File No.	251174
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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 Analy Youth Commission Report Introduction Form Department/Agency Cover Legislative Analy Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Commission Award Letter Application Public Correspondence	etter and/or Report		
OTHER			
Public Works Order 212292 Tentative Map Decision 12/31/ Planning CEQA Det. 12/31/18 Tax Certificate 10/17/25 Final Map	18		
Prepared by: Arthur Khoo Prepared by:	Date: November 25, 2025 Date:		

FILE NO. 251174 MOTION NO.

[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.

1	DESCRIPTION APPROVED:	RECOMMENDED:
2		
3	/s/	/s/
4	Elias W. French, PLS 9406	Carla Short
5	City and County Surveyor	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: 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	ne Board of Supervisors	adont this legislation
n is recommended mai n	ie poaro oi subervisors	accor in stecisianon

RECOMMENDED: APPROVED:



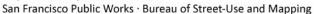
French, Eli City and County Surveyor X

Docusigned by:

073CF73A4EA6486.

Short, Carla Director of Public Works

City and County of San Francisco







TENTATIVE MAP DECISION

Date: November 6, 2018

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

Project Typ	pe:8 Lot Vertical Sub	9806 8 Lot Vertical Subdivision		
Address#	StreetName	Block	Lot	
1155	MARKET ST	3702	820	

Attention: Mr. Scott F. Sanchez

Planner's Name Nancy Tran 415-575-9174 for, Scott F. Sanchez, Zoning Administrator

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

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

Sincerely,

ADRIAN VERHAGEN

✓ 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 12/31/18, 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
Nancy Tran Digitally signed by Nancy Tran Date: 2018.12.31 12:37:58 -08:00' Date: 12/31/18

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'



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Proje	ct Address		Block/Lot(s)	
1155 Market Street			3702820	
Case No.			Permit No.	
2018-015237PRJ				
Addition/ Demolition (requires HRE for		Demolition (requires HRE for	New	
_	teration	Category B Building)	Construction	
Proje	ct description for	Planning Department approval.	1	
E-Co	ndo for 8 Lot Vertic	al Subdivision		
STE	P 1: EXEMPTIO	ON CLASS		
		ON CLASS applies, an Environmental Evaluation Application	on is required.*	
	e: If neither class a		· · · · · · · · · · · · · · · · · · ·	
	e: If neither class a Class 1 - Existin Class 3 - New C	applies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family residen	ions under 10,000 sq. ft.	
	Class 3 - New Coulding; comme	applies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family resident reial/office structures; utility extensions; change of	ions under 10,000 sq. ft.	
	Class 1 - Existin Class 3 - New Coulding; comme permitted or with	g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family resider reial/office structures; utility extensions; change of a CU.	nces or six dwelling units in one use under 10,000 sq. ft. if principally	
	Class 3 - New Coulding; commerpermitted or with	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or mo	nces or six dwelling units in one use under 10,000 sq. ft. if principally	
	Class 3 - New Coulding; commerpermitted or with 10,000 sq. ft. and	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family resident recial/office structures; utility extensions; change of a CU. Development. New Construction of seven or mode meets the conditions described below:	nces or six dwelling units in one use under 10,000 sq. ft. if principally units or additions greater than	
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	Class 1 - Existin Class 3 - New Control building; commente permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well as (b) The proposed	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident reial/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project	re units or additions greater than anation and all applicable general plan ons.	
	Class 1 - Existin Class 3 - New Coulding; comme permitted or with Class 32 - In-Fil 10,000 sq. ft. and (a) The project is policies as well as (b) The proposed substantially sur	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident reial/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project rounded by urban uses.	rions under 10,000 sq. ft. Inces or six dwelling units in one if use under 10,000 sq. ft. if principally Incer units or additions greater than Ination and all applicable general plan Incors. It site of no more than 5 acres	
	Class 1 - Existin Class 3 - New Compensited or with Class 32 - In-Fil 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surface). The project s	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident reial/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project	re units or additions greater than anation and all applicable general plan ons. et site of no more than 5 acres threatened species.	
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	Class 1 - Existin Class 3 - New Cobuilding; commen permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surful (c) The project set (d) Approval of the water quality. (e) The site can	g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family residential/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulated development occurs within city limits on a project rounded by urban uses. The project would not result in any significant effect the adequately served by all required utilities and project and adequately served by all required utilities and project and adequately served by all required utilities and project would not result in any significant effects.	ions under 10,000 sq. ft. noces or six dwelling units in one fuse under 10,000 sq. ft. if principally re units or additions greater than anation and all applicable general plan ons. et site of no more than 5 acres threatened species. s relating to traffic, noise, air quality, or	

