

File No. 180854 Committee Item No. 1  
 Board Item No. 22

**COMMITTEE/BOARD OF SUPERVISORS**  
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 15, 2018

Board of Supervisors Meeting Date October 23, 2018  
 Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input 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** (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 188335 082418</u>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN Reso No. 199978</u>                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Vacation Area SUR Map No. 2018-003 082418</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Official Sidewalk Map Q-20-1030 082418</u>    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Port Reso No. 17-52</u>                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Record of Survey 9584 Draft</u>               |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice 101518</u>                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Record of Survey 091718</u>                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>POWERLINE SURV PART 101518</u>                |
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| <input type="checkbox"/>            | <input type="checkbox"/>            |  |

Completed by: Erica Major Date October 12, 2018  
 Completed by: Erica Major Date October 17, 2018

1 [Summary Street Vacation, New Sidewalks, and Property Transfer - Michigan Street]

2  
3 **Ordinance ordering the summary street vacation of portions of Michigan Street**  
4 **generally along Assessor's Parcel Block No. 4110, Lot No. 001, and Block No. 4111, Lot**  
5 **No. 004; establishing new official sidewalks on Michigan Street by amending Ordinance**  
6 **No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Public Works Order**  
7 **concerning the street vacation and establishment of new sidewalks; authorizing real**  
8 **property transfers and waiving the provisions of Administrative Code, Chapter 23;**  
9 **authorizing official acts in connection with this Ordinance, as defined herein; affirming**  
10 **the Planning Department's determination under the California Environmental Quality**  
11 **Act; adopting findings that the actions contemplated in this Ordinance are consistent**  
12 **with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

13 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
16 **Board amendment additions** are in double-underlined Arial font.  
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
18 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
19 subsections or parts of tables.

20 Be it ordained by the People of the City and County of San Francisco:

21 Section 1. Environmental and Land Use Findings.

22 (a) On August 24, 2017, the Planning Commission, by Motion No. 19976, certified  
23 the Final Environmental Impact Report (Final EIR) for the 28-Acre Pier 70 Mixed-Use project  
24 (Project) as being accurate, complete, and in compliance with the California Environmental  
25 Quality Act (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines,  
and Chapter 31 of the Administrative Code. At the same hearing, the Planning Commission,

1 by Resolution No. 19977, adopted findings with respect to the approval of the Project (CEQA  
2 Findings). These CEQA Findings include the rejection of alternatives, a statement of  
3 overriding considerations, and a mitigation monitoring and reporting program among other  
4 administrative record documents. At the same hearing, the Planning Commission, by  
5 Resolution No. 19978, found that the Project, including the actions contemplated in this  
6 ordinance, are consistent, on balance, with the City's General Plan and eight priority policies  
7 of Planning Code Section 101.1. The Board of Supervisors in Ordinance No. 227-17 adopted  
8 these environmental findings as its own. Copies of said motion, resolutions, and ordinance  
9 are on file with the Clerk of the Board of Supervisors in File No. 170930, and are incorporated  
10 herein by reference.

11 (b) The Board of Supervisors finds:

12 (1) The actions proposed for approval under this ordinance present no  
13 substantial changes to the Project that will require major revisions in the Final EIR due to the  
14 involvement of new significant environmental effects or a substantial increase in the severity  
15 of previously identified significant effects.

16 (2) The actions proposed for approval under this ordinance present no  
17 substantial changes with respect to the circumstances under which the Project was approved  
18 that will require major revisions to the Final EIR due to the involvement of new significant  
19 environmental effects or a substantial increase in the severity of previously identified  
20 significant effects.

21 (3) No new information of substantial importance, which was not known and  
22 could not have been known in the exercise of reasonable diligence at the time the Final EIR  
23 was certified, has become available which indicates that: (A) the Project will have significant  
24 effects not discussed in the Final EIR, (B) significant environmental effects will be  
25 substantially more severe than shown in the Final EIR, (C) mitigation measures or alternatives

1 found not to be feasible would in fact be feasible, and would substantially reduce one or more  
2 significant effects of the Project, or (D) mitigation measures or alternatives which are  
3 considerably different from those in the Final EIR would substantially reduce one or more  
4 significant effects on the environment.

