File No. 221236 **Committee Item No.** _____
Board Item No. 56

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** December 13, 2022

Cmte Board

Cmte	Board	
☐	☒	**Motion**
☐	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form**
☐	X	**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. 207334
☐	☒	Planning Department CEQA Determination
☐	☒	Planning New Condo Conversion Checklist
☐	☒	Planning Department Tentative Decisions 01/21/21
☐	☒	Notice of Special Restrictions Recorded 7/2/20
☐	☒	Tax Certificates 10/28/22
☐	☒	Final Map
☐	☐	
☐	☐	

Prepared by: Jocelyn Wong **Date:** December 9, 2022
Prepared by: _____ **Date:** _____

[Final Map No. 10851 - 709 Lyon Street]

Motion approving Final Map No. 10851, a five residential unit condominium project, located at 709 Lyon Street, being a subdivision of Assessor's Parcel Block No. 1159, Lot No. 004; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP No. 10851", a five residential unit condominium project, located at 709 Lyon Street, being a subdivision of Assessor's Parcel Block No. 1159, Lot No. 004, comprising five sheets, approved November 23, 2022, by Department of Public Works Order No. 207344 is hereby approved and said map is adopted as an Official Final Map No. 10851; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the Planning Department, by its letter dated January 21, 2021, that the proposed subdivision is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

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

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:	RECOMMENDED:
_/s/_____	_/s/_____
Katharine S. Anderson, PLS 8499	Carla Short
City and County Surveyor	Interim Director of Public Works

DocuSign Envelope ID: DD5B322D-922A-499C-8925-C5E7E9ADF4A4

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: 207344

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP NO. 10851, 709 LYON STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 004 IN ASSESSOR'S BLOCK NO. 1159 (OR ASSESSOR'S PARCEL NUMBER 1159-004). [SEE MAP]

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated JANUARY 21, 2021, stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map No. 10851", comprising 5 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 JANUARY 21, 2021, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED: APPROVED:

DocuSign Envelope ID: DD5B322D-922A-499C-8925-C5E7E9ADF4A4

X DocuSigned by: Katharine Anderson 9B16266D6122465...

Anderson, Katharine
City and County Surveyor

X DocuSigned by: Carla Short 073CF73A4EA6486...

Short, Carla
Interim Director of Public Works

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
709 LYON ST		1159004
Case No.		**Permit No.**
2018-006172PRJ		201804237037
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	■ **New Construction**

Project description for Planning Department approval.

To construct a new four story over basement, five unit residential building.

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☐	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
■	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
■	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (*optional*): Laura Lynch

Archeo reivew 1/17/2018

Demolition of previous building received Statutory Exemption per CEQA Guidelines Section 15269 Emergency Action on 8/18/2017

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
■	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
■	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
■	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
■	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
■	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): New construction within a historic district, consistent with the Secretary of Interior Standards per CEQA part 1 and RDAT review.
■	9. **Other work** that would not materially impair a historic district (specify or add comments): New construction within a historic district, consistent with the Secretary of Interior Standards per CEQA part 1 and RDAT review. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated *(attach HRER)* b. Other *(specify)*:
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
■	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	Katherine Wilborn

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Katherine Wilborn 01/17/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
709 LYON ST		1159/004
Case No.	Previous Building Permit No.	New Building Permit No.
2018-006172PRJ	201804237037	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	**Date:**

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

NEW CONDOMINIUM CONVERSION

San Francisco Public Works Referral Checklist

Property Information

Project Address: 709 Lyon Street

Block/Lot(s): 1159/004

Zoning: RM-1

Related Applications

Public Works' ID No.: 10851

Planning Case No.: 2020-011967CND

PUBLIC WORKS:

- [x] Tentative Parcel/Final Map*
- [x] Preliminary Title Report
- [ ] Previous Land Use
- [x] Permit numbers for any approved building permits
- [x] Photographs of subject property
- [x] Prop M Findings
- [ ] 3R Report
- [ ] Form 1: BMR units/designation (NSR)

****Notify Public Works of non-complying maps, incomplete applications or evidence of illegal structures.**

PLANNING:

PLANNING CODE COMPLIANCE

- [x] Consistent with approved BPA/entitlement conditions, MMRP
- [ ] Dwelling Units Quality: Max 5% increase, 10% decrease in units to avoid CPC re-hearing.
- [ ] BMR Quantity: Matches recorded NSR. If approved as rental housing, condition on referral units for rent only and not owner-occupied. Condominium ownership does not preclude tenant occupancy.
- [ ] Enforcement: ENF cases, windows, etc.
- [ ] Open Space access and amount unchanged. Variance may be required if common OS becomes private OS or is reduced.
  - [ ] Verify spatial requirements for obstructions in required open spaces (§135 & 136).