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. 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).		
	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.			
Com	Comments and Planner Signature (optional): Nancy Tran		
air/ve	ertical 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 Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, 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 Zoning Administrator Bulletin No. 3: Dormer Windows. 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.		
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 Secretary of the Interior's Standards for Rehabilitation.			
	8. Other work consistent with the Secretary of the In Properties (specify or add comments):	nterior Stand	ards for the Treatment of Historic	
	9. Other work that would not materially impair a history	oric district (s	pecify or add comments):	
	(Requires approval by Senior Preservation Planner/P	Preservation	Coordinator)	
	10. Reclassification of property status . (Requires a Planner/Preservation	pproval by S	Senior Preservation	
	Reclassify to Category A	Reclass	sify to Category C	
	a. Per HRER dated	(attach HRE	CR)	
	b. Other (specify):			
	Note: If ANY box in STEP 5 above is checked, a	Preservatio	n Planner MUST check one box below.	
	Further environmental review required. Based on the Environmental Evaluation Application to be submitted.			
	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.			
		-		
		-		_
N/A. V	Preservation Planner and can proceed with categoric ents (optional):	al exemption		
Preser	Preservation Planner and can proceed with categoricents (optional): ertical lot subdivision. No physical changes.	al exemption		
Preser	Preservation Planner and can proceed with categoric ents (optional): ertical lot subdivision. No physical changes. vation Planner Signature: Stephanie Cisnero EP 6: CATEGORICAL EXEMPTION DETERMI BE COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed p	s NATION	n review. GO TO STEP 6.	
Preser	Preservation Planner and can proceed with categoric ents (optional): ertical lot subdivision. No physical changes. vation Planner Signature: Stephanie Cisnero EP 6: CATEGORICAL EXEMPTION DETERMINESE COMPLETED BY PROJECT PLANNER	s NATION	n review. GO TO STEP 6.	
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Preser	ents (optional): ertical lot subdivision. No physical changes. vation Planner Signature: Stephanie Cisnero EP 6: CATEGORICAL EXEMPTION DETERMINE BE COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed process (check all that apply): Step 2 - CEQA Impacts Step 5 - Advanced Historical Review STOP! Must file an Environmental Evaluation Apple No further environmental review is required. The proposed proposed proposed process (check all that apply): There are no unusual circumstances that would refect. Project Approval Action: DPW Tentative Map If Discretionary Review before the Planning Commission is reques	NATION Project does in the control of the control	not meet scopes of work in either egorically exempt under CEQA. sonable possibility of a significant	
Preser	Preservation Planner and can proceed with categoricents (optional): ertical lot subdivision. No physical changes. vation Planner Signature: Stephanie Cisnero EP 6: CATEGORICAL EXEMPTION DETERMINES E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed process (check all that apply): Step 2 - CEQA Impacts Step 5 - Advanced Historical Review STOP! Must file an Environmental Evaluation Apple No further environmental review is required. The proposed process of the process of t	NATION Project does in a rease sult in a rease steed, being a second control of the control of	not meet scopes of work in either egorically exempt under CEQA. sonable possibility of a significant Signature: Nancy Tran 12/31/2018	

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		Previous Approval Action	New Approval Action	
		Other (please specify)		
	fied Project Description:	CONSTITUTES SUBSTANTIAL MODIF	CATION .	
			ICATION	
Com	pared to the approved project, w	ould the modified project:		
	Result in expansion of the bui	lding 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	d under Planning Code Section 317 or 190	05(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.				
Plan	ner 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.

