

File No. 201354

Committee Item No. _____

Board Item No. 58

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 15, 2020

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
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 203776 _____
- Tentative Map Decision - 5/30/19 _____
- Tax Certificate - 12/4/20 _____
- Final Map _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: December 11, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 9888 - 2146-2150 Union Street]

2

3 **Motion approving Final Map No. 9888, a three parcel vertical subdivision and four**
4 **residential unit condominium project within Parcel C, located at 2146-2150 Union**
5 **Street, being a subdivision of Assessor’s Parcel Block No. 0533, Lot No. 014; and**
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8

9 MOVED, That the certain map entitled “FINAL MAP No. 9888”, a three parcel vertical
10 subdivision and four residential unit condominium project within Parcel C, located at 2146-
11 2150 Union Street, being a subdivision of Assessor’s Parcel Block No. 0533, Lot No. 014,
12 comprising three sheets, approved October 26, 2020, by Department of Public Works Order
13 No. 203776 is hereby approved and said map is adopted as an Official Final Map No. 9888;
14 and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated May 30, 2019, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

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

24

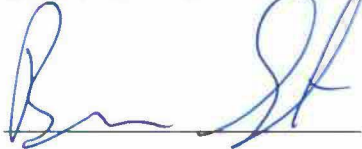
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1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
3 amendments thereto.

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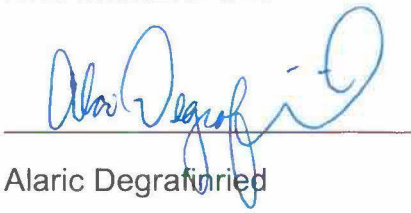
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203776

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

APPROVING FINAL MAP NO. 9888, 2146-2150 UNION STREET, A 3 PARCEL VERTICAL SUBDIVISION AND A 4 UNIT RESIDENTIAL CONDOMINIUM PROJECT WITHIN PARCEL C, BEING A SUBDIVISION OF LOT 014 IN ASSESSORS BLOCK NO. 0533 (OR ASSESSORS PARCEL NUMBER 0533-014). [SEE MAP]

A 3 PARCEL VERTICAL SUBDIVISION AND A 4 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated MAY 30, 2019 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. 9888”, 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 MAY 30, 2019, 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:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18178336C84404A5...}

Acting Director



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: May 29, 2019

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

Project ID: 9888			
Project Type: 3 Lot Vertical Subdivision_4 Units New Condominium within Parcel C			
Address#	StreetName	Block	Lot
2146 - 2150	UNION ST	0533	014
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,

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

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

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

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

PLANNING DEPARTMENT

Signed _____

Date _____

Planner's Name _____
 for, Corey Teague, Zoning Administrator



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,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM,
 email=adrian.verhagen@sfdpw.org, c=US
 Date: 2019.05.29 11:44:00 -07'00'

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

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

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

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

PLANNING DEPARTMENT

Signed **Matthew Dito**
Digitally signed by Matthew Dito
 Date: 2019.05.30 17:26:42 -07'00'

Date

Planner's Name
 for, Corey Teague, Zoning Administrator



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: **0533**

Lot: **014**

Address: **2146-2150 UNION ST**

David Augustine, Tax Collector

Dated **December 04, 2020** this certificate is valid for the earlier of 60 days from **December 04, 2020** or **December 31, 2020**. 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

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: Akdeniz LLC, a California limited liability company

BY: Yola Ozturk, manager
BY: Bora Ozturk, manager

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF San Francisco)
ON September 29, 2020 BEFORE ME, Stuart Abrams
A NOTARY PUBLIC, PERSONALLY APPEARED Yola Ozturk, manager and Bora Ozturk, manager
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]
SIGNATURE [Signature]



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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2328603
MY COMMISSION EXPIRES: May 17, 2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY

COMMUNITY BANK OF THE BAY
SIGNED: Romeo Luz
PRINT NAME: ROMEO LUZ TITLE: VP

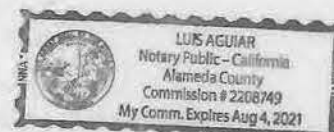
BENEFICIARY'S ACKNOWLEDGMENT

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 Contra Costa)
ON October 7, 2020 BEFORE ME, Luis Aguiar
A NOTARY PUBLIC, PERSONALLY APPEARED Romeo Luz

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 [Signature]



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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2208749
MY COMMISSION EXPIRES: August 4, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

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 NOVEMBER 1, 2018. 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 OCTOBER 1, 2020, 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: [Signature]

DANIEL J. WESTOVER, L.S. 7779

DATE: September 23, 2020



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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]
BRUCE R. STORRS, L.S. 6914



DATE: October 22, 2020

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20_____, APPROVED THIS MAP ENTITLED "FINAL MAP 9888".