EXISITING UNITS ON SITE CONVERTIBLE IF:

- [ ] 1 existing DU + new DUs; or
- [ ] Up to 2 existing DU + New DUS; if at least one unit is owner occupied for at least 1 year; or
- [ ] ≥ 2 existing units + new DU = convertible separately from exisiting dwelling units (cannot mix existing/new; existing must remain aggregated unless converted through bypass, ECP, lottery).

NEW UNITS NOT CONVERTIBLE IF:

- [ ] New unit is ADU. Exception: if new ADU was constructed on property with existing condos that were converted prior to 7/11/16.
- [ ] New units were not permittded under Planning Code §207.3 cannot be converted to be sold/separately financed(but can be a part of an existing unit) per Subdivision Code § 1380.1
- [ ] Units are the reestablishment of nonconforming dwellingsand/or reconstruction of noncomplying structures under Planning Code §186(d) and 188(b); they are subject to Subdivision Code conversion rules and are not considerednew construction.

CATEGORICAL EXEMPTION

- [ ] Reference CatEx clearance covering new construction
- [x] Class 3: New construction or conversion of small structures no more than 4 units
- [ ] **"Not a Project under CEQA"** No activity subject to a building permit, activities are limited to permitted work that is not considered a project under CEQA (interior)

1/20/2021

Date Reviewed

SAVE PDF

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: December 24, 2020

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

Project ID:	10851		
Project Type:	5 Residential New Condominium units		
Address#	**StreetName**	**Block**	**Lot**
709	LYON ST	1159	004
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: 2020.12.24 10:59:55 -08'00'

Chief Surveyor, Bureau of Street-Use and Mapping

✓ 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 3, CEQA Determination Date 01/17/2019, 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 Kalyani Agnihotri Digitally signed by Kalyani Agnihotri Date: 2021.01.21 17:38:58 -08'00' Date 01/21/2021

Planner's Name Kalyani Agnihotri
for, Corey Teague, Zoning Administrator

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section

José Cisneros, Treasurer

TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

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

Block: **1159**
Lot: **004**
Address: **709-711 LYON ST**

David Augustine, Tax Collector

Dated **October 28, 2022** this certificate is valid for the earlier of 60 days from **October 28, 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.

OWNERS' STATEMENT

THE UNDERSIGNED OWNER ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FIVE (5) SHEETS. BY OUR SIGNATURES HERETO, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 709 LYON DEVELOPMENT, INC., A CALIFORNIA CORPORATION.

BY: JOHN STRICKLIN _____ _____
PRESIDENT (PRINT NAME) SIGNATURE

BENEFICIARY: 709 LYON LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

BY: JOHN STRICKLIN, PRESIDENT _____ _____
(PRINT NAME) SIGNATURE

BENEFICIARY: PREFERRED BANK

BY: ALICE HUANG, EVP _____ _____
(PRINT NAME) SIGNATURE

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 November 11, 2022 BEFORE ME, Shirley E. Busch, Notary Public,

PERSONALLY APPEARED John Stricklin, 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: Shirley E. Busch

SHIRLEY E. BUSCH
Notary Public - California
San Francisco County
Commission # 2337694
My Comm. Expires Nov 25, 2024

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2337694

MY COMMISSION EXPIRES: November 25, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

ENGINEER'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 JOHN STRICKLIN IN APRIL 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE NOVEMBER 30, 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.

Ricardo S. Sitjar _____ DATE: 11/10/2022
RICARDO S. SITJAR R.C.E. 25358
EXP. 12-31-2023

REGISTERED PROFESSIONAL ENGINEER
RICARDO S. SITJAR
C 25358
Exp 12/31/23
CIVIL
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 28 DAY OF November, 2022,

BY ORDER NO. 207344

BY: Carla Short _____ DATE: 12/01/2022
CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 STATEMENTS:

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 COMPRISING 5 SHEETS ENTITLED " FINAL MAP NO. 10851".

