

File No. 210799

Committee Item No. _____

Board Item No. 82

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 20, 2021

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
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 205122 _____
- Tentative Map Decision - 8/13/18 _____
- Tax Certificate - 5/28/21 _____
- Final Map _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: July 16, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 9699 - 495 Cambridge Street]

2

3 **Motion approving Final Map No. 9699, a 54 unit residential condominium project,**
4 **located at 495 Cambridge Street, being a subdivision of Assessor’s Parcel Block No.**
5 **5992A, Lot No. 071; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 9699”, a 54 unit residential
9 condominium project, located at 495 Cambridge Street, being a subdivision of Assessor’s
10 Parcel Block No. 5992A, Lot No. 071, comprising five sheets, approved July 9, 2021, by
11 Department of Public Works Order No. 205122 is hereby approved and said map is adopted
12 as an Official Final Map No. 9699; 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 August 13, 2018, 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

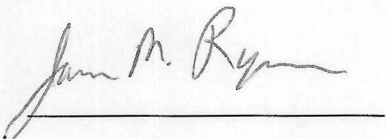
18 FURTHER MOVED, That the San Francisco Board of Supervisors accept a non-
19 exclusive easement for fire apparatus access road and emergency access offered for
20 dedication and shown and described on the Final Map, and as described in the Owner’s
21 Statement on the Final Map; and, be it

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

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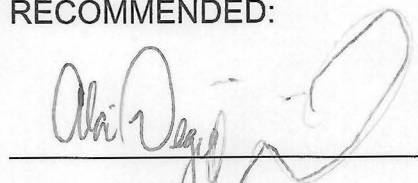
FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

DESCRIPTION APPROVED:



James M. Ryan, PLS
Acting City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting 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: 205122

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

SUPERSEDES PUBLIC WORKS ORDER NO. 204964 AND APPROVING FINAL MAP NO. 9699, 495 CAMBRIDGE STREET, A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 071 IN ASSESSORS BLOCK NO. 5992A (OR ASSESSORS PARCEL NUMBER 5992A-071). [SEE MAP]

A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 13, 2018 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.

The Director of Public Works additionally recommends that the Board of Supervisors accept the non-exclusive easement for fire apparatus access road and emergency access offered for dedication in the Owner’s Statement and shown and described on the 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. 9699”, comprising 5 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 AUGUST 13, 2018, 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:

Ryan, James

Ryan, James 368042466DEB4E8...

Acting City and County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan 18178336C84404A5...

Acting Director of Public Works



TENTATIVE MAP DECISION

Date: June 27, 2018

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

Project ID: 9699			
Project Type: 54 Units Residential New Condominium Project			
Address#	StreetName	Block	Lot
495	CAMBRIDGE ST	5992A	060
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

 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, Scott F. Sanchez, Zoning Administrator



Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

**ADRIAN
VERHAGEN**

Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-
 BSM, email=adrian.verhagen@sfdpw.org,
 c=US
 Date: 2018.06.27 12:53:08 -07'00'

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 **Michael Christensen**

Digitally signed by Michael Christensen
 DN: cn=Michael Christensen, o=City and County of San
 Francisco, ou=Southeast Quadrant,
 email=michael.christensen@sfgov.org, c=US
 Date: 2018.08.13 16:28:59 -07'00'

Date **8/13/2018**

Planner's Name **Michael Christensene**
 for, Scott F. Sanchez, 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: **5992A**

Lot: **071**

Address: **451-499 CAMBRIDGE ST**

David Augustine, Tax Collector

Dated **May 28, 2021** this certificate is valid for the earlier of 60 days from **May 28, 2021** or **December 31, 2021**. 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:

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF TEN(10) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO A NON-EXCLUSIVE EASEMENT FOR FIRE APPARATUS ACCESS ROAD AND EMERGENCY ACCESS PURPOSES ON, OVER AND ACROSS THE AREAS DESIGNATED FIRE APPARATUS ACCESS ROAD THAT IS FOR AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET WITHOUT PARKING.