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 26th DAY OF October, 2020.
BY ORDER NO. 203776

BY: [Signature] DATE: December 4, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

[Signature]
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 9888

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCT., 2020



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

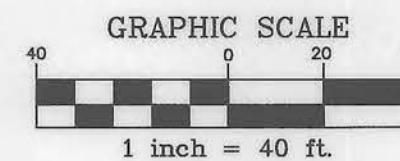
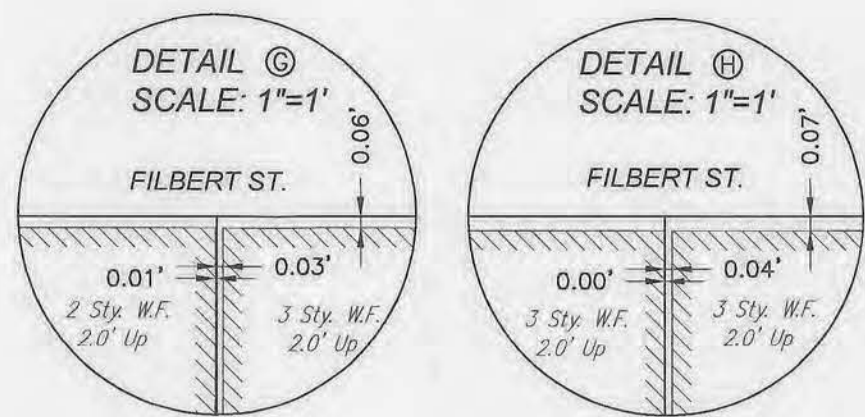
SHEET 1 OF 3 SHEETS

APN 0533-014

2146-2150 UNION STREET

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 06/20/2019. 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 SEPTEMBER 2020.



LEGEND

- FOUND BRASS NAIL AND 3/8" DIA. BRASS TAG MARKED "LS 6895" PER {R7}
- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- ⊗ PROPERTY MONUMENT PER REFERENCE, SEARCHED NOT FOUND
- △ MARKS THE LOCATION OF FACE OF CURB MEASUREMENT FOR SIDEWALK WIDTH (NOTHING SET), SEE NOTE 5
- ┌ FOUND "L" CUT IN CURB, OF UNKNOWN ORIGIN
- └ FOUND "T" CUT IN CURB OF UNKNOWN ORIGIN
- 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
- CM CONDOMINIUM MAP
- PM PARCEL MAP
- 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 2016-K274536-00 RECORDED JUNE 16, 2016, RO,CCSF.
- {R2} MONUMENT MAPS NO. 022 AND NO. 031, SO, CCSSF.
- {R3} HISTORIC BLOCK DIAGRAM ENTITLED "W.A. BLK. 323., DATED MAR. 1913 IN BOOK 72, PP.7, FILED AS "0533A", SO, CCSSF
- {R4} PARCEL MAP FILED 8/12/1975 IN BOOK 1 AT PAGE 93 ON FILE IN THE RO,CCSF
- {R5} PARCEL MAP FILED 3/10/1989 IN BOOK 38 AT PAGES 151-152 ON FILE IN THE RO,CCSF.
- {R6} CONDOMINIUM MAP FILED 7/3/2007 IN BOOK 101 AT PAGES 140-142 ON FILE IN THE RO,CCSF.
- {R7} CONDOMINIUM MAP FILED 11/24/2014 IN BOOK 125 OF CM AT PAGES 108-109 ON FILE IN THE RO,CCSF.
- {R8} CONDOMINIUM MAP FILED 03/10/2016 IN BOOK 129 OF CM AT PAGES 91-92 ON FILE IN THE RO,CCSF.
- {R9} PARCEL MAP FILED 06/10/1997 IN BOOK 43 OF PM AT PAGES 91-92 ON FILE IN THE RO,CCSF.
- {R10} GRADE MAP NO. 031, SO, CCSSF.

