

File No. 201168

Committee Item No. _____

Board Item No. 47

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 20, 2020

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. 203440
- Planning Department Map Decision - 2/5/20
- Tax Certificates
- Final Maps
- _____
- _____
- _____
- _____
- _____

Prepared by: Jocelyn Wong

Date: October 16, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 10274 - 1066 Market Street]

2

3 **Motion approving Final Map No. 10274, a 303 residential unit and a five commercial**
4 **unit, mixed-use condominium project, located at 1066 Market Street, being a**
5 **subdivision of Assessor’s Parcel Block No. 0350, Lot No. 003; and adopting findings**
6 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**
7 **101.1.**

8

9 MOVED, That the certain map entitled “FINAL MAP No. 10274”, a 303 residential unit
10 and a five commercial unit, mixed-use condominium project, located at 1066 Market Street,
11 being a subdivision of Assessor’s Parcel Block No. 0350, Lot No. 003, comprising three
12 sheets, approved July 28, 2020, by Department of Public Works Order No. 203440 is hereby
13 approved and said map is adopted as an Official Final Map No. 10274; and, be it

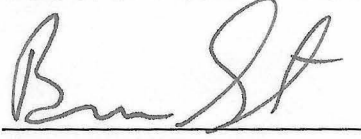
14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the
16 Planning Department, by its letter dated February 05, 2020, that the proposed subdivision is
17 consistent with the General Plan, and the eight priority policies of Planning Code, Section
18 101.1; and, be it

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

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

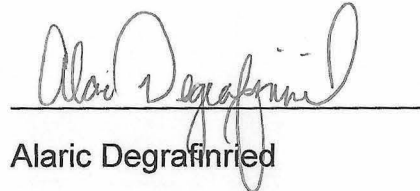
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



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

Public Works Order No: 203440

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

APPROVING FINAL MAP NO. 10274, 1066 MARKET STREET, A 303 UNIT RESIDENTIAL AND 5 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003 IN ASSESSORS BLOCK NO. 0350 (OR ASSESSORS PARCEL NUMBER 0350-003). [SEE MAP]

A 308 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated FEBRUARY 05, 2020 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. 10274”, 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 FEBRUARY 05, 2020, 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:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18179336C84404A5...}
Acting 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
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: January 2, 2020

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

Project ID: 10274			
Project Type: 303 Residential and Maximum 5 Commercial Mixed use New Condominium			
Address#	StreetName	Block	Lot
1066	MARKET ST	0350	003
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
Date: 2020.01.02 12:22:17 -08'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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

PLANNING DEPARTMENT

Signed

Date

Planner's Name
 for, Corey Teague, Zoning Administrator



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
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



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Date: January 2, 2020

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Project ID: 10274			
Project Type: 303 Residential and Maximum 5 Commercial Mixed use New Condominium			
Address#	StreetName	Block	Lot
1066	MARKET ST	0350	003
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,

[Signature box]

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 11FEB2020, 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 [Signature: Carolyn Fahey]

Date 05FEB2020

Planner's Name Carolyn Fahey
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

DATE: September 18, 2013
TO: San Francisco Planning Department
FROM: Sarah Jones, Environmental Review Officer
RE: Processing Guidance: Not a project under CEQA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE

In evaluating the appropriate level of environmental review, the lead agency must first establish whether the proposed activity is considered a project under the California Environmental Quality Act (CEQA). This memorandum lists permit activities, reviewed by the San Francisco Planning Department, that are not considered a project, as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. Therefore, they are not subject to CEQA review.

CEQA defines a "project" as "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" and is undertaken, supported, or approved by a public agency. (Pub. Res. Code, § 21065.) Approvals, including any Planning permits, for these activities should receive no further action under CEQA.

The following activities have been deemed as "not a project" by the San Francisco Planning Department:

- Interior renovations of structures, where the interiors are not publicly accessible, the renovations do not increase the density or intensity of use (i.e. no new units), and there are no exterior modifications;
- Exterior in-kind repair or replacement work on portions of an existing structure not visible from the public right-of-way involving no expansion of the structure (i.e. in-kind repair or replacement of windows, stairs, fences, stucco, siding, roofing and decks);
- Interior renovations of publicly-accessible structures involving no change or expansion of use, where the interior of the structure is not historically significant and/or does not contribute to the building's historic significance;
- Legalization of existing, occupied uses or units;
- Condominium conversions that: (1) involve no activity subject to a building permit or are limited to permitted work not considered a project; and (2) do not require a Planning Commission authorization.

