



San Francisco Public Works
General – Director’s Office
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Public Works Order No: 208921

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

RECOMMENDING APPROVAL OF “FINAL MAP 10699”, BEING A 7 LOT VERTICAL SUBDIVISION, AND AUTHORIZING UP TO 278 RESIDENTIAL CONDOMINIUM UNITS, UP TO 166 NEW RENTAL RESIDENTIAL DWELLING UNITS, AND RETAINING 82 EXISTING RENTAL RESIDENTIAL UNITS AND APPROVAL OF THAT CERTAIN “FINAL MAP 10700”, BEING A 7 LOT SUBDIVISION, AND AUTHORIZING UP TO 545 RESIDENTIAL CONDOMINIUM UNITS AND RETAINING 201 EXISTING RENTAL RESIDENTIAL UNITS.

FINDINGS

1. The Director of Public Works (“Director”) adopted Public Works (“PW”) Order No. 206742 approving Tentative Map 10699 (“1C Tentative Map”) and Tentative Map 10700 (“1D Tentative Map”) (collectively the “Tentative Maps”) relating to a project known as The Parkmerced Development Project (“Project”), the 1C Tentative Map, being a 9 Lot Vertical Subdivision, and authorizing up to 278 Residential Condominium Units, up to 166 new rental residential dwelling units, and retaining 42 existing rental residential units and the 1D Tentative Map, being an 11 Lot Vertical Subdivision, and authorizing up to 545 Residential Condominium Units and retaining 201 existing rental residential units.
2. In PW Order No. 206742, the Director determined that the Tentative Maps were subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 18270, following the Planning Commission’s adoption of Motion No. 18269, certifying the Final Environmental Impact Report for the Project (“FEIR”). The FEIR was prepared pursuant to the California Environmental Quality Act, California Public Resources Code §§ 21000 et seq. (“CEQA”).
3. Parkmerced Owner LLC, Maximus PM Phase 1C Owner LLC, and Maximus PM Phase 1D Owner LLC (collectively the “Subdivider”) filed an application for Final Map 10699, being a 7 Lot Vertical Subdivision, and authorizing up to 278 Residential Condominium Units, up to 166 new rental residential dwelling units, and retaining 82 existing rental residential units and that certain Final Map 10700, being a 7 Lot Subdivision, and authorizing up to 545 Residential Condominium Units and retaining 201 existing rental residential units (collectively the “Final Maps”).
4. The City Planning Department, in its two letters dated March 2, 2022, found that the subdivisions, on balance, are consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

5. The Director approved a series of Exceptions and Design Modifications for the subdivisions as described in PW Order No. 208912 and the findings adopted in the aforementioned PW Order are hereby incorporated by herein reference.
6. The Director and County Surveyor find that the Final Maps are consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code §§ 66410 et seq., the San Francisco Subdivision Code, and the Tentative Maps, and substantially conform to the Tentative Maps.
7. The Subdivider proposed to name Block 03W Vertical Lot A, "Robert Pender Way", a new private street to be built between Higuera Avenue and Garces Drive, shown in Final Map 10699. On December 4, 2023, the Subdivider provided a letter to the County Surveyor providing background on the private street name selection and associated outreach. Public Works has determined that the name of this private street will not conflict with or lead to public confusion with other street names in San Francisco.
8. The Director and City Engineer recommend that the Board of Supervisors approve the Final Maps subject to the conditions specified herein.
9. Because Subdivider has not completed the required public improvements associated with the Final Maps and certain conditions have not been fulfilled at the time of the filing of the Final Maps, the San Francisco Subdivision Code requires that Subdivider and the City enter into Public Improvement Agreements ("PIAs") to address this requirement. Subdivider has executed PIAs to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code and PW Order 206742. The PW Director recommends that the Board of Supervisors approve the PIAs and authorize the Director and City Attorney to execute and file the PIAs in the Official Records. As authorized by the PIAs, the Director recommends deferral of compliance with certain conditions of approval described in PW Order 208912.
10. Street Improvement Permit (SIP): The Subdivider submitted draft SIP plans for Phases 1C and 1D for City Agencies' review. The Subdivider addressed all City Agency comments for Phase 1D. However, for Phase 1C, the Subdivider continues to coordinate with City Agencies to address the remaining comments prior to issuance of a construction permit. Thus, Per Section 1347 (a) of the Subdivision Code, no construction shall commence until the improvement plans have been approved by the City Engineer. Notwithstanding this deferral, the City Engineer has adequate information to estimate the cost of the improvements for which Security will be posted. Phases 1C and 1D SIP final permit plans and specifications must meet current City standards at the time of permitting, pursuant to the terms of the Development Agreement.
11. The initial security associated with each PIA is a first priority deed of trust for separate parcels associated with each final map. This security must be replaced with bonds or other security described in California Government Code Section 66499 and acceptable to City (Replacement Security) before a Street Improvement Permit is issued for the related work, as described in each PIA.
12. The Director has determined that the interim first priority deed of trust and later Replacement Security will be adequate security under California Government Section 66499 and the San Francisco Subdivision Code.

13. The Final Maps include certain offers of real property interests for public street and utilities uses and public improvements required by the PIAs. The Director recommends that the Board of Supervisors conditionally accept the real property and improvements required by and subject to the terms of the PIAs and described in the Owner's Statements on the Final Maps, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.

Attachments & Transmittals

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Map.
2. Transmitted herewith are the following:
 - i. One (1) copy of the Motion approving said maps.
 - ii. One (1) mylar signature sheet and one (1) paper set of the "Final Map 10699", comprising eleven (11) sheets.
 - iii. One (1) mylar signature sheet and one (1) paper set of the "Final Map 10700", comprising seven (7) sheets.
 - iv. One (1) copy of the Tax Certificates 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.
 - v. One (1) copy of the letter from the City Planning Department relative to Final Map 10699, dated March 2, 2022, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
 - vi. One (1) copy of the letter from the City Planning Department relative to Final Map 10700, dated March 2, 2022, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
 - vii. One (1) copy of the Public Improvement Agreement relative to Final Map 10699, including a Deed Of Trust, securing the obligation for required infrastructure.
 - viii. One (1) copy of the Public Improvement Agreement relative to Final Map 10700, including a Deed Of Trust, securing the obligation for required infrastructure.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Katharine Anderson

Anderson, Katharine
City and County Surveyor

X

DocuSigned by:

Albert Ko

Ko, Albert J
City Engineer

X

DocuSigned by:

Carla Short

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Short, Carla
Director of Public Works