

File No. 200878

Committee Item No. \_\_\_\_\_

Board Item No. 51

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: August 11, 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
- Award Letter
- Application
- Public Correspondence

#### OTHER

- PW Order No. Order 202662 - 02/14/20
- Tentative Map Decision - 02/08/19
- Tax Certificates - 07/10/20
- Final Map
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Jocelyn Wong  
Prepared by: \_\_\_\_\_

Date: August 7, 2020  
Date: \_\_\_\_\_

1 [Final Map 9802 - 25 and 37 Grace Street]

2

3 **Motion approving Final Map 9802, comprised of an 11 unit residential condominium**  
4 **project in each of lots 1 and 2, located at 25 and 37 Grace Street, being a merger and**  
5 **re-subdivision of Assessor’s Parcel Block No. 3509, Lot Nos. 024 through 026; 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 9802”, comprised of an 11 unit  
10 residential condominium project in each of lots 1 and 2, located at 25 and 37 Grace Street,  
11 being a merger and re-subdivision of Assessor’s Parcel Block No. 3509, Lot Nos. 024 through  
12 026, comprising two sheets, approved February 14, 2020, by Department of Public Works  
13 Order No. 202662 is hereby approved and said map is adopted as an Official Final Map 9802;  
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 February 8, 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

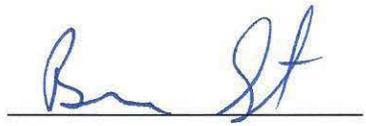
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FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

DESCRIPTION APPROVED:



Bruce 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](http://www.SFPublicWorks.org)

**Public Works Order No: 202662**

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

APPROVING FINAL MAP 9802, 25 & 37 GRACE STREET, COMPRISED OF AN 11 UNIT RESIDENTIAL CONDOMINIUM PROJECT IN EACH OF LOTS 1 & 2, BEING A MERGER AND RE-SUBDIVISION OF LOTS 024 THROUGH 026 IN ASSESSORS BLOCK NO. 3509 (OR ASSESSORS PARCEL NUMBERS 3509-024 THROUGH 3509-026). [SEE MAP]

**A 22 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated FEBRUARY 8, 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 9802”, comprising 2 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 FEBRUARY 8, 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<sup>97ABC41507B0494...</sup>

City and County Surveyor

X

DocuSigned by:

*Alan Degrafinried*

Degrafinried, Alan<sup>18179336C84404A5...</sup>

Acting Director



### TENTATIVE MAP DECISION

Date: November 2, 2018

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b> 9802			
<b>Project Type:</b> 22 Units New Conominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
23	GRACE ST	3509	024
15 - 25	GRACE ST	3509	025
17 - 37	GRACE ST	3509	026
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

**ADRIAN VERHAGEN**  
Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfpw.org, c=US  
 Date: 2018.11.02 13:24:20 -0700

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 **Veronica**  
Digitally signed by Veronica  
 Date: 2019.02.08 16:47:46 -08'00'

Date

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



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## 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:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block:       **3509**  
Lot:         **024**  
Address:     **23 GRACE ST**

David Augustine, Tax Collector

Dated **July 2, 2020** this certificate is valid for the earlier of 60 days from **July 2, 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.



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2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block:       **3509**  
Lot:           **025**  
Address:     **25 GRACE ST**

David Augustine, Tax Collector

Dated **July 2, 2020** this certificate is valid for the earlier of 60 days from **July 2, 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.



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2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block:       **3509**  
Lot:         **026**  
Address:     **37 GRACE ST**

David Augustine, Tax Collector

Dated **July 2, 2020** this certificate is valid for the earlier of 60 days from **July 2, 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.

