



Office of the City and County Surveyor | Project Delivery: Bureau of Surveying & Mapping
T. 628.271.2000 | 49 South Van Ness Ave. Suite 9th Floor, San Francisco, CA 94103

May 1, 2025

Subject: File No. 250340 – Tentative Map Appeal – 2-4 Addison Street
APN: 7542-033
DPW Project ID: 12498

Dear Ms. Calvillo and members of the Board of Supervisors,

The Department of Public Works (“Department”) issues this letter in response to the letter from Dr. Jennifer Nicole Miller, PhD, dated April 7, 2025, appealing the Tentative Parcel Map Approval of a 2-lot subdivision, Parcel A & Parcel B each containing 2 Residential New Condominium Units, for the above-referenced property. The subject application was properly reviewed and approved.

The subject subdivision application pertains to Assessor’s Lot 033, in Assessor’s Block 7542, which is currently vacant.

Below is a summary of the project timeline within The Office of the County Surveyor:

- February 4, 2025: The Office of the County Surveyor received a Parcel Map Subdivision Application for the above-referenced property. The application submitted to our office proposes to subdivide APN 7542-033 into 2 parcels and constructing 2 new condominium units on each parcel, for a total of 4 new housing units on currently vacant land.
- March 4, 2025: The application was deemed submittable, which means all the required elements of the application were satisfactorily received by our office; then Chief Surveyor Jacob F. Rems, PLS #4636 referred the subdivision application to the Department of City Planning (DCP).
- March 20, 2025: The Department of City Planning issued its approval of the subdivision.
- March 27, 2025: Interim City & County Surveyor, Katharine S. Anderson, PLS #8499, issued Tentative Parcel Map Approval.
- March 27, 2025: Office of the County Surveyor gave notice of the Tentative Parcel Map Approval as required under the Subdivision Code to: “[a] list of the names, assessor’s lot and block numbers and mailing addresses of all those shown in the last equalized assessment roll as owning property within 300 feet of the property proposed to be subdivided.”
- April 7, 2025: The Clerk of the Board of Supervisors scheduled the hearing date for the Tentative Subdivision Map Appeal for May 6, 2025.

The Tentative Parcel Map, received in my office with the application, is in fact stamped and signed by Peter J. Bekey, Registered Professional Engineer No. 14786, and is dated 12/20/2024. This is not a draft survey.

A review of both the Grant Deed (Document #2024086063, recorded on 10/28/2024) and the Preliminary Title Report issued by Old Republic Title Company, dated February 6, 2025, for APN 7542-033 (2-4 Addison Street) confirm that neither document mentions that the property being subdivided is subject to a sewer easement.

Furthermore, a review of Book U of Maps, page 54, shows a 10' sewer easement on APN 7542-026, which is the appellant's property, *not* the property being subdivided.

The survey for a subdivision may, but is not required to, show encroachments from adjacent properties that are not on the subdivider's title. The survey only is required to show easements or other matters of record title that would affect title of the property to be subdivided. In regard to encroachments that are not part of the title, San Francisco requires a standard note to be included on all parcel and final subdivision maps regarding such encroachments. The note acknowledges that there may be such encroachments from adjacent properties, but the existence of the encroachment does not establish a property interest for the encroaching party and the resolution of any such encroachments is a private matter for the adjacent owners to resolve.

Based on my review of this tentative parcel map, including its delineation of the property boundaries, and a review of the record title documents, I find that the map satisfies all the requirements necessary for approval.

Appellant's letter also raises concerns about the driveway lengths, building massing, and construction-related disruption. These are not matters related to the subdivision mapping process, but instead are issues that can be raised with Planning Department and/or Department of Building Inspection as part of their review and approval process under the Planning and Building Codes.

California Government Section 66474 (a-g) of the Subdivision Map Act, entitled "Grounds for Denial of Tentative or Parcel Map" lists seven findings a legislative body of a city or county can make to deny the approval of a Tentative Parcel Map. Following my office's review of the subdivision application in question, I have determined that there are no grounds for denial of this subdivision application under Section 66474 of the Subdivision Map Act.

In conclusion, the appeal in question fails to identify any violations of City or State law related to the subdivision application that could be grounds for denying the lot split/creation of condominiums or reversing the approval of the Tentative Map Approval.

Thank you,

K. Anderson

Katharine S. Anderson, PLS #8499

Interim City and County Surveyor, City and County of San Francisco