

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
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MEMORANDUM

Date: July 22, 2022
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10621 - 1801-1805 Haight Street

On July 19, 2022, the Board of Supervisors approved Map 10621; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP No. 10621

A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 14, 2013 AS DOCUMENT NUMBER 2013-JFB9-123, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO

PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT

BEING A PORTION OF WESTERN ADDITION BLOCK 688

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS SHOWN JUNE, 2022

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. M22-126 ADOPTED July 19, 2022, APPROVED THIS MAP ENTITLED "FINAL MAP No. 10621"

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

Signature of Angela Calvillo DATE 7/22/2022

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: 22 DAY OF July, 20 22

Signature of Angela Calvillo

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

BOARD OF SUPERVISOR'S APPROVAL

ON July 19, 2022, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-126, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 220804

c: Juan Carlos Cancino, Office of the Assessor-Recorder
Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 10621 - 1801-1805 Haight Street]
2

3 **Motion approving Final Map No. 10621, a two lot vertical subdivision, Parcel A & B;**
4 **Parcel B being a seven unit residential and one commercial mixed-use unit**
5 **condominium project, located at 1801-1805 Haight Street, being a subdivision of**
6 **Assessor's Parcel Block No. 1249, Lot No. 023, and adopting findings pursuant to the**
7 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**
8

9 MOVED, That the certain map entitled "FINAL MAP No. 10621", a two lot vertical
10 subdivision, Parcel A & B; Parcel B being a seven unit residential and one commercial mixed-
11 use unit condominium project, located at 1801-1805 Haight Street, being a subdivision of
12 Assessor's Parcel Block No. 1249, Lot No. 023, comprising three sheets, approved
13 September 16, 2020, by Department of Public Works Order No. 206767 is hereby approved
14 and said map is adopted as an Official Final Map No. 10621; 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 September 16, 2020, that the proposed subdivision is
18 consistent with the General Plan and the priority policies of Planning Code, Section 101.1;
19 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
24
25

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

4
5 DESCRIPTION APPROVED:

RECOMMENDED:

6
7 /s/ _____

/s/ _____

8 Jacob F. Rems, PLS 4636
9 San Francisco Chief Surveyor

Carla Short
Interim Director of Public Works

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City and County of San Francisco

Tails

Motion: M22-126

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 220804

Date Passed: July 19, 2022

Motion approving Final Map No. 10621, a two lot vertical subdivision, Parcel A & B; Parcel B being a seven unit residential and one commercial mixed-use unit condominium project, located at 1801-1805 Haight Street, being a subdivision of Assessor's Parcel Block No. 1249, Lot No. 023, and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 19, 2022 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220804

I hereby certify that the foregoing Motion was APPROVED on 7/19/2022 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: Philip Bellber
PHILIP BELLBER
BY: Rosemarie MacGuinness
ROSEMARIE MACGUINNESS

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 6/10/2022 BEFORE ME, Fujian Ho
A NOTARY PUBLIC, PERSONALLY APPEARED Philip Bellber
and Rosemarie MacGuinness
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 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:
SIGNATURE F. Ho
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED) FH
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2249153
MY COMMISSION EXPIRES: 7/13/2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: 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 PHILIP BELLBER AND ROSEMARIE MACGUINNESS. 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 JULY 1, 2022, 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: Daniel J. Westover
DANIEL J. WESTOVER, L.S. 7779
DATE: 06-09-22



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, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE 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.

William E. Blackwell Jr.
WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
DATE: 6/16/2022



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. M22-126 ADOPTED July 19, 20 22, APPROVED THIS MAP ENTITLED "FINAL MAP No. 10621".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.
BY: Signed in counterpart DATE: July 22, 2022
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____
_____, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

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: 22 DAY OF July, 20 22
Signed in counterpart

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

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER NO. _____

BY: Carla Short DATE: 07-06-2022
CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS, CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY
David Chiu
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON July 19, 20 22, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-126, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 220804

FINAL MAP No. 10621

A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 14, 2013 AS DOCUMENT NUMBER 2013-J729423, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO
PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT
BEING A PORTION OF WESTERN ADDITION BLOCK 698

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA JUNE, 2022
WS Westover Surveying 336 CLAREMONT BLVD. STE 1 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

CONDOMINIUM 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 of seven (7) residential and one (1) commercial condominium 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 and Shrader 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.

