

File No. 251174

Committee Item No. _____

Board Item No. 46

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 2, 2025

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 |
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| ☐ | ☐ | Contract/Agreement |
| ☐ | ☐ | Form 126 – Ethics Commission |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☐ | ☐ | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---------------------------------|
| ☐ | ☒ | Public Works Order 212292 |
| ☐ | ☒ | Tentative Map Decision 12/31/18 |
| ☐ | ☒ | Planning CEQA Det. 12/31/18 |
| ☐ | ☒ | Tax Certificate 10/17/25 |
| ☐ | ☒ | Final Map |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Arthur Khoo

Date: November 25, 2025

Prepared by: _____

Date: _____

[Final Map No. 9806 - 1155 Market Street]

Motion approving Final Map No. 9806, an eight-lot vertical subdivision project, located at 1155 Market Street, being a subdivision of Assessor’s Parcel Block No. 3702, Lot No. 820; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled “FINAL MAP No. 9806”, an eight lot vertical subdivision project, located at 1155 Market Street, being a subdivision of Assessor’s Parcel Block No. 3702, Lot No. 820, comprising eight sheets, approved November 4, 2025, by Department of Public Works Order No. 212292 is hereby approved and said map is adopted as an Official Final Map No. 9806; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the Planning Department, by its letter dated December 31, 2018, that the proposed subdivision is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

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

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:

RECOMMENDED:

 /s/
Elias W. French, PLS 9406
City and County Surveyor

 /s/
Carla Short
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: 212292

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

APPROVING FINAL MAP NO. 9806, 1155 MARKET STREET, AN EIGHT LOT VERTICAL SUBDIVISION PROJECT, BEING A SUBDIVISION OF LOT 820 IN ASSESSORS BLOCK NO. 3702 (OR ASSESSORS PARCEL NUMBER 3702-820). [SEE MAP]

AN EIGHT LOT VERTICAL SUBDIVISION PROJECT

The City Planning Department in its letter dated December 31, 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.

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. 9806", comprising eight 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 December 31, 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 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
1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: November 6, 2018

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

Project ID: 9806			
Project Type: 8 Lot Vertical Subdivision			
Address#	StreetName	Block	Lot
1155	MARKET ST	3702	820
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,

**ADRIAN
VERHAGEN**

Digitally signed by ADRIAN VERHAGEN
DN: cn=ADRIAN VERHAGEN, o, ou=DPW-
BSM, email=adrian.verhagen@sfdpw.org,
c=US
Date: 2018.11.05 17:04:28 -08'00'

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

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

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

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

PLANNING DEPARTMENT

Signed **Nancy Tran** Digitally signed by Nancy Tran
Date: 2018.12.31 12:37:58 -08'00'

Date

Planner's Name
for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1155 Market Street		3702820
Case No.		Permit No.
2018-015237PRJ		
☐ Addition/ Alteration	☐ Demolition (requires HRE for Category B Building)	☐ New Construction
Project description for Planning Department approval. E-Condo for 8 Lot Vertical Subdivision		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Nancy Tran
air/vertical subdivision

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☐	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation ☐ Reclassify to Category A a. Per HRER dated b. Other (specify): ☐ Reclassify to Category C (attach HRER)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): N/A. Vertical lot subdivision. No physical changes.	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: DPW Tentative Map If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Nancy Tran 12/31/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1155 Market Street		3702/820
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015237PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



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: **3702**

Lot: **820**

Address: **1155 MARKET ST**

David Augustine, Tax Collector

Dated **October 17, 2025** this certificate is valid for the earlier of 60 days from **October 17, 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 to obtain another certificate.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: THE LIGHTHOUSE BUILDING LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Ken Singer

NAME: KEVIN SINGER, SUPERIOR COURT RECEIVER
SIGNING SOLELY IN HIS CAPACITY AS THE RECEIVER
IN COUNTY OF SAN FRANCISCO, CASE NUMBER CGC-24-615509

BENEFICIARY: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE
BENEFIT OF THE HOLDERS OF COMM 2016-CORE28 MORTGAGE TRUST
COMMERCIAL PASS-THROUGH CERTIFICATES, SERIES 2016-CORE28

BY: CWCAPITAL ASSET MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY
COMPANY, SOLELY IN ITS CAPACITY AS SPECIAL SERVICER

BY: Ariel Levin

NAME: ARIEL LEVIN
TITLE: SENIOR VICE PRESIDENT

OWNER'S ACKNOWLEDGMENT:

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

STATE OF California
COUNTY OF Los Angeles
ON October 10, 2025 BEFORE ME, John Kala Pachin, NOTARY PUBLIC,
PERSONALLY APPEARED, KEVIN SINGER

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: John Kala Pachin

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2508004

MY COMMISSION EXPIRES: January 31, 2029

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

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.

DISTRICT OF COLUMBIA
ON October 13, 2025 BEFORE ME, Sue Mishler
Ariel Levin

NOTARY REPUBLIC, PERSONALLY APPEARED, Ariel Levin
PERSONALLY KNOWN TO ME OR 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 DISTRICT OF COLUMBIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Sue Mishler

NOTARY PUBLIC, DISTRICT OF COLUMBIA

MY COMMISSION EXPIRES: 1/1/27

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 9806".

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

APPROVALS:
THIS MAP IS APPROVED THIS 4th DAY OF November, 2025
BY ORDER NO. 212292

BY: Carla Short DATE: 11/05/2025

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 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. _____.

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 THE LIGHTHOUSE BUILDING LLC, ON APRIL 24, 2025. 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: Benjamin B. Ron DATE: 10-14-2025

BENJAMIN B. RON
PLS No. 5015



CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE
SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS
OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL
OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY
CORRECT.

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

BY: E. French
DATE: 11-2-2025



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____.

AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____.

AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9806

AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
FILED APRIL 27, 2015
IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

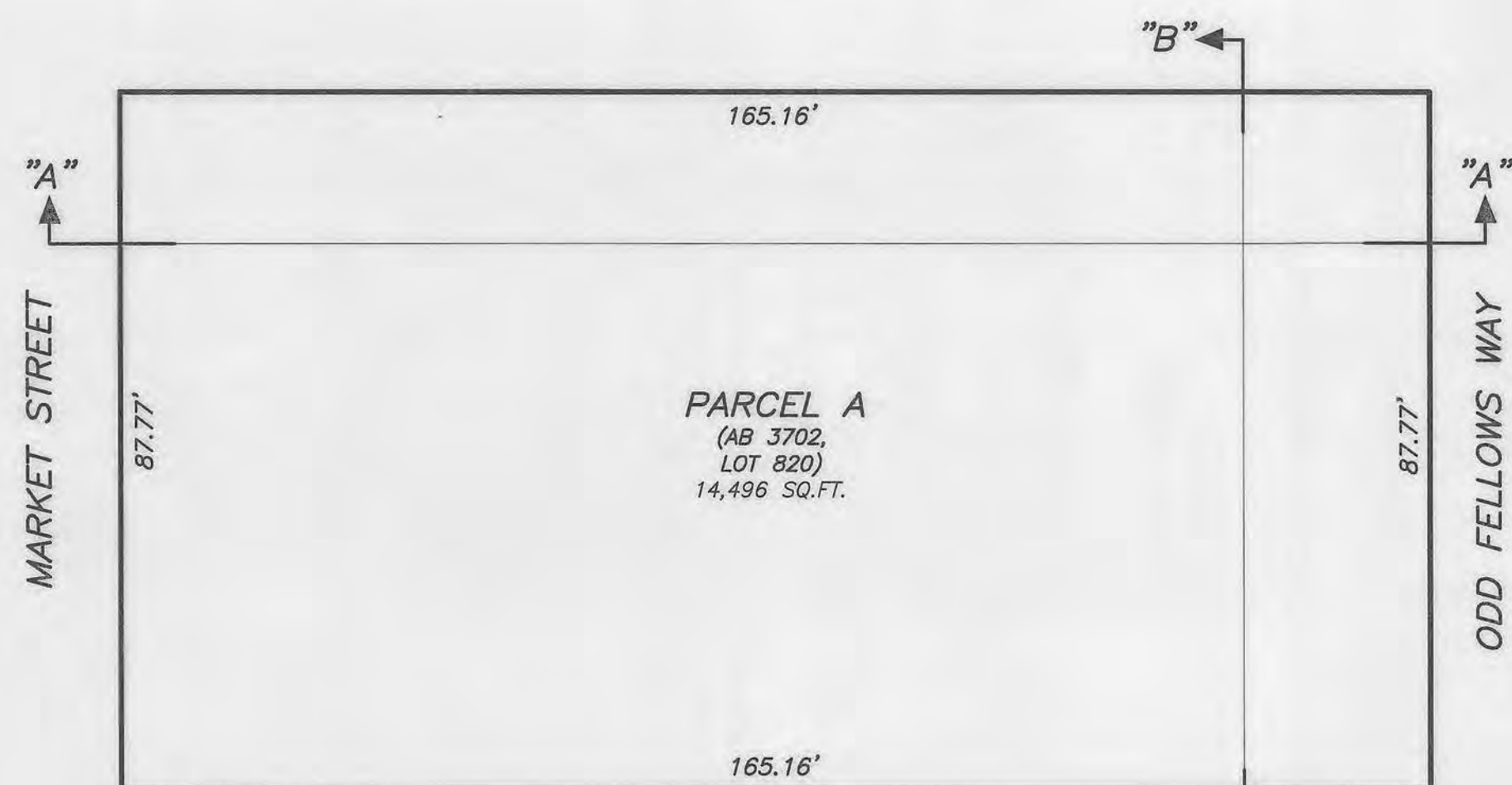
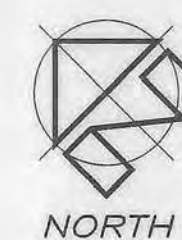
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2025

