

File No. 221195

Committee Item No. _____

Board Item No. 35

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 6, 2022

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Motion |
| ☐ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
| ☐ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☐ | ☐ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract/Agreement |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☐ | ☐ | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Public Works Order No. 207287 |
| ☐ | ☒ | Planning Department - Tentative Map Decision 12/02/21 |
| ☐ | ☒ | Planning Department CEQA Exemption 01/07/20 |
| ☐ | ☒ | Tax Certificate - 11/04/22 |
| ☐ | ☒ | Final Maps |
| ☐ | ☐ | _____ |

Prepared by: Jocelyn Wong

Date: December 2, 2022

Prepared by: _____

Date: _____

1 [Final Map No. 11079 - 3452-3456 Sacramento Street]

2
3 **Motion approving Final Map No. 11079, a three-lot vertical subdivision, and a three-unit**
4 **condominium project, located at 3452-3456 Sacramento Street, being a subdivision of**
5 **Assessor's Parcel Block No. 1009, Lot No. 012; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP No. 11079", a three-lot vertical
9 subdivision and a three-unit condominium project, located at 3452-3456 Sacramento Street,
10 being a subdivision of Assessor's Parcel Block No. 1009, Lot No. 012, comprising three
11 sheets, approved November 4, 2022, by Department of Public Works Order No. 207287 is
12 hereby approved and said map is adopted as an Official Final Map No. 11079; 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 December 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.

RECOMMENDED:

$|s|$

Carla Short

Interim 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: 207287

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

APPROVING FINAL MAP NO. 11079, 3452-3456 SACRAMENTO STREET, A 3 LOT VERTICAL SUBDIVISION AND A 3 UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 012 IN ASSESSOR'S BLOCK NO. 1009 (OR ASSESSOR'S PARCEL NUMBER 1009-012). [SEE MAP]

A 3 LOT VERTICAL SUBDIVISION AND A 3 UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated December 2, 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. 11079", comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated December 2, 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 DocuSigned by:
Katharine Anderson
Anderson, Katharine
City and County Surveyor

X DocuSigned by:
Carla Short
Short, Carla
Interim Director of Public Works



City and County of San Francisco

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



Date: Oct 5, 2021

TENTATIVE MAP DECISION

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

Project ID: 11079			
Project Type: 3 Lot Vertical Subdivision and 3 New Condominium units			
Address#	StreetName	Block	Lot
3452 - 3456	SACRAMENTO ST	1009	012
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: 2021.10.06 08:21:15
-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 1, CEQA Determination Date 1/7/2020, 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 **Laura Ajello** Digitally signed by Laura Ajello
Date: 2021.12.02 13:32:55 -08'00'

Date Dec. 2, 2021

Planner's Name Laura Ajello
for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3452 SACRAMENTO ST		1009012
Case No.		Permit No.
2018-016683ENV		201811196282
☒ Addition/ Alteration	☐ Demolition (requires HRE for Category B Building)	☐ New Construction
Project description for Planning Department approval. Vertical and horizontal addition including the addition of three units to an existing two-unit building over retail at the ground floor. Renovation includes a new elevator and replacement of detached garage to new five-car garage at ground floor.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
☒	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

☐	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? <i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
☐	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
☐	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
☐	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Maher Enrollment 11-16-2018	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 or PTR dated b. Other (specify): Reclassify to Category C as per PTR form signed 4/26/19. ☒ Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
☒	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):	
Preservation Planner Signature: Shannon Ferguson	

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

☒	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: Building Permit	Signature: Shannon Ferguson
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/07/2020
	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 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)
3452 SACRAMENTO ST		1009/012
Case No.	Previous Building Permit No.	New Building Permit No.
2018-016683PRJ	201811196282	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
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: **1009**

Lot: **012**

Address: **3454-3456 SACRAMENTO ST**

David Augustine, Tax Collector

Dated **November 04, 2022** this certificate is valid for the earlier of 60 days from **November 04, 2022** or **December 31, 2022**. 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: 3454 Sacramento St San Francisco LLC, a California limited liability company

