

File No. 251175

Committee Item No. 9
Board Item No. 43

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation
Board of Supervisors Meeting:

Date: Dec. 8, 2025
Date: Dec. 9, 2025

Cmte Board

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

OTHER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	PW Order No. 212289
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ten Map Decision – April 1, 2021
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Certificate – December 5, 2025
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Comm Rpt Rgst Memo – December 3, 2025
<input type="checkbox"/>	<input type="checkbox"/>	

Prepared by: John Carroll
Prepared by: _____
Prepared by: _____

Date: Dec. 5, 2025
Date: _____
Date: _____

1 [Final Map No. 10857 - 1301-1341 Evans Avenue]

2

3 **Motion approving Final Map No. 10857, a 20-Commercial Unit Condominium Project,**
4 **located at 1301-1341 Evans Avenue, being a subdivision of Assessor's Parcel Block**
5 **No. 5237, Lot No. 037; and adopting findings pursuant to the General Plan, and the**
6 **eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP No. 10857", a 20-Commercial Unit
9 Condominium Project, located at 1301-1341 Evans Avenue, being a subdivision of Assessor's
10 Parcel Block No. 5237, Lot No. 037, comprising three sheets, approved November 3, 2025, by
11 Department of Public Works Order No. 212289 is hereby approved and said map is adopted
12 as an Official Final Map No. 10857; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated April 2, 2021, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

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

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

25

1 DESCRIPTION APPROVED:

RECOMMENDED:

2
3 /s/
4 Elias W. French PLS 9406
5 City and County Surveyor

/s/
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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: 212289

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

APPROVING FINAL MAP NO. 10857, 1301-1341 EVANS AVENUE, A 20 COMMERCIAL UNIT CONDOMINUM PROJECT, BEING A SUBDIVISION OF LOT 037 IN ASSESSORS BLOCK NO. 5237 (OR ASSESSORS PARCEL NUMBER 5237-037). [SEE MAP]

A 20 COMMERCIAL UNIT CONDOMINUM PROJECT

The City Planning Department in its letter dated April 02, 2021, 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. 10857”, comprising three sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated April 02, 2021, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X

Signed by:

French, Eli

4748D0D14D5D475...

French, Eli
City and County Surveyor

X

DocuSigned by:

Carla Short

073CF73A4EA6486...

Short, Carla
Director of Public Works



City and County of San Francisco

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



TENTATIVE MAP DECISION

Date: April 1, 2021

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

Project ID:	10857		
Project Type:	20 units Commercial Condominium Conversion		
Address#	StreetName	Block	Lot
1301 - 1341	EVANS AVE	5237	037
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

James Ryan

Digitally signed by James Ryan
Date: 2021.04.01 08:37:09
-07'00'

James Ryan, PLS Acting City and County
Surveyor

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

Digitally signed by Xinyu Liang
Date: 2021.04.02 09:25:48 -07'00'

Date 4/2/2021

Planner's Name Xinyu Liang
for, Corey Teague, Zoning Administrator



Treasurer & Tax Collector

CITY AND COUNTY OF SAN FRANCISCO

José Cisneros
TREASURER

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: **5237**

Lot: **037**

Address: **1301 EVANS AVE**

David Augustine, Tax Collector

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

OWNER'S & BENEFICIARY'S STATEMENT

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

OWNER: The Arriaza Family Revocable Trust dated February 9, 2021

BY: Raul J. Arriaza, Trustee
Raul J. Arriaza, Trustee
BY: Denise M. Arriaza, Trustee
Denise M. Arriaza, Trustee

OWNER: The Olson Family Trust dated 10/16/2014

BY: Carl Edward Olson, Trustee
Carl Edward Olson, Trustee
BY: Linda Lee Olson, trustee
Linda Lee Olson, Trustee

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON 09/25/25 BEFORE ME, Pablo D. Tisker
A NOTARY PUBLIC, PERSONALLY APPEARED Raul J. Arriaza, Denise M. Arriaza, Carl E. Olson and Linda L. Olson

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

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

WITNESS MY HAND:

SIGNATURE (Signature)

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2404575

MY COMMISSION EXPIRES: May 17, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

RECORDER'S STATEMENT

FILED THIS DAY OF , 2021,
AT M. IN BOOK OF FINAL MAPS AT PAGES
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED COUNTY RECORDER

BENEFICIARY: JP MORGAN CHASE BANK, N.A.
SIGNED: Jennifer Smith
PRINT NAME: Jennifer Smith TITLE: Authorized Officer

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.