5 As a consequence of the above findings, the Board of Supervisors relies on the CEQA  
6 findings adopted in Ordinance No. 227-17 for purposes of the actions in this ordinance. The  
7 Board of Supervisors further finds that the actions in this ordinance are consistent, on  
8 balance, with the City's General Plan and eight priority policies of Planning Code Section  
9 101.1.

10  
11 Section 2. General Findings.

12 (a) The Project would include between 1,100 and 2,150 residential units, a  
13 maximum of between 1 million and 2 million gross square feet of commercial-office use, and  
14 up to 500,000 gross square feet of retail-light industrial-arts use. The Project would also  
15 include construction of transportation and circulation improvements, new and upgraded  
16 utilities and infrastructure, geotechnical and shoreline improvements, between 3,215 to 3,345  
17 off-street parking spaces in proposed buildings and district parking structures, and nine acres  
18 of publicly-owned open space.

19 (b) On October 20, 2017, the Port Commission, by Resolution No. 17-52, approved  
20 the vacation of portions of Michigan Street under Port jurisdiction and the potential sale of  
21 Parcel K North, and urged the County Surveyor and Director of Property to take all steps  
22 necessary to effectuate the purpose and intent of the resolution. A copy of said Resolution is  
23 on file with the Clerk of the Board of Supervisors in File No. 180854, and is incorporated  
24 herein by reference.  
25

1 (c) On November 9, 2017, the Board of Supervisors, in Resolution No. 401-17,  
2 approved a Disposition and Development Agreement (DDA) between the Port and FC Pier 70,  
3 LLC for the development of a portion of the Project. Under the DDA, the Port is required to  
4 offer Parcel K North for sale at or above its fair market value established by a proprietary  
5 appraisal and specify that the successful bidder must close escrow on the sale by February  
6 15, 2019, with resulting proceeds used to pay for entitlement costs associated with the  
7 Project. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
8 No. 170986.

9 (d) Vacating portions of Michigan Street is necessary to effectuate the Project  
10 approvals.

11 (e) The areas to be vacated by this ordinance are portions of Michigan Street  
12 currently under the jurisdiction of the City, acting by and through the Department of Public  
13 Works (Public Works) and by and through the Port Commission, and are as depicted in SUR  
14 Map No. 2018-003 (collectively, Vacation Areas). SUR Map No. 2018-003 reflects the  
15 conditions of Michigan Street and the adjacent Assessor's Parcel Numbers as of August 24,  
16 2018. A copy of SUR Map No. 2018-003 is on file with the Clerk of the Board of Supervisors  
17 in File No. 180854 and is incorporated herein by reference.

18 (f) On September 17, 2018, a Record of Survey was recorded that reflects the  
19 Trust Exchange necessary for the Project. The Record of Survey reflects both the Assessor's  
20 Parcel Numbers as of August 24, 2018, and the new Assessor's Parcel Numbers assigned to  
21 the Trust Termination Lands. The Record of Survey is on file with the Clerk of the Board of  
22 Supervisors in File No. 180854 and is incorporated herein by reference.

23 (g) Following the vacation of the approximately 12-foot-wide portion of Michigan  
24 Street adjacent to Assessor's Parcel No. 4110-001, the Port, Public Works, and the County  
25 Surveyor intend to merge and create new parcels, including Parcel K North.

1 (h) Following the vacation of the approximately 20.6-foot-wide strip portion of  
2 Michigan Street adjacent to Assessor's Parcel 4111-004, south of the Pueblo line, Public  
3 Works intends to transfer this portion of the vacated area to the Port. The Port currently holds  
4 a minor sidewalk encroachment permit from Public Works (conditional use permit 14MSE-  
5 0343) for this space.

6 (i) California Streets and Highways Code Sections 8300 et seq. and Public Works  
7 Code Section 787(a) set forth the procedures that the City follows to vacate public streets and  
8 public service easements. California Streets and Highways Code Sections 8314, 8334, and  
9 8334.5, respectively, allow a summary vacation if the subject area is not needed for purposes  
10 of a non-motorized transit facility, constitutes excess right-of-way, and when there are no in-  
11 place functioning utilities.

