

File No. 251207

Committee Item No. \_\_\_\_\_

Board Item No. 46

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: December 16, 2025

#### Cmte Board

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

#### OTHER

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Works Order No. 212322
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tentative Map Decision 11/20/24
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificate 10/3/25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Updated Tax Certificate 12/5/25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Map
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Prepared by: Lisa Lew

Date: December 12, 2025

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map No. 12424 - 2420-2422 3rd Street]

2  
3 **Motion approving Final Map No. 12424, a nine residential unit and one commercial unit,**  
4 **mixed use condominium project, located at 2420-2422 3rd Street, being a subdivision**  
5 **of Assessor's Parcel Block No. 4108, Lot No. 003F; and adopting findings pursuant to**  
6 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**  
7

8 MOVED, That the certain map entitled "FINAL MAP No. 12424", a nine residential unit  
9 and one commercial unit, mixed use condominium project, located at 2420-2422 3rd Street,  
10 being a subdivision of Assessor's Parcel Block No. 4108, Lot No. 003F, comprising three  
11 sheets, approved November 12, 2025, by Department of Public Works Order No. 212322 is  
12 hereby approved and said map is adopted as an Official Final Map No. 12424; 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 November 21, 2024, 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



DESCRIPTION APPROVED:

RECOMMENDED:

/s/\_\_\_\_\_

/s/\_\_\_\_\_

Elias W. French, PLS 9406

Carla Short

City and County Surveyor

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](http://www.SFPublicWorks.org)

**Public Works Order No: 212322**

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

APPROVING FINAL MAP NO. 12424, 2420-2422 3<sup>rd</sup> STREET, A NINE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT, MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003F IN ASSESSORS BLOCK NO. 4108 (OR ASSESSORS PARCEL NUMBER 4108-003F). [SEE MAP]

A NINE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT, MIXED USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 21, 2024, 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. 12424", comprising three 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 November 21, 2024, 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 Signed by:  
*French, Eli*  
4748D0D14D5D475...

French, Eli  
City and County Surveyor

X DocuSigned by:  
*Carla Short*  
073CF73A4EA6486...

Short, Carla  
Director of Public Works



## City and County of San Francisco

San Francisco Public Works - Bureau of Street Use and Mapping  
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103  
sfpublicworks.org - tel (628) 271-2000



### TENTATIVE MAP DECISION

Date: Nov 20, 2024

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

Project ID:12424			
Project Type:9 Residential and 1 Commercial Mixed Use New Condominium Units			
Address#	StreetName	Block	Lot
2420 - 2422	03RD ST	4108	003F
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

William E. Blackwell JR., PLS 8251  
Acting City And County Surveyor  
City And County Of San Francisco

William Blackwell Jr

Digitally signed by William  
Blackwell Jr  
Date: 2024.11.20 05:04:05 -08'00'

☒ 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 **Community Plan Evaluation, Section 15183** ~~categorically exempt Class~~, CEQA Determination Date 12/14/2017, ~~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 Gabriela Pantoja Digitally signed by Gabriela Pantoja  
Date: 2024.11.21 17:01:05 -08'00'

Date 11/21/2024

Planner's Name Gabriela Pantoja  
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: **4108**

Lot: **003F**

Address: **2420-2422 03RD ST**

David Augustine, Tax Collector

Dated **October 03, 2025** this certificate is valid for the earlier of 60 days from **October 03, 2025** or **December 31, 2025**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.



## 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: **4108**

Lot: **003F**

Address: **2420-2422 03RD ST**

David Augustine, Tax Collector

Dated **December 05, 2025** this certificate is valid for the earlier of 60 days from **December 05, 2025** or **December 31, 2025**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.



OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

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

OWNER: THE 2005 HEYDAYIAN/NOURI FAMILY TRUST

BY: N. Nouri  
NADER HEYDAYIAN, TRUSTEE

BY: Hamideh Nouri  
HAMIDEH NOURI, TRUSTEE

OWNER: THE HEYDAYIAN CHILDREN'S TRUST

BY: N. Heydayian  
NADER HEYDAYIAN, TRUSTEE

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 October 20, 2025

BEFORE ME, Chester Saing, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Nader Heydayian and Hamideh Nouri

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.

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

Chester Saing # 2514387  
PRINTED NAME: COMMISSION # OF NOTARY:

March 14, 2029 San Francisco  
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

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 HEYDAYIAN CHILDREN'S TRUST, ON JULY 29, 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: Oct. 3, 2025



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

ELIAS WINSLOW FRENCH, PLS 9406  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: Eh. F.

DATE: 11-8-2025



RECORDER'S STATEMENT:

FILED THIS ..... DAY OF ....., 20....., AT ..... M.

IN BOOK ..... OF FINAL MAPS, AT PAGE(S) ....., AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED .....  
COUNTY RECORDER

FINAL MAP No. 12424

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT,  
MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED FEBRUARY 18, 2022 IN DOCUMENT NO.  
2022017508, RECORDER'S OFFICE OF THE CITY AND  
COUNTY OF SAN FRANCISCO.