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

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

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 29, 2022, ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

SOILS REPORT

A SOILS REPORT ON THIS PROPERTY PREPARED BY H. ALLEN GRUEN, REGISTERED GEOTECHNICAL ENGINEER NO. 2147, DATED AUGUST 7, 2017, PROJECT NUMBER 17-4713, AND ANY AMENDMENTS THERETO, HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

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. _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20_____,

AT _____ M, IN **BOOK** _____ OF

FINAL MAPS, AT PAGES _____, AT THE REQUEST OF

GL A CIVIL ENGINEERS, INC.

BY: _____ DATE: _____
COUNTY RECORDER
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 THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: K. Anderson DATE: 11/23/2022

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JULY 29, 2020, AS DOCUMENT NO. 2020-K961436-00.
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
NOVEMBER 2022

GL A Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

APN 1159-004, 709 LYON STREET

BENEFICIARY 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 November 11, 2022 BEFORE ME, Shirley E. Busch, Notary Public,

PERSONALLY APPEARED John Stricklin, 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:

SHIRLEY E. BUSCH
Notary Public - California
San Francisco County
Commission # 2337694
My Comm. Expires Nov 25, 2024

SIGNATURE: Shirley E. Busch

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2337694

MY COMMISSION EXPIRES: November 25, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY 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 NOVEMBER 14, 2022 BEFORE ME, DORA LAU, Notary Public,

PERSONALLY APPEARED ALICE HUANG, 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:

DORA LAU
Notary Public - California
San Francisco County
Commission # 2285673
My Comm. Expires May 16, 2023

SIGNATURE: _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2285673

MY COMMISSION EXPIRES: MAY 16, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JULY 29, 2020, AS DOCUMENT NO. 2020-K961436-00.
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2022

GL A Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

APN 1159-004, 709 LYON STREET

GENERAL NOTES:

1. THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) DWELLING UNITS.

2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(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.

3. 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.

4. IN THE EVENT THE AREAS IDENTIFIED IN (3) (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 THE 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.

5. 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.

6. BAY WINDOWS, FIRE ESCAPES, AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LYON STREET IS 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).

7. 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.

LEGEND:

◎	INDICATES SET NAIL AND 1/2"ø BRASS TAG, STAMPED R.C.E. 25358
APN	ASSESSOR'S PARCEL NUMBER
BC	BUILDING CORNER
CLR.	CLEAR
CONC.	CONCRETE
COR.	CORNER
(D)	DEED
ID	IDENTIFICATION
MON	MONUMENT
M.M.	MONUMENT MAP
(M)/MEAS.	MEASURED
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
O.R.	OFFICIAL RECORD
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
⊗/SFNF	SEARCH FOR, NOT FOUND
S/W	SIDEWALK
(T)	TOTAL
U.O.	UNKNOWN ORIGIN
L	FOUND "L" CURB CUT, AS SHOWN ON SHEET #4.
	FOUND SURVEY MARK PER Ⓑ, AS SHOWN ON SHEET #4.
	SUBJECT PROPERTY LINE
	MONUMENT LINE
	ADJACENT PROPERTY LINE
	BUILDING LINE

MAP AND DEED REFERENCES:

Ⓐ GRANT DEED RECORDED ON JULY 29, 2020, DOCUMENT NO. 2020-K961436-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓑ MONUMENT MAP NO. 40, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.

Ⓒ GRADE MAP NO. 40, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.

Ⓓ BLOCK DIAGRAM OF ASSESSOR'S BLOCK 1159, NO DATE, FILE NUMBER "1159A", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.

