

File No. 220804

Committee Item No. _____

Board Item No. 74

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 19, 2022

Cmte Board

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

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Order No. 206767 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 9/16/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning-Rear Yard Modification & Variance Decision - 11/29/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate - 6/10/22 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Map |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: July 15, 2022

Prepared by: _____

Date: _____

1 [Final Map No.10621 - 1801-1805 Haight Street]

2
3 **Motion approving Final Map No. 10621, a two lot vertical subdivision, Parcel A & B;**
4 **Parcel B being a seven unit residential and one commercial mixed-use unit**
5 **condominium project, located at 1801-1805 Haight Street, being a subdivision of**
6 **Assessor's Parcel Block No. 1249, Lot No. 023, and adopting findings pursuant to the**
7 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**
8

9 MOVED, That the certain map entitled "FINAL MAP No. 10621", a two lot vertical
10 subdivision, Parcel A & B; Parcel B being a seven unit residential and one commercial mixed-
11 use unit condominium project, located at 1801-1805 Haight Street, being a subdivision of
12 Assessor's Parcel Block No. 1249, Lot No. 023, comprising three sheets, approved
13 September 16, 2020, by Department of Public Works Order No. 206767 is hereby approved
14 and said map is adopted as an Official Final Map No. 10621; 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 September 16, 2020, that the proposed subdivision is
18 consistent with the General Plan and the priority policies of Planning Code, Section 101.1;
19 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

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.

4
5 DESCRIPTION APPROVED:

RECOMMENDED:

6
7 /s/
8 Jacob F. Rems, PLS 4636
9 San Francisco Chief Surveyor

/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: 206767

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

APPROVING FINAL MAP NO. 10621, 1801-1805 HAIGHT STREET, A 2 LOT VERTICAL SUBDIVISION, PARCEL A & PARCEL B. PARCEL B BEING A 7 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 023 IN ASSESSORS BLOCK NO. 1249 (OR ASSESSORS PARCEL NUMBER 1249-023). [SEE MAP]

A 2 LOT VERTICAL SUBDIVISION AND 8 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 16, 2020 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. 10621", 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 SEPTEMBER 16, 2020, 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:
William Blackwell
Blackwell, William
Acting 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



TENTATIVE MAP DECISION

Date: August 31, 2020

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

Project ID:		10621	
Project Type:		2 Lot Vertical Subdivision. Parcel A and Parcel B. Parcel B will contain 7 Residential and 1 Commercial mixed-use New Condominiums	
Address#	StreetName	Block	Lot
1801 - 1805	HAIGHT ST	1249	023
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,

Adrian VerHagen

Digitally signed by Adrian VerHagen
Date: 2020.08.31 10:12:11 -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 **Mary Woods** Digitally signed by Mary Woods
Date: 2020.09.16 11:30:16 -07'00'

Date

Planner's Name
for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Rear Yard Modification and Variance Decision

Date: November 29, 2018
Case No.: 2017-001816VAR
Project Address: 1801 HAIGHT STREET
Zoning: Haight Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lots: 1249/023
Applicant: Michael Harris, Architect
135 South Park
San Francisco, CA 94107
mgarrus@mbh-arch.com
Owner: Philip Belber
234 Carl Street
San Francisco, CA 94117
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION – REAR YARD MODIFICATION AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT:

The proposal is to construct a four-story, 8,000 square-foot building at the rear of the existing two-story commercial building (d.b.a. Cha Cha Cha Restaurant). The existing building would remain in place. The new building would contain ground floor retail space fronting on Shrader Street, seven dwelling units in the upper floors, a roof deck, and basement storage space.

Planning Code Section 134 requires properties in the Haight Street NCD (Neighborhood Commercial District) to maintain a rear yard equivalent to 25 percent of the total lot depth, but in no case less than 15 feet, at grade level and at each succeeding story of the building. The required rear yard for the subject property is 25 feet. The proposed building will be built entirely within the required rear yard, except for a 15-foot by 40-foot side yard along the west property line. **Planning Code Section 134(e)(2)** allows a rear yard modification for corner lots in NC Districts for open space equivalencies for the construction of the new structure.