OWNERS: TRI POINTE HOMES HOLDINGS, INC.,
A DELAWARE CORPORATION,
FORMERLY KNOWN AS TRI POINTE HOMES, INC., A DELAWARE CORPORATION

BY: Brian O. Barry

NAME: BRIAN O. BARRY

TITLE: 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 CALIFORNIA }
COUNTY OF Contra Costa }

ON May 27 2021 BEFORE ME, Tiffany Grubbs,

A NOTARY PUBLIC,

PERSONALLY APPEARED Brian O. Barry

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 SEAL:

SIGNATURE: Tiffany Grubbs

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2208879

MY COMMISSION EXPIRES: Sept. 1, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

FINAL MAP NO. 9699

A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN
THAT CERTAIN DEED RECORDED ON APRIL 13, 2018 AS
DOC-2018-K601051-00, AND DESCRIBED AS PARCEL A IN THAT
CERTAIN CERTIFICATE OF COMPLIANCE FILED FOR RECORD ON
APRIL 06, 2018, DOCUMENT NO. 2018-K598477-00 OF OFFICIAL
RECORDS, AND AS SHOWN ON RECORD OF SURVEY NO. 9697
FILED DECEMBER 20, 2019 IN BOOK II OF MAPS AT PAGE 58
THROUGH 59 IN THE COUNTY RECORDERS OFFICE.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MAY 2021

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 5 SHEETS

APN 5992A-071

495 CAMBRIDGE STREET

ENGINEER'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 JASON COLE IN AUGUST 2018. 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, 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: [Signature] DATE: 05/27/2021
KCA ENGINEERS, INC.
PETER J. BEKEY
R.C.E. NO. 14786
LICENSE EXPIRES: MARCH 31, 2023



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. 9699", AND CONDITIONALLY ACCEPTS, SUBJECT TO COMPLETION, THE OFFER OF DEDICATION IDENTIFIED IN THE OWNER'S STATEMENT.

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

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

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 10, 2019
ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

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

CITY AND COUNTY SURVEYOR,
CITY AND COUNTY OF SAN FRANCISCO
BY: [Signature]
DATE: 6-10-2021
JAMES M. RYAN LS 8630



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. _____

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, IN BOOK _____ OF FINAL MAPS AT PAGES _____ AT THE REQUEST OF KCA ENGINEERS, INC.

SIGNED: _____
COUNTY RECORDER

APPROVALS:

THIS MAP IS APPROVED THIS 9th DAY OF July, 2021
BY ORDER NO. 205127
BY: [Signature] DATE: July 9, 2021
ALARIC DEGRAFINRED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY
BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF 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 FIFTY-FOUR (54) 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 CAMBRIDGE STREET AND YALE 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.

FINAL MAP NO. 9699

A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON APRIL 13, 2018 AS DOC-2018-K601051-00, AND DESCRIBED AS PARCEL A IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FILED FOR RECORD ON APRIL 06, 2018, DOCUMENT NO. 2018-K598477-00 OF OFFICIAL RECORDS, AND AS SHOWN ON RECORD OF SURVEY NO. 9697 FILED DECEMBER 20, 2019 IN BOOK II OF MAPS AT PAGE 58 THROUGH 59 IN THE COUNTY RECORDERS OFFICE.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