BY: Bora Ozturk, Manager

BY: Yola Ozturk, Manager

BENEFICIARY: BANK OF MARIN

SIGNED: Linda Steidle

PRINT NAME: LINDA Steidle TITLE: 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 San Francisco)

ON 17 October, 2022 BEFORE ME, Olga Prakatpenkava

A NOTARY PUBLIC, PERSONALLY APPEARED Bora Ozturk and Yola Ozturk

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

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

WITNESS MY HAND:

SIGNATURE

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2307914

MY COMMISSION EXPIRES: Oct. 5, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF MARIN)

ON OCTOBER 13, 2022 BEFORE ME, DINO LOUIS ALESSIO

A NOTARY PUBLIC, PERSONALLY APPEARED LINDA STEIDLE

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

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE Dino Louis Alessio

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2378584

MY COMMISSION EXPIRES: Oct. 29, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: MARIN COUNTY

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 OWNER ON JULY 15, 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP

BY: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: 10/12/22



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 ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

KATHARINE S. ANDERSON, PLS, ACTING CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO

BY: K. Anderson

DATE: 11/3/2022



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

"FINAL MAP 11079", 20, APPROVED THIS MAP ENTITLED

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

BY: DATE:

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

RECORDER'S STATEMENT

FILED THIS DAY OF , 20

AT M. IN BOOK OF FINAL MAPS AT PAGES

, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED

COUNTY RECORDER

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: DAY OF , 20

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

APPROVALS

THIS MAP IS APPROVED THIS DAY OF , 20

BY ORDER NO.

BY: Carla Short DATE: 11/08/2022

CARLA SHORT
INTERIM 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 11079

A THREE LOT VERTICAL SUBDIVISION
AND A THREE UNIT CONDOMINIUM PROJECT
WITHIN THE LAND DESCRIBED IN THAT CERTAIN
GRANT DEED 2018-K601875-00 RECORDED APRIL 17,
2018, RECORDER'S OFFICE OF THE CITY AND COUNTY
OF SAN FRANCISCO. BEING A PART OF WESTERN
ADDITION BLOCK NO. 815