Ⓔ BOOK 79 OF CONDOMINIUM MAPS, PAGES 47-49, RECORDED FEBRUARY 12, 2003, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓕ BOOK 129 OF CONDOMINIUM MAPS, PAGES 1-2, RECORDED DECEMBER 31, 2015, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓖ BOOK 128 OF CONDOMINIUM MAPS, PAGES 14-15, RECORDED OCTOBER 2, 2015, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓗ BOOK 126 OF CONDOMINIUM MAPS, PAGES 137-139, RECORDED JANUARY 29, 2015, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓘ BOOK 122 OF CONDOMINIUM MAPS, PAGES 191-192, RECORDED DECEMBER 23, 2013, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓙ BOOK 122 OF CONDOMINIUM MAPS, PAGES 121-122, RECORDED NOVEMBER 26, 2013, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓚ BOOK 100 OF CONDOMINIUM MAPS, PAGES 200-201, RECORDED JUNE 6, 2007, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓛ BOOK "BBMAP" RECORD OF SURVEY MAP, PAGE 109, RECORDED OCTOBER 10, 2006, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓜ BOOK 83 OF CONDOMINIUM MAPS, PAGES 180-182, RECORDED NOVEMBER 26, 2003, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓝ GRANT DEED RECORDED ON JUNE 14, 2018, DOCUMENT NO. 2018-K626219-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓞ GRANT DEED RECORDED ON MARCH 11, 2021, DOCUMENT NO. 2021-1045179-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓟ GRANT DEED RECORDED ON MAY 5, 2021, DOCUMENT NO. 2021-1076248-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓠ GRANT DEED RECORDED ON JULY 3, 2007, DOCUMENT NO. 2007-I413198-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓡ GRANT DEED RECORDED ON AUGUST 18, 2009, DOCUMENT NO. 2009-I817784-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Ⓢ GRANT DEED RECORDED ON JANUARY 3, 2003, DOCUMENT NO. 2003-H330030-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

SURVEYOR'S NOTES:

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

EXCEPTION #9. DECLARATION OF USE LIMITATION DOC. #2020070873, RECORDED DECEMBER 17, 2020. (NON COMPLIANCE WITH BUILDING CODE)

EXCEPTION #10. DECLARATION OF USE LIMITATION DOC. #2020070874, RECORDED DECEMBER 17, 2020. (NON COMPLIANCE WITH BUILDING CODE)

EXCEPTION #11. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF USE", RECORDED JANUARY 20, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021008126, WHICH AMONG OTHER THINGS, PROVIDES: MINOR SIDEWALK ENCROACHMENT PERMIT #20MSE-00121.

NOTE:

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

UNIT NO.	ASSESSOR PARCEL NUMBER
1	1159-072
2	1159-073
3	1159-074
4	1159-075
5	1159-076

BOUNDARY NOTES:

(1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

(2) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

(3) PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS.

(4) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 29, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

(5) BUILDING CORNER WERE MEASURED FIVE (5) FEET FROM GROUND LEVEL.

(6) BLOCK LINES OF BLOCK 1159 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS FOUND CURB CUTS, BUILDING OCCUPATIONS, AND OFFICIAL CONCRETE SIDEWALK AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

(7) THIS BOUNDARY RESOLUTION IS GENERALLY SUPPORTED BY BUILDING OCCUPATION AND WALLS. CURB SPLITS GENERALLY AGREE WITH BUILDING OCCUPATION.

(8) ALL MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR NOT FOUND.

FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JULY 29, 2020, AS DOCUMENT NO. 2020-K961436-00.
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO — STATE OF CALIFORNIA
NOVEMBER 2022

GL A Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

LYON STREET (68.75' WIDE)

SET NAIL & 1/2"ø BRASS TAG MID 40499

SET NAIL & 1/2"ø BRASS TAG MID 40497

10.00'

37'-6" Ⓐ Ⓓ
37.50'(M)

10.00'

0.30' OVER

4.40' CLR.

4.86' CLR.

5.07' CLR.

0.15' CLR.

0.02' OVER

0.05' OVER

0.30' CLR.

0.30' CLR.

1-STORY WOOD FRAME ON CONCRETE FOUNDATION

0.20' CLR.

APN 1159-005

1900-1902-1904 McALLISTER ST., SF
3-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2003-H330030-00 O.R. JANUARY 3, 2003
REEL I296, IMAGE 0566

APN 1159-003
713 LYON ST., SF
2-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2011-J186856-00 O.R. MAY 24, 2011
REEL K402, IMAGE 0608

LOT 1

LOT AREA=3,750 SQ. FT.
709 LYON ST., SF
4-STORY WOOD FRAME
OVER CONCRETE BASEMENT
ON CONCRETE FOUNDATION

APN 1159-006

1906-1908-1910 McALLISTER ST., SF
3-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2013-J780154-00 O.R. NOVEMBER 6, 2013
REEL L019, IMAGE 0053

100.00'(M)

100' Ⓐ Ⓓ

APN 1159-004

100.00'(M)

100' Ⓐ Ⓓ

APN 1159-007

1912-1914 McALLISTER ST., SF
2-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-1998-G335574-00 O.R. APRIL 16, 1998
REEL H113, IMAGE 0375

0.30' CLR.

