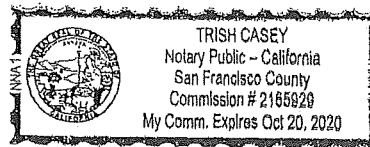
On June 11, 2019 before me, Trish Casey, Notary Public
(Name and title of the officer)

personally appeared Benjamin Robert Hirsch, 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 Trish Casey (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Jenna Elizabeth Carstens
Jenna Elizabeth Carstens, Trustee

Chris A. Carstens
Chris A. Carstens, Trustee

Dated 6/8/19 at San Francisco, CA

Dated 6/8/19 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 Mateo

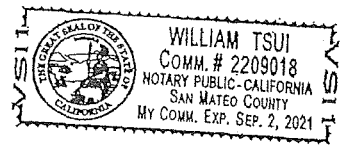
On 06/08/2019 before me, William Tsui, Notary Public
(Name and title of the officer)

personally appeared Jenna Elizabeth Carstens, Chris A Carstens, 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 William Tsui (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Amelia Cline
Amelia Cline

Terry B. Cline
Terry B. Cline

Dated 6/17/2019 at San Francisco, CA

Dated 6/17/2019 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 MATEO

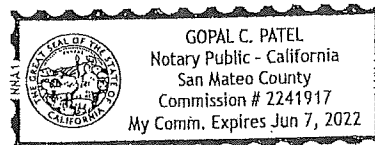
On 06-17-2019 before me, GOPAL C. PATEL, NOTARY PUBLIC
(Name and title of the officer)

personally appeared AMELIA CLINE AND TERRY B. CLINE, 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 [Handwritten Signature] (Seal)





SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20428

HEARING DATE: APRIL 18, 2019

Record No.: 2019-000475CND
Project Address: 863 Haight Street
Zoning: RH-3 (Residential-House, Three Family) District
40-X Height and Bulk District
Lower Haight Public Realm Plan
Block/Lot: 1239/029
Project Sponsor: Rosemarie MacGuinness
Sirkin Law APC
388 Market Street, Suite 300
San Francisco, CA 94111
Staff Contact: Katherine Wilborn – (415) 575-9114
Katherine.Wilborn@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO THE CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, FIVE-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 1, 2019, Rosemarie MacGuinness (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story, five-unit building into residential condominiums within a RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a five-unit dwelling.

On April 18, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2019-000475CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.

The following categories of buildings may be converted to condominiums:

- i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan and applicable provisions of the Subdivision Code where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a recorded offer of a lifetime lease for all tenants as a condition of final map approval and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement.

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2019-000475CND based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.

7. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing would be removed for this project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

- G. That landmarks and historic buildings be preserved.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.


The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby APPROVES Condominium Conversion Subdivision Application No. 2019-000475CND.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 18, 2019.


Jonas P. Ionin
Commission Secretary

AYES: Melgar, Koppel, Fung, Hillis, Johnson, Moore, and Richards

NAYS: None

ABSENT: None

ADOPTED: April 18, 2019



TAX CERTIFICATE

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

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 1239
Lot: 029
Address: 863 HAIGHT ST

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 2019** or **December 31, 2019**. 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 OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE PARCEL SHOWN UPON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS FINAL MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 11 DAY OF November, 2019.

BY: Michael Ferber
MICHAEL FERBER
BY: Susan Arnold
SUSAN ARNOLD
BY: Lucille Ferber Arnold
LUCILLE FERBER ARNOLD

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 15 DAY OF NOVEMBER, 2019.

BY: Michael M. Mizono
MICHAEL M. MIZONO, TRUSTEE OF THE MICHAEL M. MIZONO TRUST AGREEMENT DATED JAN 7, 2016

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF November, 2019.

BY: Benjamin Robert Hirsch
BENJAMIN ROBERT HIRSCH

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF November, 2019.

BY: Jenna Elizabeth Carstens
JENNA ELIZABETH CARSTENS, TRUSTEE OF THE JENNA ELIZABETH CARSTENS TRUST UNDER AGREEMENT DATED MAY 30, 2007.
BY: Chris A. Carstens
CHRIS A. CARSTENS, TRUSTEE OF THE JENNA ELIZABETH CARSTENS TRUST UNDER AGREEMENT DATED MAY 30, 2007

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF November, 2019.

