

File No. 221198

Committee Item No. _____

Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 6, 2022

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 207286
- Planning Department - Tentative Map Decision 9/13/21
- Tax Certificate - 10/14/22
- Final Maps
- _____
- _____

Prepared by: Jocelyn Wong

Date: December 2, 2022

Prepared by: _____

Date: _____

1 [Final Map No. 11008 - 2525 Van Ness Avenue]

2

3 **Motion approving Final Map No. 11008, a 28 unit residential and one commercial unit**
4 **condominium project, located at 2525 Van Ness Avenue, being a subdivision of**
5 **Assessor’s Parcel Block No. 0527, Lot No. 004; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 11008, a 28 unit residential
9 and one commercial unit condominium project, located at 2525 Van Ness Avenue, being a
10 subdivision of Assessor’s Parcel Block No. 0527, Lot No. 004, comprising three sheets,
11 approved November 4, 2022, by Department of Public Works Order No. 207286 is hereby
12 approved and said map is adopted as an Official Final Map No. 11008; 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 September 13, 2021, 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

1 DESCRIPTION APPROVED:

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3 /s/_____

4 Katharine S. Anderson, PLS 8499

5 City and County Surveyor

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RECOMMENDED:

/s/_____

Carla Short

Interim Director of Public Works



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: 207286

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

APPROVING FINAL MAP NO. 11008, 2525 VAN NESS AVENUE, A 28 UNIT RESIDENTIAL AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 004 IN ASSESSOR6’S BLOCK NO. 0527 (OR ASSESSOR’S PARCEL NUMBER 0527-004). [SEE MAP]

A 28 UNIT RESIDENTIAL AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 13, 2021, 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. 11008”, 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 September 13, 2021, 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 073CF73A4EA6486...

City and County Surveyor

X

DocuSigned by:

Carla Short

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



Date: June 16, 2021

TENTATIVE MAP DECISION

Department of City Planning
 49 South Van Ness Avenue
 14th Floor, Suite 1400
 San Francisco, CA 94103

Project ID: 11008			
Project Type: 28 residential and 1 commercial mixed use New Condominiums			
Address#	StreetName	Block	Lot
2525 - 2545	VAN NESS AVE	0527	004
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,

James Ryan Digitally signed by James Ryan
 Date: 2021.06.16 16:06:27 -07'00'

James Ryan, PLS Acting 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 N/A, CEQA Determination Date N/A, 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 **Kalyani Agnihotri** Digitally signed by Kalyani Agnihotri
 Date: 2021.09.13 13:53:13 -07'00'

Date 09/13/2021

Planner's Name Kalyani Agnihotri
 for, Corey Teague, 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: **0527**

Lot: **004**

Address: **2525 VAN NESS AV**

David Augustine, Tax Collector

Dated **October 14, 2022** this certificate is valid for the earlier of 60 days from **October 14, 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 CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 11008".

BOUBOUFFE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
YOLA OZTURK, MANAGER

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 17 October, 2022 BEFORE ME
Olga Prapakenkava PERSONALLY
APPEARED Yola Ozturk

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2307914
MY COMMISSION EXPIRES: Oct. 5, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF TEXAS }
COUNTY OF DALLAS }
ON 19 OCTOBER, 2022 BEFORE ME
STUART LESLIE PHILIP PERSONALLY
APPEARED Michael A. Walsh

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF TEXAS THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF TEXAS COMMISSION NO.: 235316810
MY COMMISSION EXPIRES: SEPT 7, 2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: DALLAS

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JULY 23, 2021, INSTRUMENT NO. 2021-114249, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

CENTENNIAL BANK

BY: [Signature]
MICHAEL A. WALSH, MANAGING DIRECTOR

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 BOUBOUFFE LLC IN APRIL 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2023 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: [Signature] 10/12/22
JACQUELINE LUK, P.L.S. 8934 DATE



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 ORDINANCES 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.

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO
BY: [Signature]
DATE: 11/3/2022



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 THIS: _____ 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 11008".

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

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

BOARD OF SUPERVISOR'S 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. _____

APPROVALS

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

BY: [Signature] DATE: 11/07/2022
CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____

OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF BOUBOUFFE LLC.