0.30' CLR.

25.10' CLR.

APN 1159-008

1916-1918-1920 McALLISTER ST., SF
3-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2018-K626219-00 O.R. JUNE 14, 2018

37'-6" Ⓐ Ⓓ
37.50'(M)

APN 1159-009

1928 McALLISTER ST., SF
2-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2021045179 O.R. MARCH 11, 2021

APN 1159-003

ASSESSOR'S BLOCK 1159
BEING A PORTION OF
ADDITION BLOCK NO. 611,
WESTERN

McALLISTER STREET (68.75' WIDE)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DETAIL SHOWING BUILDING TIES

SCALE: 1" = 10.00'

FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT

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CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2022

GL A Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

ASSESSOR'S BLOCK 1150

GOLDEN GATE AVENUE (68.75' WIDE)

MONUMENT LINE

SFNF TACK & TAG STAMPED L.S. 7170 (J)

FOUND BRASS TAG STAMPED P.L.S. 6895 (G)

FOUND NAIL & TAG STAMPED L.S. 3075 (M)

FOUND TACK & TAG STAMPED L.S. 7170 (F)

FOUND CURB CUT (H)

FOUND RIVET & BRASS TAG STAMPED P.L.S. 7639 (H)

9.75' (G) 9.95' (M)

9.95' (M) 9.75' (G) 9.95' (M)

68.75' (B)(C) (M)

62.85' (M)

6'± (B) 5.90' (F)(H)(J)(L) 5.79' (G) 6.06' (M) 5.90' (M)

0.25' (H) 0.30' (M)

3.0'

5.69'

424.50' MON LINE TO MON LINE (B)
424.40' (M)

GRANITE CURB

PROLONGATED LINE FOR THE PL

SFNF TACK & TAG STAMPED L.S. 7170 (J)

MK. COR. BRK. 3-STY FR 1.0' UP MID 40495
SEE DETAIL "1"

25.00' (G) 25.00' (M) — 25.00' (G) 25.00' (M) — 25.00' (G) 25.00' (M) — 25.00' (M)(F) 25.07' (G) 25.00' (M) — 27.50' (F) 27.50' (M) — 27.50' (F) 27.50' (M) — 27.50' (F) 27.50' (M)

37.50' (J)(G) 37.50' (M)

3.0'

10' S/W (C) 10.00' (M)

9.89' (M) (H)

MK. & N COR. 0.60' UP 3-STY FR MID 35610

5.57'

BASIS OF SURVEY CITY MONUMENT LINE

68.75' (B)(C) (M)

62.91' (M)

49.95' (J) 49.95' (M)

122 CM 121-122

128 CM 14-15

83 CM 180-182

129 CM 1-2

ASSESSOR'S BLOCK 1159
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

126 CM 137-139

6'± (B) 5.84' (F)(K) 5.75' (H)(L) 5.84' (M)

15.13' (H) 15.20' (M)

GRANITE CURB

137.50' (D) (M)

FOUND TACK & TAG STAMPED L.S. 7170 (J)

5.0'

GRANITE CURB

15' S/W (C) 15.00' (M)

50'-5/8" (R) 50.05' (M)

FOUND RIVET & BRASS TAG STAMPED P.L.S. 7639 (H)

18'- 9" (D) 18.75' (M)

APN 1159-003

FOUND TACK & TAG STAMPED L.S. 7170 (I)

1.0'

37'-6" (Q) 37.50' (M)

18'- 9" (D) 18.75' (M)

10.00'

PROLONGATED LINE FOR THE PL

CENTRAL AVENUE (68.75' WIDE)

SFNF TACK & TAG STAMPED L.S. 7170 (I)

20.17' (I) 20.17' (M)

122 CM 191-192

100' (A)(D) 100.00' (M)

APN 1159-004
LOT 1
LOT AREA=3,750 SQ. FT.

37'-6" (A)(D) 37.50' (M)

SET NAIL & 1/2"ø BRASS TAG

PROLONGATED LINE FOR THE PL

62.69' (M)

68.75' (B)(C) (M)

6'± (B) 6.09' (E) 6.06' (C)(J)(M) 6.06' (M)

10.00'

P.O.B.