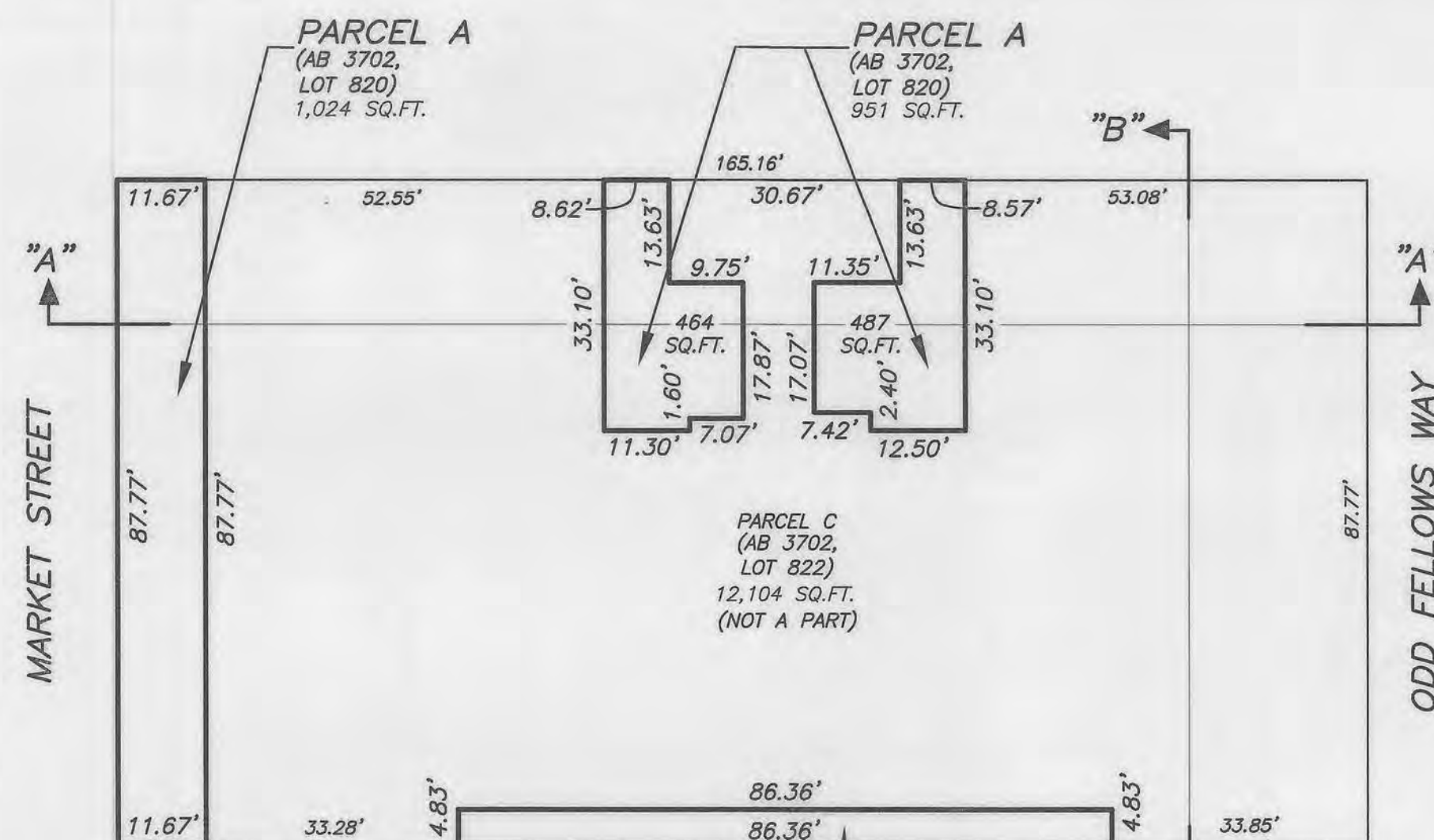
SHEET 1 OF 8

APN 3702-820

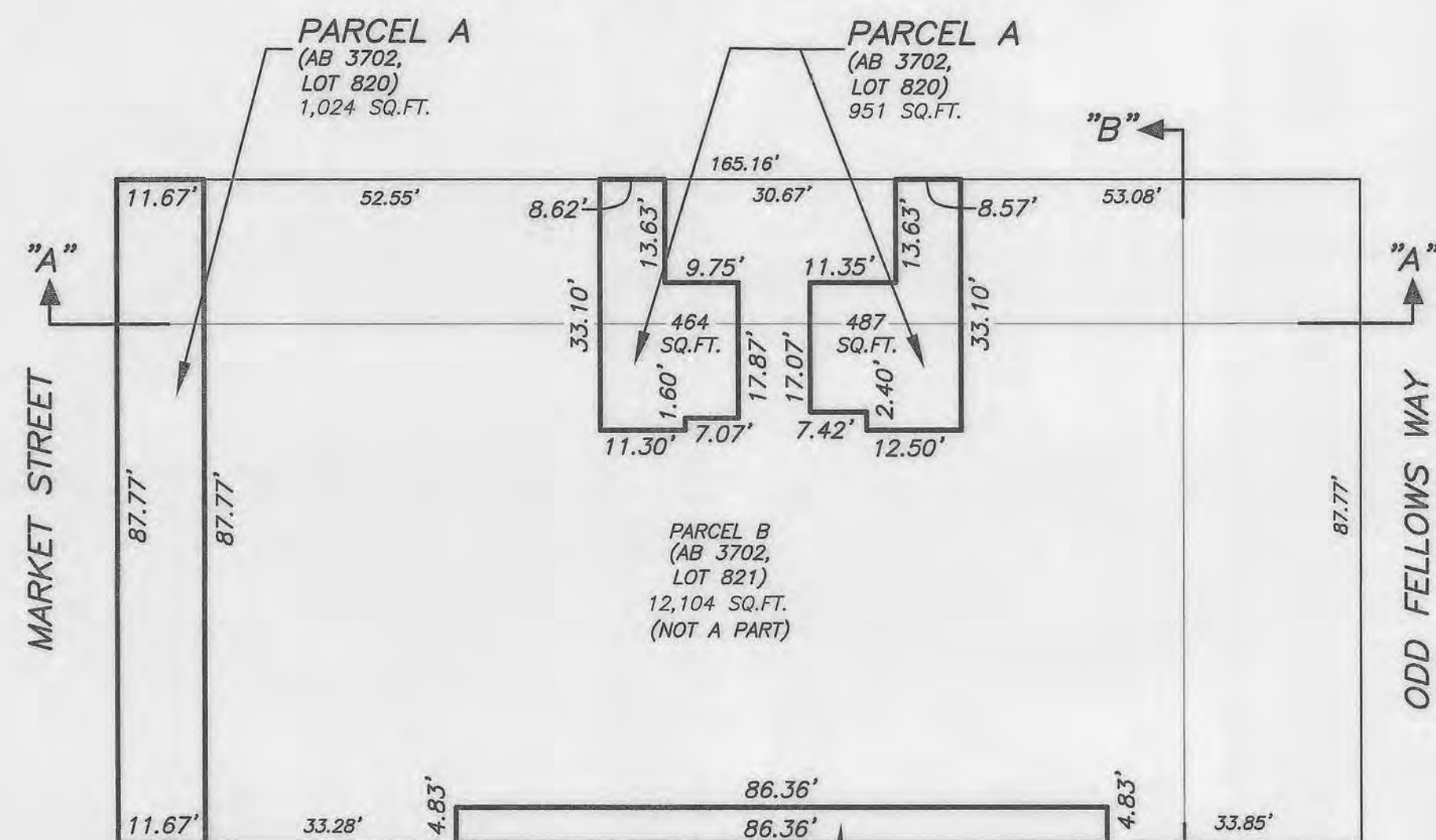
1155 MARKET STREET



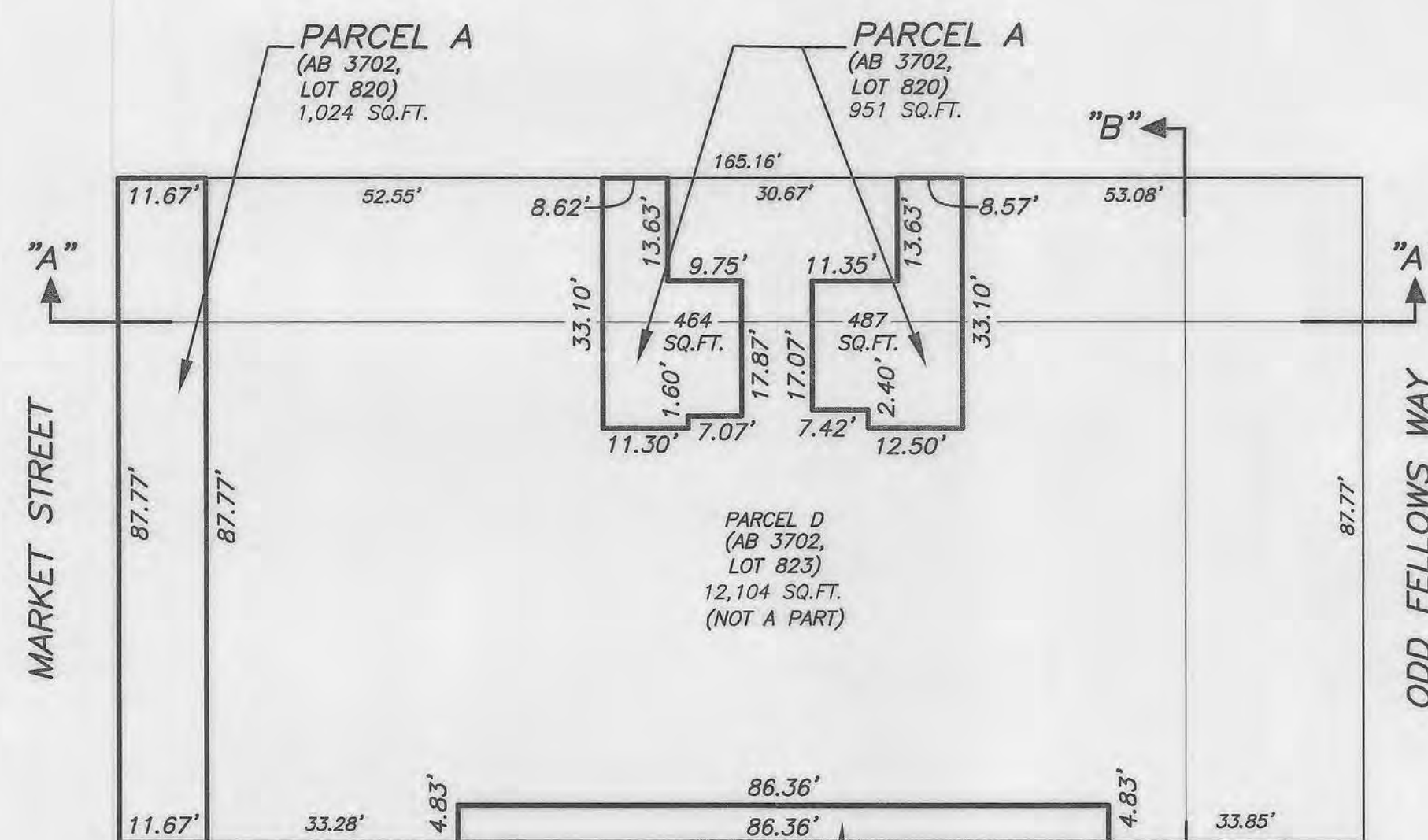
LEVEL A
LOWER ELEVATION = CENTER OF THE EARTH
UPPER ELEVATION = 145.0



LEVEL C
LOWER ELEVATION = 157.9
UPPER ELEVATION = 170.7

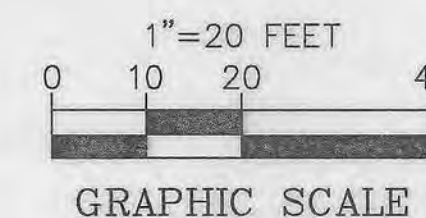


LEVEL B
LOWER ELEVATION = 145.0
UPPER ELEVATION = 157.9



LEVEL D
LOWER ELEVATION = 170.7
UPPER ELEVATION = 184.4

EXISTING PARCELS PER PARCEL MAP 8315 (49 P.M. 37)



FINAL MAP 9806

AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
FILED APRIL 27, 2015
IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
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San Francisco California