Planning Code Section 140 requires all dwelling units to have windows of each unit face directly onto a 25-foot deep open space. Four units facing a side courtyard do not meet the 25-foot dimensional requirement for unit exposure.

PROCEDURAL BACKGROUND:

1. The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

2. The Zoning Administrator held a public hearing on **Variance Application No. 2017-001816VAR** on **October 24, 2018**.
3. Planning Code Section 312 notification will be mailed following submittal of an associated Building Permit Application.

DECISION:

GRANTED FOR REAR YARD MODIFICATION AND DWELLING UNIT EXPOSURE VARIANCE, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a four-story, 8,000 square-foot building, containing ground floor retail space fronting on Shrader Street, seven dwelling units in the upper floors, a roof deck, and basement storage space in the required rear yard of the existing two-story commercial building, subject to the following conditions:

1. The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.
2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Case Number.

REAR YARD MODIFICATION CRITERIA:

Planning Code Section 134(e)(1) states that in order to grant a Rear Yard Modification in a NC District, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following four criteria:

CRITERION 1.

Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development.

Requirement Met.

- A. The Planning Code requires a rear yard of approximately 1,388 sf for the subject lot. The subject project includes the addition of a four-story building containing seven dwelling units with approximately 1,090 sf of common usable open space (610 sf of common usable open space at the ground level and 480 square feet of common usable open space on a roof deck). Given the configuration of the subject lot, with existing two-story commercial development at the front of the lot and proposed development footprint of only 1,620 sf, the proposal has been found to provide a comparable amount of usable open space elsewhere on the lot where it is more accessible to the residents of the development.

CRITERION 2.

The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties.

Requirement Met.

- A. The proposed project will provide an interior courtyard open space, approximately 15 feet deep by 40 feet wide, which will provide light and air to adjacent buildings on Haight and Shrader Streets.

CRITERION 3.

The proposed new or expanding structure will not adversely affect the interior mid-block open space formed by the rear yards of adjacent properties.

Requirement Met.

- A. The proposed courtyard open space at the west side property line is contiguous with the open space of the adjacent buildings on Haight Street and is oriented to accentuate the existing mid-block open space.

VARIANCE FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The subject property is currently developed with a two-story commercial building, circa 1914. The existing building occupies approximately 60 percent of the lot on a large corner lot with a width of 55.5 feet and depth of 100 feet.
- B. The proposed building with seven new dwelling units is being built on an approximately 40-foot by 40-foot footprint at the rear of the subject lot. Such a layout creates a circumstance where there is limited exposure for the new dwelling units. Four of the proposed dwelling units face a side courtyard (measuring 15 feet deep) do not meet the 25-foot dimensional requirement for unit exposure, while the remaining three dwelling units would meet the exposure requirement.
- C. While exposure could potentially be met for upper units on the third- and fourth-floor levels by orienting units over the existing two-story commercial building, the project sponsor stated that such design could compromise unit layout and also complicate potential development at the front of the lot in the future.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The circumstances described above result in little to no opportunity for Code-complying dwelling unit exposure for the 4 new dwelling units facing the western side property line. Literal enforcement of the Code in this situation would result in an unnecessary hardship and practical difficulty toward creating new housing units. A 25-foot open space on the west side would decrease the number of apartments from 7 to either 4 apartments and no commercial space or 3 apartments and a ground floor commercial space.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting this variance will allow the subject property to create seven new housing units where none exist. This represents a substantial property right possessed by other properties in the