12 (j) On November 28, 2017, Public Works sent notice of the proposed street  
13 vacation to the Department of Technology, Municipal Transportation Agency, Fire  
14 Department, and Public Utilities Commission, as well as AT&T, Sprint, and Pacific Gas and  
15 Electric.

16 (k) In connection with the summary vacation provided in this ordinance, Public  
17 Works prepared drawing Q-20-1030 concerning sidewalk widths and Public Works Order No.  
18 188335 dated August 24, 2018. In Public Works Order No. 188335, the Director of Public  
19 Works and City Engineer determined: (1) the Vacation Area as shown on SUR Map No. 2018-  
20 003 is excess right-of-way and unnecessary for the City's present or prospective street or  
21 highway purposes; (2) there are no physical public or private functioning utilities in the  
22 Vacation Area; (3) the Vacation Area is not needed for purposes of a non-motorized transit  
23 facility; (4) no City agency or utility opposed vacating the Vacation Area; (5) the width of the  
24 Michigan Street right-of-way shall be adjusted in the official public right-of-way width maps in  
25 accordance with SUR Map No. 2018-003; and (6) the proposed sidewalks would be

1 constructed in accordance with all City codes, regulations, and standards. A copy of Public  
2 Works Order No. 188335 and Public Works drawing Q-20-1030 are on file with the Clerk of  
3 the Board of Supervisors in File No. 180854 and are incorporated herein by reference

4 (l) The public interest, convenience, and necessity does not require that the City  
5 reserve from the vacation of the Vacation Area any easements.

6 (m) The Board adopts as its own, the findings and recommendations of the Public  
7 Works Director as set forth in Public Works Order No. 188335 concerning the summary  
8 vacation of the Vacation Area and other actions in furtherance thereof, and the Board hereby  
9 incorporates herein such recommendations and findings by reference.

10 (n) The street vacation actions are conducted under the general vacation  
11 procedures of the California Streets and Highways Code Sections 8300 et seq. and Public  
12 Works Code Section 787(a).

13 (o) Vacating the Vacation Areas will require the establishment of new sidewalk  
14 areas along Michigan Street. These sidewalks are shown in Public Works drawing Q-20-  
15 1030.

16 (p) The Department of Real Estate has consented to the real property transactions  
17 described in this ordinance.

18  
19 Section 3. Street Vacation.

20 (a) For the reasons stated in Section 2, vacating the Vacation Areas as depicted in  
21 SUR Map No. 2018-003 will serve the public interest, convenience, and necessity.

22 (b) Pursuant to California Streets and Highways Code, Sections 8300 et seq. and  
23 Public Works Code Section 787(a), the Board hereby summarily vacates the Vacation Area as  
24 described in this ordinance, as shown on SUR Map No. 2018-003, and authorizes and directs  
25 the Clerk of the Board of Supervisors and the Director of Real Estate to record or cause to be

1 recorded a certified copy of this ordinance as provided in California Streets and Highways  
2 Code Section 8325(a). On recordation of this ordinance, the vacation shall be effective  
3 without any further action by the Board. From and after the date this ordinance is recorded,  
4 the Vacation Area no longer constitutes a public right-of-way.

5  
6 Section 4. Sidewalk Establishment.

7 In accordance with Public Works Order 188335, Board of Supervisors Ordinance No.  
8 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board  
9 of Supervisors' Book of General Ordinances, in effect May 11, 1910, is hereby amended by  
10 adding thereto a new section to read as follows:

11 Section 1620. The official sidewalk width on the westerly portion of Michigan Street from 20th  
12 Street extending southward to the 21st Street right-of-way shall be as shown on Public Works drawing  
13 Q-20-1030, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 180854.

14  
15 Section 5. Real Property Transfers.

16 (a) The Board of Supervisors authorizes the Director of Public Works and the  
17 Director of Real Estate, each on behalf of the City, and the Port to transfer between them any  
18 parcels necessary to create Parcel K North. In addition, the Director of Public Works and the  
19 Director of Real Estate, each on behalf of the City, are authorized to transfer to the Port the  
20 City's interest in the approximately 20.6-foot-wide strip portion of Michigan Street adjacent to  
21 Assessor's Parcel 4111:004, south of the Pueblo line vacated as part of this ordinance, and  
22 the portion of Michigan Street south of the Pueblo line that remains a right-of-way.