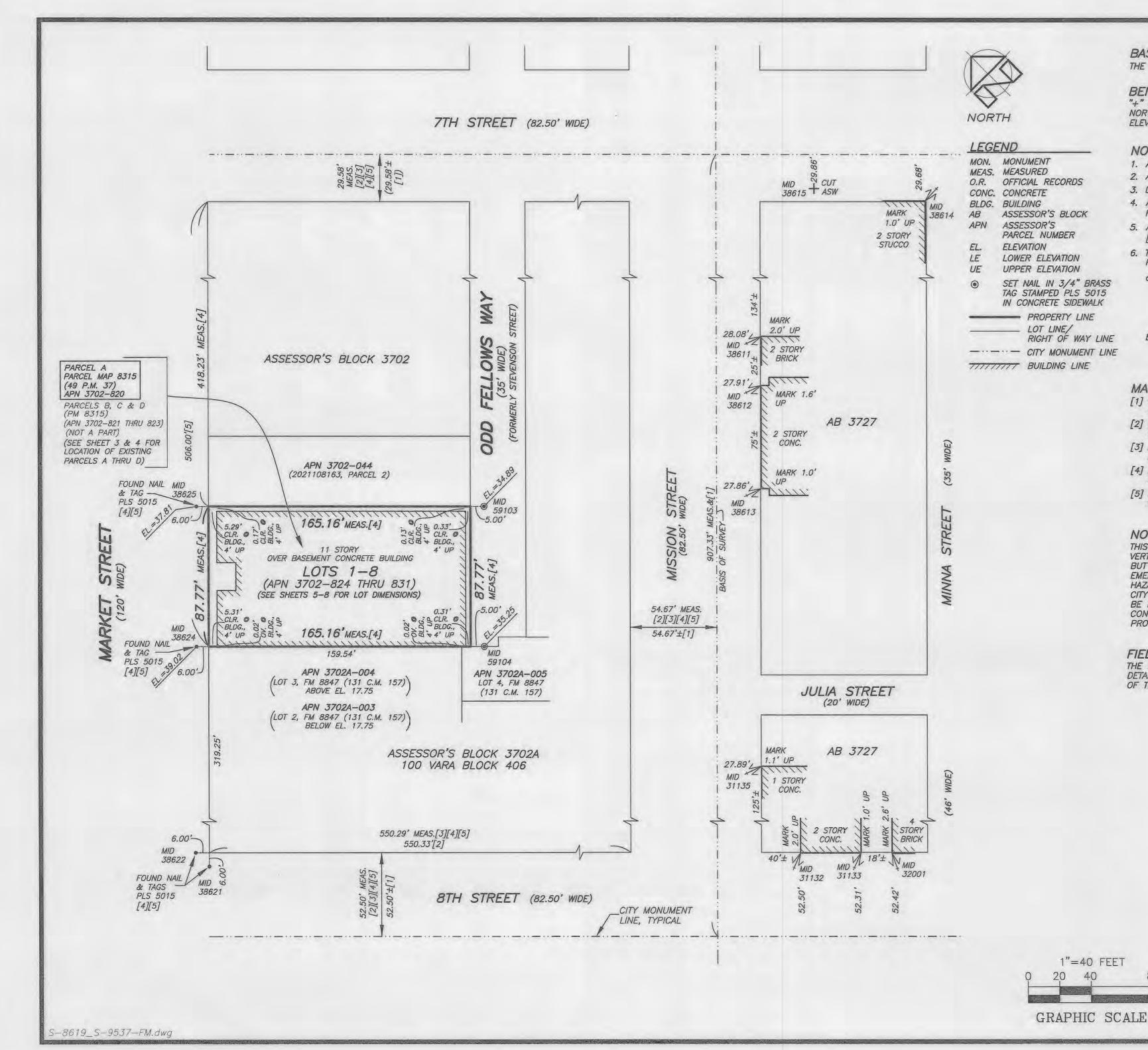
OWNER'S STATEMENT:	CLERK'S STATEMENT:	SURVEYOR'S STATEMENT:
WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST	I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY	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
IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.	ITS MOTION NO, ADOPTED, 20, APPROVED THIS MAP ENTITLED "FINAL MAP 9806".	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
IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.		THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.
OWNER: THE LIGHTHOUSE BUILDING LLC, A DELAWARE LIMITED LIABILITY COMPANY	IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.	Br. Benjamin B. Rom DATE: 10-14-2025
Kan Sm -	BY: DATE:	BY: DATE: 10-17-2023
BY:	BY: DATE: CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO	BENJAMIN B. RON
NAME: KEVIN SINGER, SUPERIOR COURT RECEIVER SIGNING SOLELY IN HIS CAPACITY AS THE RECEIVER	STATE OF CALIFORNIA	PLS No. 5015
IN COUNTY OF SAN FRANCISCO, CASE NUMBER CGC-24-615509		SS JAMIN B. SCALE
BENEFICIARY: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE		
BENEFIT OF THE HOLDERS OF COMM 2016—CCRE28 MORTGAGE TRUST COMMERCIAL PASS—THROUGH CERTIFICATES, SERIES 2016—CCRE28		75 50 15 AT
COMMENCIAL TASS THROUGH CENTIFICATES, SENIES 2010-CONEZO	TAX STATEMENT:	OF CALIFORNIA
BY: CWCAPITAL ASSET MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY	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	
COMPANY, SOLELY IN ITS CAPACITY AS SPECIAL SERVICER	HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY	CITY AND COUNTY SURVEYOR'S STATEMENT:
An. 10.1	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,	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
BY:	COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.	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
NAME: ARIEL LEVIN	DATED DAY OF, 20	CORRECT.
TITLE: SENIOR VICE PRESIDENT	DATED DAT OF, 20	ELIAS WINSLOW FRENCH, PLS 9406
		CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO
OWNER'S ACKNOWLEDGMENT:	CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO	DESC WINSLOW
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE	STATE OF CALIFORNIA	BY:
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.		DATE:11-2-2-2-5
STATE OF California		No. 9406
COUNTY OF LOS ANGLES		OF CALIFORNIA
ON October 10 2025 BEFORE ME, JOHNKALA ROCKLA, NOTARY PUBLIC,	ARREOVALS.	
PERSONALLY APPEARED, KOVIN SINGER,	APPROVALS: THIS MAP IS APPROVED THIS	
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE	BY ORDER NO 212292	
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	2221	RECORDER'S STATEMENT:
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF	BY: (ala) NOT DATE: 11 05 2025	FILED THIS, DAY OF, 20,
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALLED THAT	CARLA SHORT	AT M. IN BOOK OF FINAL MAPS, AT PAGES,
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.	DIRECTOR OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO	AT THE REQUEST OF MARTIN M. RON ASSOCIATES.
WITNESS MY HAND AND OFFICIAL SEAL.	STATE OF CALIFORNIA	THE NEWSEST OF WARTIN III. NOW THOSE OFFICE.
SIGNATURE: Sal-Gaell		SIGNED:
NOTARY PUBLIC, STATE OF COMMISSION NO.: 250 8004		COUNTY RECORDER
MY COMMISSION EXPIRES: January 21, 2029		CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
COUNTY OF PRINCIPAL PLACE OF BUSINESS:	APPROVED AS TO FORM:	
	DAVID CHIU, CITY ATTORNEY	
BENEFICIARY'S ACKNOWLEDGMENT:		
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE	BY:	
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.	DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO	
ATTACHED AND NOT THE TROTHFOLINESS, ACCORACT, OR VALIDITY OF THAT BOCOMENT.		
DISTRICT OF COLUMBIA		
ON October 13, 2025 BEFORE ME, JUE MISLEY		
Quid levin	BOARD OF SUPERVISOR'S APPROVAL:	
NOTARY REPUBLIC, PERSONALLY APPEARED,, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE	ON, 20, THE BOARD OF SUPERVISOR'S OF THE CITY	FINAL MAP 9806
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	AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED	AN EIGHT LOT VERTICAL SUBDIVISION
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR	MOTION NO, A COPY OF WHICH IS ON FILE IN THE OFFICE	A SUBDIVISION OF PARCEL A, PARCEL MAP 8315 FILED APRIL 27, 2015
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	OF THE BOARD OF SUPERVISOR'S IN FILE NO	IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, OFFICIAL RECORDS
FOREGOING PARAGRAPH IS TRUE AND CORRECT.		BEING A PORTION OF 100 VARA BLOCK 406
WITNESS MY HAND AND OFFICIAL SEAL.		CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
6.1:111		MARTIN M. RON ASSOCIATES, INC.
SIGNATURE:		Land Surveyors
NOTARY PUBLIC, DISTRICT OF COLUMBIA		859 Harrison Street, Suite 200
MY COMMISSION EXPIRES:		San Francisco California OCTOBER 2025 SHFET 1 OF 8
		ACTURED YOUR STEEL I UP C