BY: Amelia Cline
AMELIA CLINE
BY: Terry B. Cline
TERRY B. CLINE

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 18th DAY OF November, 2019.

BENEFICIARY
BY: Jessica Richards
PRINT NAME: Jessica Richards
PRINT OFFICER STATUS: AVP, Project Approval Analyst

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF November, 2019.

BENEFICIARY
BY: Stephen H. Adams
PRINT NAME: Stephen H. Adams
PRINT OFFICER STATUS: Senior Vice President Sterling Bank & Trust

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 CALIFORNIA (UNITED))
COUNTY OF SAN FRANCISCO) Highland
ON November 1st 2019
BEFORE ME Whitney N. Breakley, A NOTARY PUBLIC
PERSONALLY APPEARED Jessica Richards

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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL)
(NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2015-BE-555306
MY COMMISSION EXPIRES: 12/11/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

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 CALIFORNIA (UNITED))
COUNTY OF SAN FRANCISCO)
ON 8-Nov 2019
BEFORE ME NICK DEMOPOULOS, A NOTARY PUBLIC
PERSONALLY APPEARED Stephen H. Adams

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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL)
(NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2216324

MY COMMISSION EXPIRES: OCT. 27, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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. 9797" IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20____.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS 26th DAY OF November, 2019
BY ORDER NO. 202292

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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. _____

APPROVED AS TO FORM
DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 LUCY ARNOLD IN DEC 2017.

I DO HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Luther L. Clem 10/30/19 DATE
LUTHER L. CLEM
LICENSE # 7639

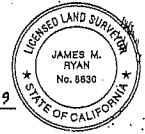


CITY AND COUNTY SURVEYOR'S STATEMENT

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

ACTING, _____ CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan DATE: 11-25-19
JAMES M. RYAN, L.S. 8630



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF CONDOMINIUM
MAPS, AT PAGE(S) _____
AT THE REQUEST OF GEOMETRIX SURVEYING ENGINEERING, INC.

BY: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9797

OF
A CONDOMINIUM PROJECT CONTAINING 5 RESIDENTIAL UNITS, A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC NO. 2017-K534258 O.R. ON NOV 2, 2017 BEING A PORTION OF WESTERN ADDITION BLOCK 442 CITY AND COUNTY OF SAN FRANCISCO

GEOMETRIX SURVEYING ENGINEERING INC.



5436 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
(415) 422-0527
(415) 422-0577 FX
LOU@GEOMETRIXSURVEY.COM
WWW.GEOMETRIXSURVEY.COM

2168

2169

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 ... ON 8 - Nov 2019 BEFORE ME Nick Demopoulos A NOTARY PUBLIC PERSONALLY APPEARED Benjamin Robert Hirsch

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL) (NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2216324

MY COMMISSION EXPIRES: OCT 27, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 ... ON 15 - Nov 2019 BEFORE ME Eddy Tequel II A NOTARY PUBLIC PERSONALLY APPEARED MICHAEL MASARELO MIZONO

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL) (NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2243912

MY COMMISSION EXPIRES: MAY 25, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 November 18th 2019 BEFORE ME Brian Edward Loken A NOTARY PUBLIC PERSONALLY APPEARED Lucile Farber Arnold

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL) (NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2211997

MY COMMISSION EXPIRES: August 28th, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 5 RESIDENTIAL 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 HAIGHT 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.

H) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

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 MARIETTA) ON 11 Nov 2019 BEFORE ME David C Murdoch A NOTARY PUBLIC PERSONALLY APPEARED MICHAEL FERBER and SUSAN AKNOLD

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL) (NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO. N/A

MY COMMISSION EXPIRES: 3/23/21

COUNTY OF PRINCIPAL PLACE OF BUSINESS: hernault

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 Mateo) ON November 16, 2019 BEFORE ME William Tsui A NOTARY PUBLIC PERSONALLY APPEARED Chris A Carstens Jenna Elizabeth Carstens

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL) (NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2209018

MY COMMISSION EXPIRES: 09/02/2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

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 Mateo) ON November 21 2019 BEFORE ME King Tong Wang A NOTARY PUBLIC PERSONALLY APPEARED Andria Teresa Cline and Tony Bernard Cline

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL) (NOTE: SEAL OPTIONAL IS THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2289764

MY COMMISSION EXPIRES: 05/14/2023

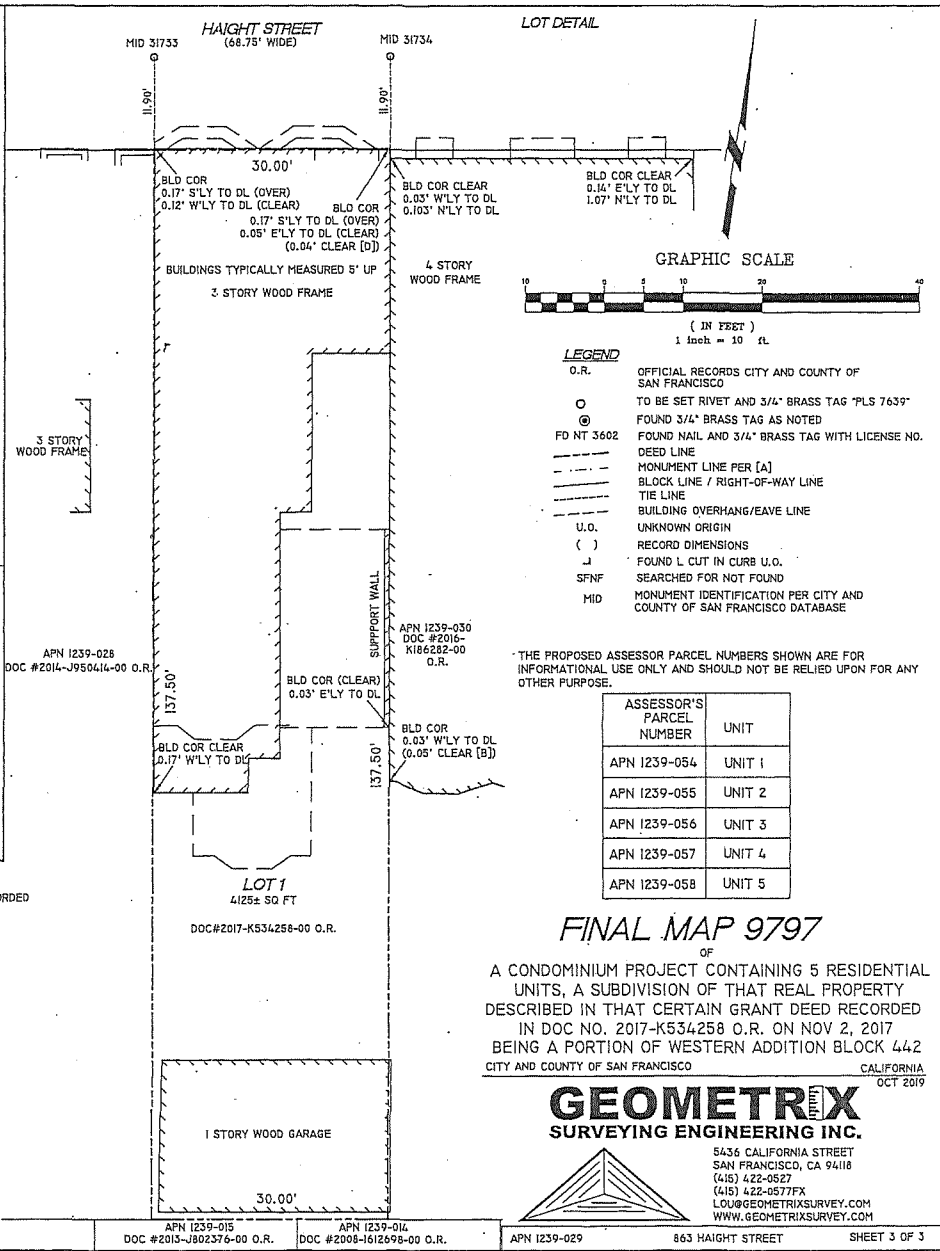
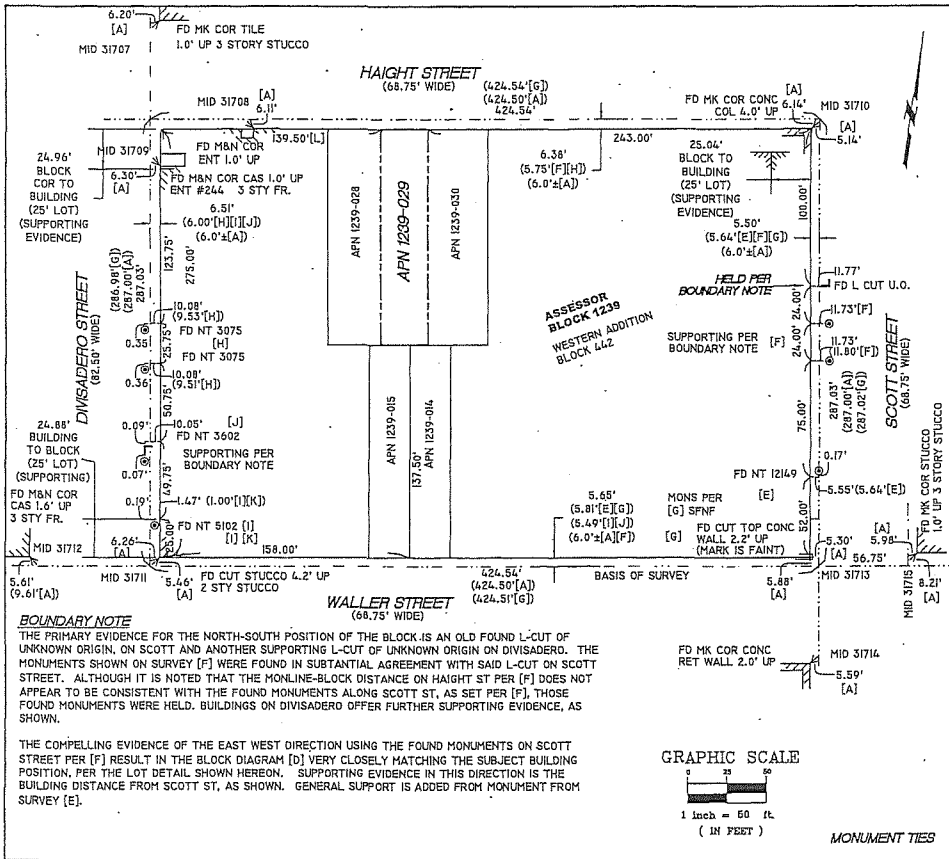
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