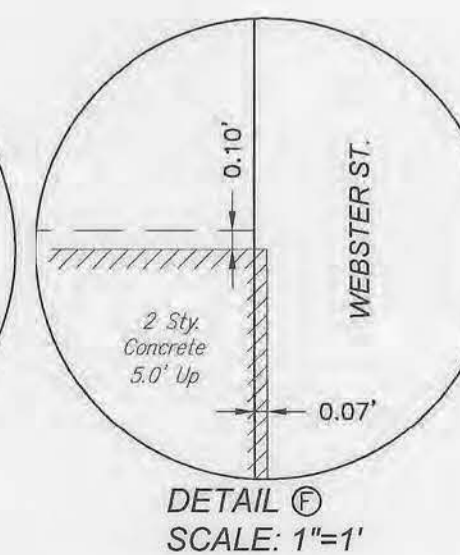
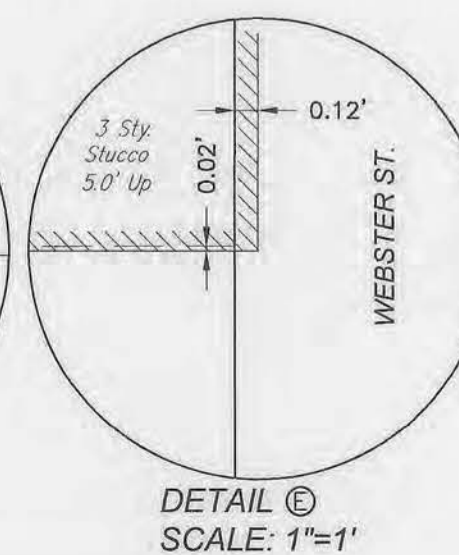
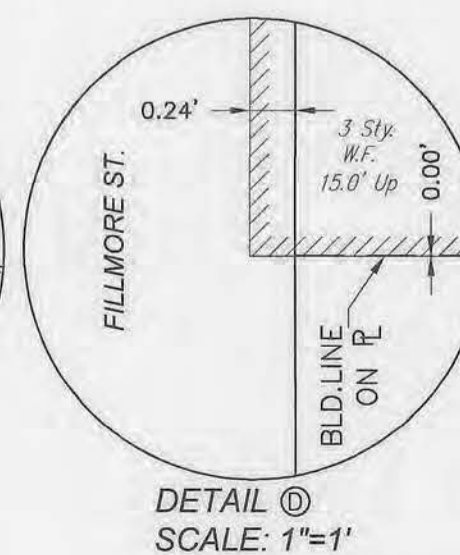
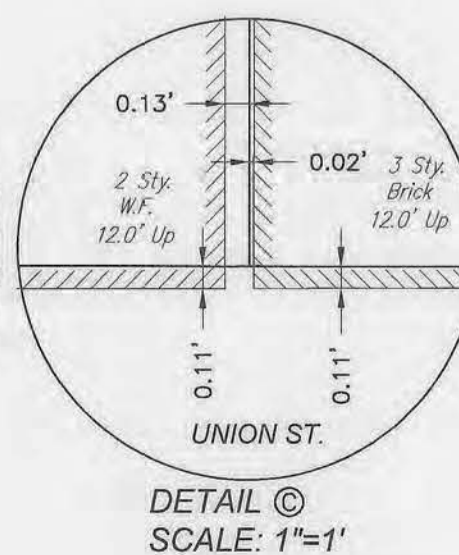
