

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

MEMORANDUM

Date: June 5, 2020
To: Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map 9331 - 6333-6335 3rd Street

On June 2, 2020, the Board of Supervisors approved Map 9331. The certification is below; additionally, I have attached the Tax Statement, stating 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.

FINAL MAP NO. 9331

A TWO LOT SUBDIVISION: LOT 1 BEING A 3 UNIT RESIDENTIAL AND A 1 UNIT COMMERCIAL CONDOMINIUM PROJECT AND LOT 2 BEING A 3 UNIT RESIDENTIAL AND A 1 UNIT COMMERCIAL CONDOMINIUM PROJECT OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 22, 2014 AS DOC-2014-J930983-00 BAY VIEW TRACT I BLOCK 569

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. M20-062 ADOPTED June 2, 2020 APPROVED THIS MAP

ENTITLED "FINAL MAP NO. 9331". IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY: Angela Calvillo DATE: 6/5/2020
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 5 DAY OF June 2020

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

BOARD OF SUPERVISOR'S APPROVAL:

ON June 2, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-062, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 200549

1 [Final Map 9331 - 6333-6335 3rd Street]

2

3 **Motion approving Final Map 9331, a two lot subdivision: lot 1 being a three residential**
4 **unit and one commercial unit mixed-use condominium project and lot 2 being a three**
5 **residential unit and one commercial unit mixed-use condominium project located at**
6 **6333-6335 3rd Street, being a subdivision of Assessor’s Parcel Block No. 4968, Lot No.**
7 **036; and adopting findings pursuant to the General Plan, and the eight priority policies**
8 **of Planning Code, Section 101.1.**

9

10 MOVED, That the certain map entitled “FINAL MAP No. 9331, a two lot subdivision: lot
11 1 being a three residential unit and one commercial unit mixed-use condominium project and
12 lot 2 being a three residential unit and one commercial unit mixed-use condominium project
13 located at 6333-6335 3rd Street , being a subdivision of Assessor’s Parcel Block No. 4968,
14 Lot No. 036, comprising three sheets, approved April 19, 2020, by Department of Public
15 Works Order No. 203007 is hereby approved and said map is adopted as an Official Final
16 Map No. 9331; and, be it

17 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
18 and incorporates by reference herein as though fully set forth the findings made by the
19 Planning Department, by its letter dated August 14, 2018, that the proposed subdivision is
20 consistent with the General Plan, and the eight priority policies of Planning Code, Section
21 101.1; 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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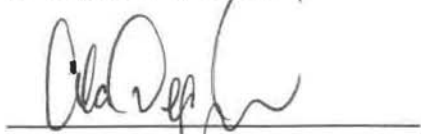
FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-062

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 200549

Date Passed: June 02, 2020

Motion approving Final Map 9331, a two lot subdivision: lot 1 being a three residential unit and one commercial unit mixed-use condominium project and lot 2 being a three residential unit and one commercial unit mixed-use condominium project located at 6333-6335 3rd Street, being a subdivision of Assessor's Parcel Block No. 4968, Lot No. 036; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 02, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200549

I hereby certify that the foregoing Motion was APPROVED on 6/2/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

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 THREE(3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: KADJ, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Judy L. Cheong
JUDY L. CHEONG, MANAGER

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON April 2nd 2022 BEFORE ME, Anthony Michael Szaifaldt

A NOTARY PUBLIC,
PERSONALLY APPEARED Judy L. Cheong
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: _____

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2267620
MY COMMISSION EXPIRES: Nov 18 2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

RECORDER'S STATEMENT:

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

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

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 KADJ LLC IN JANUARY 2017. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2022 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: _____ DATE: 4/2/20
KCA ENGINEERS, INC.
PETER J. BEKEY
R.C.E. NO. 14786
LICENSE EXPIRES: MARCH 31, 2021



APPROVALS:

THIS MAP IS APPROVED THIS _____
DAY OF _____, 20____

BY ORDER NO. _____

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: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON June 2, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-062, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 200549

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. M20-062 ADOPTED June 2, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP NO. 9331". IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

Signed in Counterpart

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

DATE: 6/5/20

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 THAT THIS MAP IS TECHNICALLY CORRECT.

