

File No. 230696

Committee Item No. _____

Board Item No. 62

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 13, 2023

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. 208096
- Tentative Map Decision - 8/23/22
- Expired Tax Certificate - 3/31/23
- Tax Certificate - 6/2/23
- Final Map
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: June 9, 2023

Prepared by: _____

Date: _____

1 [Final Map No. 11127 - 1580 Pacific Avenue]

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3 **Motion approving Final Map No. 11127, a 53 Unit Residential and a 3 Unit Commercial,**
4 **Mixed-Use Condominium Project, located at 1580 Pacific Avenue, being a subdivision**
5 **of Assessor’s Parcel Block No. 0573, Lot No. 011; 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. 11127”, a 53 Unit Residential
9 and a 3 Unit Commercial, Mixed-Use Condominium Project, located at 1580 Pacific Avenue,
10 being a subdivision of Assessor’s Parcel Block No. 0573, Lot No. 011, comprising three
11 sheets, approved May 11, 2023, by Department of Public Works Order No. 208096 is hereby
12 approved and said map is adopted as an Official Final Map No. 11127; 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 23, 2022, 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:

RECOMMENDED:

2

3 /s/ _____

/s/ _____

4 Katharine S. Anderson, PLS 8499

Carla Short

5 City and County Surveyor

Interim Director of Public Works

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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: 208096

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

APPROVING FINAL MAP NO. 11127, 1580 PACIFIC AVENUE, A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 011 IN ASSESSORS BLOCK NO. 0573 (OR ASSESSORS PARCEL NUMBER 0573-011). [SEE MAP]

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 23, 2022, 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. 11127”, 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 August 23, 2022, 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 08146386D8122465...

City and County Surveyor

X

DocuSigned by:

Carla Short

Short, Carla 073CF73A4EA6486...

Interim 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
 sfpublishworks.org - tel (628) 271-2000



Date: March 3, 2022

TENTATIVE MAP DECISION

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

Project ID:		11127	
Project Type:		53 Residential and 3 Commercial Mixed-Use New Condominium Units	
Address#	StreetName	Block	Lot
1570 - 1590	PACIFIC AVE	0573	011
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 Blackwell Jr Digitally signed by William Blackwell Jr
 Date: 2022.03.02 08:18:56 -08'00'

William Blackwell, 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 Not a Project under CEQA, 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 **Charles Enchill** Digitally signed by Charles Enchill
 Date: 2022.08.23 20:53:33 -07'00'

Date 8/23/22

Planner's Name Charles Enchill
 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: **0573**

Lot: **011**

Address: **1570-1590 PACIFIC AV**

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated **March 31, 2023** this certificate is valid for the earlier of 60 days from **March 31, 2023** or **December 31, 2023**. 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.



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: **0573**

Lot: **011**

Address: **1570-1590 PACIFIC AV**

David Augustine, Tax Collector

Dated **June 02, 2023** this certificate is valid for the earlier of 60 days from **June 02, 2023** or **December 31, 2023**. 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 & BENEFICIARY'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: JS PACIFIC STREET PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JS Sullivan Capital, LLC, a California Limited Liability Company, it's Member

BY: [Signature]
Hyun Sean Sullivan, it's Managing Member

BENEFICIARY: PREFERRED BANK

SIGNED: [Signature]
PRINT NAME: Alice Huang TITLE: EVP

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 April 3rd, 2023 BEFORE ME, J A Martinez

A NOTARY PUBLIC, PERSONALLY APPEARED Alice Huang
Hyun Sean Sullivan

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 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:

SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2303304
MY COMMISSION EXPIRES: 08/29/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

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 San Francisco)

ON April 3rd, 2023 BEFORE ME, J A Martinez

A NOTARY PUBLIC, PERSONALLY APPEARED Alice Huang

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 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]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2303304
MY COMMISSION EXPIRES: 08/29/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

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 JS PACIFIC STREET PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY ON APRIL 30, 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 JULY 1, 2023, 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]

DANIEL J. WESTOVER, L.S. 7779

DATE: 03-31-23



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 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: 05/11/2023



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

APPROVALS

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

BY: [Signature] DATE: 5/26/23

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY

[Signature]
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. _____.