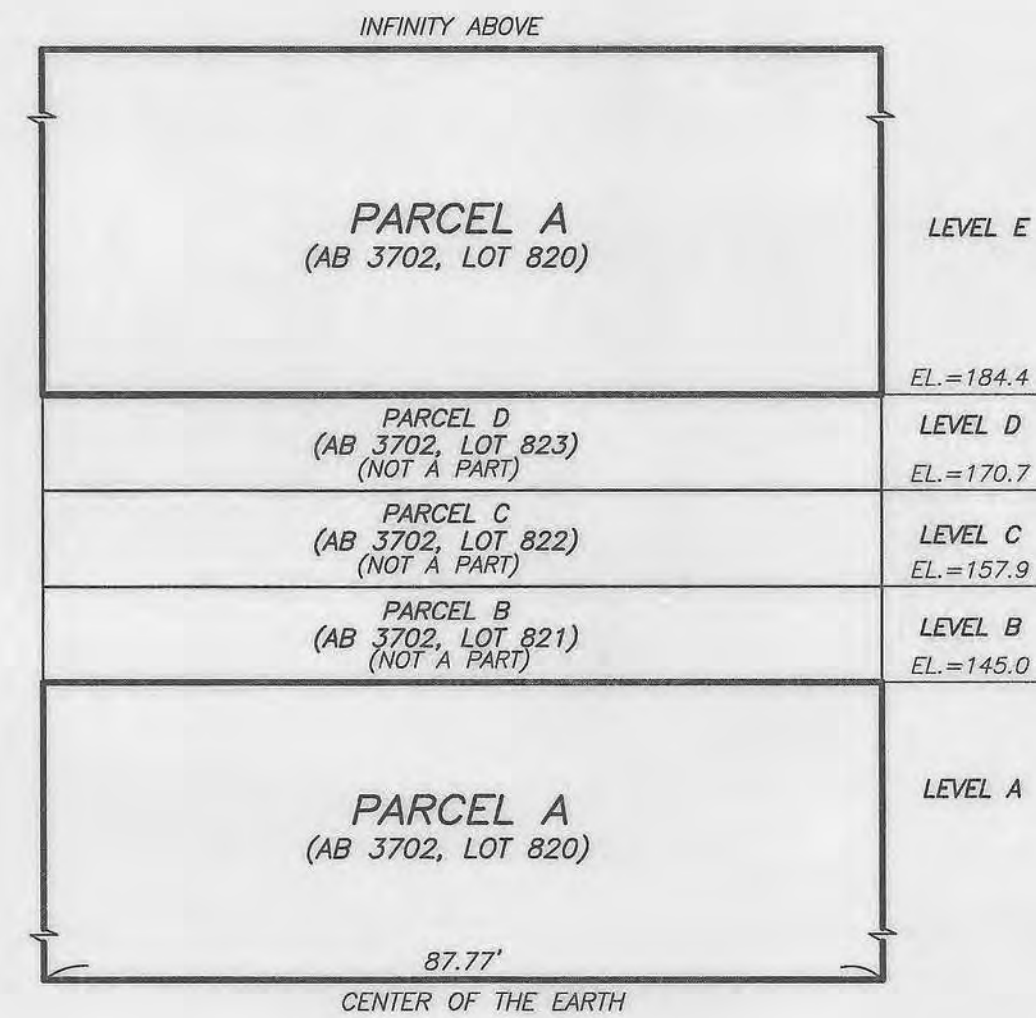
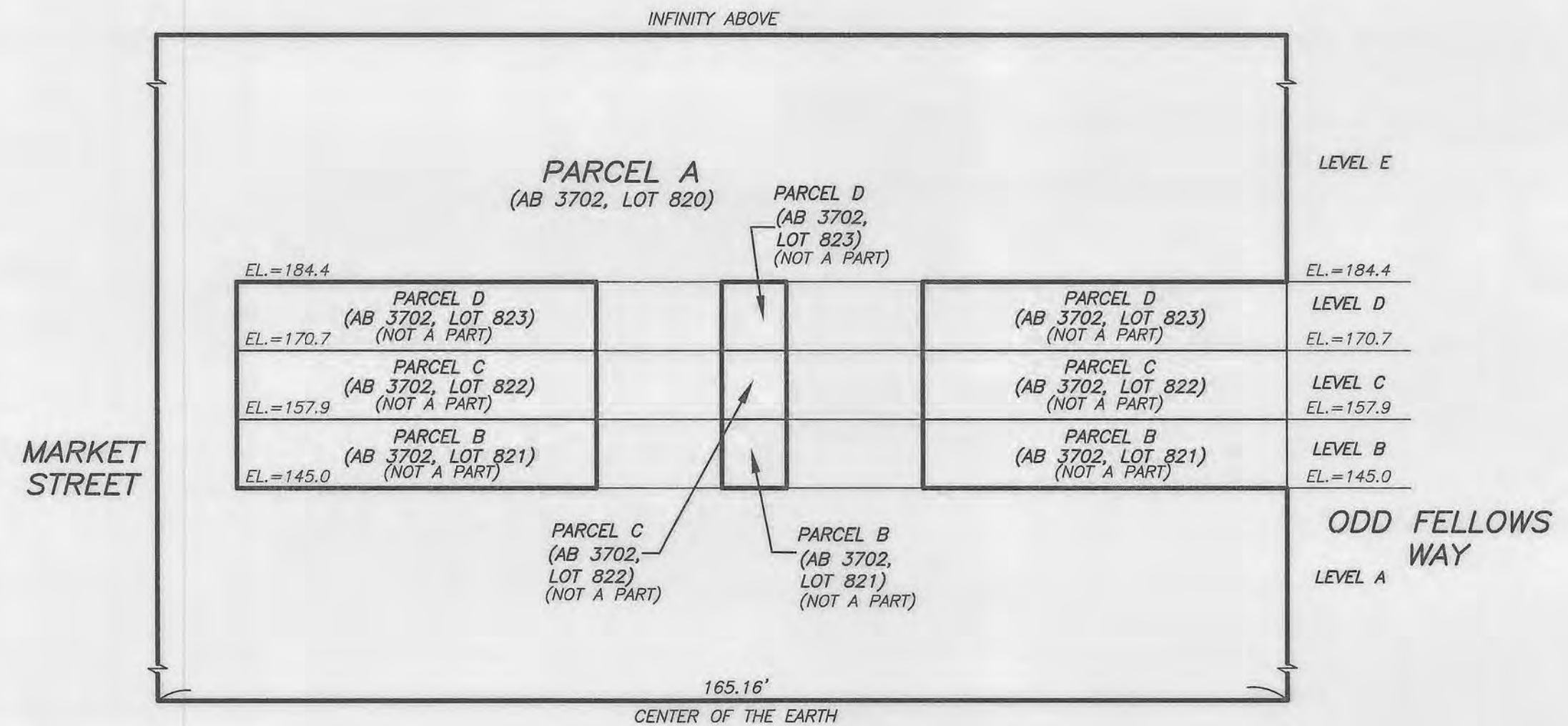
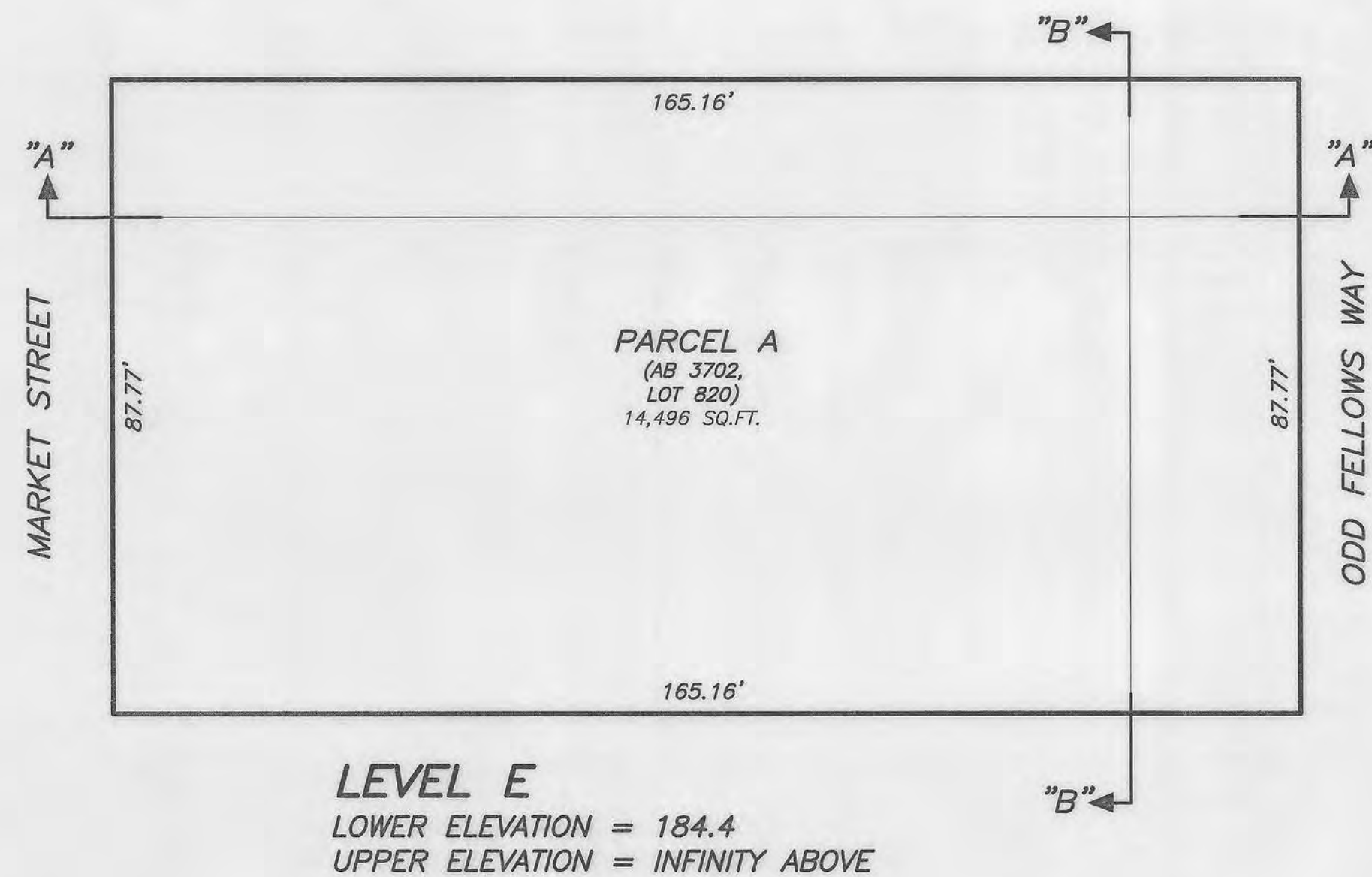
OCTOBER 2025

SCALE: 1"=20'