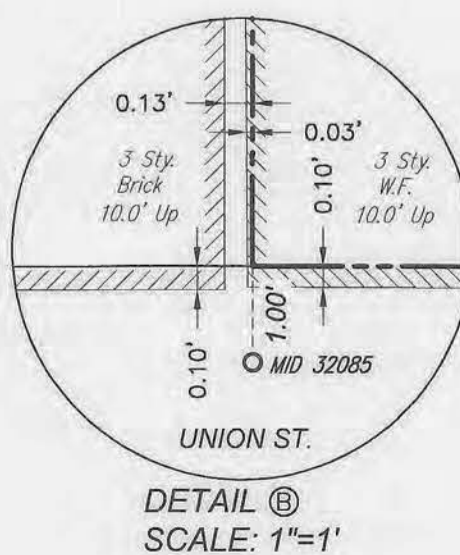
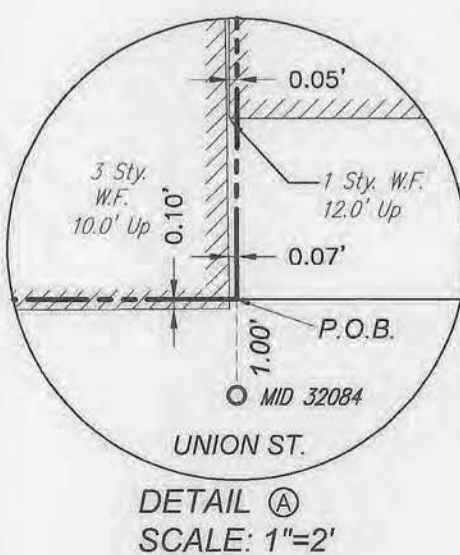
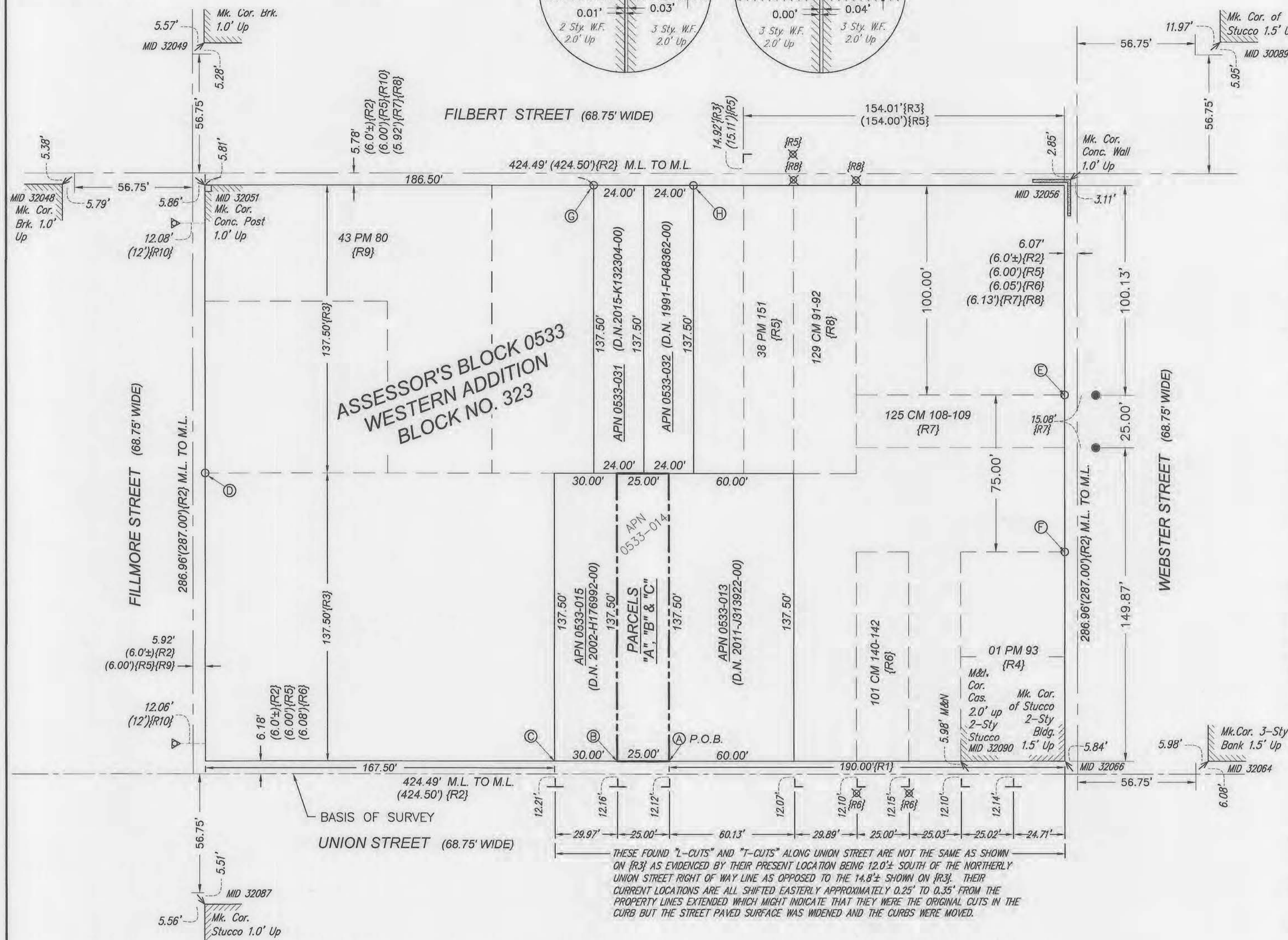
BASIS OF SURVEY