FINAL MAP No. 11127

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 6, 2018 AS DOCUMENT NO. 2018-K670142, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 21

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA APRIL, 2023



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

SHEET 1 OF 3 SHEETS
1580 PACIFIC AVENUE

APN 0573-011

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 11127".

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

RECORDER'S STATEMENT

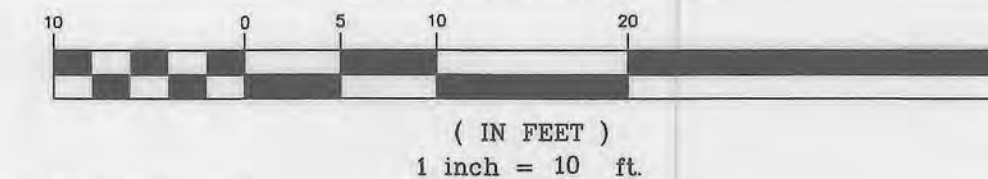
FILED THIS _____ DAY OF _____, 20_____,
AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____,
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

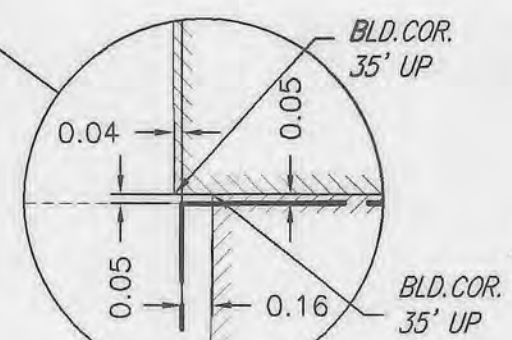
APN 0573-012
D.N. 2007-1451929-00
2032-2064 POLK ST.
3 STORY WOOD/STEEL FRAME

APN 0573-014 and 0573-015
{R5} 16 CM 22-25
1461-1465 BROADWAY ST.
1 STORY WOOD/STEEL FRAME

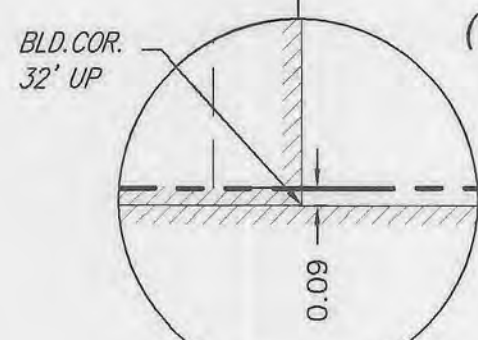
GRAPHIC SCALE



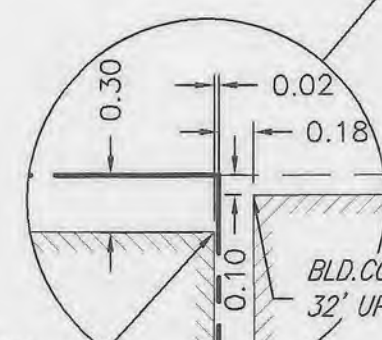
MID 48499 12.00'



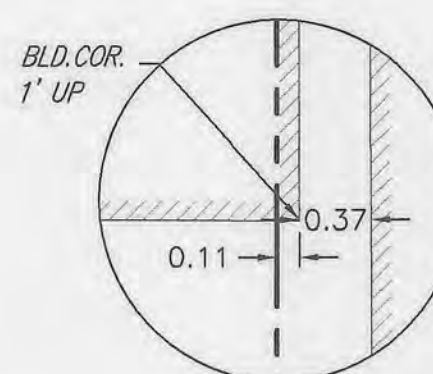
DETAIL
SCALE: 1"=1'



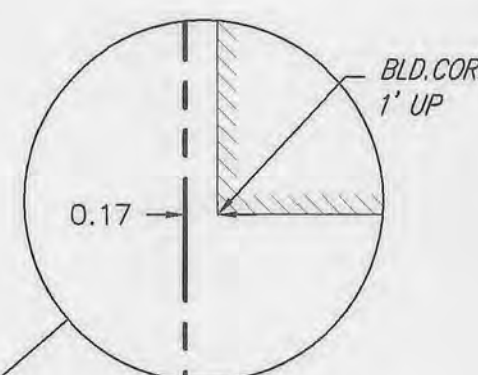
DETAIL
SCALE: 1"=1'