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCT., 2022

WS
Westover
Surveying

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

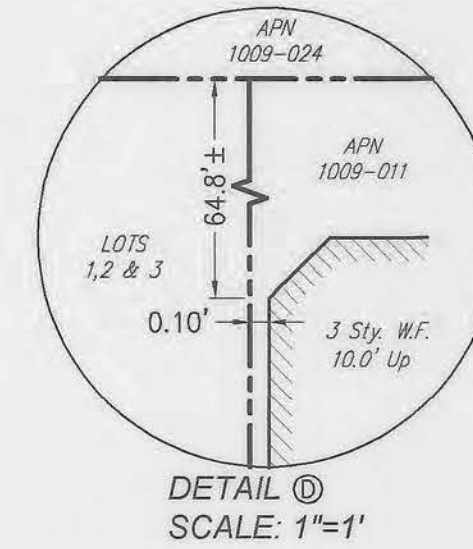
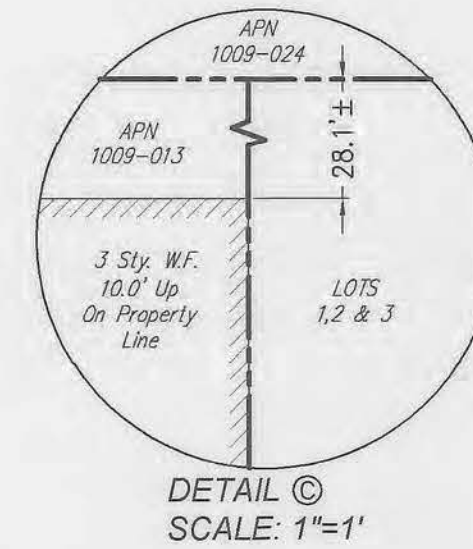
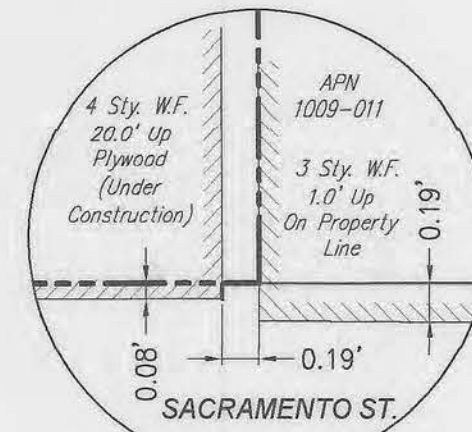
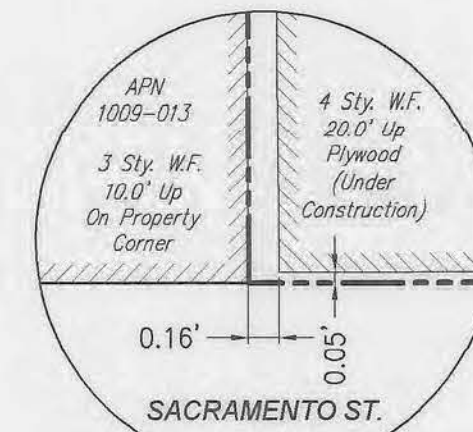
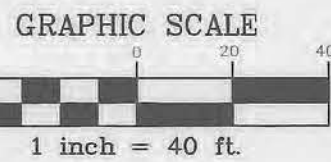
SHEET 1 OF 3 SHEETS

APN 1009-012

3452-3456 SACRAMENTO STREET

CLAY STREET
(68.75' WIDE)

ASSESSOR'S BLOCK 1009
WESTERN ADDITION BLOCK
NO. 815



LEGEND

- FOUND BRASS NAIL AND 3/4" DIA. BRASS TAG MARKED "LS 7639" PER {R9}
- SET RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"
- FOUND "L" CUT IN CURB, OF UNKNOWN ORIGIN UNLESS OTHERWISE NOTED

- PROPERTY LINE
- REFERENCE LINES (NOT SURVEYED)
- MONUMENT LINE PER {R2}
- MEASUREMENT TIE LINE

() RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY

{R#}

REFERENCE ID

RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO

SO,CCSF OFFICE OF CITY AND COUNTY OF SAN FRANCISCO SURVEYOR

D.N. DOCUMENT NUMBER

MID MONUMENT IDENTIFICATION PER CITY DATABASE

Sty. STORY

W.F. WOOD FRAME

P.O.B. POINT OF BEGINNING

R/W RIGHT OF WAY

BUILDING FOOTPRINT

REFERENCES

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- {R1} GRANT DEED 2018-K601875-00 RECORDED APRIL 17, 2018, RO,CCSF.
- {R2} MONUMENT MAP NO. 042, SO, CCSF.
- {R3} HISTORIC BLOCK DIAGRAM ENTITLED "W.A. BLK. 815., UNDATED, FILED AS "1009A", SO, CCSF.
- {R4} HISTORIC BLOCK DIAGRAM ENTITLED "W.A. BLK. 815., UNDATED, FILED AS "1009B", SO, CCSF.
- {R5} FIELD NOTES ORDER NO. 580L DATED 3-9-25, SO,CCSF.
- {R6} FIELD NOTES ORDER NO. 1084L DATED 1-19-50, SO,CCSF.
- {R7} PARCEL MAP FILED 1/2/1986 IN BOOK 32 OF PARCEL MAPS AT PAGES 33-34 ON FILE IN THE RO,CCSF.
- {R8} CONDOMINIUM MAP FILED 11/21/1991 IN BOOK 35 IF PARCEL MAPS AT PAGES 7-9 ON FILE IN THE RO,CCSF.
- {R9} RECORD OF SURVEY FILED 6/27/2017 IN BOOK GG OF SURVEY MAPS AT PAGE 168 ON FILE IN THE RO,CCSF.
- {R10} PARCEL MAP FILED 7/8/1975 IN BOOK 1 OF PARCEL MAPS AT PAGE 86 ON FILE IN THE RO,CCSF.