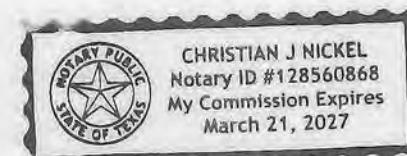
THE STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, Christian J. Nickel, A NOTARY PUBLIC IN AND FOR Tarrant County, IN THE STATE OF TEXAS, PERSONALLY APPEARED, Jennifer Smith AUTHORIZED SIGNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF October, 2025.

Christian J. Nickel
NAME: Christian J. Nickel

NOTARY EXPIRES: March 21, 2027



CITY AND COUNTY SURVEYOR'S STATEMENT

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

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

BY: Eli

DATE: 11-2-2025



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, 2021, APPROVED THIS MAP ENTITLED "FINAL MAP 10857".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

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

DATE: _____

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 3rd DAY OF November, 2025.
BY ORDER NO. 212289

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

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISOR'S
OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED
AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN
THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____.

FINAL MAP No. 10857

A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED JUNE 29, 2022 AS DOCUMENT NUMBER
2022-064235, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
SEPT. 2025

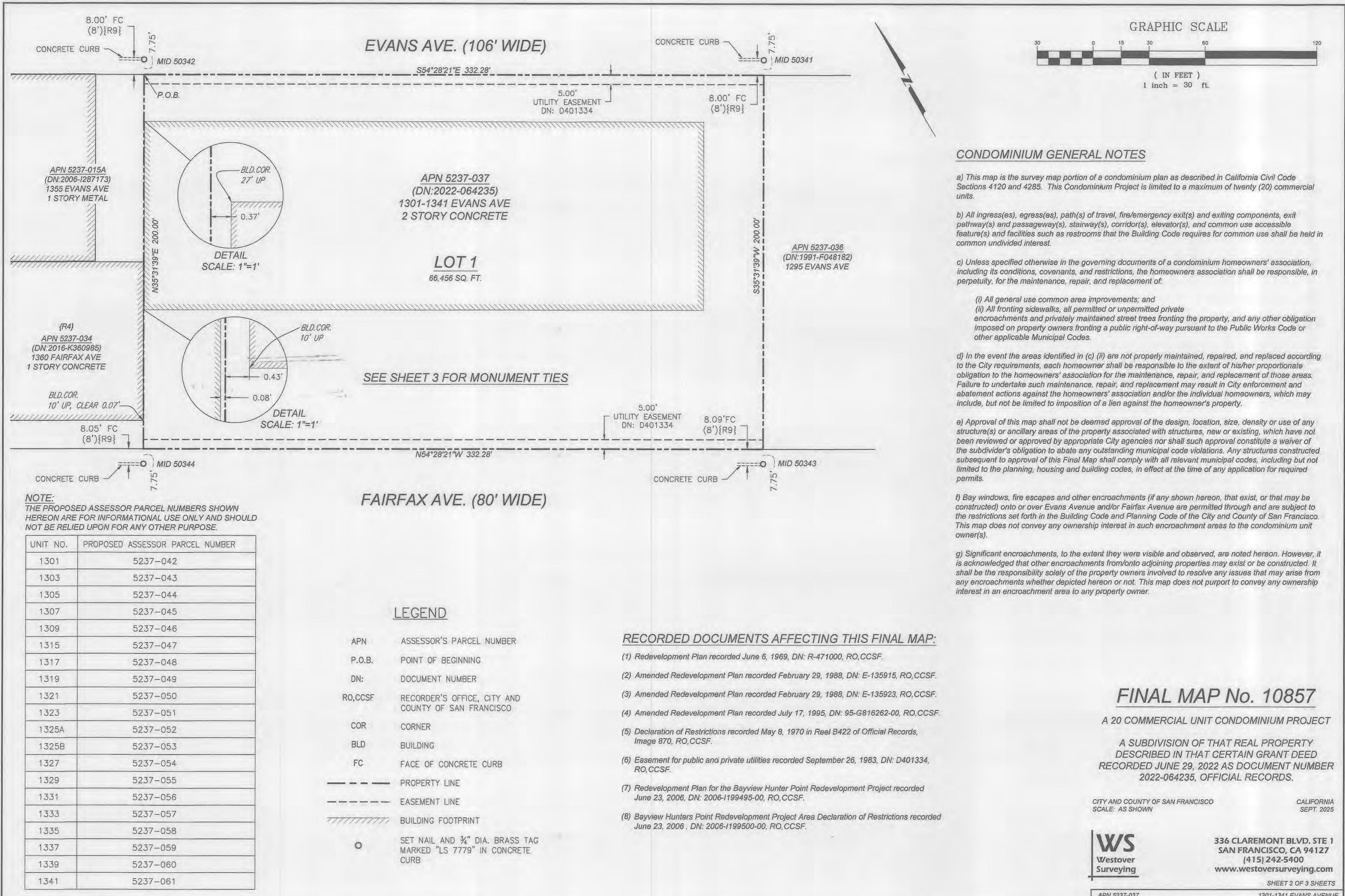


336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 1 OF 3 SHEETS

APN 5237-037

1301-1341 EVANS AVENUE



MID 20274
2" DIA. BRASS DISC IN
MONUMENT WELL
(CORNER RECORD 10441)

40.00'

53.03'

S54°28'21"E 300.00'

LOT 15 {R4}

APN 5237-015A
(DN: 2006-1287173)
1355 EVANS AVE

P.O.B.

S54°28'21"E 332.28'

200.00'

N35°31'39"E 200.00'

APN 5237-034