APN 3702-820

SHEET 1 OF 8

1155 MARKET STREET

S-8619_S-9537-FM.dwg



BASIS OF SURVEY:

THE MONUMENT LINE ON MISSION STREET AS SHOWN HEREON IS THE BASIS OF SURVEY.

BENCHMARK:

"+" CUT ON SOUTHWEST RIM OF PG&E MANHOLE, 15' EAST AND 10' SOUTH OF THE NORTHEAST CORNER OF 8TH AND MARKET STREETS.

ELEVATION = 42.67 FEET OLD SAN FRANCISCO CITY DATUM.

NOTES:

- 1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- 4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
- 5. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [5] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
- 6. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
- a) "DECLARATION OF USE" MINOR SIDEWALK ENCROACHMENT PERMIT FOR AN EXISTING FDC TO ENCROACH 5 INCHES, A NEW FUEL FILL DOOR TO ENCROACH 3—1/2 INCHES AND A NEW ALARM PANEL DOOR TO ENCROACH 1 INCH IN THE PUBLIC RIGHT OF WAY, RECORDED AUGUST 28, 2013, DOCUMENT NO. 2013—J748296, OFFICIAL RECORDS.
- b) "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 1155 MARKET STREET" RECORDED DECEMBER 9, 2015, DOCUMENT NO. 2015—K169522, OFFICIAL RECORDS.

MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 406 DATED MARCH 30, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] FINAL MAP NO. 6901 FILED DECEMBER 17, 2012, IN BOOK 120 OF CONDOMINIUM MAPS, PAGES 42 AND 43, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [4] PARCEL MAP 8315 FILED APRIL 27, 2015, IN BOOK 049 OF PARCEL MAPS, PAGES 37 THRU 40, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [5] FINAL MAP 8847 FILED MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 THRU 160, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

NOTE:

THIS SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 8/4/2025. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