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

FINAL MAP 11008

A 28 UNIT RESIDENTIAL & 1 COMMERCIAL UNIT CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 23, 2020, DOCUMENT NO. 2020-K892703, OFFICIAL RECORDS, ALSO BEING PART OF WESTERN ADDITION BLOCK NO. 97.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

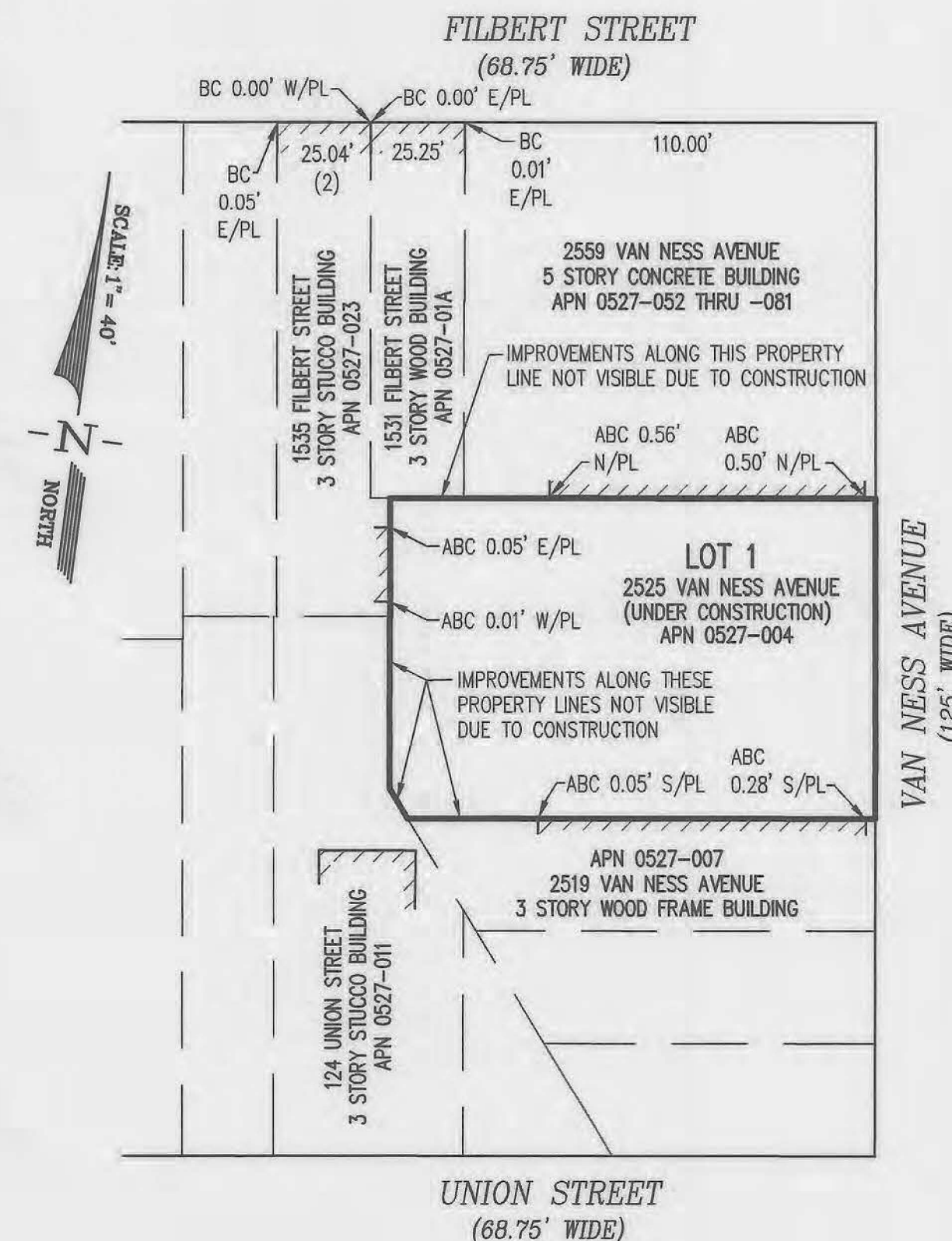
SEPTEMBER 2022

FINAL MAP CONDOMINIUM NOTES

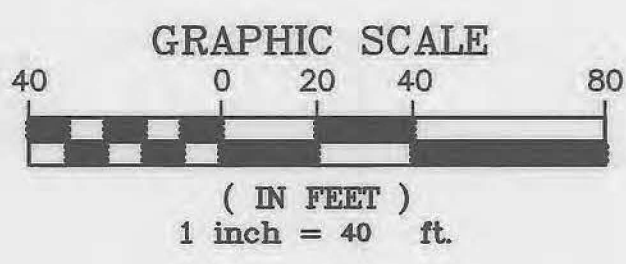
- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 28 DWELLING UNITS AND 1 COMMERCIAL UNIT.
- ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING 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.
- 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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
- IN THE EVENT THE AREAS IDENTIFIED IN (3)(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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER VAN NESS AVENUE 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).
- 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.