LOT 34 {R4}

1360 FAIRFAX AVE

N54°28'21"W 300.00' {R4}

SEE SHEET 2
FOR LOT DETAIL

N54°28'21"W 332.28'

ASSESSOR'S BLOCK 5237

S35°31'39"W 200.00'

FAIRFAX AVE. (80' WIDE)

BASIS OF BEARINGS N54°28'21"W 1264.42' {R3}

7.75' {R5}

7.00' {R5}

7.75' {R5}



MYRNA MELGAR

DATE: December 3, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

MW

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, December 9, 2025.

File No. 250821 **Resolution of Intent - Street Vacation - 1236 Carroll Avenue**
Sponsor: Walton

File No. 251078 **Potrero HOPE SF - Street Vacation for Various Streets**
Sponsors: Mayor; Walton

File No. 250886 **Planning Code - Adaptive Reuse of Historic Buildings**
Sponsor: Mayor

File No. 251175 **Final Map No. 10857 - 1301-1341 Evans Avenue**

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 8, 2025.

From: [Mapping_Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Schneider, Ian \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [French, Elias \(DPW\)](#); [Anderson, Kate \(DPW\)](#); [MALAMUT, JOHN \(CAT\)](#); [Dehghani, Jessica \(DPW\)](#)
Subject: Final Map No. 10857 BOS Submittal
Date: Monday, November 17, 2025 7:56:35 AM
Attachments: [image001.png](#)
[Order212289.docx.pdf](#)
[10857 Motion 20251103.doc](#)
[10857 SIGNED MOTION 20251107.pdf](#)
[10857 DCP APPROVAL 20210402.pdf](#)
[10857 SIGNED MYLAR 20251107.pdf](#)
[10857 TAX CERT 20251010.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 1301-1341 Evans Avenue, PID:10857

Regarding: BOS Approval for Final Map
APN: 5237/037
Project Type: A 20 Commercial Unit Condominium Project

See attached documents:

- PDF of signed DPW Order
- Word document of Motion and signed Motion
- PDF of Conditional DCP Approval
- 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