FINAL MAP 9797

OF A CONDOMINIUM PROJECT CONTAINING 5 RESIDENTIAL UNITS, A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC NO. 2017-K534258 O.R. ON NOV 2, 2017 BEING A PORTION OF WESTERN ADDITION BLOCK 442 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA OCT 2019

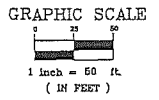
GEOMETRIX SURVEYING ENGINEERING INC.

8436 CALIFORNIA STREET SAN FRANCISCO, CA 94118 (415) 422-0527 (415) 422-0577 FAX LOU@GEOMETRIXSURVEY.COM WWW.GEOMETRIXSURVEY.COM



BOUNDARY NOTE
 THE PRIMARY EVIDENCE FOR THE NORTH-SOUTH POSITION OF THE BLOCK IS AN OLD FOUND L-CUT OF UNKNOWN ORIGIN, SHOWN ON SCOTT AND ANOTHER SUPPORTING L-CUT OF UNKNOWN ORIGIN ON DIVISADERO. THE MONUMENTS SHOWN ON SURVEY [F] WERE FOUND IN SUBSTANTIAL AGREEMENT WITH SAID L-CUT ON SCOTT STREET. ALTHOUGH IT IS NOTED THAT THE MONLINE-BLOCK DISTANCE ON HAIGHT ST PER [F] DOES NOT APPEAR TO BE CONSISTENT WITH THE FOUND MONUMENTS ALONG SCOTT ST, AS SET PER [A], THESE FOUND MONUMENTS WERE HELD. BUILDINGS ON DIVISADERO OFFER FURTHER SUPPORTING EVIDENCE, AS SHOWN.