No exemptions shall be issued for any of the activities listed above.



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: **0350**

Lot: **003**

Address: **1060-1066 MARKET ST**

David Augustine, Tax Collector

Dated **October 09, 2020** this certificate is valid for the earlier of 60 days from **October 09, 2020** or **December 31, 2020**. 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 ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 1066 MARKET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Mi
NAME: Margaret A. Spriggs
TITLE: Vice President

BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 03, 2018 AS DOCUMENT NO. 2018-K563599-00 OF OFFICIAL RECORDS

BY: Frank H. Stumpf
NAME: FRANK H. STUMPF
TITLE: SENIOR VICE PRESIDENT

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 Wyoming
COUNTY OF Teton
ON July 1 2020 BEFORE ME, Diana M Joy, NOTARY PUBLIC,
PERSONALLY APPEARED Margaret A Spriggs
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 Wyoming THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Diana M Joy
NOTARY PUBLIC, STATE OF Wyoming COMMISSION NO.: N/A
MY COMMISSION EXPIRES: 3-11-2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Teton

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
COUNTY OF Alameda
ON July 3rd 2020 BEFORE ME, Anu Pandey, NOTARY PUBLIC,
PERSONALLY APPEARED Frank H. Stumpf
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: Anu Pandey
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2308325
MY COMMISSION EXPIRES: 10/10/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

TAX STATEMENT:

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

DATED _____ DAY OF _____, 20__.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, ADOPTED _____, 20__, APPROVED THIS MAP ENTITLED "FINAL MAP 10274".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS 28th DAY OF July, 2020
BY ORDER NO. 203440

BY: Alaric Degrafinried DATE: October 1, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: Dennis J. Herrera
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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. _____.

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 ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs DATE: July 27 2020

BRUCE R. STORRS L.S. 6914

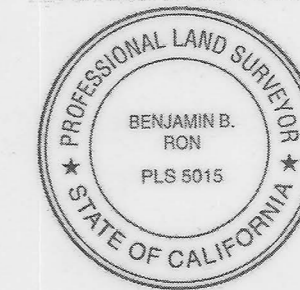


SURVEYOR'S STATEMENT:

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 1066 MARKET, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON FEBRUARY 18, 2020. 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 DECEMBER 31, 2020 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: Benjamin B. Ron DATE: 7/7/2020

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__,
AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

FINAL MAP 10274

A 303 RESIDENTIAL UNIT AND NO MORE THAN 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 27, 1999 IN DOCUMENT NUMBER 99-G505765, OFFICIAL RECORDS BEING A PORTION OF 50 VARA BLOCK 229