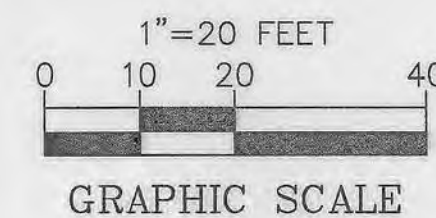
SHEET 3 OF 8

APN 3702-820

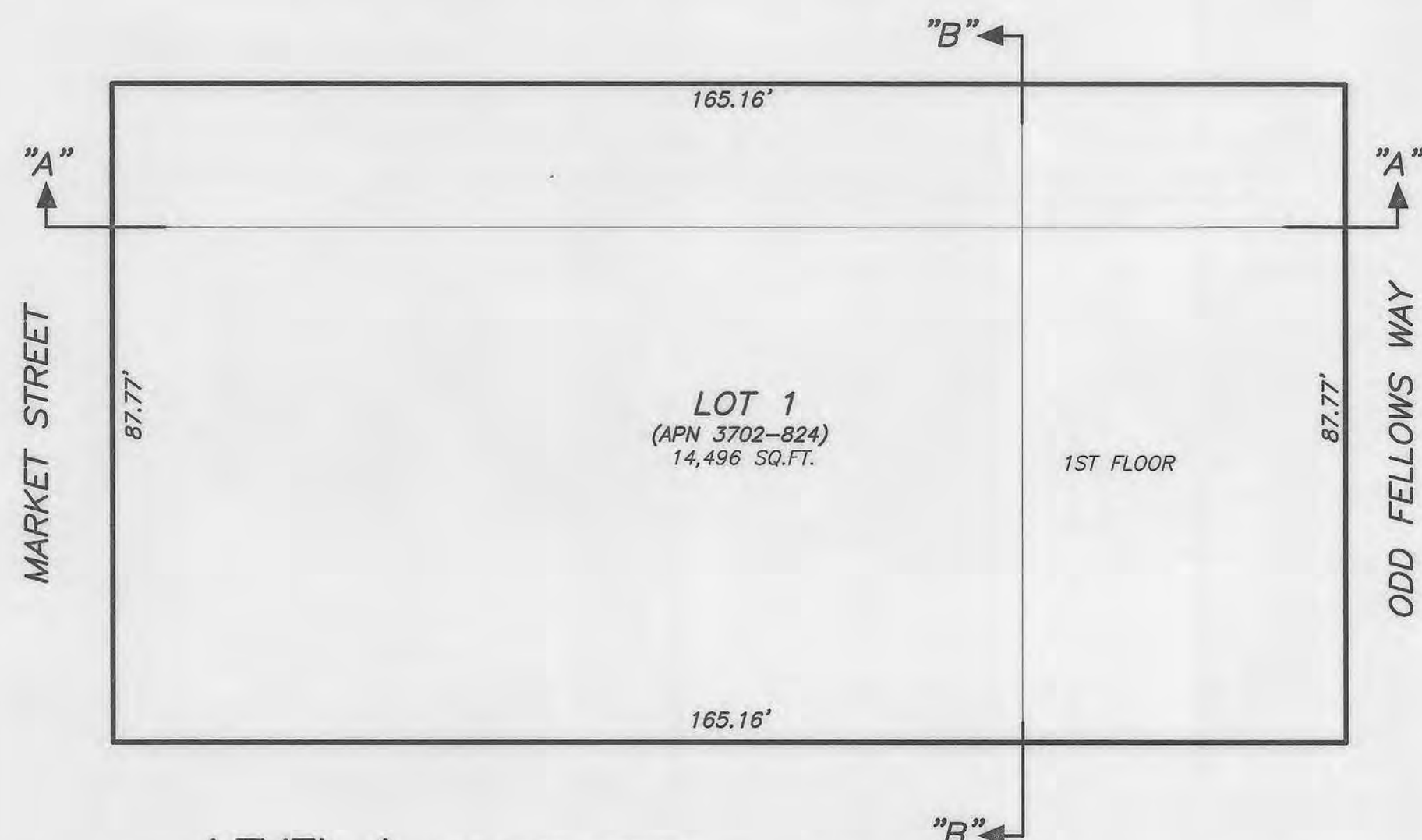
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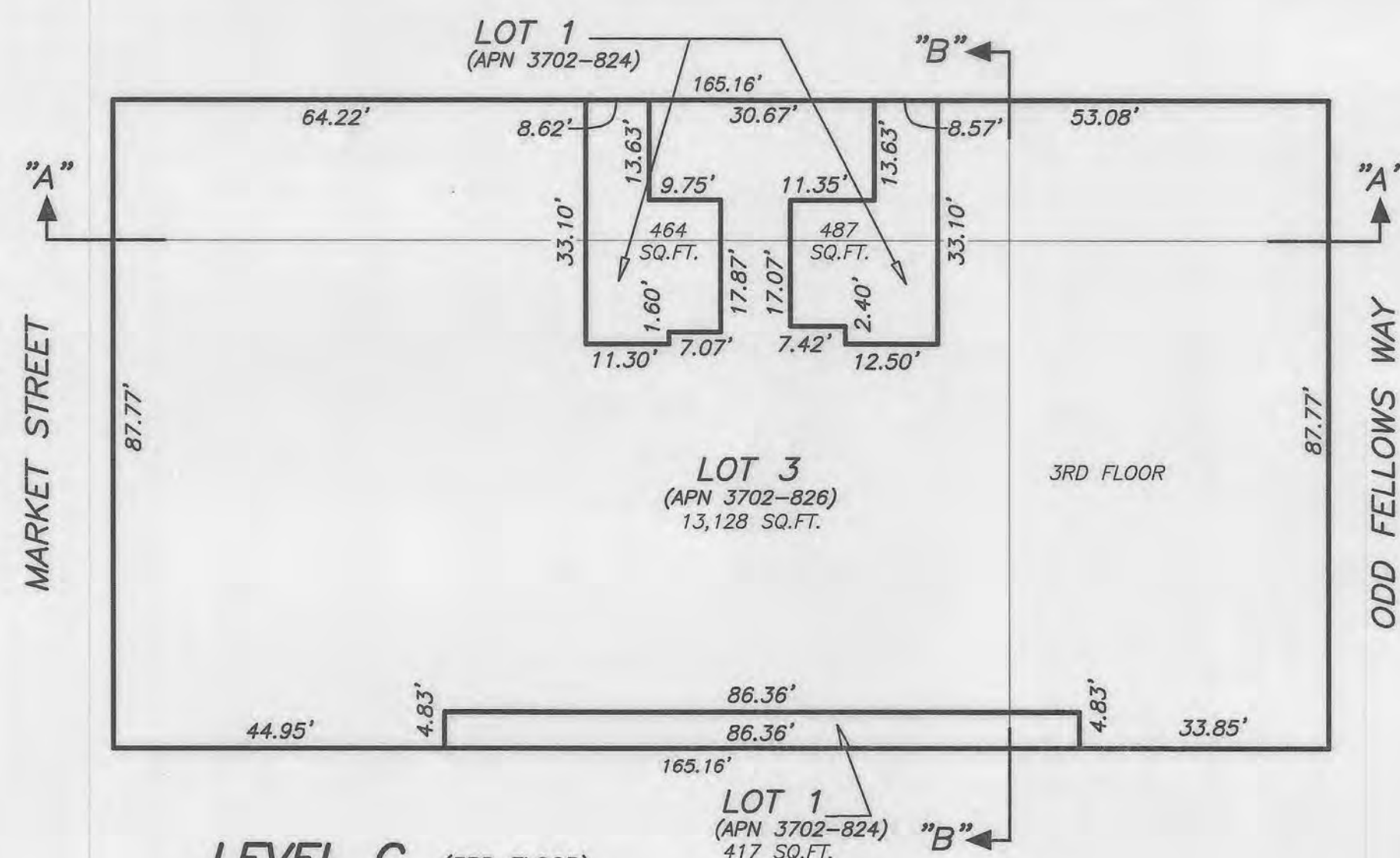
EXISTING PARCELS PER PARCEL MAP 8315 (49 P.M. 37)



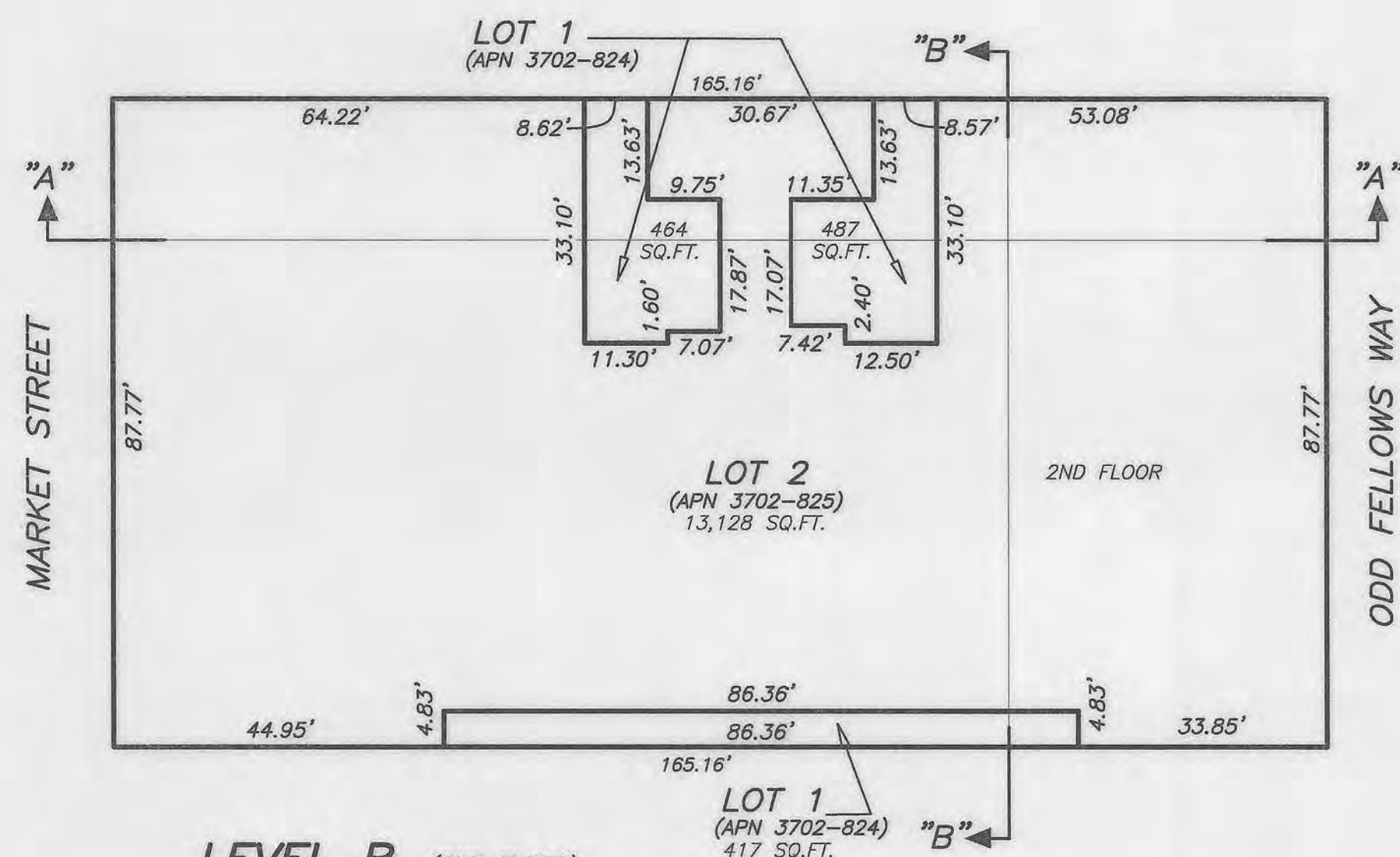
FINAL MAP 9806
AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
FILED APRIL 27, 2015
IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
OCTOBER 2025 SCALE: 1"=20' SHEET 4 OF 8
APN 3702-820 1155 MARKET STREET



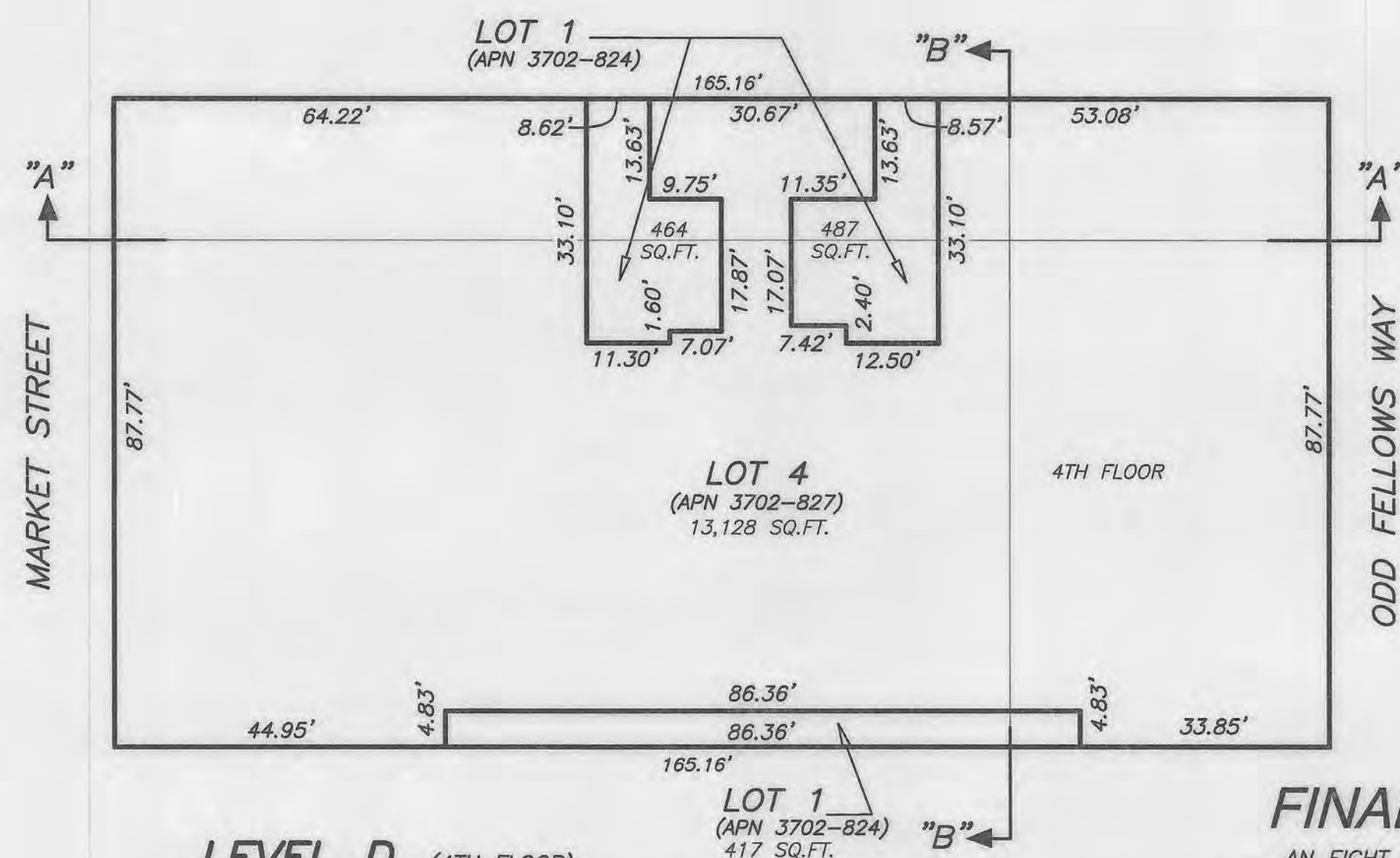
LEVEL A (1ST FLOOR & BELOW)
LOWER ELEVATION = CENTER OF THE EARTH
UPPER ELEVATION = 53.1 (¢ OF FLOOR SLAB @ 2ND FLOOR)