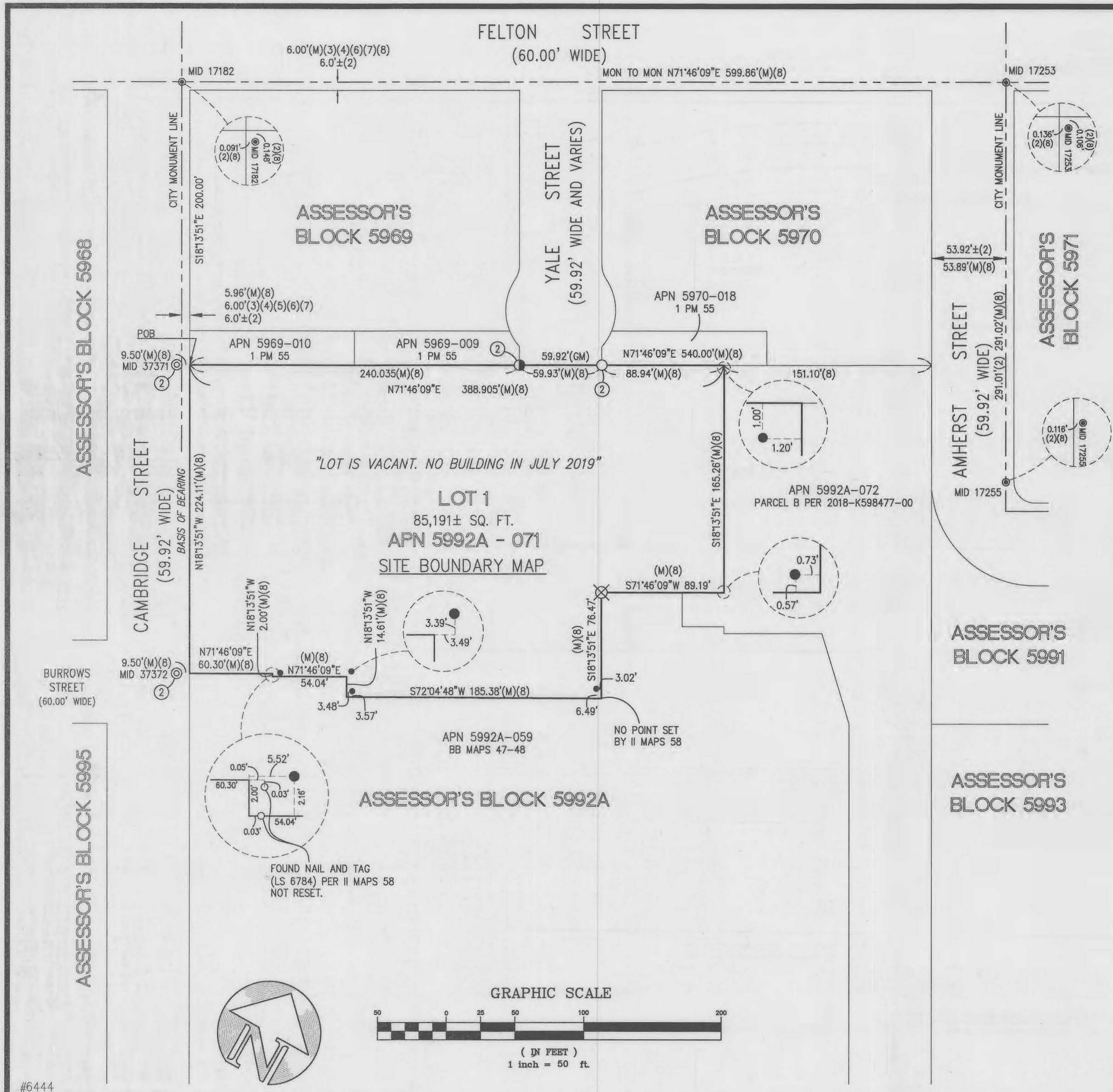
MAY 2021

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 2 OF 5 SHEETS

APN 5992A-071

495 CAMBRIDGE STREET



LEGEND

- FOUND 3/4" BRASS TAG LS 6216 SET BY II MAPS 58. SEE SURVEY NOTE 2.
- FOUND 3/4" BRASS TAG LS6216 IN AN IRON PIPE SET BY II MAPS 58, SEE SURVEY NOTE 2
- ⊙ SET NAIL AND 3/4" BRASS TAG RCE 14786. ORIGINAL POINT SET BY II MAPS 58, DESTROYED DURING CONSTRUCTION. SEE SURVEY NOTE 2.
- ⊙ EXISTING MONUMENT, STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN WELL, SEE RECORD OF SURVEY II MAPS 58 AND MONUMENT MAP NO. 252.
- SET NAIL AND 3/4" BRASS TAG RCE 14786 IN TOP OF CONCRETE RETAINING WALL.
- ⊗ SET 3/4" IRON PIPE 30" LONG WITH PLUG AND 3/4" BRASS TAG RCE 14786
- (M) MEASURED DISTANCE
- (I) RECORD DISTANCE
- (GM) GRADE MAP NO. 252 DISTANCE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- (R) RADIAL BEARING

SURVEY NOTE

1. ORIGINAL SURVEY MARKS SHOWN ARE PER RECORD OF SURVEY NO. 9697 PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. II M 58-59.
2. SURVEY MARKS SHOWN WITH A REFERENCE ② WHERE LOCATED BY KCA ENGINEERS AND CORNER RECORD PID 10111 FILED WITH THE COUNTY SURVEYORS OFFICE PRIOR TO START OF CONSTRUCTION.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
5. SEE SHEET 4 FOR SURVEY REFERENCES.

BASIS OF BEARING

THE BEARING NORTH 18°13'51" WEST OF THE EASTERLY LINE OF CAMBRIDGE STREET, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY NO. 9697" RECORDED ON DECEMBER 20, 2019, IN BOOK II OF MAPS AT PAGE 58-59, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, WAS TAKEN AND USED AS THE BASIS OF BEARINGS SHOWN HEREON.