DETAIL
SCALE: 1"=1'



DETAIL
SCALE: 1"=1'



DETAIL
SCALE: 1"=1'

136.083'
(136' 1") {R1}

1580 PACIFIC AVE.

EXISTING 1 STORY MASONRY/CONCRETE
BUILDING AT THE TIME OF SURVEY, MAY 10, 2018.
BUILDING NOW DEMOLISHED AND NEW 6 STORY
BUILDING UNDER CONSTRUCTION

LOT ONE
17376± SQ.FT.

APN 0573-011

SEE SHEET 3 FOR MONUMENT TIES

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- COR CORNER
- PROPERTY LINE
- - - - - LOT LINE NOT SURVEYED
- /// BUILDING FOOTPRINT
- SET 3/8" ALUMINUM RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"

REFERENCES:

- {R1} GRANT DEED RECORDED APRIL 24, 2017 AS DOCUMENT NUMBER 2017-K437171-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R2} MONUMENT MAP NO. 018 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- {R3} FINAL MAP NO. 4748, FILED 01/14/2009 IN BOOK 108 CM AT PAGES 136-137, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R4} RECORD OF SURVEY FILED 08/12/2002 IN BOOK AA MAP AT PAGE 34, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R5} MAP OF 1461-63-65 BROADWAY, A CONDOMINIUM PROJECT, FILED 11/26/1980 IN BOOK 16 CM AT PAGES 22-25, ON FILE IN THE RECORDER'S OFFICE OF CCSF.

NOTE:

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 NUMBERS
1590 PACIFIC AVE CU-1	0573-046
2022 POLK ST. CU-2	0573-047
2024 POLK ST. CU-3	0573-048
1580 PACIFIC AVE. UNITS 201-202	0573-049 TO 050
1572 PACIFIC AVE. UNIT 203	0573-051
1570 PACIFIC AVE. UNIT 204	0573-052
1580 PACIFIC AVE. UNITS 205-211	0573-053 TO 059
1580 PACIFIC AVE. UNITS 301-312	0573-060 TO 071
1580 PACIFIC AVE. UNITS 401-412	0573-072 TO 083
1580 PACIFIC AVE. UNITS 501-512	0573-084 TO 095
1580 PACIFIC AVE. UNITS 601-606	0573-096 TO 101

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 of fifty-three (53) residential and three commercial (3) condominium 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 Polk Street and Pacific Ave. 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.

THIS FINAL MAP IS SUBJECT TO:

- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 16, 2006 AS DOCUMENT NO. 2006-1176754-00, OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 21, 2021 AS DOCUMENT NO. 2021008629 OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTION" RECORDED JUNE 01, 2021 AS DOCUMENT NO. 2021089068 OF OFFICIAL RECORDS.
- "DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT" RECORDED AUGUST 23, 2021 AS DOCUMENT NO. 2021135258 OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 25, 2022 AS DOCUMENT NO. 2022008349 OF OFFICIAL RECORDS.

FINAL MAP No. 11127

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED SEPTEMBER 6, 2018 AS DOCUMENT
NO. 2018-K670142, OFFICIAL RECORDS.
BEING A PORTION OF WESTERN ADDITION BLOCK
NO. 21

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
APRIL, 2023

WS
Westover
Surveying

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

APN 0573-011

SHEET 2 OF 3 SHEETS
1580 PACIFIC AVENUE

POLK STREET (68.75' WIDE)

127.687'
(127' 8 1/4") {R1}

127.687'
(127' 8 1/4") {R1}

MID 48500

P.O.C. {R1}

PACIFIC AVENUE (68.75' WIDE)

136.083'
(136' 1") {R1}

15.00'

MID 48501 48502

GENERAL NOTES:

- 1- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
- 2- ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
- 3- MEASURED DISTANCES EQUAL RECORD DISTANCES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
- 4- MONUMENT MARKS PER {R2} WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE EITHER SFNF OR NOT ACCESSIBLE AT THE TIME OF THE SURVEY.
- 5- DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
- 6- THE LARKIN STREET MONUMENT LINE HAS LESS THAN THREE TIES TO CITY MONUMENTS BECAUSE NO MORE MONUMENTS COULD BE FOUND WITHIN 2 BLOCKS GOING NORTH AND SOUTH.