LEVEL C (3RD FLOOR)
LOWER ELEVATION = 68.1 (¢ OF FLOOR SLAB @ 3RD FLOOR)
UPPER ELEVATION = 80.9 (¢ OF FLOOR SLAB @ 4TH FLOOR)

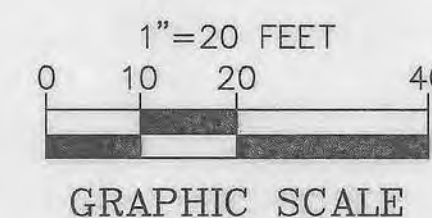


LEVEL B (2ND FLOOR)
LOWER ELEVATION = 53.1 (¢ OF FLOOR SLAB @ 2ND FLOOR)
UPPER ELEVATION = 68.1 (¢ OF FLOOR SLAB @ 3RD FLOOR)



LEVEL D (4TH FLOOR)
LOWER ELEVATION = 80.9 (¢ OF FLOOR SLAB @ 4TH FLOOR)
UPPER ELEVATION = 93.7 (¢ OF FLOOR SLAB @ 5TH FLOOR)

NEW PARCELS



FINAL MAP 9806

AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
FILED APRIL 27, 2015
IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

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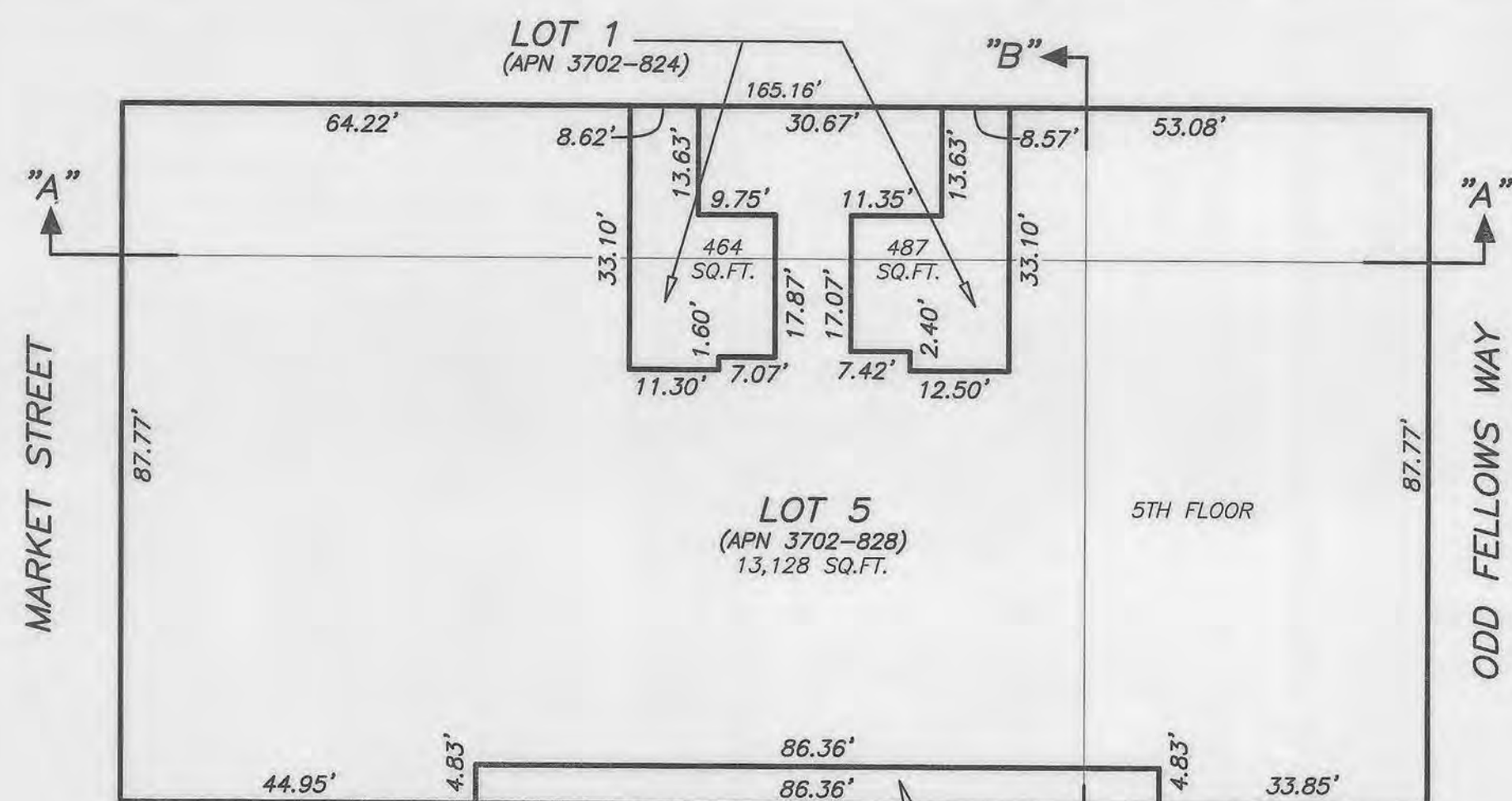
OCTOBER 2025

SCALE: 1"=20'