same class of district, which is primarily characterized with ground floor commercial over residential uses.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. Granting the variance will create housing on the subject property and will not be materially detrimental to the public welfare or materially injurious to the neighboring properties. While some of the units will not meet exposure requirements, the proposed 15-foot side courtyard is consistent with the minimum rear yard dimensional requirement permitted by Code.
- B. The Planning Department received no opposition to the proposed project.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project. The existing commercial use (d.b.a. Cha Cha Cha Restaurant) at 1801 Haight Street will remain and a new commercial space will be added along Shrader Street.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character. The design of the new addition with ground floor commercial and residential units in the upper floors will be compatible with the existing neighborhood character.
 - 3. The proposed project will have no effect on the City's supply of affordable housing. The project will add six two-bedroom units and one one-bedroom unit.
 - 4. The proposed project does not adversely affect neighborhood parking or public transit. The project will provide seven Class 1 bicycle parking spaces on-site.
 - 5. The project will have no effect on the City's industrial and service sectors.

6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake. The proposed construction will be subject to all current Building and Fire Code requirements.
7. The project will have no effect on the City's landmarks, historic buildings or historic districts.
8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted decision is used, all specifications and conditions of the authorization become immediately operative.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this decision to the Board of Appeals within ten (10) days after the date of the issuance of this Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Scott F. Sanchez
Acting Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



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: **1249**

Lot: **023**

Address: **1801 HAIGHT ST**

David Augustine, Tax Collector

Dated **June 10, 2022** this certificate is valid for the earlier of 60 days from **June 10, 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 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.

BY: Philip Bellber
PHILIP BELLBER

BY: Rosemarie MacGuinness
ROSEMARIE MACGUINNESS

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 6/10/2022 BEFORE ME, Fujian Ho

A NOTARY PUBLIC, PERSONALLY APPEARED Philip Bellber
and Rosemarie MacGuinness

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 F. Ho

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2249153

MY COMMISSION EXPIRES: 7/13/2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: 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 PHILIP BELLBER AND ROSEMARIE MACGUINNESS. 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 JULY 1, 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: 06-09-22



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.

William E. Blackwell Jr.
WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

DATE: 6/16/2022



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 _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP No. 10621".

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: 07-06-2022

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS, CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY

David Chiu
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

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

FINAL MAP No. 10621

A VERTICAL SUBDIVISION OF THE REAL
PROPERTY DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED AUGUST 14, 2013 AS
DOCUMENT NUMBER 2013-J729423,
RECORDER'S OFFICE OF THE CITY AND
COUNTY OF SAN FRANCISCO

PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND
1 COMMERCIAL UNIT CONDOMINIUM PROJECT

BEING A PORITON OF WESTERN ADDITION
BLOCK 698

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
JUNE, 2022

WS
Westover
Surveying

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

APN 1249-023

SHEET 1 OF 3 SHEETS
1801-1805 HAIGHT ST

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 seven (7) residential and one (1) commercial condominium 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 Haight Street and Shrader 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 SURVEY

THE HAIGHT STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

FIELD SURVEY COMPLETION

THE FIELD SURVEY WAS COMPLETED ON 12/18/2019. THE TAGS "LS-7779" FOR THE SUBJECT LOT TO BE SET BEFORE JULY 1, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.

GENERAL NOTES

- 1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- 3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
- 4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

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.

RECORDED DOCUMENTS AFFECTING THIS MAP:

Notice Of Special Restrictions Under The City Planning Code recorded July 26, 1983 in Document Number D373957.

Notice Of Special Restrictions Under The City Planning Code recorded November 19, 1986 Document Number D901453.

Notice Of Special Restrictions Under The City Planning Code recorded June 16, 1992 in Document Number F140018.

Notice Of Special Restrictions Under The City Planning Code recorded September 17, 2019 in Document Number 2019-K831758-00.