ASSESSOR'S
BLOCK 0571

ASSESSOR'S
BLOCK 0572

BROADWAY (WIDTH VARIES)

ASSESSOR'S BLOCK 0573
WESTERN ADDITION BLOCK NO. 21

ASSESSOR'S
BLOCK 0574

ASSESSOR'S
BLOCK 0575

VAN NESS AVENUE (125.00' WIDE)

POLK STREET (68.75' WIDE)

LARKIN STREET (68.83' WIDE)

PACIFIC AVENUE (68.75' WIDE)

ASSESSOR'S
BLOCK 0596

ASSESSOR'S
BLOCK 0595

ASSESSOR'S
BLOCK 0594

JACKSON AVENUE (68.75' WIDE)

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY WAS COMPLETED ON 05/10/2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY:

THE MONUMENT LINES WERE LOCATED BY RECORD MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAP #018. THE BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE MONUMENT LINES. THE PACIFIC AVENUE MONUMENT LINE WAS HELD AS THE BASIS FOR THIS SURVEY. THE NORTHERLY LINE OF PACIFIC AVENUE WAS ESTABLISHED 6.00' OFFSET FROM THE PACIFIC AVENUE MONUMENT LINE. THE EAST LINE OF POLK STREET WAS ESTABLISHED 5.69' OFFSET FROM THE POLK STREET MONUMENT LINE PER {R3}.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

- SET 3/8" ALUMINUM RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- FOUND BRASS TAG PER REFERENCE AS NOTED
- ⊙ TAG (SEARCHED FOR NOT FOUND) PER REFERENCE NUMBER
- ✦ "L" CUT PER {R5} (SEARCHED FOR NOT FOUND)
- ┌ FOUND "L" CUT IN CURB NOT OF RECORD
- ⊗ MARK OR MONUMENT (SEARCHED FOR NOT FOUND) PER {R2}
- PROPERTY LINE
- - - MONUMENT LINE
- - - REFERENCE LINE ONLY, NOT SURVEYED
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- APN ASSESSOR'S PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- Mrk MARK
- Cor CORNER
- Brk BRICK
- Sty STORY
- Conc CONCRETE
- P.O.C. POINT OF COMMENCEMENT
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- CM CONDOMINIUM PROJECT
- SFNF SEARCHED FOR, NOT FOUND
- ▨ BUILDING FOOTPRINT

FINAL MAP No. 11127

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 6, 2018 AS DOCUMENT NO. 2018-K670142, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 21

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
APRIL, 2023



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

SHEET 3 OF 3 SHEETS

APN 0573-011

1580 PACIFIC AVENUE

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Anderson, Katharine \(DPW\)](#); [Rems, Jacob \(DPW\)](#); [Dehghani, Jessica \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#)
Subject: Final Map No. 11127 - 1570-1590 Pacific Avenue
Date: Friday, May 26, 2023 4:26:49 PM
Attachments: [Order208096.docx.pdf](#)
[11127 Motion 20230511.doc](#)
[11127 SIGNED MOTION 20230526.pdf](#)
[11127 DCP Referral 20220303\(SIGNED\).pdf](#)
[11127 TAX CERT 20230331.pdf](#)
[11127 SIGNED MYLAR 20230526.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 June 13th, meeting.

RE: BOS Final Map Approval for 1570-1590 Pacific Avenue, PID: 11127

Regarding: BOS Approval for Final Map

APN: 0573/011

Project Type: 53 Residential and 3 Commercial Mixed-Use New Condominium Project

See attached documents:

- PDF of signed DPW Order
- Word document of Motion & 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 Katharine Anderson by email at katharine.anderson@sfdpw.org.

Thank you,

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