BEING A PORTION OF POTRERO NUEVO  
BLOCK NO. 391 AND 392.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2025



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

SHEET 1 OF 3 SHEETS

APN 4108-003F

2420-2422 3RD STREET



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 NO. 12424".

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 ..... DAY OF ....., 20.....

BY ORDER NO. ....

BY: ..... DATE: .....

CARLA SHORT  
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

BOARD OF SUPERVISORS' 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. ....

CONDOMINIUM GENERAL NOTES :

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF NINE (9) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 3RD 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. 12424

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT,  
MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED FEBRUARY 18, 2022 IN DOCUMENT NO.  
2022017508, RECORDER'S OFFICE OF THE CITY AND  
COUNTY OF SAN FRANCISCO.

BEING A PORTION OF POTRERO NUEVO  
BLOCK NO. 391 AND 392.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2025



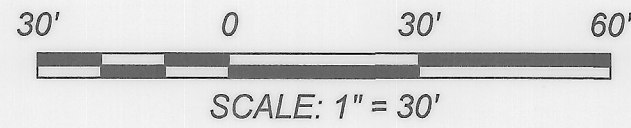
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

SHEET 2 OF 3 SHEETS

APN 4108-003F

2420-2422 3RD STREET





FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 6, 2024. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY:

THE FOUND TAGS ON THE SUBJECT PROPERTY PER RECORD OF SURVEY #7258 WAS USED AS THE BASIS OF THIS SURVEY.

MAP AND DEED REFERENCES:

- [A] - GRANT DEED RECORDED FEBRUARY 18, 2022, DN 2022017508, RO,CCSF.  
[B] - MONUMENT MAP NO. 326 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR  
[C] - RECORD OF SURVEY #7258 FILED SEPT. 6, 2012 IN BOOK EE OF MAPS, PAGE 41, RO,CCSF

BOUNDARY NOTES:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

20TH STREET  
(66.0' WIDE)

ASSESSOR'S BLOCK 4108

THIRD STREET  
(100' WIDE)

TENNESSEE STREET  
(80' WIDE)

MINNESOTA STREET  
(80' WIDE)

MID 19093

MID 19092 SFNF

MID 19091

APN 4108-003O  
DN: 97-G150995

FOUND TAG "LS7779"  
4.0' UP IN BUILDING FACE  
0.04' WESTERLY OF CORNER  
PER [C]

APN 4108-003C  
DN: 2009-I748588-00

FOUND TAG "LS7779"  
4.0' UP IN BUILDING FACE  
0.05' WESTERLY OF CORNER  
PER [C]

APN 4108-003M  
DN: 2015-K108757

LOT ONE  
2000 SQ. FT.

MID 57128

MID 57126

60.00'  
(60'±)[B]