**OWNERS' STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 9802." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

15-23 GRACE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Sylvester Carolan MANAGING MEMBER

BY: Thomas Hunt MANAGING MEMBER

BENEFICIARY: ALTAPACIFIC BANK

Jason D. Lorenz Jason D. Lorenz Executive Vice President  
SIGNED PRINTED NAME TITLE

**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 10-18-19

BEFORE ME, K. KRAMER, NOTARY PUBLIC,

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature]

PRINTED NAME K. KRAMER

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2243084

MY COMMISSION EXPIRES 06-05-2022

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 Sonoma  
ON October 22, 2019

BEFORE ME, Sara Joyce Dykstra, NOTARY PUBLIC,  
PERSONALLY APPEARED Jason D. Lorenz

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature]

PRINTED NAME Sara Joyce Dykstra

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2282494

MY COMMISSION EXPIRES 04-06-2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS Sonoma

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**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 SYLVESTER CAROLAN, IN DECEMBER OF 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: OCTOBER 25, 2019

[Signature]  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2021

**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 10-18-19

BEFORE ME, K. KRAMER, NOTARY PUBLIC,

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature]

PRINTED NAME K. KRAMER

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2243084

MY COMMISSION EXPIRES 06-05-2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. \_\_\_\_\_.

**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

**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 9802." 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

**APPROVALS:**

THIS MAP IS APPROVED THIS 14<sup>th</sup> DAY OF FEBRUARY, 2020

BY ORDER NO. 202662

BY: [Signature] DATE: July 22, 2020

Mohammed Nur Alaric Degrafinried, Acting  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

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

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

DATE: JANUARY 31 2020  
[Signature]  
BRUCE R. STORRS, P.L.S. 6914



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS AT PAGES \_\_\_\_\_, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: \_\_\_\_\_

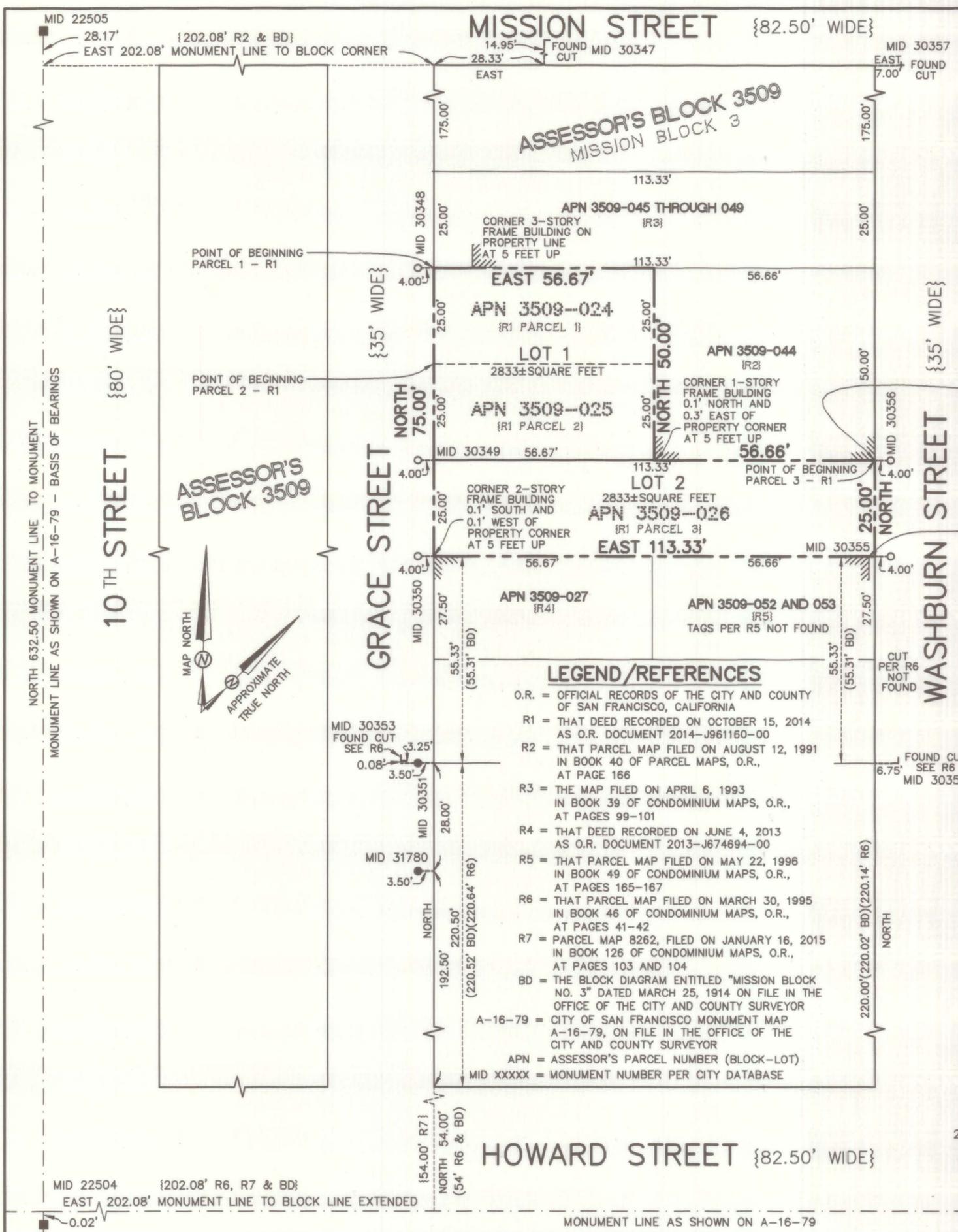
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 9802**