GENERAL NOTES

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- ALL MONUMENT MARKS PER {R2} WITHIN ASSESSOR'S BLOCK 1009 WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.
- DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

BASIS OF SURVEY

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON HEREON. THE SACRAMENTO STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 07/15/2021. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, EXCEPT THE TAGS "LS-7779" ARE TO BE SET AFTER CONSTRUCTION IS COMPLETED, ESTIMATED DECEMBER 2022.

RECORDED DOCUMENTS AFFECTING THIS MAP:

- A "NOTICE OF SPECIAL RESTRICTIONS" RECORDED JANUARY 12, 1990 IN DOCUMENT NO. 1990-E486950, RO,CCSF.
- A "NOTICE OF SPECIAL RESTRICTIONS" RECORDED JANUARY 12, 1990 IN DOCUMENT NO. 1990-E486951, RO,CCSF.

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

PARCEL	UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
LOT 1	UNIT #1	1009-040
LOT 1	UNIT #3	1009-041
LOT 1	UNIT #5	1009-042
LOT 2		1009-043
LOT 3		1009-044

FINAL MAP 11079

A THREE LOT VERTICAL SUBDIVISION AND A THREE UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2018-K601875-00 RECORDED APRIL 17, 2018, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING A PART OF WESTERN ADDITION BLOCK NO. 815

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
OCT., 2022

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336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
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SHEET 2 OF 3 SHEETS

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3452-3456 SACRAMENTO STREET



BASIS OF ELEVATIONS

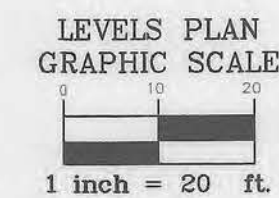
BENCHMARK #11424, ELEVATION 275.574 FEET, SFVD13 DATUM. STEEL SCREW AND WASHER IN THE SIDEWALK AT THE NORTHWESTERLY RETURN OF CALIFORNIA ST. AND LAUREL ST. 1.6' NORTHWESTERLY FROM CENTER/CENTER TRAFFIC SIGNAL PULL BOX. 4.1' SOUTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF THE BUILDING AT #3400 CALIFORNIA ST. 11.5' NORTHEASTERLY FROM STREET LIGHT/TRAFFIC SIGNAL LIGHT/STREET SIGN/MUNI GUY POLE. 12.3' NORTHWESTERLY FROM CENTER/CENTER CATCH BASIN.

VERTICAL SUBDIVISION

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.

EASEMENTS

A RECIPROCAL EASEMENT DECLARATION WILL BE RECORDED FOLLOWING THE RECORDING OF THIS MAP.



LEGEND

- PROPERTY LINE
- SECTION LINE
- U.E. UPPER ELEVATION
- L.E. LOWER ELEVATION

CONDOMINIUM GENERAL NOTES

a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of three (3) dwelling units.

b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.

c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:

- (i) All general use common area improvements; and
- (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained ST. trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.

d) In the event the areas identified in (c) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.

e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this final map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.

f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Sacramento Street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).

g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

FINAL MAP 11079

A THREE LOT VERTICAL SUBDIVISION
 AND A THREE UNIT CONDOMINIUM PROJECT
 WITHIN THE LAND DESCRIBED IN THAT CERTAIN
 GRANT DEED 2018-K601875-00 RECORDED APRIL 17,
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 OF SAN FRANCISCO. BEING A PART OF WESTERN
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CITY AND COUNTY OF SAN FRANCISCO
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SHEET 3 OF 3 SHEETS

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