FINAL MAP GENERAL NOTES

- NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED AUGUST 13, 2018, INSTRUMENT NO. 2018-K654835, OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO CONDITIONAL USE AUTHORIZATION NO. 2016-002728CUAVAR AUTHORIZED BY THE PLANNING COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO ON MAY 3, 2018, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 20176, TO CONSTRUCT A 65-FOOT TALL BUILDING AT 2525 VAN NESS AVENUE. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED AUGUST 13, 2018, INSTRUMENT NO. 2018-K654836, OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO CONDITIONAL USE AUTHORIZATION NO. 2016-002728VAR AUTHORIZED BY THE ZONING ADMINISTRATOR OF THE CITY AND COUNTY OF SAN FRANCISCO ON JULY 30, 2018 TO CONSTRUCT A 65-FOOT TALL BUILDING AT 2525 VAN NESS AVENUE AND STATE THAT ANY FUTURE PHYSICAL EXPANSION SHALL BE REVIEWED BY THE ZONING ADMINISTRATOR. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED SEPTEMBER 17, 2018, INSTRUMENT NO. 2018-K673181, OF OFFICIAL RECORDS. THE RESTRICTIONS INDICATE THAT THE DEVELOPMENT PROJECT ON 2525 VAN NESS AVENUE MUST CONFIRM PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY THAT IT HAS IMPLEMENTED ALL REQUIRED TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES AS REQUIRED IN THE DEVELOPMENT PROJECT'S TDM PLAN. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT, EXECUTED BY THE CITY OF SAN FRANCISCO, RECORDED JUNE 30, 2021, INSTRUMENT NO. 2021-104206 OF OFFICIAL RECORDS, GRANTS THE PROPERTY OWNER A REVOCABLE ENCROACHMENT PERMIT TO PLACE PRIVATE ENCROACHMENTS OF 16 SOLDIER BEAMS WITHIN THE PUBLIC RIGHT-OF-WAY ON VAN NESS AVENUE. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE, RECORDED OCTOBER 12, 2021, INSTRUMENT NO. 2021-156149 OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO CONDITIONAL USE AUTHORIZATION NO. 2016-002728CUA-02 AUTHORIZED BY THE PLANNING COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO ON JULY 29, 2021, AS SET FORTH ON PLANNING COMMISSION MOTION NO. 20966, TO ALLOW A RESIDENTIAL PARKING RATIO OF 0.75 SPACES PER UNIT. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- GRANT OF EASEMENT TO COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, FOR A BROADBAND COMMUNICATION SYSTEM, RECORDED JULY 22, 2022, INSTRUMENT NO. 2022-070381 OF OFFICIAL RECORDS, GRANTS A NON-EXCLUSIVE EASEMENT IN GROSS ACROSS THE SUBJECT PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
- EASEMENT DEED GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, FOR PUBLIC UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, AND COMMUNICATION FACILITIES, RECORDED SEPTEMBER 1, 2022, INSTRUMENT NO. 2022-083760, AFFECTS A 13.13' BY 2.00' RECTANGULAR PIECE OF LAND ON THE SUBJECT PROPERTY AS SHOWN ON SHEET 3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.



LOT 1
2525 VAN NESS AVENUE
(UNDER CONSTRUCTION)
APN 0527-004



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

RESIDENTIAL CONDOMINIUMS UNIT NO.	PROPOSED APN
101-103	APN 0527-092 THRU -094
201-203	APN 0527-095 THRU -097
301-305	APN 0527-098 THRU -102
401-405	APN 0527-103 THRU -107
501-504	APN 0527-108 THRU -111
601-604	APN 0527-112 THRU -115
701-704	APN 0527-116 THRU -119

COMMERCIAL CONDOMINIUM UNIT NO.	PROPOSED APN
1	APN 0527-120

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 3/29/2021. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

SIGNATURE OMISSIONS

PURSUANT TO PROVISIONS OF SECTION 66436(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE, HAVING BEEN NOTIFIED OF THE FILING OF THIS MAP AND HAVING REGISTERED NO OBJECTIONS TO THE FILING OF THE MAP:

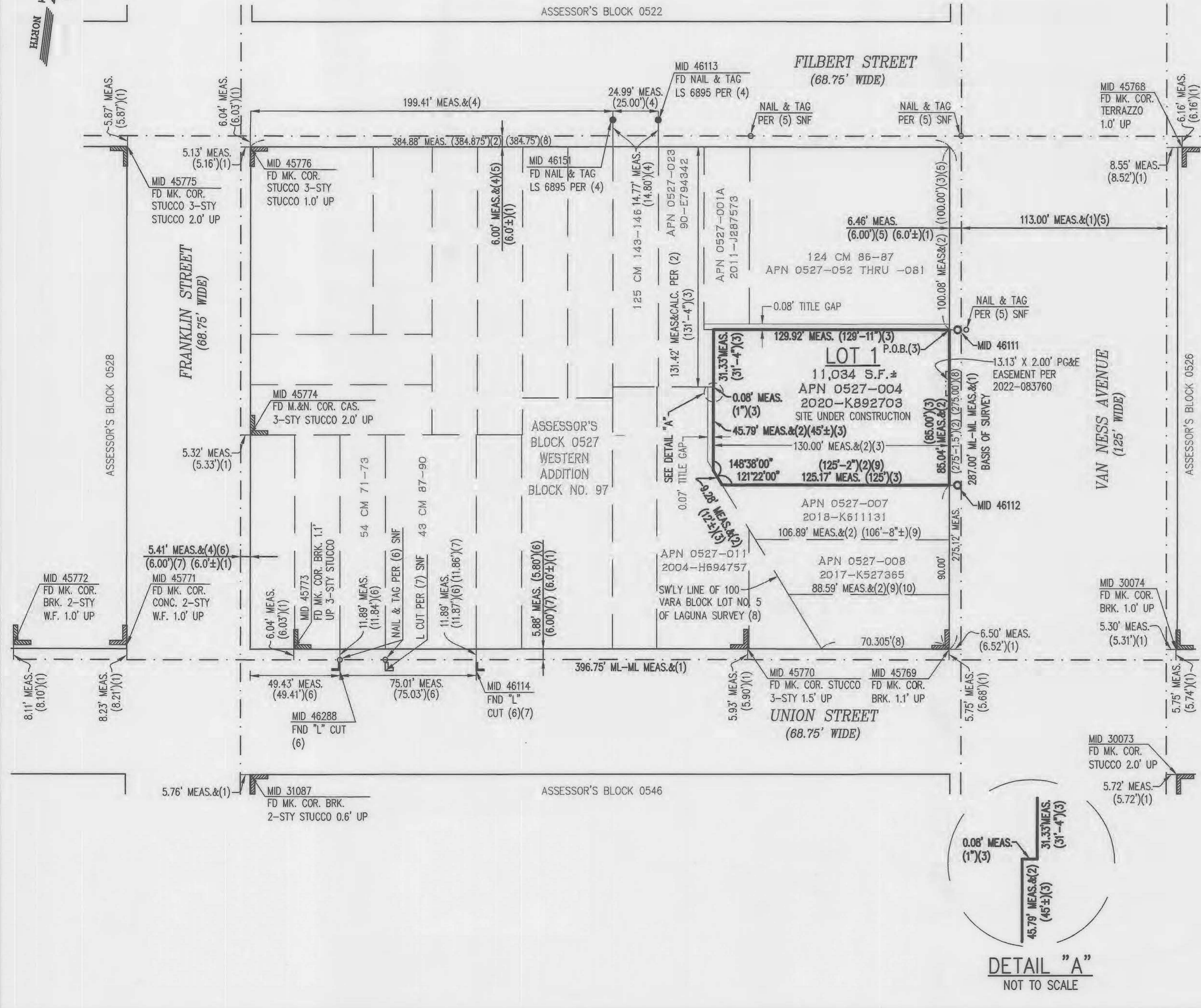
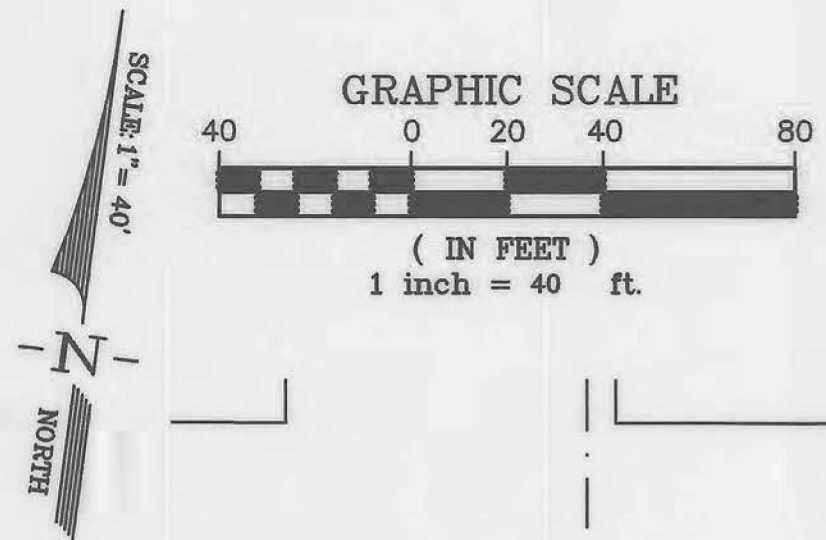
- COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, HOLDER OF AN EASEMENT FOR A BROADBAND COMMUNICATION SYSTEM, RECORDED JULY 22, 2022, INSTRUMENT NO. 2022-070381 OF OFFICIAL RECORDS.
- PACIFIC GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, AND COMMUNICATION FACILITIES, RECORDED SEPTEMBER 1, 2022, INSTRUMENT NO. 2022-083760.