EASEMENT

FAAR	FIRE APARATUS ACCESS ROAD	SEE SHEET 04
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FINAL MAP NO. 9699

A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON APRIL 13, 2018 AS DOC-2018-K601051-00, AND DESCRIBED AS PARCEL A IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FILED FOR RECORD ON APRIL 06, 2018, DOCUMENT NO. 2018-K598477-00 OF OFFICIAL RECORDS, AND AS SHOWN ON RECORD OF SURVEY NO. 9697 FILED DECEMBER 20, 2019 IN BOOK II OF MAPS AT PAGE 58 THROUGH 59 IN THE COUNTY RECORDERS OFFICE.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SCALE: 1" = 50'

MAY 2021

KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS

SHEET 3 OF 5 SHEETS

APN 5992A-071

495 CAMBRIDGE STREET

CAMBRIDGE STREET
(59.92' WIDE)

YALE STREET
(59.92' WIDE AND VARIES)

APN 5969-010
1 PM 55

APN 5969-009
1 PM 55

APN 5970-018
1 PM 55

LOT 1
APN 5992A - 071

APN 5992A-072
PARCEL B PER 2018-K598477-00

APN 5992A-059
BB MAPS 47-48

FIRE APPARATUS ACCESS ROAD
AND EMERGENCY ACCESS
EASEMENT MAP

FINAL MAP NO. 9699

A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN
THAT CERTAIN DEED RECORDED ON APRIL 13, 2018 AS
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FILED DECEMBER 20, 2019 IN BOOK II OF MAPS AT PAGE 58
THROUGH 59 IN THE COUNTY RECORDERS OFFICE.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SCALE: 1" = 20'

MAY 2021

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 4 OF 5 SHEETS

APN 5992A-071

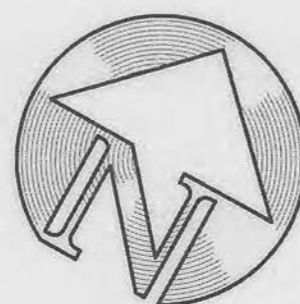
495 CAMBRIDGE STREET

ASSESSOR'S BLOCK 5992A

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



NOTES:

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	BMR
1	5992A-073	
2	5992A-074	*
3	5992A-075	
4	5992A-076	
5	5992A-077	
6	5992A-078	
7	5992A-079	
8	5992A-080	
9	5992A-081	
10	5992A-082	
11	5992A-083	
12	5992A-084	
13	5992A-085	
14	5992A-086	*
15	5992A-087	
16	5992A-088	
17	5992A-089	
18	5992A-090	
19	5992A-091	
20	5992A-092	
21	5992A-093	
22	5992A-094	*
23	5992A-095	
24	5992A-096	
25	5992A-097	
26	5992A-098	
27	5992A-099	
28	5992A-100	*
29	5992A-101	
30	5992A-102	
31	5992A-103	*
32	5992A-104	
33	5992A-105	
34	5992A-106	
35	5992A-107	
36	5992A-108	
37	5992A-109	
38	5992A-110	
39	5992A-111	
40	5992A-112	
41	5992A-113	
42	5992A-114	
43	5992A-115	
44	5992A-116	
45	5992A-117	*
46	5992A-118	
47	5992A-119	
48	5992A-120	
49	5992A-121	*
50	5992A-122	
51	5992A-123	
52	5992A-124	
53	5992A-125	
54	5992A-126	

SPECIAL RESTRICTION NOTES:

1. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EMERGENCY VEHICLE EASEMENT AGREEMENT" RECORDED SEPTEMBER 28, 1990 AS DOCUMENT NO. E797987 IN BOOK/REEL F221, PAGE/IMAGE 640 OF OFFICIAL RECORDS.
2. THE TERMS, PROVISION AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT AMONG BRIDGEMONT HIGH SCHOOL, BRIDGEMONT FOUNDATION AND FELLOWSHIP ACADEMY" RECORDED SEPTEMBER 28, 1990 AS DOCUMENT NO. E797988 IN BOOK/REEL F221, PAGE/IMAGE 641 OF OFFICIAL RECORDS.
3. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SEWER AND DRAINAGE EASEMENT AGREEMENT" RECORDED SEPTEMBER 28, 1990 AS DOCUMENT NO. E797991 IN BOOK /REEL F221, PAGE/IMAGE 644 OF OFFICIAL RECORDS.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM REGARDING PARTY WALL OBLIGATIONS, EXECUTED BY AND BETWEEN TORC LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND BENECIA LAKE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY", RECORDED AUGUST 01, 2016, AS DOCUMENT NO. 2016-K300726 OF OFFICIAL RECORDS.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 13, 2017 AS DOCUMENT NO. 2017-K475509-00 OF OFFICIAL RECORDS.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE LIMITATION" RECORDED AUGUST 14, 2017 AS DOCUMENT NO. 2017-K493822-00 OF OFFICIAL RECORDS.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 23, 2018 AS DOCUMENT NO. 2018-K642129-00 OF OFFICIAL RECORDS.
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 23, 2018 AS DOCUMENT NO. 2018-K642130-00 OF OFFICIAL RECORDS.
9. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 2019 AS DOCUMENT NO. 2019-K732720-00 OF OFFICIAL RECORDS. IN FAVOR OF: COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, ITS SUCCESSORS AND ASSIGNS.
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED MARCH 19, 2019 AS DOCUMENT NO. 2019-K744120-00 OF OFFICIAL RECORDS.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED DECEMBER 30, 2019 AS DOCUMENT NO. 2019-K884658 OF OFFICIAL RECORDS.

SURVEY REFERENCES:

1. CERTIFICATE OF COMPLIANCE RECORDED APRIL 06, 2018, DOCUMENT NUMBER 2018-K598477-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
2. MONUMENT MAP NO. 252, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. RECORD OF SURVEY FILED FOR RECORD FEBRUARY 13, 2006, IN BOOK BB OF MAPS, PAGES 47-48, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
4. PARCEL MAP FILED FOR RECORD AUGUST 24, 1990, IN BOOK 40 OF PARCEL MAPS, PAGES 46-48, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
5. MAP OF CRYSTAL VILLA FILED FOR RECORD JUNE 14, 1991, IN BOOK 40 OF PARCEL MAPS, PAGES 145-147, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
6. PARCEL MAP FILED FOR RECORD MARCH 30, 1972, IN BOOK 1 OF PARCEL MAPS, PAGE 55, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
7. PARCEL MAP FILED FOR RECORD MARCH 28, 1980, IN BOOK 14 OF PARCEL MAPS, PAGE 86, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
8. RECORD OF SURVEY NO. 9697 FILED FOR RECORD DECEMBER 20, 2019, IN BOOK II OF MAPS AT PAGE 58-59, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
9. MAP A-13-5 BEING THE MAP OF UNIVERSITY MOUND ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FINAL MAP NO. 9699

A 54 UNIT RESIDENTIAL CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN
 THAT CERTAIN DEED RECORDED ON APRIL 13, 2018 AS
 DOC-2018-K601051-00, AND DESCRIBED AS PARCEL A IN THAT
 CERTAIN CERTIFICATE OF COMPLIANCE FILED FOR RECORD ON
 APRIL 06, 2018, DOCUMENT NO. 2018-K598477-00 OF OFFICIAL
 RECORDS, AND AS SHOWN ON RECORD OF SURVEY NO. 9697
 FILED DECEMBER 20, 2019 IN BOOK II OF MAPS AT PAGE 58
 THROUGH 59 IN THE COUNTY RECORDERS OFFICE.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MAY 2021

KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS

SHEET 5 OF 5 SHEETS

APN 5992A-071

495 CAMBRIDGE STREET

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Ryan, James \(DPW\)](#)
Subject: PID:9699 BOS Final Map Submittal
Date: Monday, July 12, 2021 11:14:05 AM
Attachments: [Order205122.docx.pdf](#)
[Summary_20210709.pdf](#)
[9699_DCP_APPROVAL_20180813.pdf](#)
[9699_UPDATED_TAX_CERTIFICATE_20210528.pdf](#)
[9699_SIGNED_MYLAR_20210712.pdf](#)
[9699_Motion_20210709.doc](#)
[9699_SIGNED_MOTION_20210712.pdf](#)
[9699_SIGNED_MYLAR_20210712.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 July 20, 2021 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 495 Cambridge Street, PID: 9699

Regarding: BOS Approval for Final Map
APN: 5992A/060
Project Type: 54 Units Residential New Condominiums

See attached documents:

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

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

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