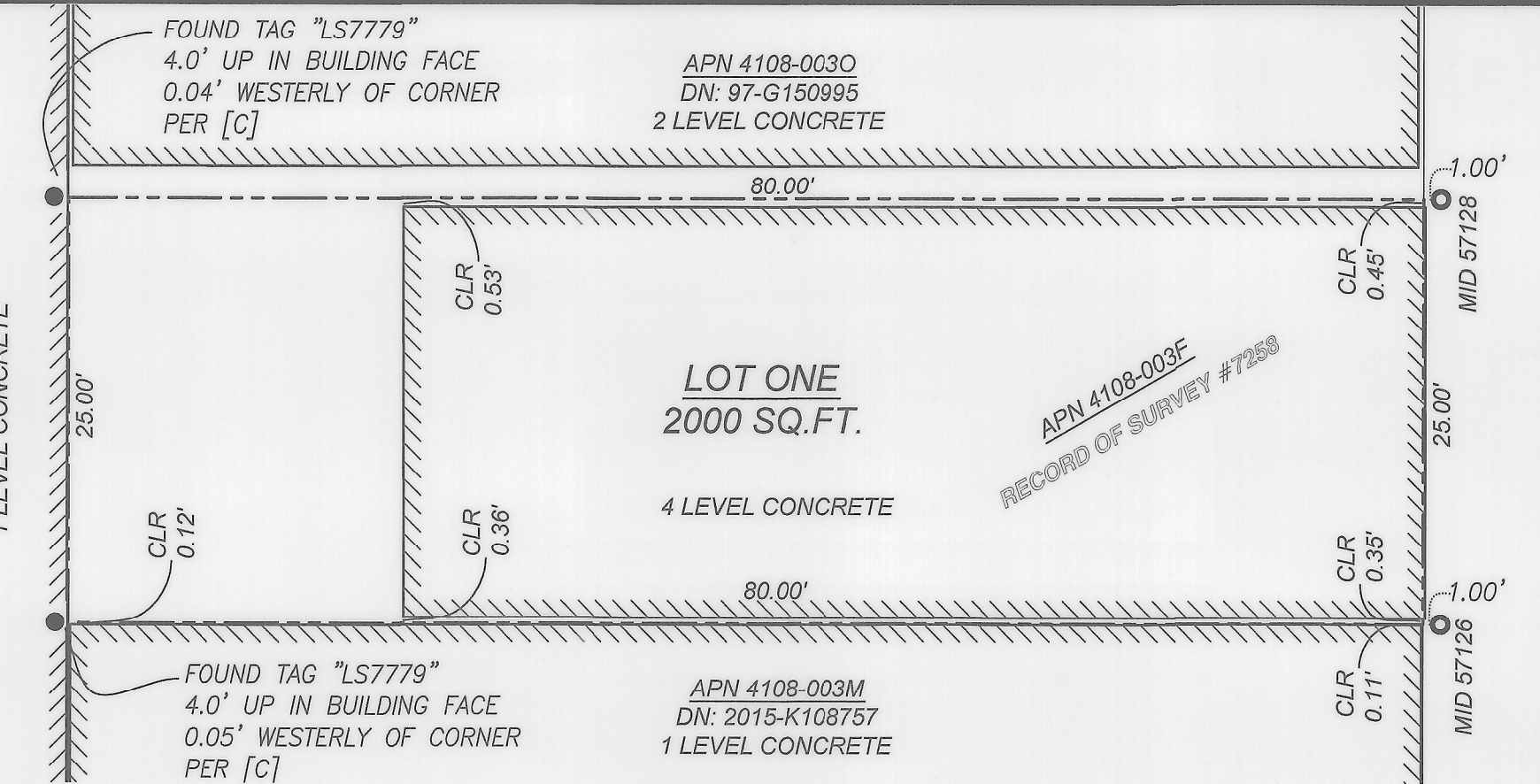
2.99'  
MID 19051

91.75'  
(91.75'±[B])

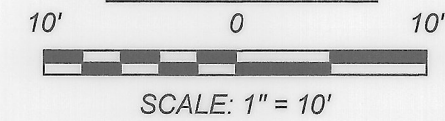
931.95'

326.00'

3.00'



DETAIL



LINETYPES:

- MONUMENT LINE  
SUBJECT PROPERTY LINE  
BUILDING FOOTPRINT

LEGEND:

- FOUND 2.5" DIA. BRASS DISK WITH PUNCH STAMPED "LS4559" IN HANDHOLE  
MONUMENT SEARCH FOR AND NOT FOUND ON THIS SURVEY BUT THE LOCATION IS RE-ESTABLISHED ON THIS MAP BASED ON FOUND CONTROL POINTS PER [C]  
FOUND NAIL & TAG "LS-7779" PER [C]  
SET NAIL & TAG "LS-7779" IN CONCRETE SIDEWALK ON 8/6/2024. TAGS PER [C] WERE DESTROYED DURING CONSTRUCTION.  
( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER DEED/REFERENCE  
CLR CLEAR OF PROPERTY LINE  
MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE  
DN DOCUMENT NUMBER  
SFNF SEARCH FOR, NOT FOUND  
RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO  
SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO

ASSESSOR'S PARCEL NUMBER NOTE:

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

UNIT NUMBER	PROPOSED APN:
COMMERCIAL	4108-081
UNIT 1	4108-082
UNIT 2	4108-083
UNIT 3	4108-084
UNIT 4	4108-085
UNIT 5	4108-086
UNIT 6	4108-087
UNIT 7	4108-088
UNIT 8	4108-089
UNIT 9	4108-090

FINAL MAP No. 12424

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT, MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 18, 2022 IN DOCUMENT NO. 2022017508, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

BEING A PORTION OF POTRERO NUEVO BLOCK NO. 391 AND 392.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2025

WS  
Westover  
Surveying

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

APN 4108-003F

SHEET 3 OF 3 SHEETS  
2420-2422 3RD STREET



**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Schneider, Ian \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [French, Elias \(DPW\)](#); [Anderson, Kate \(DPW\)](#); [MALAMUT, JOHN \(CAT\)](#); [Dehghani, Jessica \(DPW\)](#)  
**Subject:** Final Map No. 12424 BOS Submittal  
**Date:** Friday, November 21, 2025 4:31:55 PM  
**Attachments:** [Order212322.docx.pdf](#)  
[image001.png](#)  
[12424 Motion 20251110.doc](#)  
[12424 SIGNED MOTION 20251114.pdf](#)  
[12424 DCP APPROVAL 20241122.pdf](#)  
[12424 TAX CERT 20251114.pdf](#)  
[12424 SIGNED MYLAR 20251114.pdf](#)

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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 December 02, 2025, meeting.

RE: Final Map Signature for 2420-2422 3<sup>rd</sup> Street, PID:12424

Regarding: BOS Approval for Final Map

APN: 4108/003F

Project Type: A 9 unit and 1 Commercial Unit, Mixed Use Condominium Project

See attached documents:

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

If you have any questions regarding this submittal, please feel free to contact Elias French by email at [elias.french@sfdpw.org](mailto:elias.french@sfdpw.org) or by phone at 628.271.2124.

Kind regards,



**Jessica Dehghani She/Her**

Administrative Analyst

San Francisco Public Works

Project Delivery Division | Bureau of Surveying and Mapping

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