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

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MONUMENT MARKS PER {R2} WITHIN ASSESSOR'S BLOCK 0533 WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
5. THE LOCATIONS FOR THE FACE OF CURB MEASUREMENTS WAS SELECTED AT UNDISTURBED AND LONG-STANDING CURBS SUCH AS GRANITE. THESE ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR RETRACEMENT OF THIS SURVEY.

THESE FOUND "L-CUTS" AND "T-CUTS" ALONG UNION STREET ARE NOT THE SAME AS SHOWN ON {R3} AS EVIDENCED BY THEIR PRESENT LOCATION BEING 12.0± SOUTH OF THE NORTHERLY UNION STREET RIGHT OF WAY LINE AS OPPOSED TO THE 14.8± SHOWN ON {R3}. THEIR CURRENT LOCATIONS ARE ALL SHIFTED EASTERLY APPROXIMATELY 0.25' TO 0.35' FROM THE PROPERTY LINES EXTENDED WHICH MIGHT INDICATE THAT THEY WERE THE ORIGINAL CUTS IN THE CURB BUT THE STREET PAVED SURFACE WAS WIDENED AND THE CURBS WERE MOVED.



FINAL MAP 9888

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA OCT., 2020



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

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 four (4) 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:

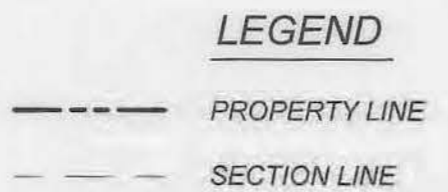
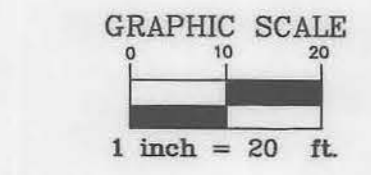
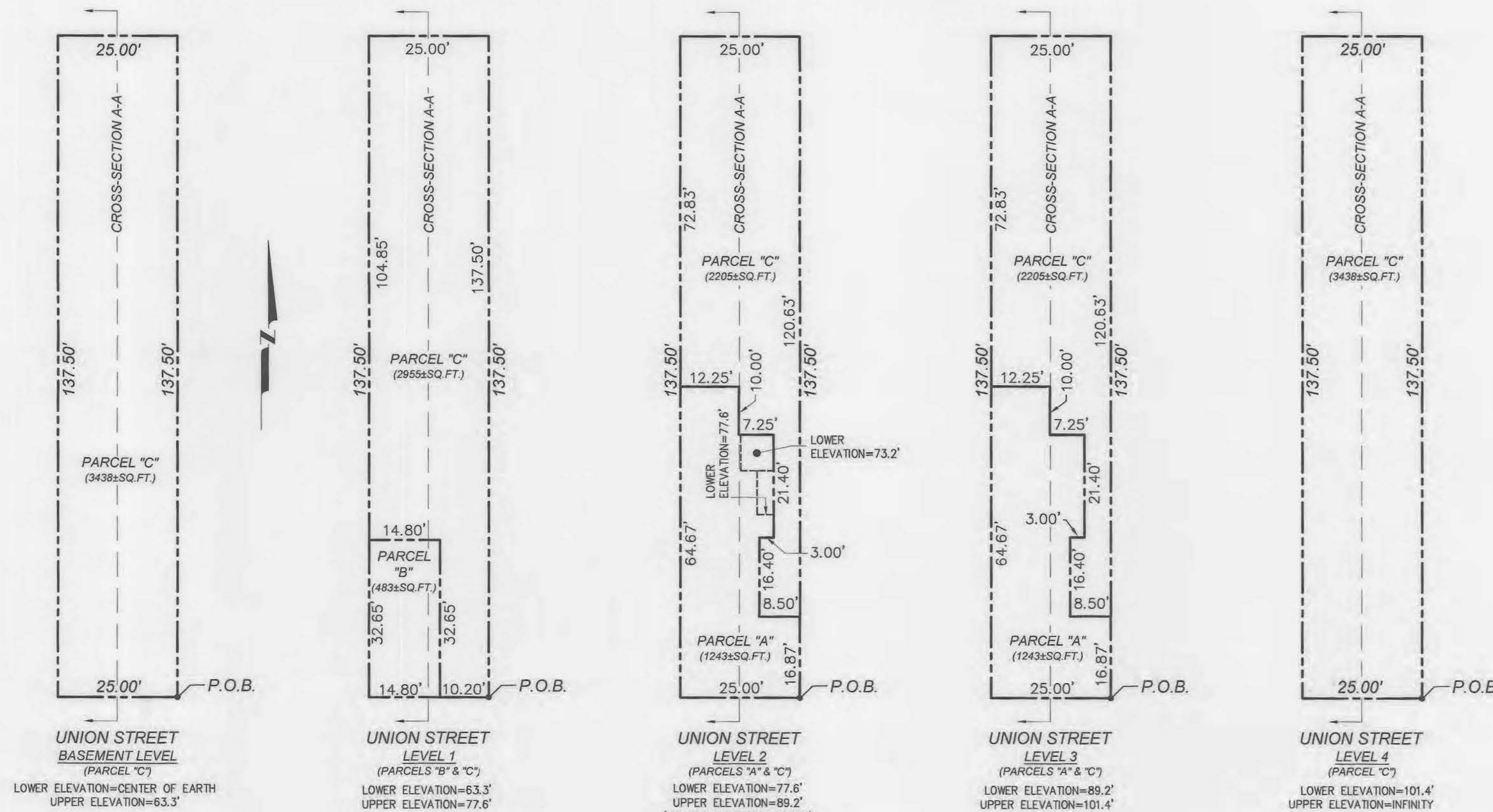
- (i) All general use common area improvements; and
- (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained ST. trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works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



BASIS OF ELEVATIONS
 ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY AND COUNTY OF SAN FRANCISCO "OLD CITY DATUM." BENCHMARK IS A CROW CUT IN THE OUTER RIM OF STORM WATER INLET AT THE SOUTHWEST CORNER OF UNION AND WEBSTER. ELEVATION 65.619, SAN FRANCISCO OLD DATUM.

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.