BASIS OF SURVEY

THE HAIGHT STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

FIELD SURVEY COMPLETION

THE FIELD SURVEY WAS COMPLETED ON 12/18/2019. THE TAGS "LS-7779" FOR THE SUBJECT LOT TO BE SET BEFORE JULY 1, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

VERTICAL SUBDIVISION

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

RECORDED DOCUMENTS AFFECTING THIS MAP:

- Notice Of Special Restrictions Under The City Planning Code recorded July 26, 1983 in Document Number D373957.
- Notice Of Special Restrictions Under The City Planning Code recorded November 19, 1986 Document Number D901453.
- Notice Of Special Restrictions Under The City Planning Code recorded June 16, 1992 in Document Number F140018.
- Notice Of Special Restrictions Under The City Planning Code recorded September 17, 2019 in Document Number 2019-K831758-00.

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

PROPOSED ADDRESS	PROPOSED ASSESSOR PARCEL NUMBER
PARCEL "A", 1801 HAIGHT ST.	1249-025
PARCEL "B"	1249-026
#601 SHRADER ST. COMMERCIAL	1249-027
#603 SHRADER ST, UNIT 101	1249-028
#603 SHRADER ST, UNIT 201	1249-029
#603 SHRADER ST, UNIT 202	1249-030
#603 SHRADER ST, UNIT 301	1249-031
#603 SHRADER ST, UNIT 302	1249-032
#603 SHRADER ST, UNIT 401	1249-033
#603 SHRADER ST, UNIT 402	1249-034

FINAL MAP No. 10621

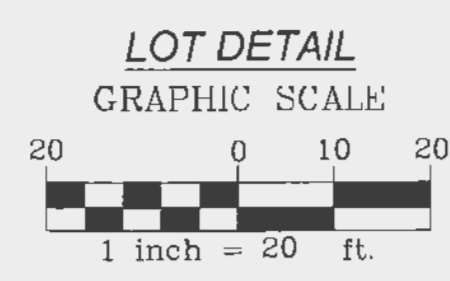
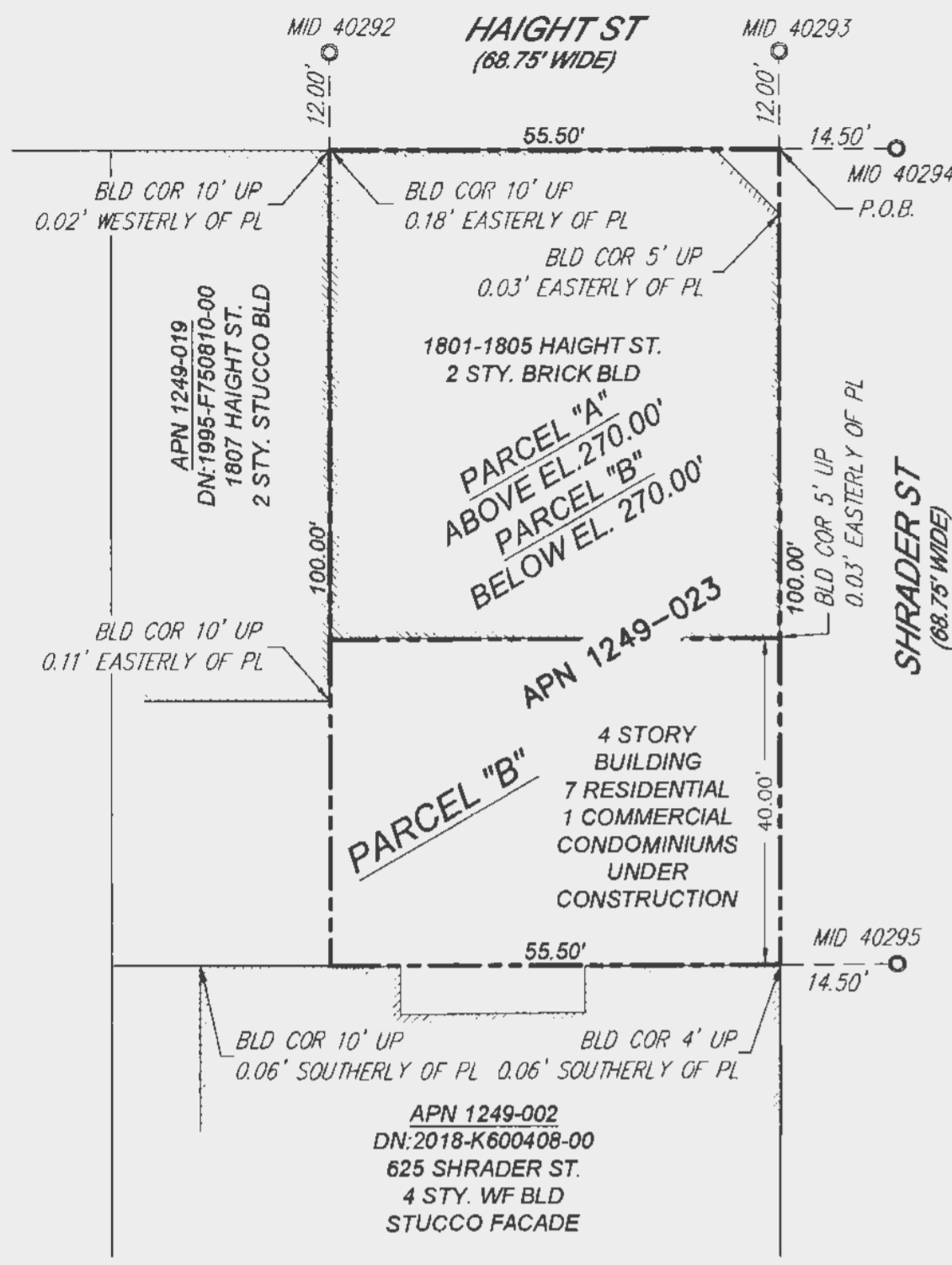
A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 14, 2013 AS DOCUMENT NUMBER 2013-J729423, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO

PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT

BEING A PORTION OF WESTERN ADDITION BLOCK 698

CITY AND COUNTY OF SAN FRANCISCO SCALE AS SHOWN CALIFORNIA JUNE, 2022

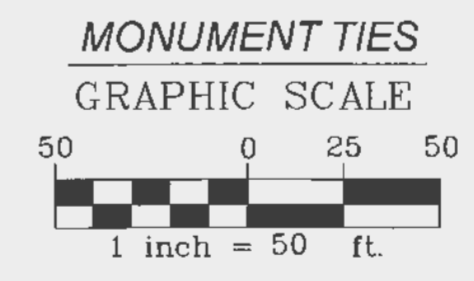
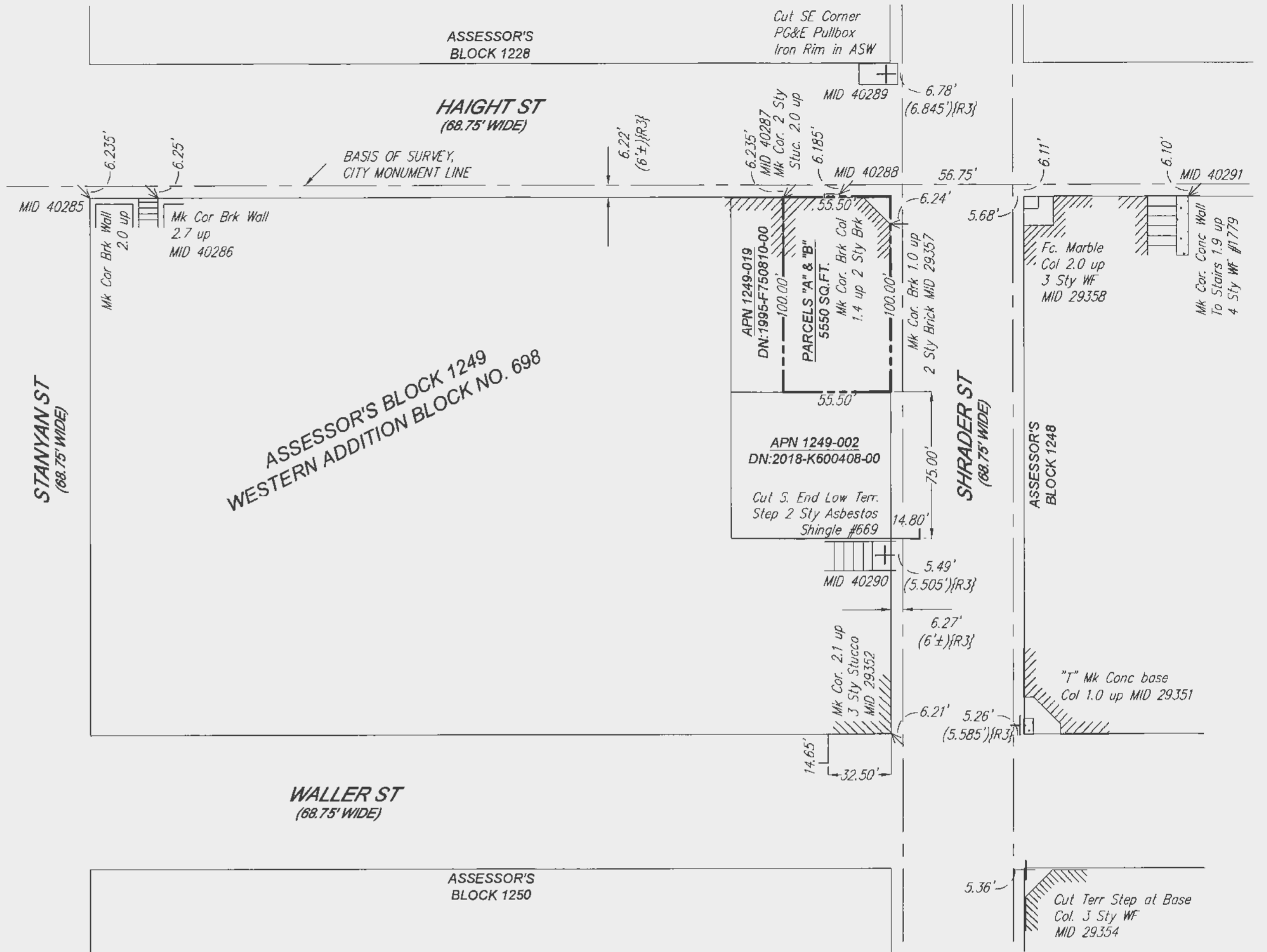
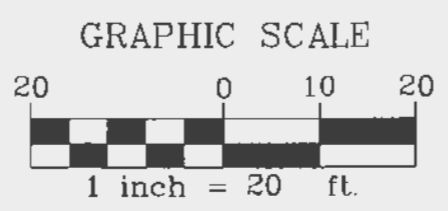
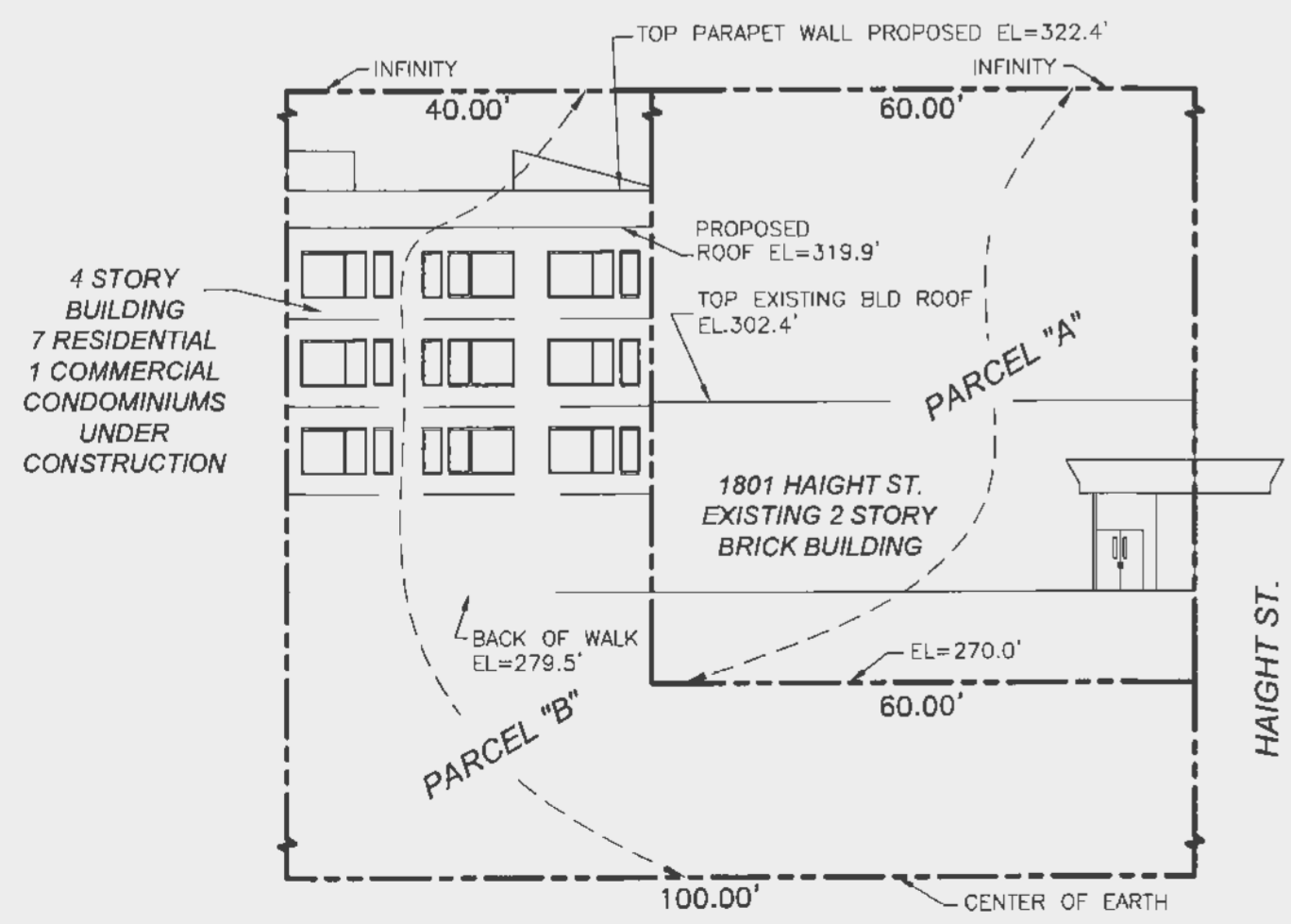
WS
Westover
Surveying
336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com



LEGEND

- RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779" TO BE SET BEFORE JULY 1, 2022.
- L FOUND "L" CUT IN CURB PER (UNKNOWN ORIGIN UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- MONUMENT LINE PER {R3}
- BLOCK/ADJOINER LINE
- MEASUREMENT TIE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- SO, CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- BLD BUILDING
- DN DOCUMENT NUMBER
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- BUILDING FOOTPRINT

ELEVATION VIEW



REFERENCES

- THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.
- {R1} GRANT DEED RECORDED AUGUST 14, 2013 AS DN: 2013-J729423-00.
 - {R2} HISTORICAL BLOCK DIAGRAM 1249a, UNDATED, SO, CCSF.
 - {R3} MONUMENT MAP NO. 52 SO, CCSF.

BENCHMARK DESCRIPTION

BENCHMARK NO. 10119. FOUND CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL". FOUND AT THE SOUTHEAST CORNER OF PAGE ST. AND STANYAN ST. ELEVATION=264.681' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM 13'.

FINAL MAP No. 10621

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PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT BEING A PORTION OF WESTERN ADDITION BLOCK 698

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA JUNE, 2022

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