THE COMPELLING EVIDENCE OF THE EAST WEST DIRECTION USING THE FOUND MONUMENTS ON SCOTT STREET PER [F] RESULT IN THE BLOCK DIAGRAM [D] VERY CLOSELY MATCHING THE SUBJECT BLOCK POSITION, PER THE LOT DETAIL SHOWN HEREON. SUPPORTING EVIDENCE IN THIS DIRECTION IS THE BUILDING DISTANCE FROM SCOTT ST, AS SHOWN. GENERAL SUPPORT IS ADDED FROM MONUMENT FROM SURVEY [E].



MONUMENT TIES

FIELD SURVEY COMPLETION
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JAN 31, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, EXCEPT THE SET MONUMENTS SET IN SEPT 2019

REFERENCES:
 THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE BOUNDARY RESOLUTION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [] .

- [A] MONUMENT MAP NO. 27 AND 38 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- [B] FIELD NOTES PROVIDED BY MARTIN RON. 49712 DATED MAY 18, 1925
- [C] FIELD NOTES INDEX 850, ORDER NO. 7360H DATED 9-16-27, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- [D] HISTORICAL BLOCK DIAGRAM '1239A.TIF', INDEX 850 ORDER 7360H ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- [E] PARCEL MAP OF 109-III SCOTT STREET FILED IN BOOK 54 OF CONDO MAPS, PAGES 151-153 O.R. ON OCT 9, 1997
- [F] PARCEL MAP OF 135-137 SCOTT STREET FILED IN BOOK 75 OF CONDO MAPS, PAGES 199-201 O.R. ON SEPT 6, 2002
- [G] PARCEL MAP OF 101-105 SCOTT STREET FILED IN BOOK 86 OF CONDO MAPS, PAGES 18-20 O.R. ON AUG 25, 2004
- [H] PARCEL MAP OF 221-226 DIVISADERO STREET FILED IN BOOK 89 OF CONDO MAPS, PAGES 31-33 O.R. ON DEC 16, 2004
- [I] PARCEL MAP OF 200 DIVISADERO STREET FILED IN BOOK 89 OF CONDO MAPS, PAGES 95-98 O.R. ON JAN 28, 2005
- [J] PARCEL MAP NO. 5309 FILED IN BOOK 110 OF CONDO MAPS, PAGES 117-118 O.R. ON JULY 9, 2009
- [K] CORNER RECORD 1239-017 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- [L] GRANT DEED RECORDED IN DOC NO. 2017-K534258 O.R. ON NOV 2, 2017 (SUBJECT)

NOTICE OF SPECIAL RESTRICTIONS
 THERE IS A NOTICE OF SPECIAL RESTRICTIONS RECORDED IN DOC NO. 2019-K792233 O.R. ON JULY 9, 2019.

BASIS OF SURVEY
 DEED RECORDED IN DOC NO. 2017-K534258 O.R. ON NOV 2, 2017 THE MONUMENT LINE ON WALLER STREET

ASSESSOR'S PARCEL NUMBER	UNIT
APN 1239-054	UNIT 1
APN 1239-055	UNIT 2
APN 1239-056	UNIT 3
APN 1239-057	UNIT 4
APN 1239-058	UNIT 5

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

FINAL MAP 9797

OF
 A CONDOMINIUM PROJECT CONTAINING 5 RESIDENTIAL UNITS, A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC NO. 2017-K534258 O.R. ON NOV 2, 2017 BEING A PORTION OF WESTERN ADDITION BLOCK 442 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA OCT 2019

GEOMETRIX SURVEYING ENGINEERING INC.



5436 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118
 (415) 422-0527
 (415) 422-0577FX
 LOU@GEOMETRIXSURVEY.COM
 WWW.GEOMETRIXSURVEY.COM