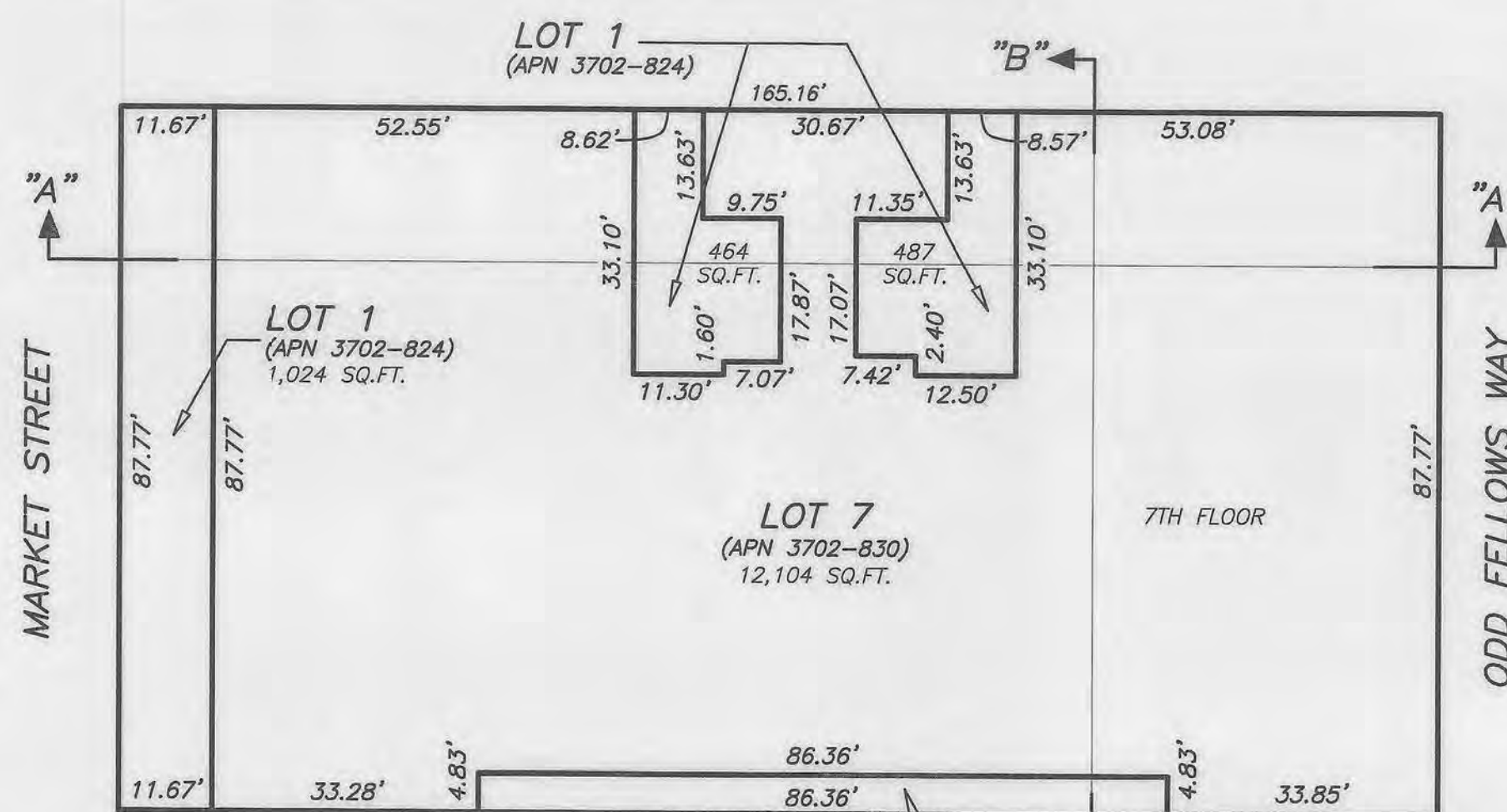
SHEET 5 OF 8

APN 3702-820

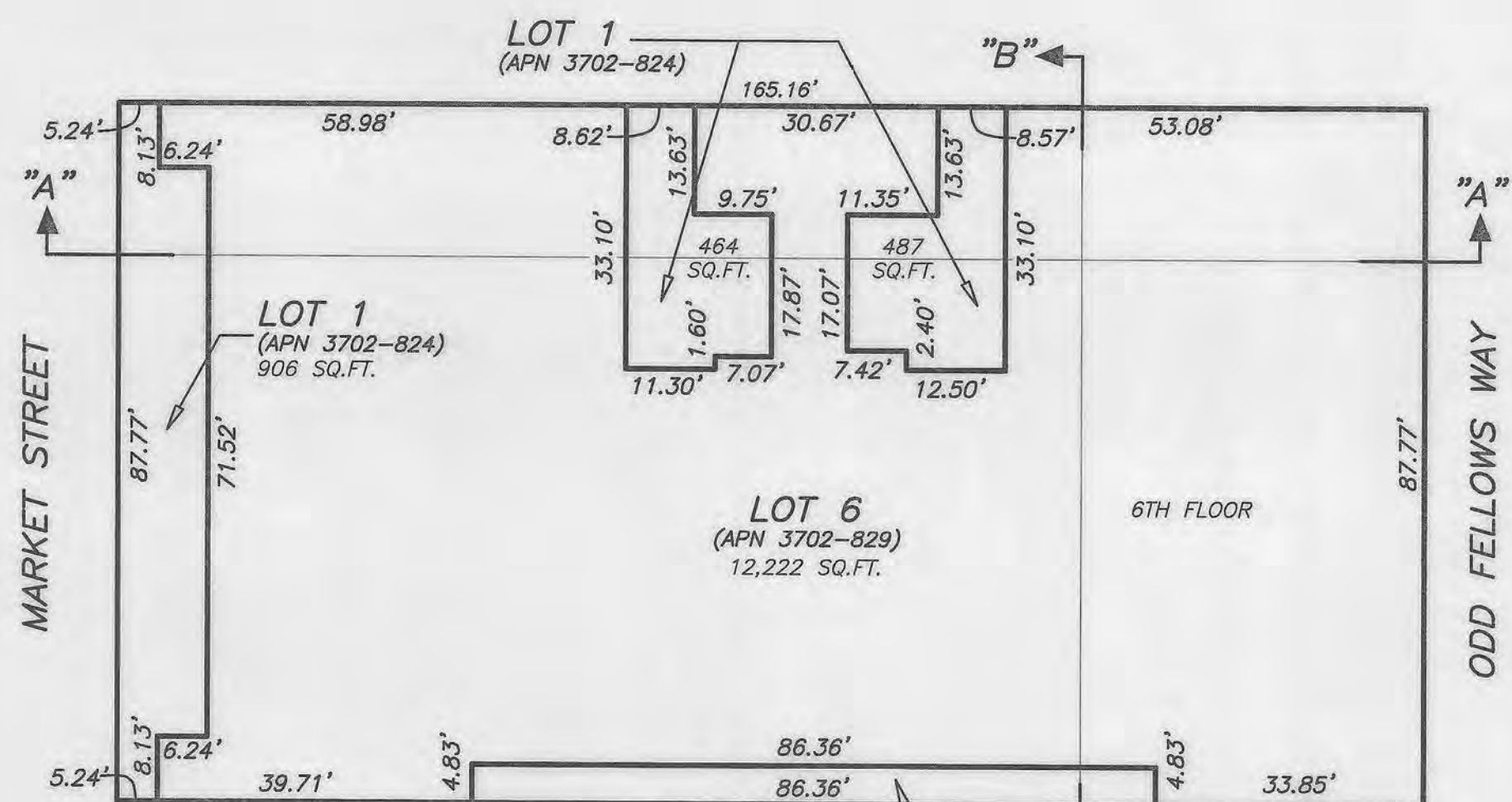
1155 MARKET STREET



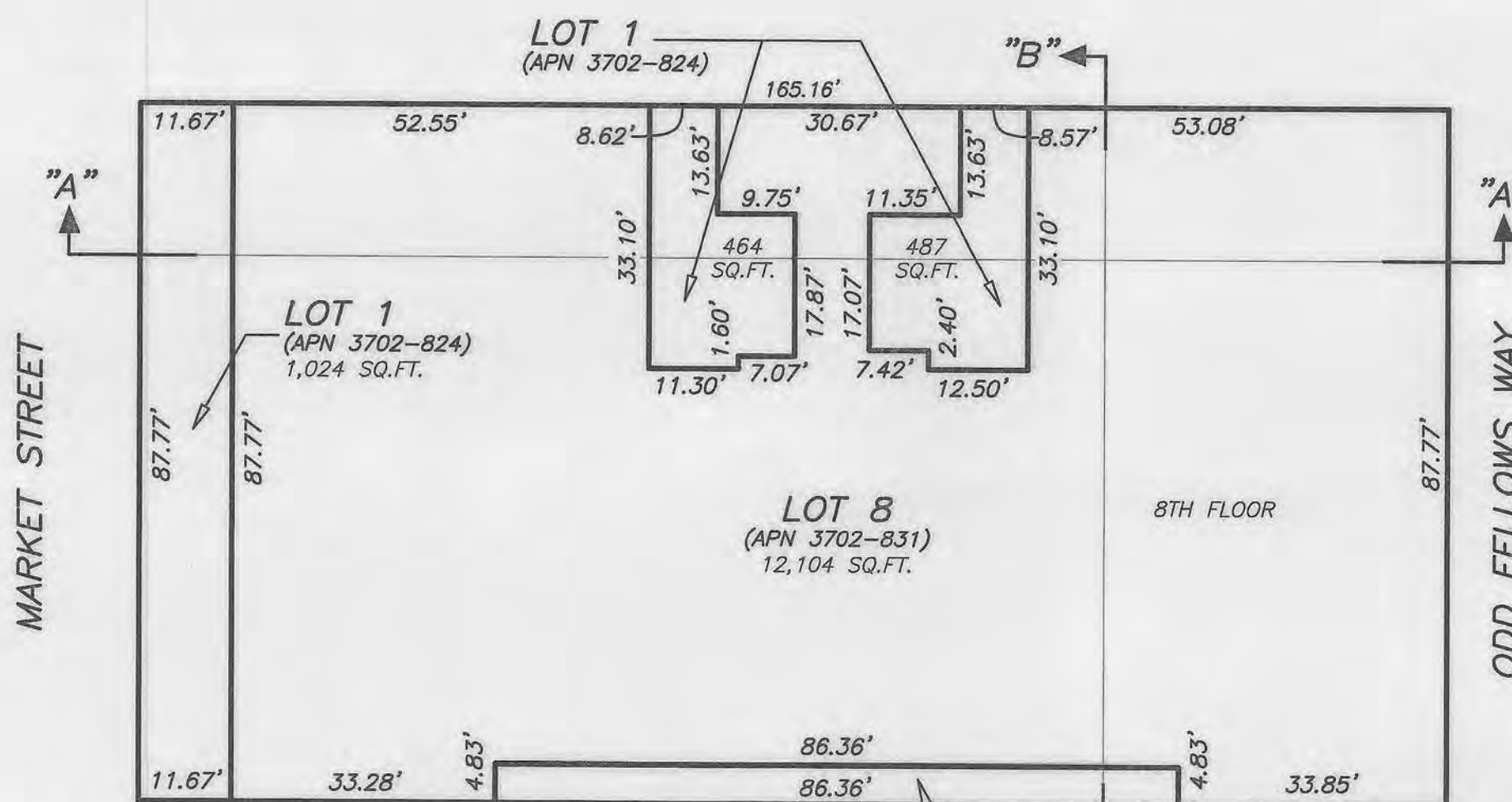
LEVEL E (5TH FLOOR)
LOWER ELEVATION = 93.7 (€ OF FLOOR SLAB @ 5TH FLOOR)
UPPER ELEVATION = 106.6 (€ OF FLOOR SLAB @ 6TH FLOOR)



LEVEL G (7TH FLOOR)
LOWER ELEVATION = 119.4 (€ OF FLOOR SLAB @ 7TH FLOOR)
UPPER ELEVATION = 132.2 (€ OF FLOOR SLAB @ 8TH FLOOR)

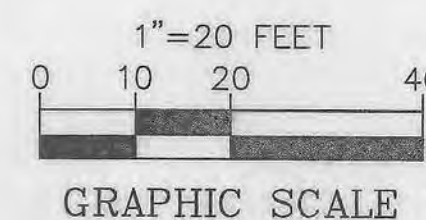


LEVEL F (6TH FLOOR)
LOWER ELEVATION = 106.6 (€ OF FLOOR SLAB @ 6TH FLOOR)
UPPER ELEVATION = 119.4 (€ OF FLOOR SLAB @ 7TH FLOOR)



LEVEL H (8TH FLOOR)
LOWER ELEVATION = 132.2 (€ OF FLOOR SLAB @ 8TH FLOOR)
UPPER ELEVATION = 145.0 (€ OF FLOOR SLAB @ 9TH FLOOR)

NEW PARCELS



FINAL MAP 9806

AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
FILED APRIL 27, 2015
IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, OFFICIAL RECORDS
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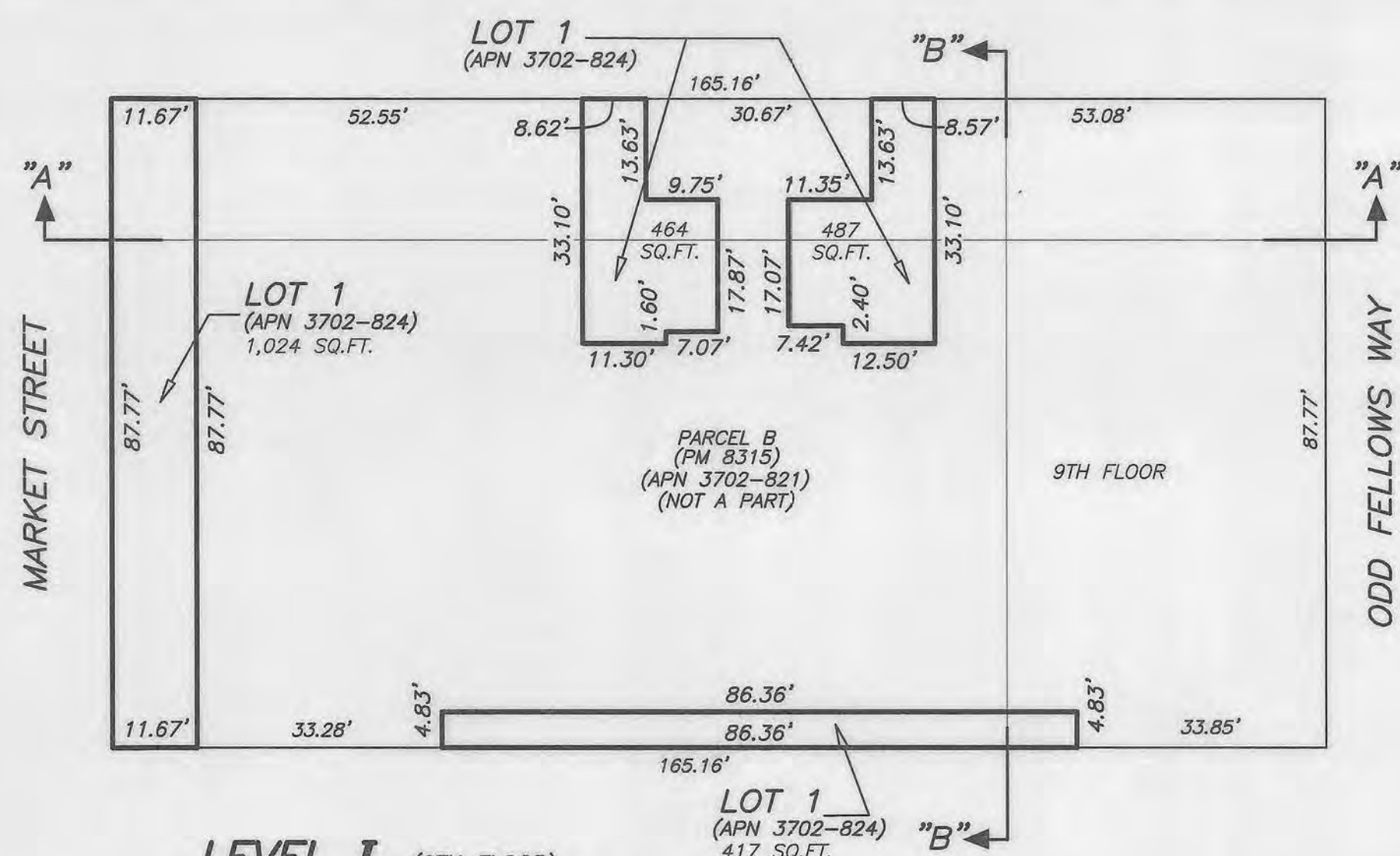
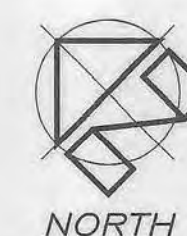
OCTOBER 2025