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

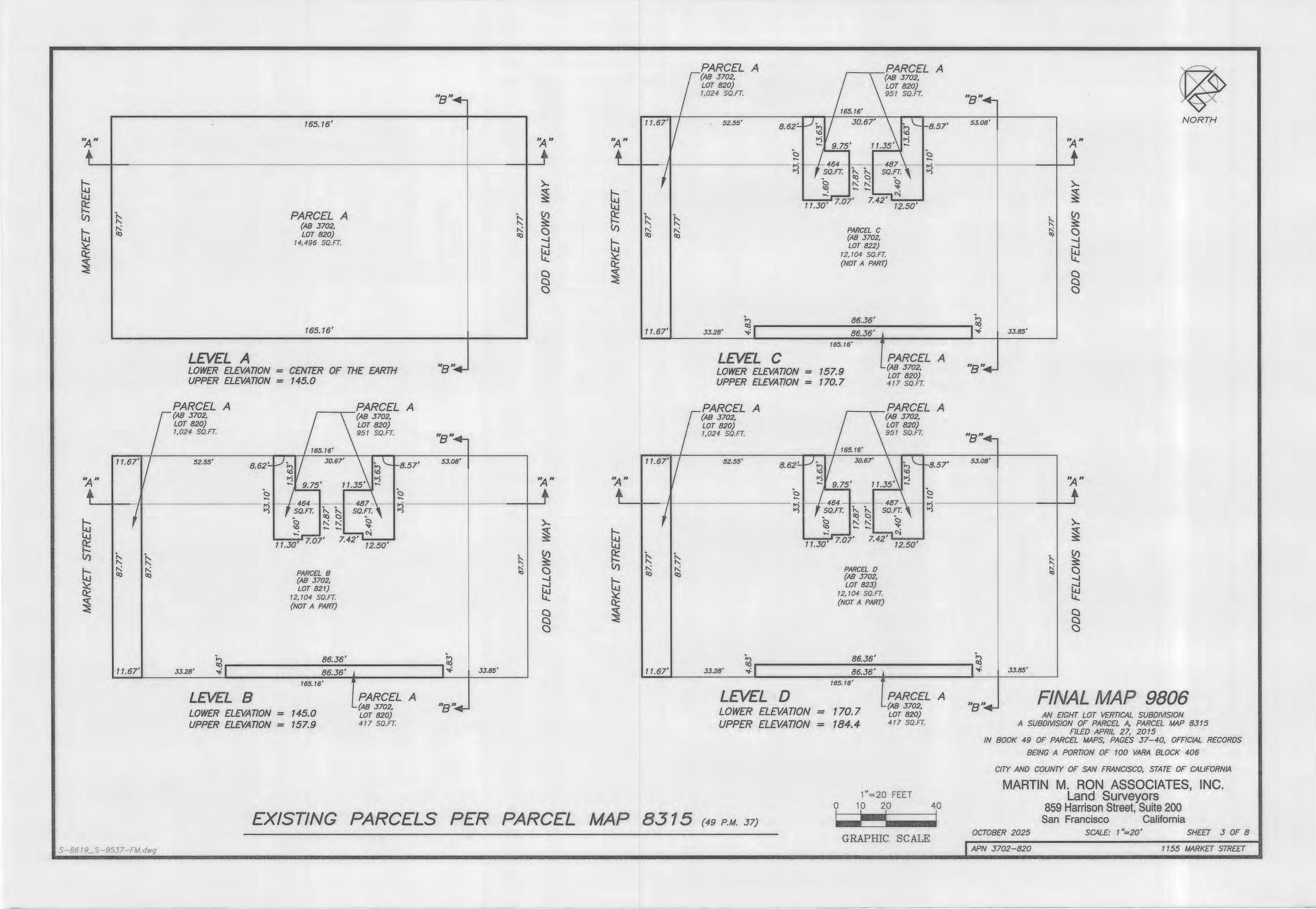
OCTOBER 2025

SCALE: 1"=40'

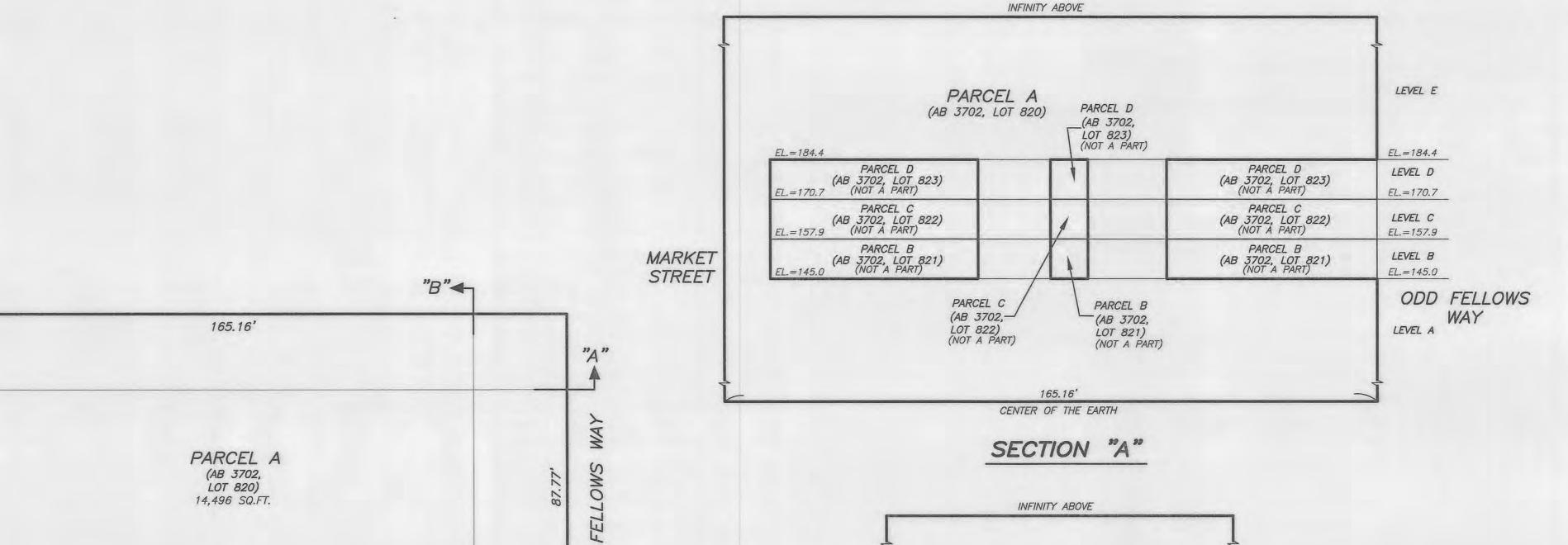
SHEET 2 OF 8

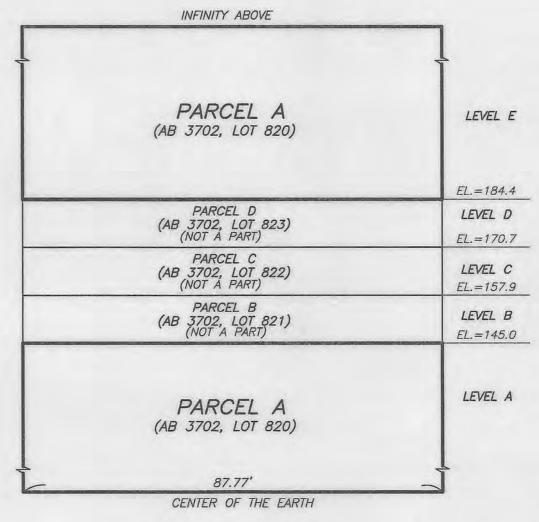
APN 3702-820

1155 MARKET STREET









SECTION "B"