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

JULY 2020

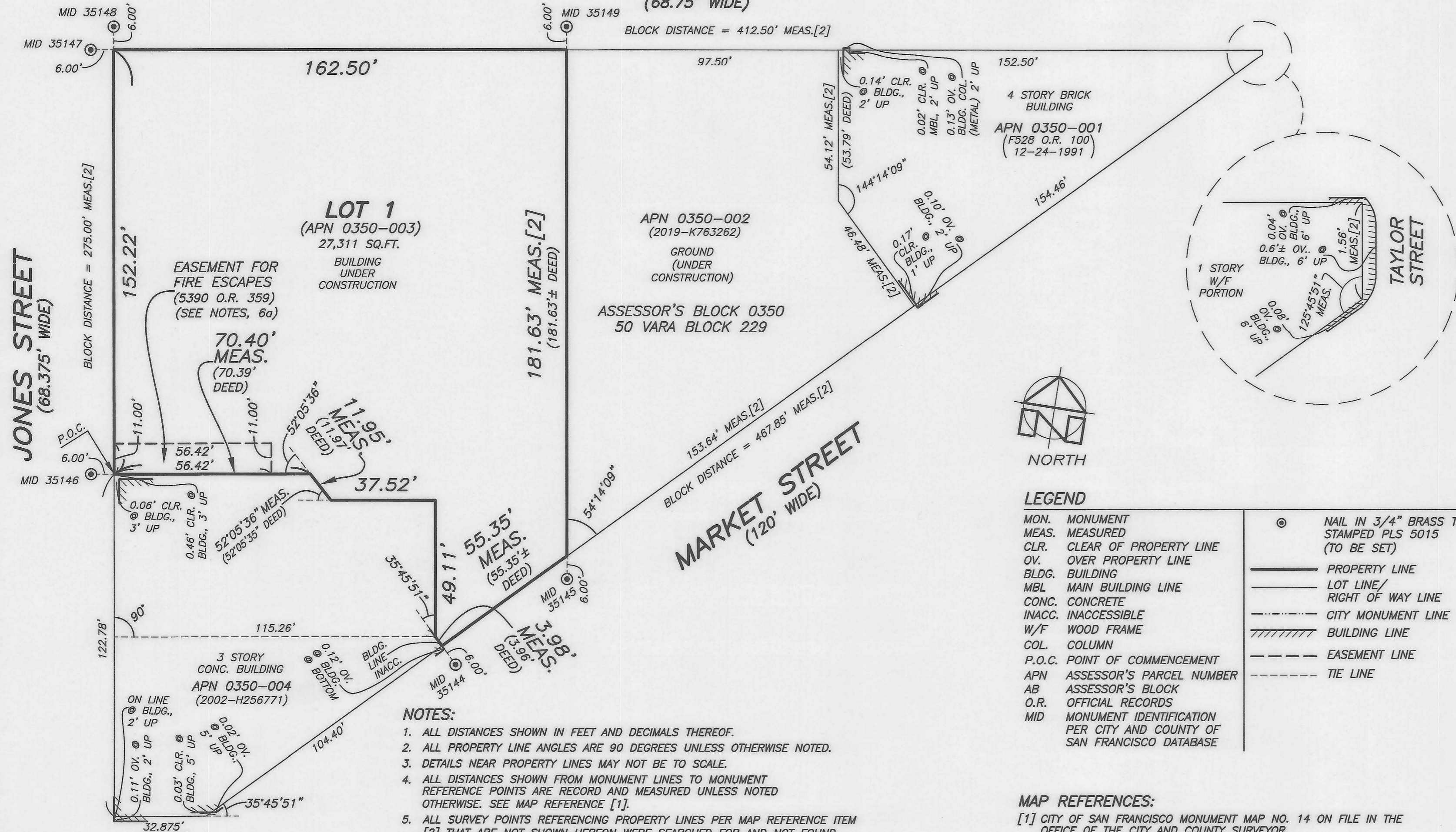
SHEET 1 OF 3

APN 0350-003

1066 MARKET STREET

GOLDEN GATE AVENUE
(68.75' WIDE)

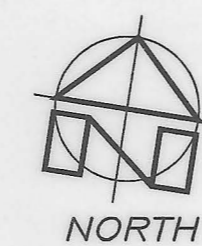
BLOCK DISTANCE = 412.50' MEAS.[2]



JONES STREET
(68.375' WIDE)

MARKET STREET
(120' WIDE)

McALLISTER STREET
(68.33' WIDE)



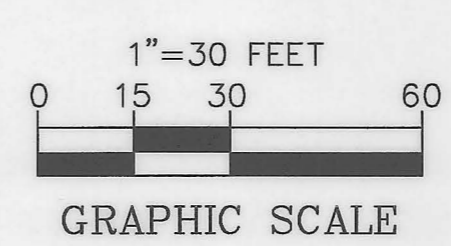
LEGEND

MON. MONUMENT	○ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)
MEAS. MEASURED	— PROPERTY LINE
CLR. CLEAR OF PROPERTY LINE	— LOT LINE / RIGHT OF WAY LINE
OV. OVER PROPERTY LINE	— CITY MONUMENT LINE
BLDG. BUILDING	▨ BUILDING LINE
MBL MAIN BUILDING LINE	--- EASEMENT LINE
CONC. CONCRETE	----- TIE LINE
INACC. INACCESSIBLE	
W/F WOOD FRAME	
COL. COLUMN	
P.O.C. POINT OF COMMENCEMENT	
APN ASSESSOR'S PARCEL NUMBER	
AB ASSESSOR'S BLOCK	
O.R. OFFICIAL RECORDS	
MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE	