23 (b) Any such transfers of property shall not be subject to Chapter 23 of the  
24 Administrative Code.



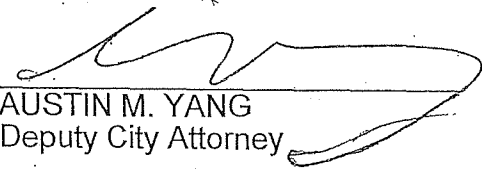
1  
2 Section 6. Official Acts in Connection with the Legislation.

3 The Mayor, Clerk of the Board, Director of Real Estate, County Surveyor, and Director  
4 of Public Works are hereby authorized and directed to take any and all actions which they or  
5 the City Attorney may deem necessary or advisable in order to effectuate the purpose and  
6 intent of this ordinance (including, without limitation, revising official public right-of-way and  
7 sidewalk maps; the filing of this ordinance in the Official Records of the City and County of  
8 San Francisco; and execution and delivery of any evidence of the same).

9  
10 Section 7. Effective Date. This ordinance shall become effective 30 days after  
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
13 of Supervisors overrides the Mayor's veto of the ordinance.

14  
15  
16 APPROVED AS TO FORM:  
17 DENNIS J. HERRERA, City Attorney

18 By:

19   
AUSTIN M. YANG  
Deputy City Attorney

20 n:\egana\as2018\1800030\01306418.docx

**REVISED LEGISLATIVE DIGEST**  
(Substituted, 9/25/2018)

[Summary Street Vacation, New Sidewalks, and Property Transfer - Michigan Street]

**Ordinance ordering the summary street vacation of portions of Michigan Street generally along Assessor's Parcel Block No. 4110, Lot No. 001 and Block No. 4111, Lot No. 004; establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Public Works Order concerning the street vacation and establishment of new sidewalks; authorizing real property transfers and waiving the provisions of Administrative Code, Chapter 23; authorizing official acts in connection with this Ordinance, as defined herein; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1**

Existing Law

Pursuant to the California Streets and Highways Code sections 8300 et seq. and the San Francisco Public Works Code, the City may summarily vacate a right-of-way, if the subject area is not needed for purposes of a non-motorized transit facility, constitutes excess right-of-way, and does not contain in-place functioning utilities.

Ordinance No. 1061, entitled "Regulating the Width of Sidewalks" is an uncodified ordinance that tracks changes to and the establishment of new sidewalks in San Francisco.

Administrative Code Chapter 23 sets forth procedures for interdepartmental transfers of property.

Amendments to Current Law

The ordinance would amend Ordinance No. 1061, entitled "Regulating the Width of Sidewalks" by adding a new section 1620 to that ordinance.

Background Information

The Pier 70 Mixed-Use project is a large multi-phase development project. The legislation would vacate the 12' wide portion of Michigan Street adjacent to Assessor's Parcel No. 4110-001. This is necessary to create Parcel K North, which must be sold at or above its fair market value. The proceeds from this sale would be used to pay for the entitlement costs of the 28-Acre Mixed-Use Pier 70 project. It would also vacate a 20.6' wide strip portion of

FILE NO. 180854

Michigan Street adjacent to Assessor's Parcel 4111-004. Once the project is complete, Michigan Street will be a Port street.

The ordinance would also establish new sidewalks along Michigan Street.

The ordinance would permit expedited interdepartmental transfers of property by waiving the provisions of Administrative Code Chapter 23.