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

PROPOSED ADDRESS	PROPOSED ASSESSOR PARCEL NUMBER
PARCEL "A", 1801 HAIGHT ST.	1249-025
PARCEL "B"	1249-026
#601 SHRADER ST. COMMERCIAL	1249-027
#603 SHRADER ST, UNIT 101	1249-028
#603 SHRADER ST, UNIT 201	1249-029
#603 SHRADER ST, UNIT 202	1249-030
#603 SHRADER ST, UNIT 301	1249-031
#603 SHRADER ST, UNIT 302	1249-032
#603 SHRADER ST, UNIT 401	1249-033
#603 SHRADER ST, UNIT 402	1249-034

FINAL MAP No. 10621

A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 14, 2013 AS DOCUMENT NUMBER 2013-J729423, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO

PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT

BEING A PORITON OF WESTERN ADDITION BLOCK 698

CITY AND COUNTY OF SAN FRANCISCO SCALE:AS SHOWN

CALIFORNIA JUNE, 2022

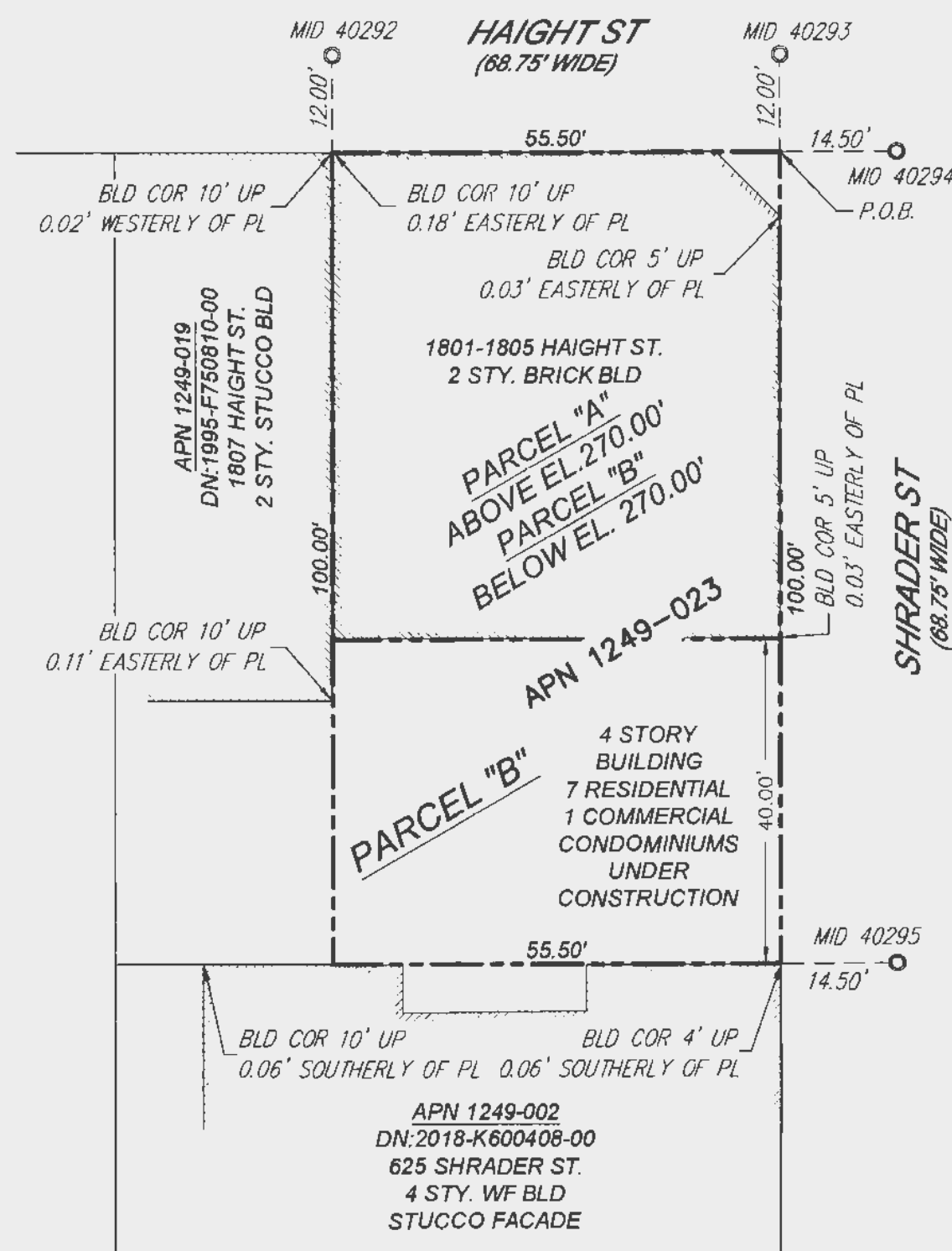


336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

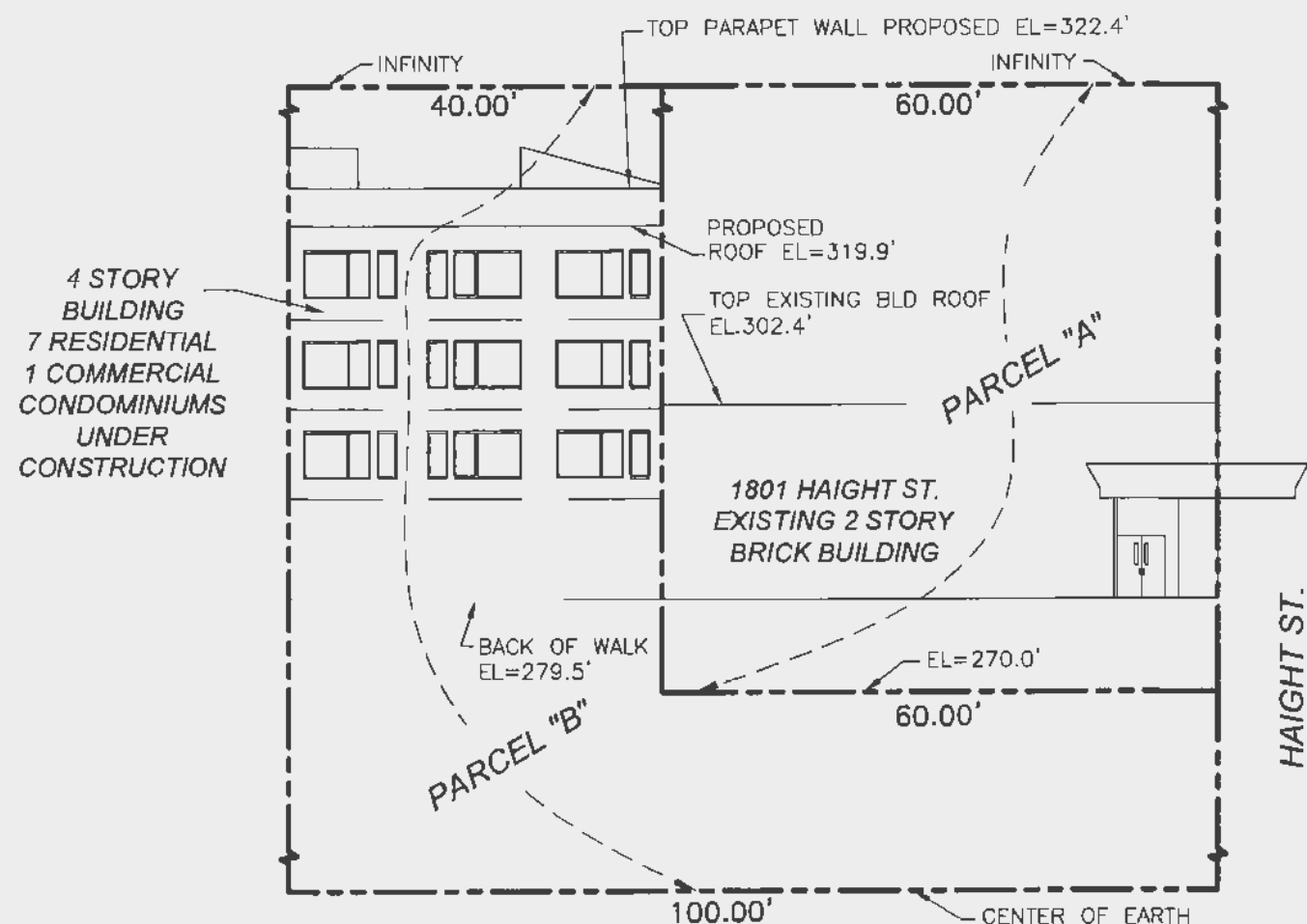
SHEET 2 OF 3 SHEETS

APN 1249-023

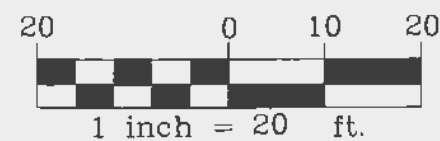
1801-1805 HAIGHT ST



ELEVATION VIEW



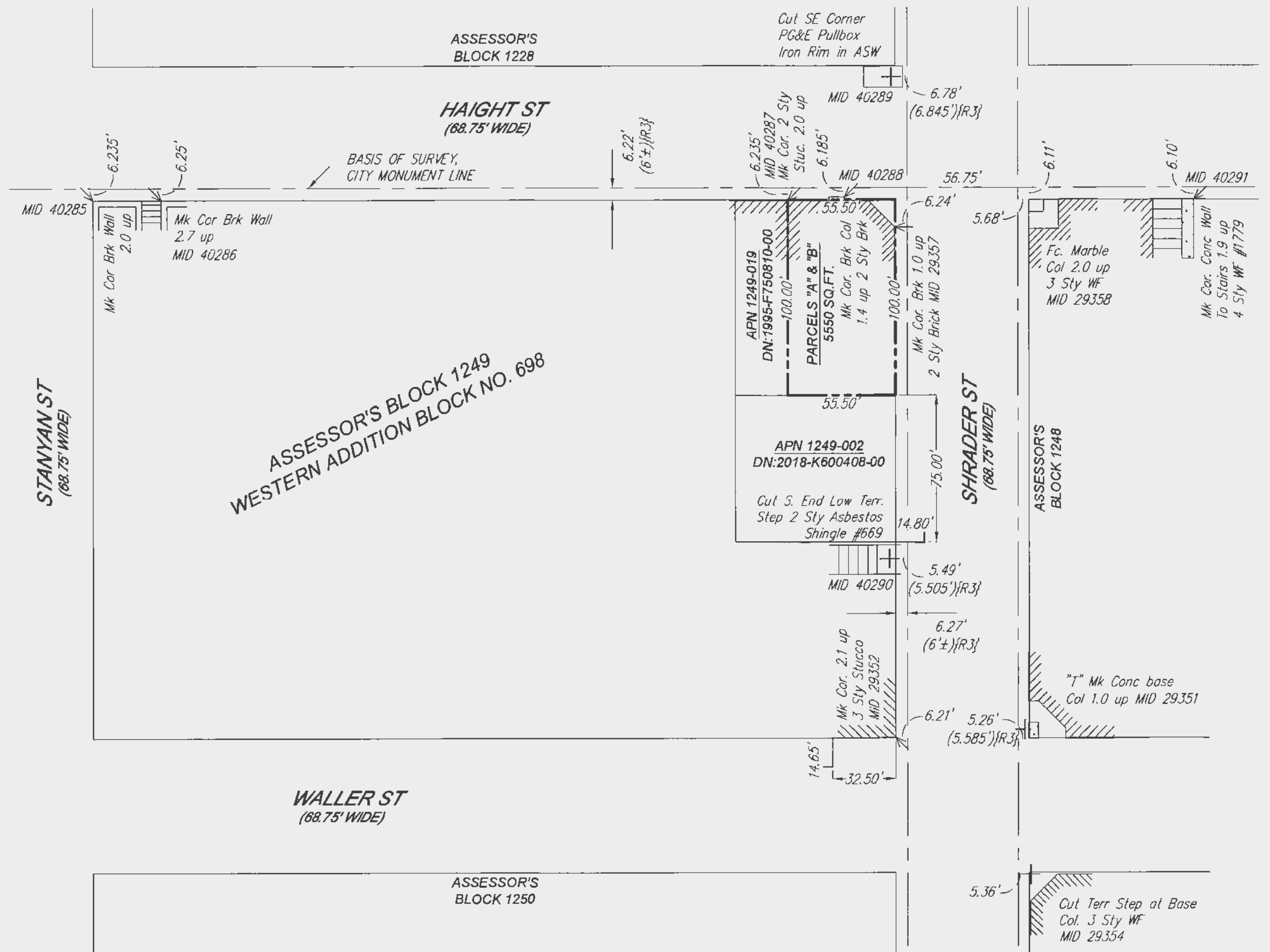
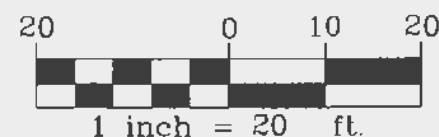
LOT DETAIL
GRAPHIC SCALE