- NOTES:**
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 - ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
 - ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
 - ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEM [2] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
 - THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - THAT CERTAIN DOCUMENT RECORDED MARCH 6, 1950 IN BOOK 5390, PAGE 359, OFFICIAL RECORDS. SAID DOCUMENT, AMONG OTHER ITEMS, CONTAINS AN EASEMENT FOR FIRE ESCAPES.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 28, 2017, DOCUMENT NO. 2017-K445280, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 28, 2017, DOCUMENT NO. 2017-K445281, OFFICIAL RECORDS.
 - "DECLARATION OF USE LIMITATION" RECORDED JUNE 8, 2017, DOCUMENT NO. 2017-K461056, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR SHORING WITH TIEBACKS RECORDED APRIL 19, 2018, DOCUMENT NO. 2018-K602996, OFFICIAL RECORDS.
 - "TRANSFORMER ROOM AGREEMENT" BETWEEN 1066 MARKET, LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K775235, OFFICIAL RECORDS.
 - "NOTICE OF USE OF TDR" RECORDED JULY 19, 2019, DOCUMENT NO. 2019-K795754, OFFICIAL RECORDS.
 - "GRANT OF EASEMENT" IN FAVOR OF COMCAST FOR A BROADBAND COMMUNICATION SYSTEM RECORDED DECEMBER 11, 2019, DOCUMENT NO. 2019-K872318, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR VARIOUS MINOR ENCROACHMENTS RECORDED JANUARY 29, 2020, DOCUMENT NO. 2020-K896988, OFFICIAL RECORDS.
 - THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

- MAP REFERENCES:**
- CITY OF SAN FRANCISCO MONUMENT MAP NO. 14 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - BLOCK DIAGRAM OF 50 VARA BLOCK 229 DATED OCTOBER 8, 1907 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - "MONUMENT MAP OF THE FIFTY VARA DISTRICT", APPROVED BY ORDINANCE NO. 1028 DATED DECEMBER 20, 1909, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 3/4/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAILS AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/2020.



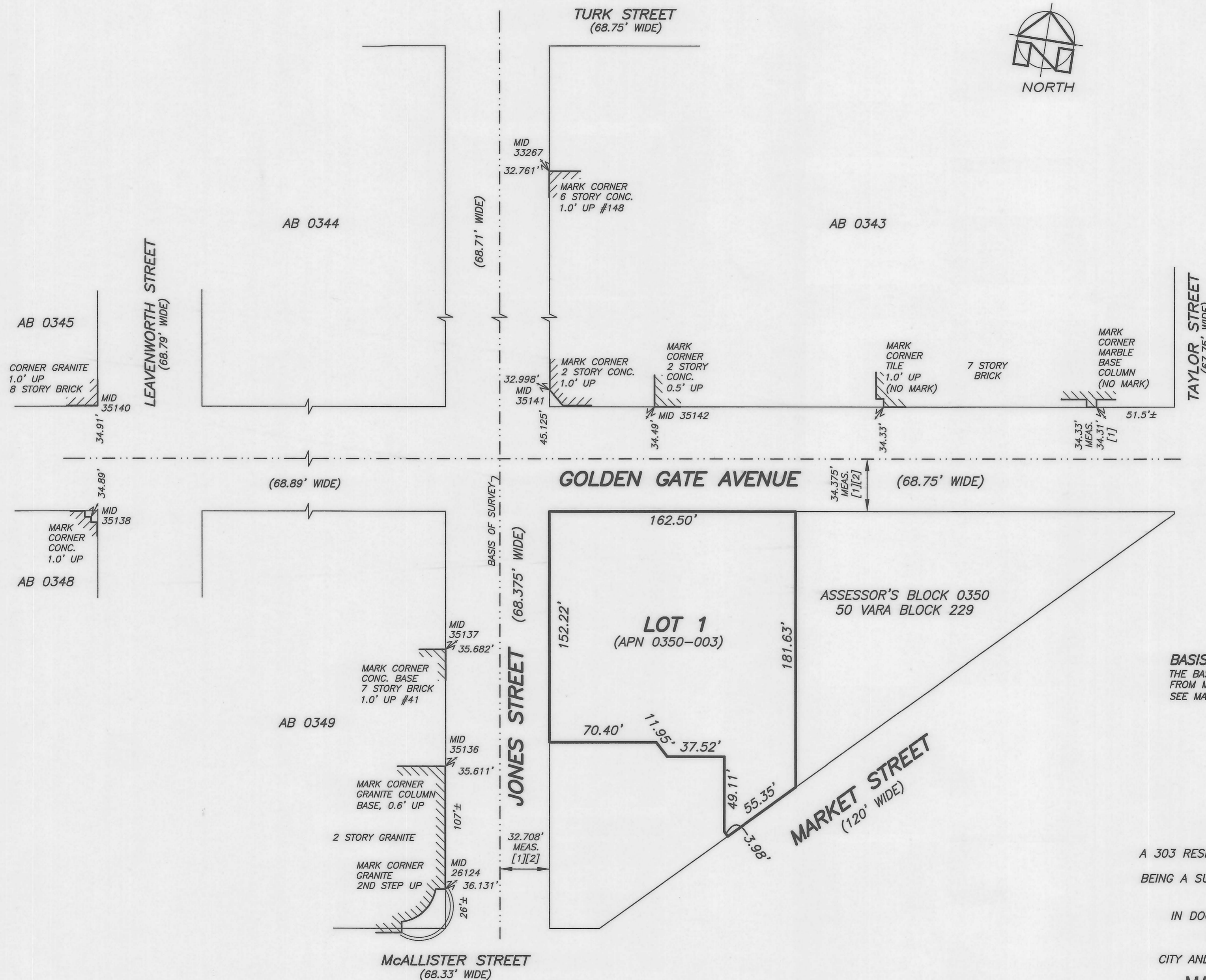
- CONDOMINIUM NOTES:**
- THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 303 DWELLING UNITS AND NO MORE THAN 5 COMMERCIAL UNITS.
 - ALL INGRESS(ES), EGRESS(ES), PATH(S) 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 (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.
 - 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 GOLDEN GATE AVENUE, JONES OR MARKET STREETS, 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 308	APN 0350-005 THRU 0350-312