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

GRAPHIC SCALE

1"=20 FEET

10 20

APN 3702-820

1155 MARKET STREET

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

ago

S-8619_S-9537-FM.dwg

STREET

MARKET

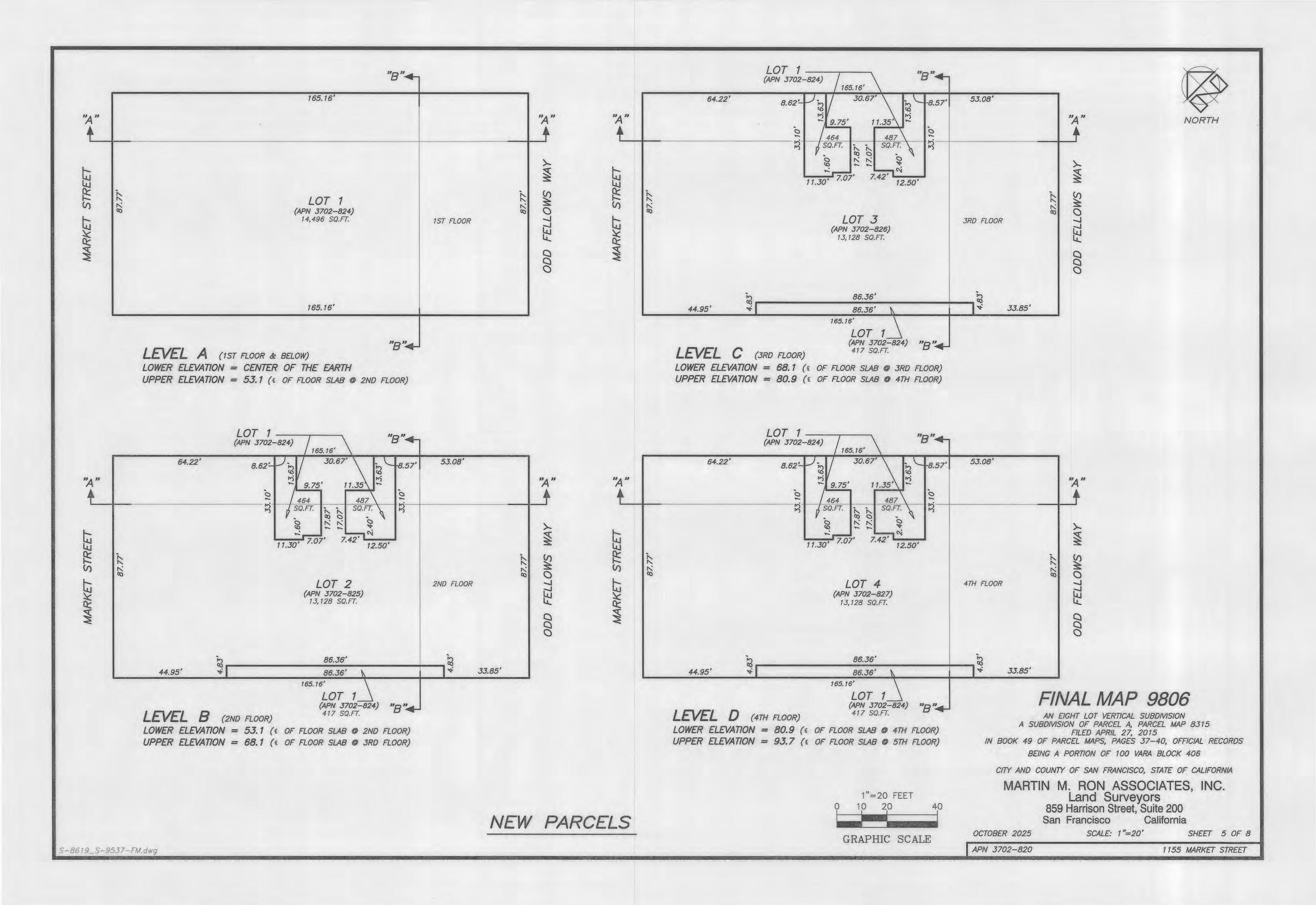
14,496 SQ.FT.