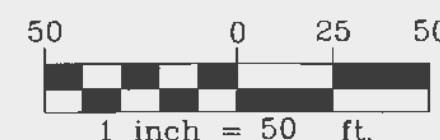
LEGEND

O	RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779" TO BE SET BEFORE JULY 1, 2022.
L	FOUND "L" CUT IN CURB PER (UNKNOWN ORIGIN UNLESS OTHERWISE NOTED)
---	PROPERTY LINE
- - -	MONUMENT LINE PER {R3}
---	BLOCK/ADJOINER LINE
---	MEASUREMENT TIE
()	RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
{ }	REFERENCE ID
SO, CCSF	SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
BLD	BUILDING
DN	DOCUMENT NUMBER
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
---	BUILDING FOOTPRINT

GRAPHIC SCALE



MONUMENT TIES
GRAPHIC SCALE



REFERENCES

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

- (R1) GRANT DEED RECORDED AUGUST 14, 2013 AS DN: 2013-J729423-00.
- (R2) HISTORICAL BLOCK DIAGRAM 1249a, UNDATED, SO, CCSF.
- (R3) MONUMENT MAP NO. 52 SO, CCSF.

BENCHMARK DESCRIPTION

BENCHMARK NO. 10119. FOUND CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL". FOUND AT THE SOUTHEAST CORNER OF PAGE ST. AND STANYAN ST. ELEVATION=264.681' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM 13'.

FINAL MAP No. 10621

A VERTICAL SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 14, 2013 AS DOCUMENT NUMBER 2013-J729423, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO

PARCEL "B" BEING A 7 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT

BEING A PORTION OF WESTERN ADDITION BLOCK 698

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
JUNE, 2022

WS
Westover
Surveying

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

SHEET 3 OF 3 SHEETS

APN 1249-023

1801-1805 HAIGHT ST

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Blackwell, William \(DPW\)](#); [Rems, Jacob \(DPW\)](#); [Banks, Ernie \(DPW\)](#)
Subject: PID:10621 BOS Final Map Submittal
Date: Friday, July 8, 2022 10:35:15 AM
Attachments: [Order206767.docx.pdf](#)
[1801 Haight - rev DPW DCP Referral ltr \(ID 1197812\).pdf](#)
[1801 Haight St - signed VDL \(ID 1051196\).pdf](#)
[10621 Motion 20220630.doc](#)
[10621 SIGNED MOTION 20220708.pdf](#)
[10621 TAX CERT 20210613.pdf](#)
[10621 SIGNED MYLAR 202207081 .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 July 19, 2022 meeting.

Please view attached documents for review:

RE: Final Map signature for 1801-1805 Haight Street, PID: 10621

Regarding: BOS Approval for Final Map

APN: 1249/023

Project Type: 2 Lot Vertical Subdivision. Parcel A and Parcel B. Parcel B will contain 7 Residential and Commercial Mixed-Use New Condominium

See attached documents:

- PDF of signed DPW Order
- PDF of DCP Approval & Conditions
- Word document of Motion and signed Motion
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact William Blackwell by email at William.Blackwell@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