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

BY: Bruce R. Storrs DATE: April 16 2020
BRUCE R. STORRS, L.S. 6914



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 5 DAY OF June, 2020

Signed in Counterpart

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

FINAL MAP NO. 9331

A TWO LOT SUBDIVISION: LOT 1 BEING A 3 UNIT RESIDENTIAL AND A 1 UNIT COMMERCIAL CONDOMINIUM PROJECT AND LOT 2 BEING A 3 UNIT RESIDENTIAL AND A 1 UNIT COMMERCIAL CONDOMINIUM PROJECT OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 22, 2014 AS DOC-2014-J930983-00 BAY VIEW TRACT I BLOCK 569

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2020

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 3 SHEETS

APN 4968-036

6333-6335 THIRD STREET

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 TWO LOTS, EACH CONTAINING A MAXIMUM OF THREE RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMERCIAL CONDOMINIUM UNIT FOR A MAXIMUM TOTAL OF SIX RESIDENTIAL UNITS AND TWO COMMERCIAL 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 COMMONUSE 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)(i) 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 ANOLLARY 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 SUBDIVIDERS 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 THIRD 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.

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

PROPOSED ASSESSOR PARCEL NUMBER	ASSESSOR LOT NUMBER
4968-037	LOT 1
4968-038	LOT 2

LOT 1	
UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
6333-COMMERCIAL	4968-039
6333-1	4968-040
6333-2	4968-041
6333-3	4968-042

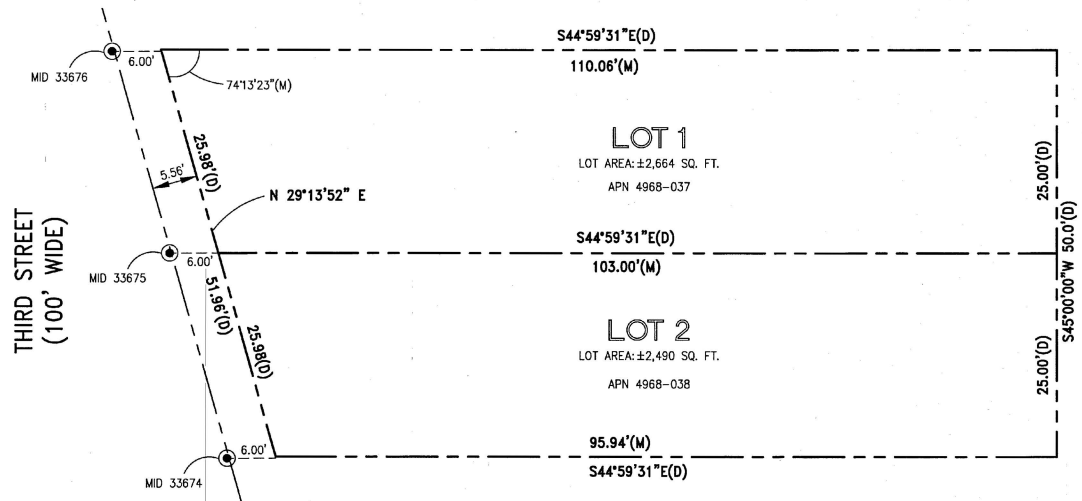
LOT 2	
UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
6335-COMMERCIAL	4968-043
6335-1	4968-044
6335-2	4968-045
6335-3	4968-046

BASIS OF BEARINGS:

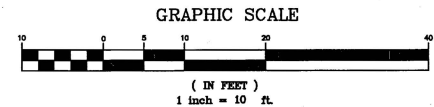
THE MONUMENT LINE ON THIRD STREET BETWEEN HOLLISTER AVENUE AND JAMESTOWN AVENUE WAS USED AS A BASIS OF BEARING OF N 29°13'52" E.

SURVEY NOTES:

1. BASIS OF SURVEY: GRANT DEED LOT 36 BLOCK 4968 RECORDED AUGUST 22, 2014, DOCUMENT NO. 2014-9330983-00 IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
2. MONUMENT REFERENCE: MONUMENT MAP NUMBER 302 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, SAN FRANCISCO, CALIFORNIA.
3. MAP OF SUBDIVISION NO. 1, "BAY VIEW TRACT", FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DECEMBER 04, 1907, AND RECORDED IN MAP BOOK "G" AT PAGE 31.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
6. THE CURBS IN INGERSON AVENUE AND JAMESTOWN AVENUE WERE LOCATED IN SEVERAL LOCATIONS AND THE AVERAGE OF THESE LOCATION IS SHOWN IN THE SURVEY.



NEW LOT DETAIL



FINAL MAP NO. 9331

A TWO LOT SUBDIVISION: LOT 1 BEING A 3 UNIT RESIDENTIAL AND A 1 UNIT COMMERCIAL CONDOMINIUM PROJECT AND LOT 2 BEING A 3 UNIT RESIDENTIAL AND A 1 UNIT COMMERCIAL CONDOMINIUM PROJECT OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 22, 2014 AS DOC-2014-J930983-00 BAY VIEW TRACT I BLOCK 569

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 APRIL 2020

KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS

SHEET 2 OF 3 SHEETS

APN 4968-036

6333-6335 THIRD STREET