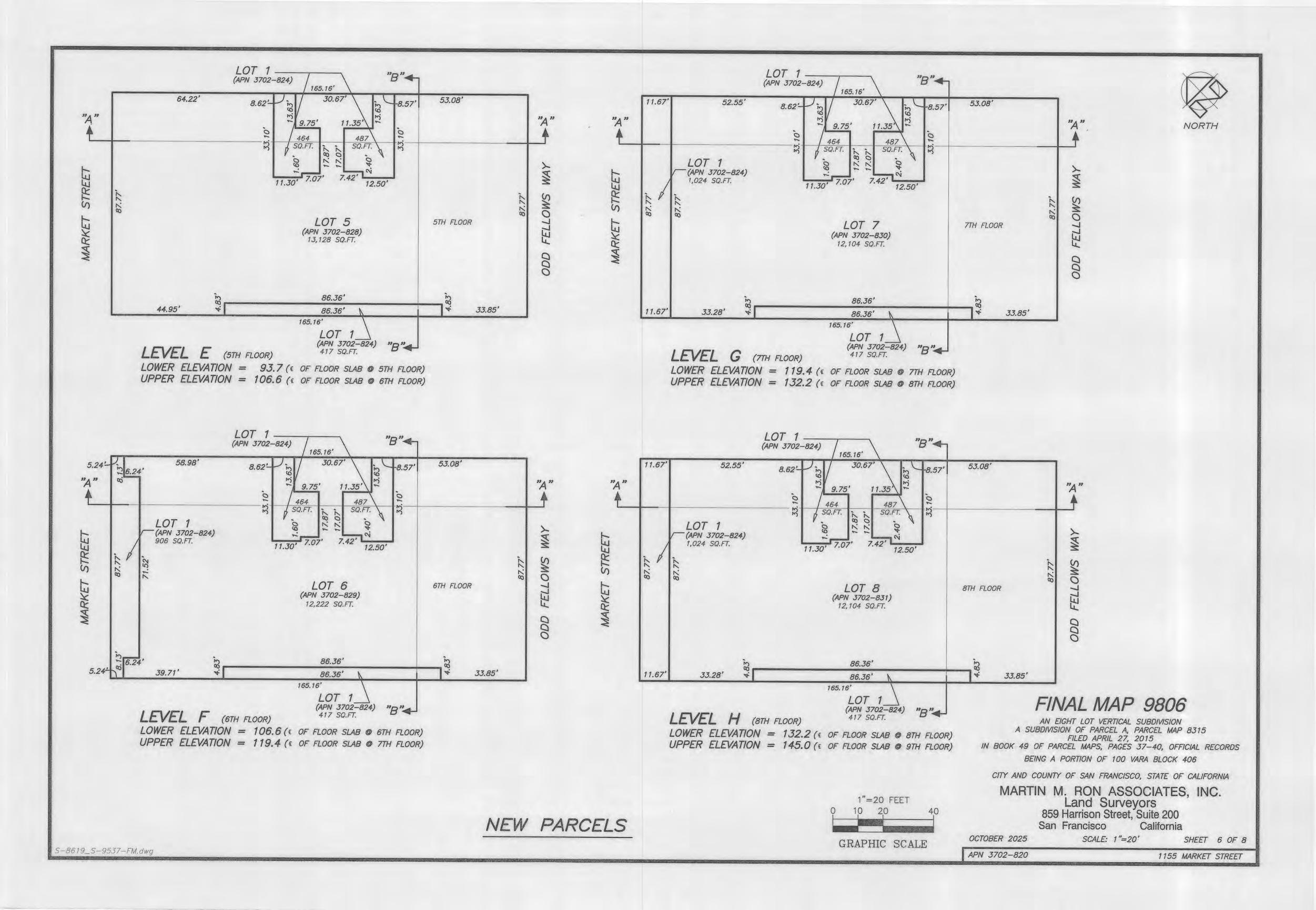
165.16

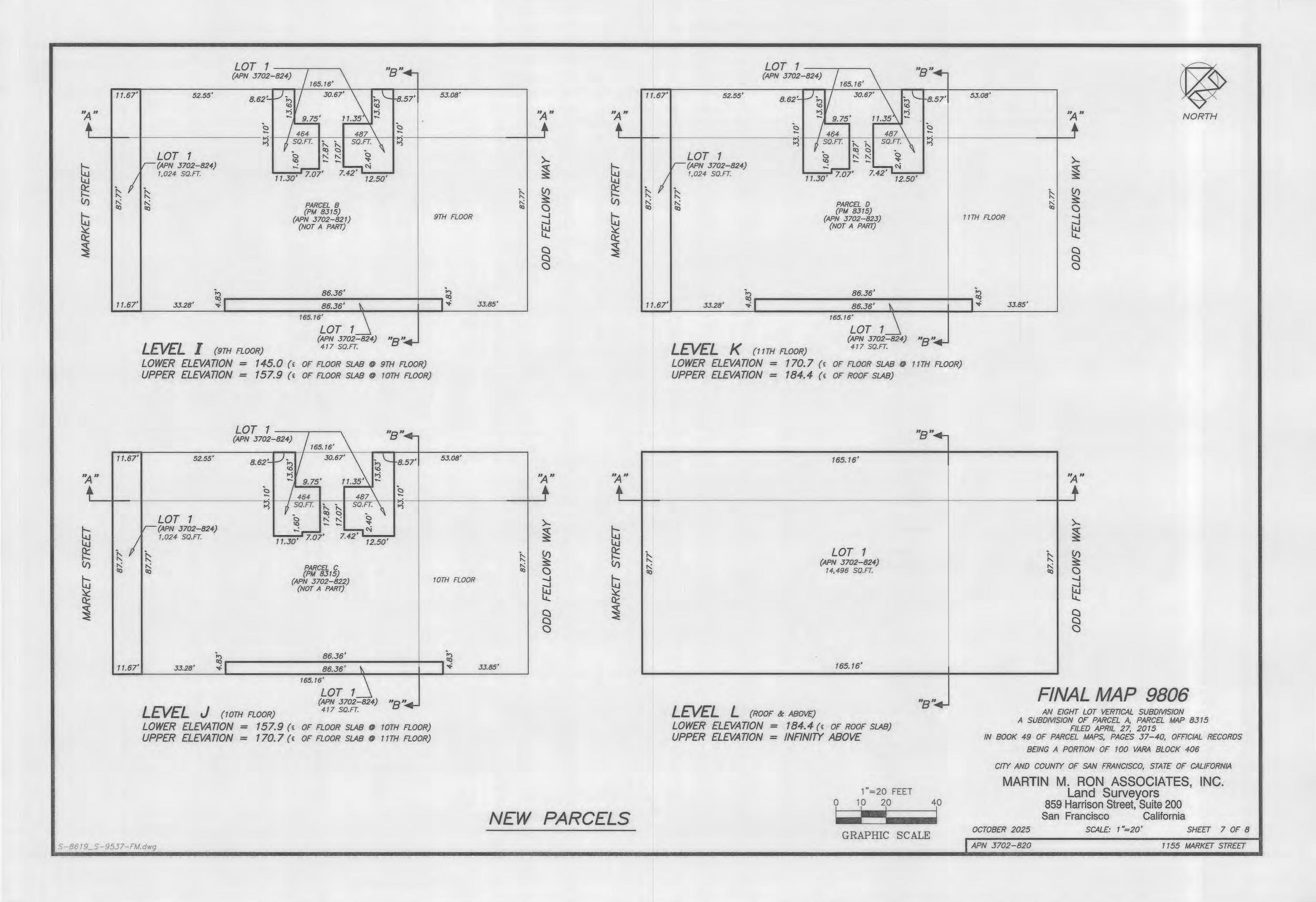
LEVEL E

LOWER ELEVATION = 184.4

UPPER ELEVATION = INFINITY ABOVE







_		INFINITY ABOVE		_
	PARCEL (PM 83 (NOT A EL.=184,4 ROOF-)	315)—	ROOF-	LEVEL L EL.=184.4
	PARCEL D (PM 8315) EL.=170.7 (NOT A PART)		PARCEL D (PM 8315) (NOT A PART)	LEVEL K - 11TH FLOOR EL.=170.7
	PARCEL C (PM 8315) EL.=157.9 (NOT A PART)	\ \	PARCEL C (PM 8315) (NOT A PART)	LEVEL J - 10TH FLOOR EL.=157.9
	PARCEL B (PM 8315) EL.=145.0 (NOT A PART)	1	PARCEL B (PM 8315) (NOT A PART)	LEVEL I - 9TH FLOOR EL.=145.0
	LOT 8	LOT 8	LOT 8	LEVEL H - 8TH FLOOR EL.=132.2
	LOT 7	LOT 7	LOT 7	LEVEL G - 7TH FLOOR EL.=119.4
	LOT 6	LOT 6	LOT 6	LEVEL F — 6TH FLOOR EL.=106.6
	LOT 5	LOT 5	LOT 5	LEVEL E - 5TH FLOOR EL.=93.7
	LOT 4	LOT 4	LOT 4	LEVEL D — 4TH FLOOR EL.=80.9
	LOT 3	LOT 3	LOT 3	LEVEL C - 3RD FLOOR EL.=68.1
MARKET _	LOT 2	LOT 2	LOT 2	LEVEL B - 2ND FLOOR EL.=53.1
STREET		1ST STORY		ODD FELLOWS WAY
		LOT 1 BASEMENT		LEVEL A
		GROUND 165.16' CENTER OF THE EARTH		