A TWO LOT SUBDIVISION  
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED AS PARCELS 1, 2 & 3 IN THE DEED RECORDED OCTOBER 15, 2014 AS DOCUMENT 2014-J961160-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO  
LOTS 1 & 2 EACH BEING AN  
ELEVEN UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT  
BEING A PORTION OF MISSION BLOCK 3  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
AUGUST 2019

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#14-3242 DRAWING=3243FMAP.DWG

SHEET  
1 OF 2



### SYMBOLS/LINETYPES

- = EXISTING PROPERTY LINE
- = NEW PROPERTY LINE
- - - = OLD ASSESSORS LOT LINE
- = SET 3/4" BRASS TAG INSCRIBED "PLS 6895" SET ON MAY 16, 2018
- = FOUND 1/16" BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- = FOUND 3/4" BRASS TAG INSCRIBED "PLS 6895" SEE R7
- ( ) = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

CORNER 2-STORY FRAME BUILDING 0.2' SOUTH AND 0.1' EAST OF PROPERTY CORNER AT 5 FEET UP

CORNER 3-STORY METAL BUILDING 0.4' SOUTH AND 1.7' WEST OF PROPERTY CORNER AT 5 FEET UP

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

LOT NO.	UNIT NO.	PROPOSED APN
1	25 GRACE STREET	3509-076
	101	3509-078
	102	3509-079
	201	3509-080
	202	3509-081
	203	3509-082
	301	3509-083
	302	3509-084
	303	3509-085
2	37 GRACE STREET	3509-077
	101	3509-089
	102	3509-090
	103	3509-091
	201	3509-092
	202	3509-093
	203	3509-094
	301	3509-095
	302	3509-096
303	3509-097	
401	3509-098	
402	3509-099	

### LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON OCTOBER 15, 2014 AS O.R. DOCUMENT 2014-J961160-00
- R2 = THAT PARCEL MAP FILED ON AUGUST 12, 1991 IN BOOK 40 OF PARCEL MAPS, O.R., AT PAGE 166
- R3 = THE MAP FILED ON APRIL 6, 1993 IN BOOK 39 OF CONDOMINIUM MAPS, O.R., AT PAGES 99-101
- R4 = THAT DEED RECORDED ON JUNE 4, 2013 AS O.R. DOCUMENT 2013-J674694-00
- R5 = THAT PARCEL MAP FILED ON MAY 22, 1996 IN BOOK 49 OF CONDOMINIUM MAPS, O.R., AT PAGES 165-167
- R6 = THAT PARCEL MAP FILED ON MARCH 30, 1995 IN BOOK 46 OF CONDOMINIUM MAPS, O.R., AT PAGES 41-42
- R7 = PARCEL MAP 8262, FILED ON JANUARY 16, 2015 IN BOOK 126 OF CONDOMINIUM MAPS, O.R., AT PAGES 103 AND 104
- BD = THE BLOCK DIAGRAM ENTITLED "MISSION BLOCK NO. 3" DATED MARCH 25, 1914 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- A-16-79 = CITY OF SAN FRANCISCO MONUMENT MAP A-16-79, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-LOT)
- MID XXXXX = MONUMENT NUMBER PER CITY DATABASE