SCALE: 1"=20'

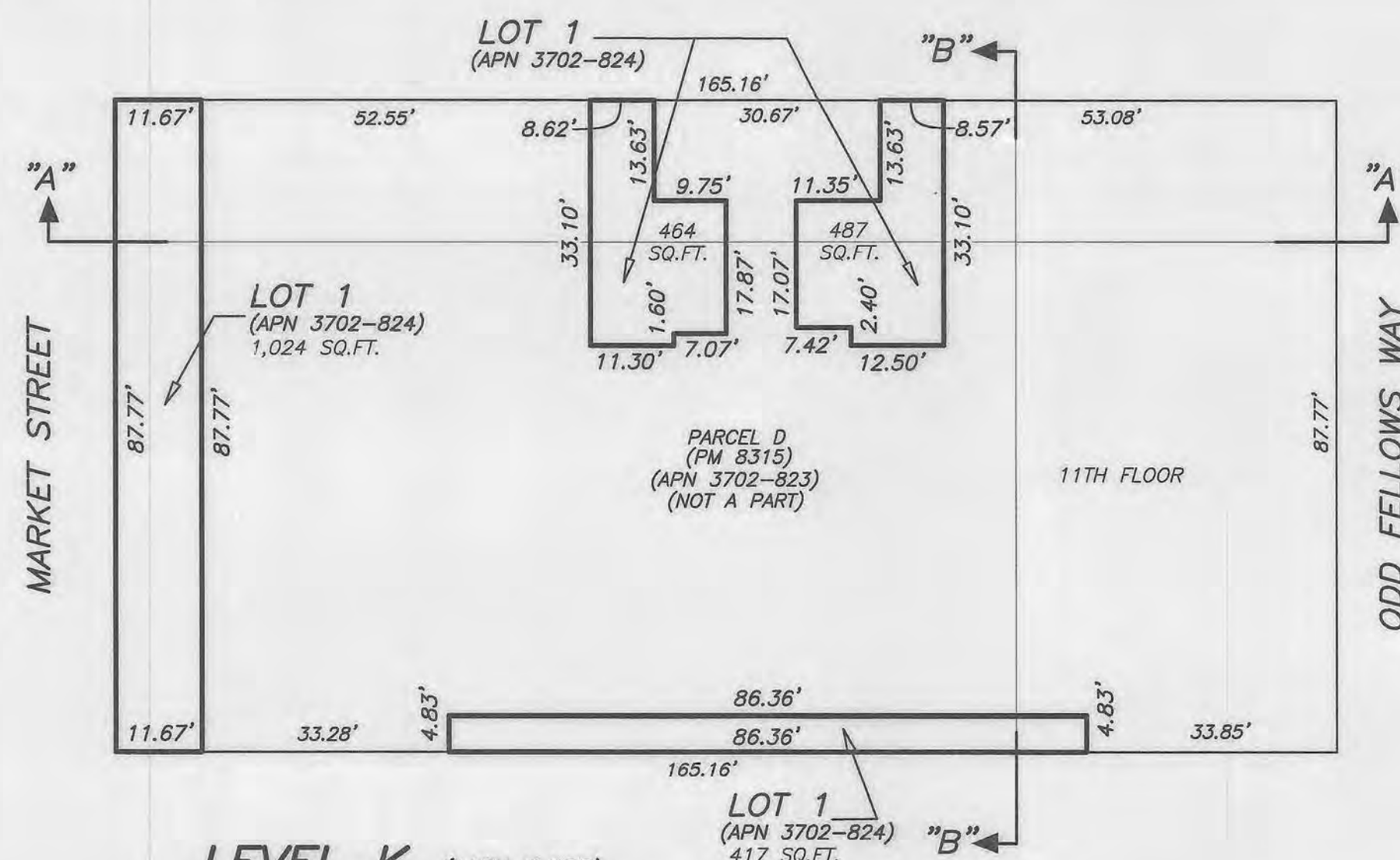
SHEET 6 OF 8

APN 3702-820

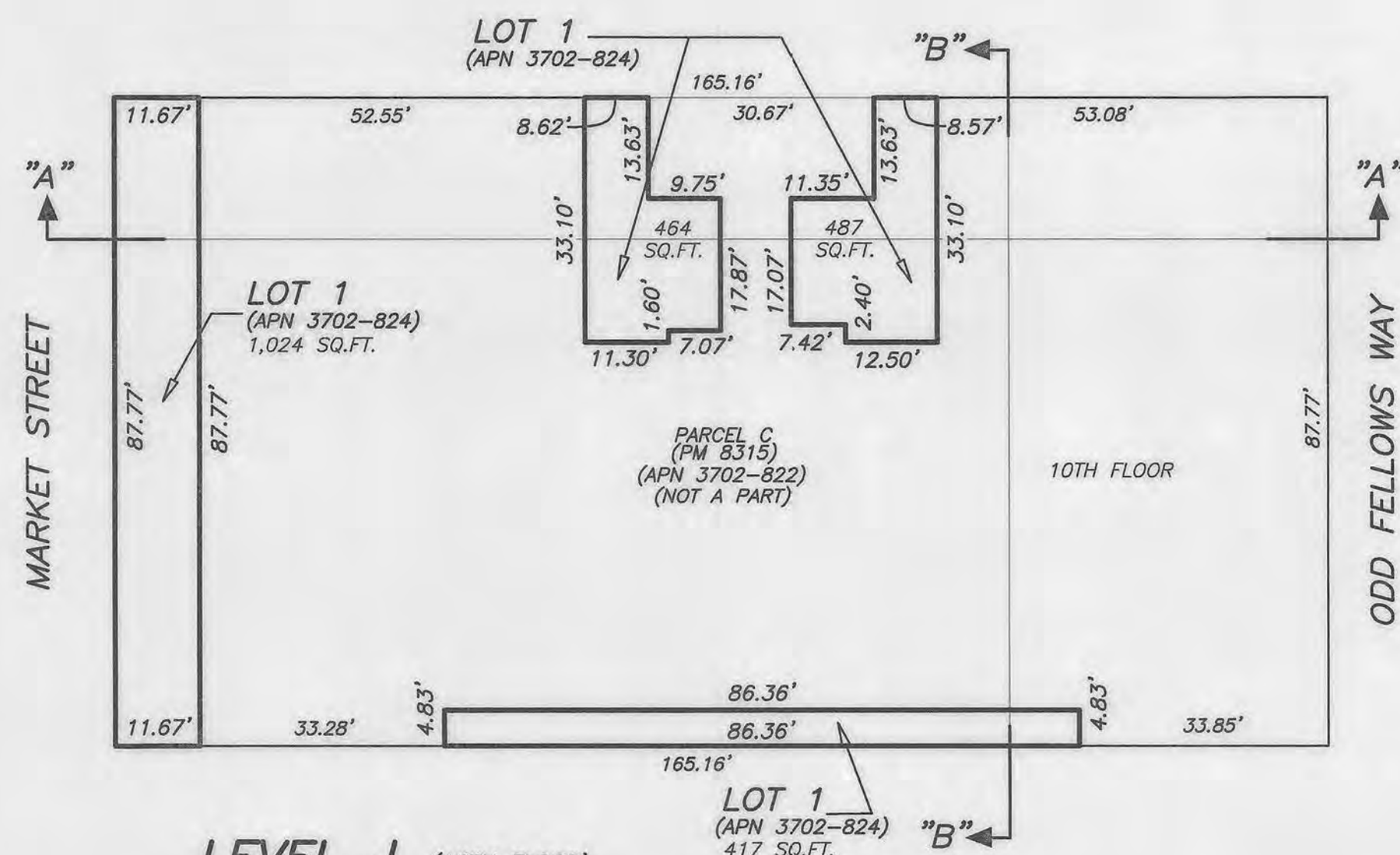
1155 MARKET STREET



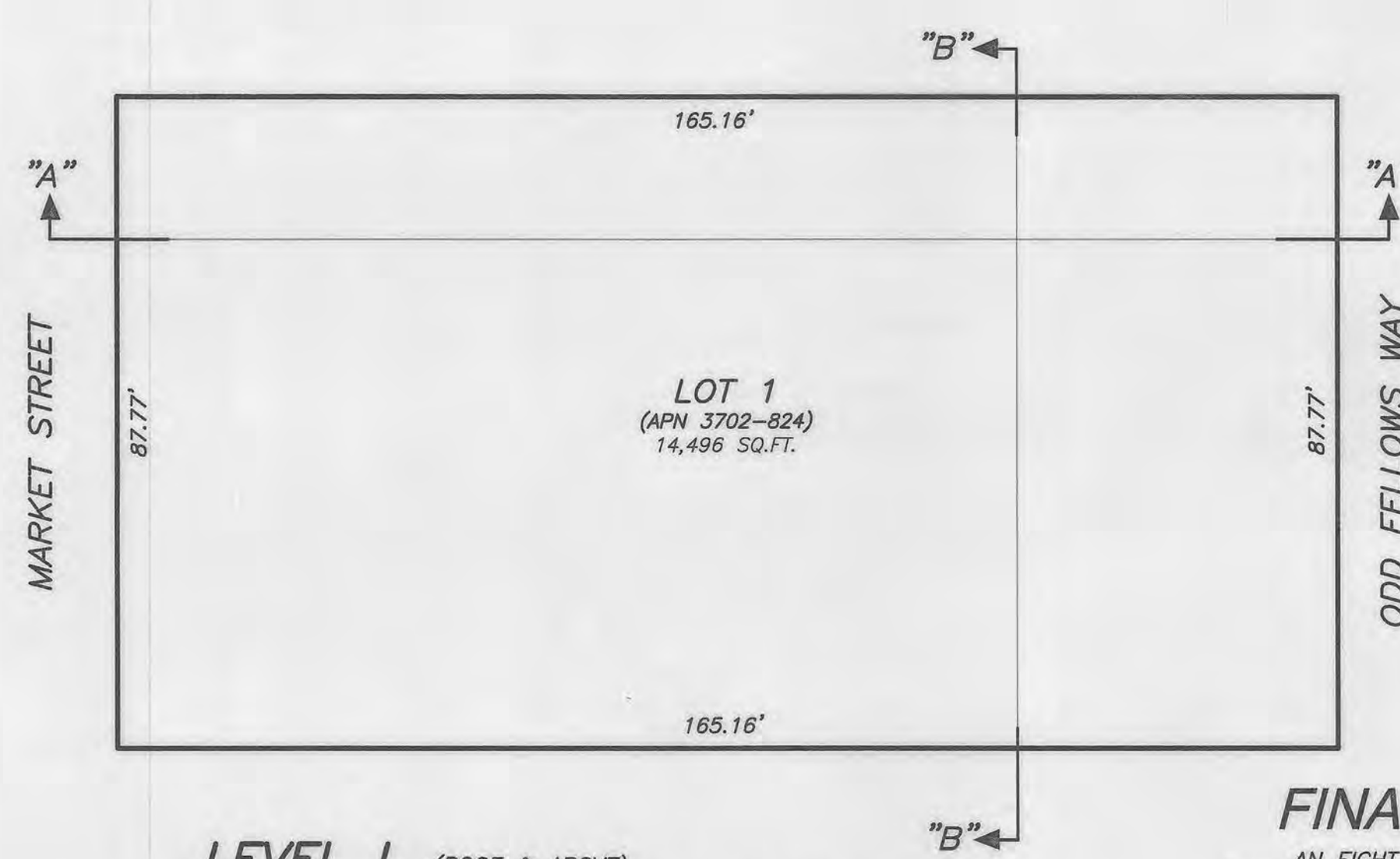
LEVEL I (9TH FLOOR)
LOWER ELEVATION = 145.0 (¢ OF FLOOR SLAB @ 9TH FLOOR)
UPPER ELEVATION = 157.9 (¢ OF FLOOR SLAB @ 10TH FLOOR)