INFINITY ABOVE	
AIR LOT 1	LEVEL L
ROOF¬ PARCEL D (PM 8315) (NOT A PART)	EL.=184.4 LEVEL K - 11TH FLOOR EL.=170.7
PARCEL C (PM 8315) (NOT A PART)	LEVEL J - 10TH FLOOR EL.=157.9
PARCEL B (PM 8315) (NOT A PART)	LEVEL I - 9TH FLOOR EL.=145.0
LOT 8	LEVEL H - 8TH FLOOR EL.=132.2
LOT 7	LEVEL G - 7TH FLOOR EL.=119.4
LOT 6	LEVEL F — 6TH FLOOR EL.=106.6
LOT 5	LEVEL E - 5TH FLOOR EL.=93.7
LOT 4	LEVEL D — 4TH FLOOR EL.=80.9
LOT 3	LEVEL C - 3RD FLOOR EL.=68.1
LOT 2	LEVEL B - 2ND FLOOR EL.=53.1
1ST STORY LOT 1 BASEMENT	LEVEL A
GROUND 87.77'	

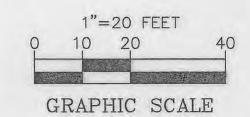
SECTION "B"

SECTION "A"

	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.								
В	1,368 SQ.FT.	13,128 SQ.FT.				-			
C	1,368 SQ.FT.		13,128 SQ.FT.			1	H 		
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.	N	
Н	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
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 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: <u>image001.png</u>

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