FINAL MAP 11008

A 28 UNIT RESIDENTIAL & 1 COMMERCIAL UNIT CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 23, 2020, DOCUMENT NO. 2020-K892703, OFFICIAL RECORDS, ALSO BEING PART OF WESTERN ADDITION BLOCK NO. 97.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

SEPTEMBER 2022



MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS FOUND MONUMENTS ON VAN NESS AVENUE BETWEEN FILBERT AND UNION STREETS, AS SHOWN ON MONUMENT MAP NO. 18 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. SEE SHEET 2 FOR LOT DETAIL. BUILDING OCCUPATIONS WERE MEASURED AT A HEIGHT OF 5'± FROM GROUND LEVEL.
5. MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (SNF).

RECORD REFERENCES

- (1) MONUMENT MAP NO. 18, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (2) HISTORIC BLOCK DIAGRAM OF WESTERN ADDITION BLOCK NO. 97, INDEX NO. 527, ORDER NO. 54032, DATED NOVEMBER 9, 1922, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (3) GRANT DEED RECORDED 01/23/2020, DOCUMENT NO. 2020-K892703, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (4) FINAL MAP 7747, 125 CM 143-146, FILED 12/8/2014, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (5) FINAL MAP 7760, 124 CM 86-87, FILED 7/29/2014, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (6) MAP OF 1576 UNION STREET, 54 CM 71-73, FILED 9/4/1997, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (7) MAP OF 1568-1572 UNION STREET, 43 CM 87-90, FILED 4/11/1994, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (8) MAP OF LAGUNA SURVEY, UNDATED, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS FILE "D-G-8".
- (9) GRANT DEED RECORDED 10/18/2017, DOCUMENT NO. 2017-K527365, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (10) GRANT DEED RECORDED 4/21/1999, DOCUMENT NO. 99-G557347, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

	BOUNDARY
	RIGHT OF WAY LINE
	MONUMENT LINE
	ADJOINER LOT LINE
	OLD LOT LINE
	TIE LINE
	EASEMENT LINE
	MEASURED DISTANCE
	RECORD DISTANCE PER RECORD REFERENCE SEARCHED FOR, NOT FOUND
	NAIL & TAG PLS 8934 SET AT 2' PROPERTY LINE EXTENSION
	ADJACENT BUILDING CORNER
	BUILDING CORNER
	0.05' SOUTH OF PROPERTY LINE
	POINT OF BEGINNING
	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
	FOUND MONUMENT PER RECORD REFERENCE
	MONUMENT PER RECORD REFERENCE SEARCHED FOR, NOT FOUND

FINAL MAP 11008

A 28 UNIT RESIDENTIAL & 1 COMMERCIAL UNIT CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 23, 2020, DOCUMENT NO. 2020-K892703, OFFICIAL RECORDS, ALSO BEING PART OF WESTERN ADDITION BLOCK NO. 97.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

SEPTEMBER 2022