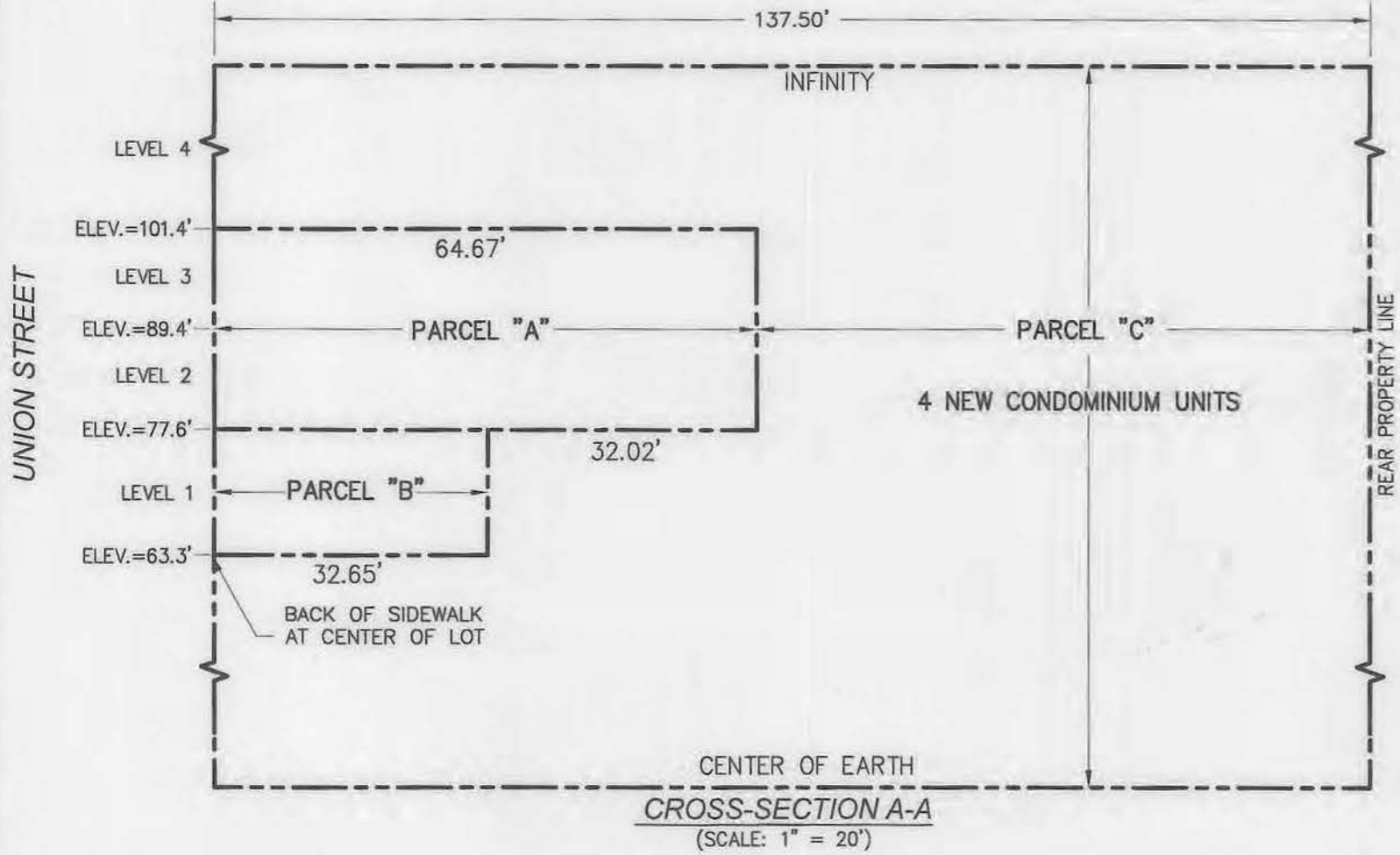
EASEMENTS
 A RECIPROCAL EASEMENT DECLARATION WILL BE RECORDED FOLLOWING THE RECORDING OF THIS MAP.

RECORDED DOCUMENTS AFFECTING THIS MAP:

- A "DECLARATION OF USE LIMITATION" RECORDED JANUARY 22, 2018 IN DOCUMENT NO. 2018-K569199-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.

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
PARCEL "A"		0533-066
PARCEL "B"		0533-067
PARCEL "C"		0533-068
PARCEL "C"	UNIT #1	0533-069
PARCEL "C"	UNIT #2	0533-070
PARCEL "C"	UNIT #4	0533-071
PARCEL "C"	UNIT #6	0533-072



FINAL MAP 9888

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA OCT., 2020



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

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Ryan, James \(DPW\)](#)
Subject: PID:9888 BOS Final Map Submittal
Date: Friday, December 4, 2020 2:12:25 PM
Attachments: [Order203776.docx.pdf](#)
[Summary.pdf](#)
[9888 Motion 20201020.doc](#)
[9888 SIGNED MOTION 20201204.pdf](#)
[9888 DCP APPROVAL 20190531.pdf](#)
[9888 UPDATED TAX CERT 20201204.pdf](#)
[9888 SIGNED MYLAR 20201204.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 December 15, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 2146-2150 Union Street, PID: 9888

Regarding: BOS Approval for Final Map

APN: 0533/014

Project Type: 3 Lot Subdivision and 4 Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of DCP approval
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org