LEVEL K (11TH FLOOR)
LOWER ELEVATION = 170.7 (¢ OF FLOOR SLAB @ 11TH FLOOR)
UPPER ELEVATION = 184.4 (¢ OF ROOF SLAB)



LEVEL J (10TH FLOOR)
LOWER ELEVATION = 157.9 (¢ OF FLOOR SLAB @ 10TH FLOOR)
UPPER ELEVATION = 170.7 (¢ OF FLOOR SLAB @ 11TH FLOOR)



LEVEL L (ROOF & ABOVE)
LOWER ELEVATION = 184.4 (¢ OF ROOF SLAB)
UPPER ELEVATION = INFINITY ABOVE

FINAL MAP 9806

AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
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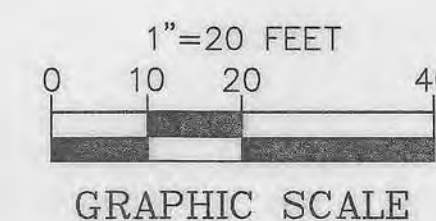
OCTOBER 2025

SCALE: 1"=20'

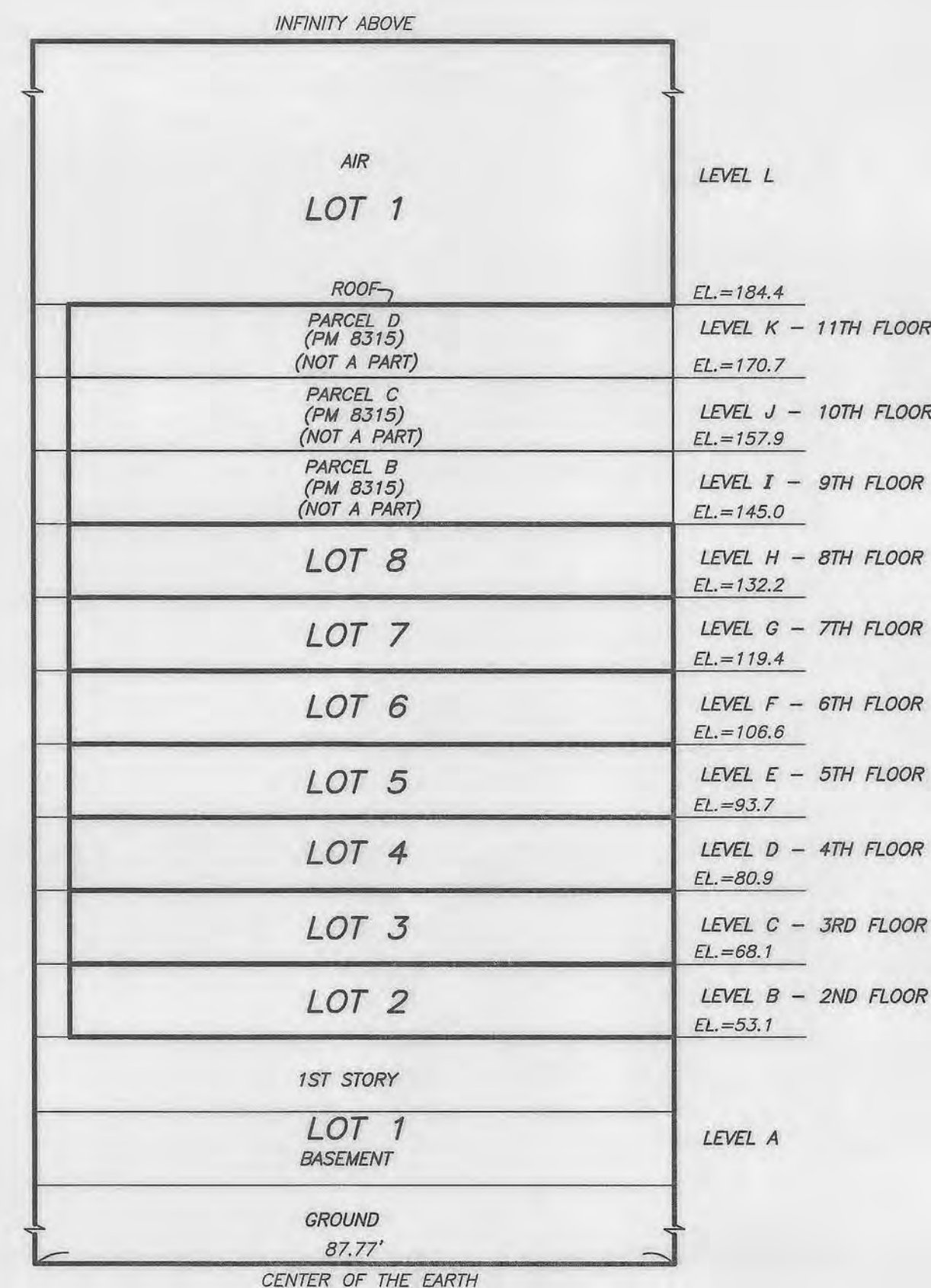
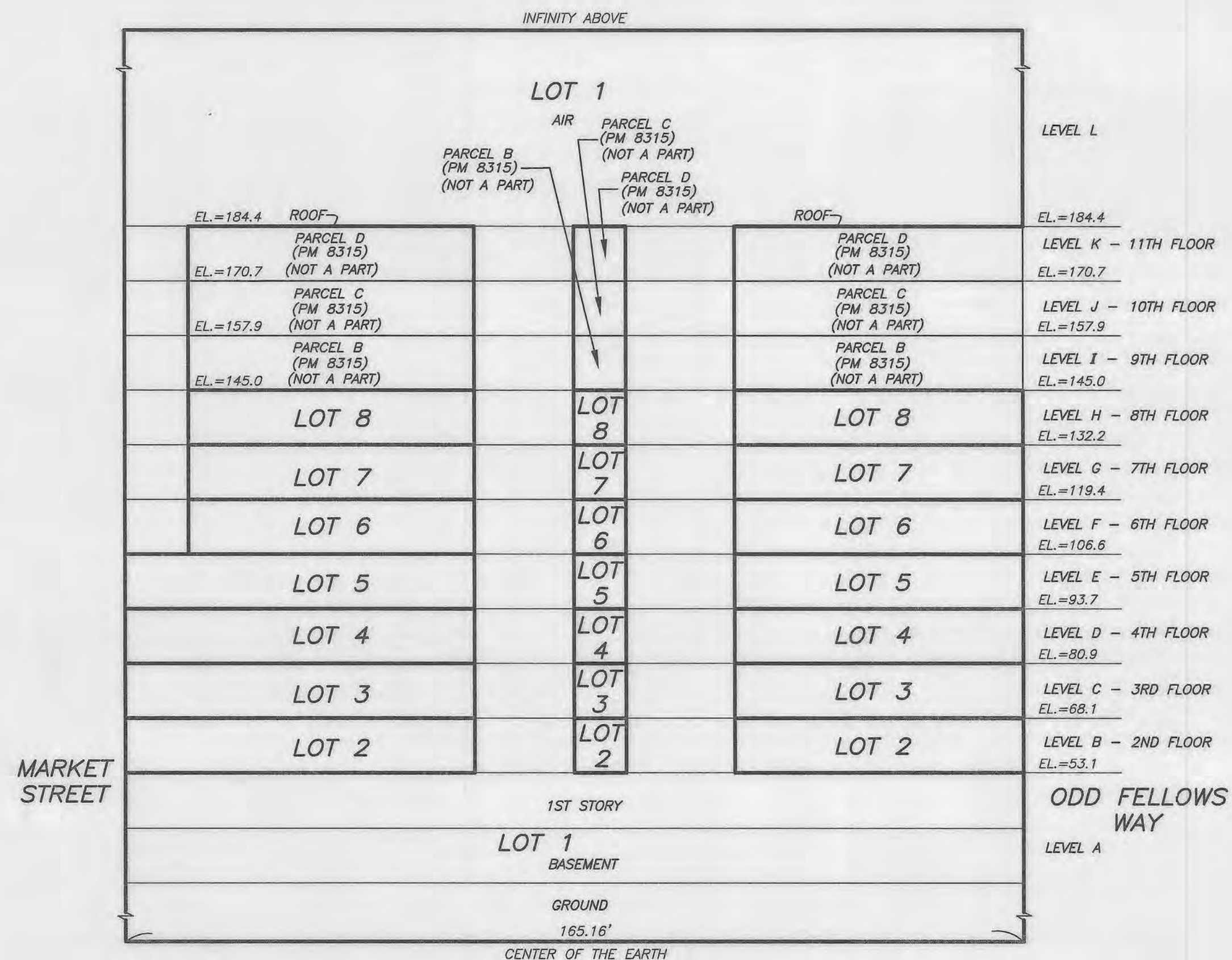
SHEET 7 OF 8

APN 3702-820

1155 MARKET STREET



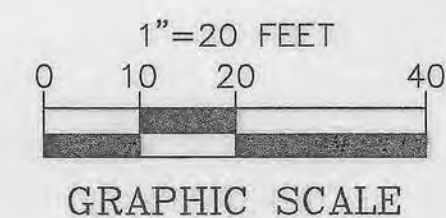
NEW PARCELS



AREA, SQUARE FOOTAGE								
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
LEVEL	APN 3702-824	APN 3702-825	APN 3702-826	APN 3702-827	APN 3702-828	APN 3702-829	APN 3702-830	APN 3702A-831
A	14,496 SQ.FT.							
B	1,368 SQ.FT.	13,128 SQ.FT.						
C	1,368 SQ.FT.		13,128 SQ.FT.					
D	1,368 SQ.FT.			13,128 SQ.FT.				
E	1,368 SQ.FT.				13,128 SQ.FT.			
F	2,274 SQ.FT.					12,222 SQ.FT.		
G	2,392 SQ.FT.						12,104 SQ.FT.	
H	2,392 SQ.FT.							12,104 SQ.FT.
I	2,392 SQ.FT.							
J	2,392 SQ.FT.							
K	2,392 SQ.FT.							
L	14,496 SQ.FT.							
TOTAL	48,698 SQ.FT.	13,128 SQ.FT.	13,128 SQ.FT.	13,128 SQ.FT.	13,128 SQ.FT.	12,222 SQ.FT.	12,104 SQ.FT.	12,104 SQ.FT.

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

NEW PARCELS



FINAL MAP 9806
AN EIGHT LOT VERTICAL SUBDIVISION
A SUBDIVISION OF PARCEL A, PARCEL MAP 8315
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Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
OCTOBER 2025 SCALE: 1"=20' SHEET 8 OF 8
APN 3702-820 1155 MARKET 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 \(CAT\)](#)
Subject: Final Map No. 9806 BOS Submittal
Date: Monday, November 17, 2025 7:24:35 AM
Attachments: [image001.png](#)
[Order212292.docx.pdf](#)
[9806 Motion 20251103.doc](#)
[9806 SIGNED MOTION 20251107.pdf](#)
[9806 DCP APPROVAL 20181231.pdf](#)
[9806 CEQA CHECKLIST 20181231.pdf](#)
[9806 SIGNED MYLAR 20251107.pdf](#)
[9806 TAX CERT 20251017.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 November 25, 2025, meeting.

RE: Final Map Signature for 1155 Market Street, PID:9806

Regarding: BOS Approval for Final Map
APN: 3702/820
Project Type: 8 Lot Vertical Subdivision Project

See attached documents:

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

If you have any questions regarding this submittal, please feel free to contact Elias French by email at 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

49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103