15' S/W (C) 15.24'(M)

100.00' (A)(D) 100.00' (M)

287.00' MON LINE TO MON LINE (B)

287.00' (M) (I) (M)

117.33'

79 CM 47-49

100 CM 200-201

APN 1159-009 100' (N)(M)

APN 1159-008

APN 1159-007

APN 1159-006

APN 1159-005 100.00' (S) (M)

287.00' MON LINE TO MON LINE (B) 287.00' (M)

6'± (B) 6.00' (E) 6.10' (H)(L) 6.09' (I) 5.93' (K) 6.10' (M)

MK. W. FC. STL. POLE 1.0' UP MID 40494

MK. COR. CONC 0.20' UP 3-STY FR MID 35340

6.605'

24.92' (E) 24.92' (M)

23'-8" (P) 23.67' (M)

26.333' (K) 26.33' (M)

25.00' (O) 25.00' (M)

25' (N) (M)

75' (N)(M)

PROLONGATED LINE FOR THE PL

424.50' MON LINE TO MON LINE (B)
424.40' (M)

GRANITE CURB

6.085' (B)(M) 6.15' (I)

5.40' (B) (M)
5.46' (F)

8.905'

6.0' 6.0'

FOUND NAIL & TAG STAMPED R.C.E. 12149 (E)

14.74' (K) 14.97' (M)

FOUND CURB CUT WITH NAIL & TAG STAMPED L.S. 3075 (K)

14.72' (K) 14.95' (M)

FOUND NAIL & TAG STAMPED L.S. 3075 (K)

68.75' (B)(C) (M)

62.65' (M)

15' S/W (C) 15.00'(M)

McALLISTER STREET (68.75' WIDE)

ASSESSOR'S BLOCK 1176

LYON STREET (68.75' WIDE)

ASSESSOR'S BLOCK 1158

ASSESSOR'S BLOCK 1160

N

GRAPHIC SCALE

30 0 15 30 60 180

(IN FEET)
1 inch = 30 ft.

BASIS OF SURVEY:

THE BASIS OF SURVEY IS BASED UPON THE FOUND MONUMENT MARKS ALONG LYON STREET AND BLOCK DIMENSIONS AS SHOWN ON THE MAPS REFERENCED ON THIS SURVEY. LOT POSITION IS BASED UPON THE GRANT DEED RECORDED ON JULY 29, 2020, DOCUMENT NO. 2020-K961436-00, AND THE DEEDS OF IMMEDIATE ADJOINERS.

GOLDEN GATE AVENUE (68.75' WIDE)

GRANITE CURB

5.93' MONUMENT LINE

CENTRAL AVENUE (68.75' WIDE)

GRANITE CURB

6.185'

37.50' (J)(G) 37.50' (M)

MK. COR. BRK. 3-STY FR 1.0' UP MID 40495

MONUMENT LINE

49.95' (J) 49.95' (M)

122 CM 121-122

DETAIL "1"

SCALE: 1"=10'

FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT

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CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2022

GL A Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

APN 1159-004, 709 LYON STREET

From:	Mapping, Subdivision (DPW)
To:	BOS Legislation, (BOS)
Cc:	MARQUEZ, JENINE (CAT); SKELLEN, LAUREN (CAT); PETERSON, ERIN (CAT); Rems, Jacob (DPW); Mendoza, Jessica (DPW); Schneider, Ian (DPW); Anderson, Katharine (DPW); TOM, CHRISTOPHER (CAT)
Subject:	Final Map No. 10851 - 709 Lyon Street
Date:	Monday, December 5, 2022 11:27:32 AM
Attachments:	Order207344.docx.pdf 10851_Motion_20210714.doc 10851_SIGNED_MOTION_20221202.pdf 10851_DCP Referral_Signed.pdf 10851_CHECKLIST_20210122.pdf 2018-006172PRJ-CEQA Checklist (ID 1061468).pdf 10851_TAX_CERT_20221031.pdf 10851_SIGNED_MYLAR_20221202.pdf

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To: Board of Supervisors,

Thank you for confirming that you have received the final map in your office.

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 13, 2022, meeting.

RE: BOS Final Map Approval for 709 Lyon Street, PID: 10851

Regarding: BOS Approval for Final Map
APN: 1159/004
Project Type: 5 Unit Residential Condominium Project

See attached documents:

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

If you have any questions regarding this submittal, please feel free to contact Katharine Anderson by email at katharine.anderson@sfdpw.org.

Thank you,

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