- ### NOTES:
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
  4. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN 10TH STREET, TAKEN TO BE DUE NORTH (ASSUMED).
  5. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
  6. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON SEPTEMBER 7, 2017 AS O.R. DOCUMENT NUMBER 2017-K511552-00
  7. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587120-00
  8. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587121-00
  9. REFER TO THE DECLARATION OF USE LIMITATION RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587122-00
  10. REFER TO THE DECLARATION OF USE LIMITATION RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587123-00

### FIELD SURVEY COMPLETION:

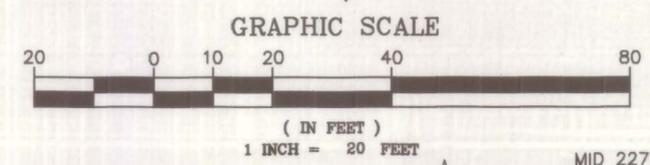
THE FIELD SURVEY FOR THIS COMPLETED APRIL 30, 2018.  
ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

- ### GENERAL NOTES:
- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. EACH OF THE TWO CONDOMINIUM PROJECTS IS LIMITED TO A MAXIMUM NUMBER OF ELEVEN 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 STREET 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 GRACE STREET OR WASHBURN 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 9802

A TWO LOT SUBDIVISION  
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED AS PARCELS 1, 2 & 3 IN THE DEED RECORDED OCTOBER 15, 2014 AS DOCUMENT 2014-J961160-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO  
LOTS 1 & 2 EACH BEING AN  
ELEVEN UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT  
BEING A PORTION OF MISSION BLOCK 3  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
AUGUST 2019

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#14-3242 DRAWING=3243FMAP.DWG



**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Spitz, Jeremy \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Ryan, James \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)  
**Subject:** PID: 9802 BOS Final Map Submittal  
**Date:** Wednesday, July 22, 2020 1:18:02 PM  
**Attachments:** [9802\\_Order202662\\_20200214.pdf](#)  
[9802\\_Summary\\_20200214.pdf](#)  
[9802\\_Motion\\_20200110.doc](#)  
[9802\\_SIGNED\\_MOTION\\_20200722.pdf](#)  
[9802\\_Routing\\_Sheet\\_20200110.docx](#)  
[9802\\_SIGNED\\_MYLAR\\_20200722.pdf](#)  
[9802\\_DCP\\_APPROVAL\\_20190211.pdf](#)  
[9802\\_UPDATED\\_TAX\\_CERT\(024\)\\_20200702.pdf](#)  
[9802\\_UPDATED\\_TAX\\_CERT\\_\(025\)\\_20200702.pdf](#)  
[9802\\_UPDATED\\_TAX\\_CERT\\_\(026\)\\_20200702.pdf](#)

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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 August 11, 2020 meeting.

RE: Final Map Signature for 23, 15-25, & 17-37 Grace Street, PID: 9802

Regarding: BOS Approval for Final Map

APN: 3509/024, 025 & 026

Project Type: 22 New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion & PDF signed Motion
- Word document of Routing Sheet
- PDF of signed Mylar map
- PDF of DCP Approval
- PDF of current Tax Certificate

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at [bruce.storrs@sfdpw.org](mailto:bruce.storrs@sfdpw.org).

Kind regards,

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