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

FINAL MAP 10274
A 303 RESIDENTIAL UNIT AND NO MORE THAN 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 27, 1999 IN DOCUMENT NUMBER 99-G505765, OFFICIAL RECORDS BEING A PORTION OF 50 VARA BLOCK 229
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
JULY 2020 SCALE: 1"=30' SHEET 2 OF 3
APN 0350-003 1066 MARKET STREET



BASIS OF SURVEY:
THE BASIS OF SURVEY IS THE JONES STREET MONUMENT LINE FROM McALLISTER STREET TO TURK STREET AS SHOWN HEREON. SEE MAP REFERENCE [1].

FINAL MAP 10274

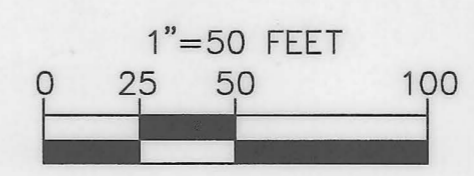
A 303 RESIDENTIAL UNIT AND NO MORE THAN 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 27, 1999 IN DOCUMENT NUMBER 99-G505765, OFFICIAL RECORDS BEING A PORTION OF 50 VARA BLOCK 229

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors

859 Harrison Street, Suite 200
San Francisco California

JULY 2020 SCALE: 1"=50' SHEET 3 OF 3



From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)
Subject: PID:10274 BOS Final Map Submittal
Date: Monday, October 5, 2020 10:39:26 AM
Attachments: [10274_Order_20200728.pdf](#)
[Summary.pdf](#)
[10274_Motion_20200709.doc](#)
[10274_SIGNED_MOTION_20201005.pdf](#)
[10274_SIGNED_MYLAR_20201005.pdf](#)
[10274_DCP_APPROVAL_20200211.pdf](#)
[10274_TAX_CERT_20200720.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the October 20, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map Signature for 1066 Market Street, PID: 10274

Regarding: BOS Approval for Final Map
APN: 0350/003
Project Type: 308 Mixed-Use New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion & signed Motion
- PDF of signed Mylar map
- PDF of DCP Approval
- PDF of current Tax Certificate

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at bruce.storrs@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org