London N. Breed, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 188335**

**Determination to recommend vacating a portion of Michigan Street generally along Assessor's Parcel Nos. 4110-001 and 4111-004, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code; and establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks."**

WHEREAS, Most public streets and sidewalks are owned by the City and County of San Francisco as a public right-of-way; and

WHEREAS, Michigan Street, generally bounded by Assessor's Block 4110, Assessor's Block 4111 and 20<sup>th</sup> Street, the area to be vacated ("the Vacation Area"), is specifically shown on SUR Map 2018-003, dated August 24, 2018; and

WHEREAS, On August 24, 2017, the Planning Commission, by Motion No. 19976, determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*); and

WHEREAS, On August 24, 2017, the Planning Commission, by Resolution No. 19978, found that the Pier 70 project, including the proposed street vacation and sidewalk establishment, is consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1; and

WHEREAS, On October 20, 2017, the Port Commission, by Resolution No. 17-52, approved the vacation of portions of Michigan Street under Port jurisdiction and the potential sale of Parcel K North, and urged the County Surveyor and Director of Property to take all steps necessary to effectuate the purpose and intent of the resolution; and

WHEREAS, The proposed vacation is necessary to effectuate the Pier 70 project; and

WHEREAS, Pursuant to the California Streets and Highway Code, Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a PW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and



Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission ("PUC"); and

WHEREAS, The applicant attempted to obtain the consent of all property owners adjacent to the Vacation Area; and

WHEREAS, No utility company or agency objected to vacating the Vacation Area; and

WHEREAS, The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 *et seq.*, and section 787 of the San Francisco Public Works Code; and

WHEREAS the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The Vacation Area is excess right-of-way, not needed for purposes of a non-motorized transit facility; and

WHEREAS, There are no physical public or private functioning utilities in the Vacation Area; and

WHEREAS, The proposed sidewalk changes on Michigan Street are specifically shown on Public Works map Q-20-1030, dated August 24, 2018; and

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area and establishing new sidewalk on Michigan Street, as shown on Department of Public Works drawings SUR 2018-003 and Q-20-1030.
2. Vacation Area SUR Map No. 2018-003
3. Official Sidewalk Map Q-20-1030

The Director recommends that the Board of Supervisors move forward with the legislation to vacate said Vacation Area and to establish a new official sidewalk along said portion of Michigan Street.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

Attachments:

1. SUR 2018-003, dated August 24, 2018.
2. Q-20-1030 dated August 24, 2018



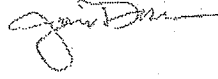
8/24/2018

8/24/2018

X Bruce R. Storrs

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Storrs, Bruce  
City and County Surveyor  
Signed by: Storrs, Bruce

X 

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Nuru, Mohammed  
Director  
Signed by: Dawson, Julia



San Francisco Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19978

HEARING DATE: AUGUST 24, 2017

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.:* 2014-001272GPA  
*Project Name:* Pier 70 Mixed-Use Project  
*Existing Zoning:* M-2 (Heavy Industrial) Zoning District  
P (Public) Zoning District  
40-X and 65-X Height and Bulk Districts  
*Block/Lot:* 4052/001, 4110/001 and 008A, 4111/004, 4120/002,  
*Proposed Zoning:* Pier 70 Mixed-Use Zoning District  
65-X and 90-X Height and Bulk Districts  
*Project Sponsor:* Port of San Francisco and Forest City Development California Inc.  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO MAP NO. 04 AND MAP NO. 05 OF THE URBAN DESIGN ELEMENT OF GENERAL PLAN AND THE LAND USE INDEX OF THE GENERAL PLAN TO PROVIDE REFERENCE TO THE PIER 70 MIXED-USE PROJECT SPECIAL USE DISTRICT, AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, pursuant to Planning Code Section 340(C), the Planning Commission ("Commission") initiated a General Plan Amendment for the Pier 70 Mixed-Use Project ("Project"), per Planning Commission Resolution No. 19949 on June 22, 2017.

WHEREAS, these General Plan Amendments would enable the Project. The Project includes new market-rate and affordable residential uses, commercial use, retail-arts-light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space. Depending on the uses proposed, the Project would include between 1,645 to 3,025 residential units, a maximum of 1,102,250 to 2,262,350 gross square feet (gsf) of commercial-office use, and a maximum of 494,100 to 518,700 gsf of retail-light industrial-arts use. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements, between 3,215 to 3,345 off-street parking spaces in proposed buildings and district parking structures, and nine acres of publicly-owned open space.

WHEREAS, the Project would construct new buildings that would range in height from 50 to 90 feet, as is consistent with Proposition F which was passed by the voters of San Francisco in November 2014.

WHEREAS, these General Plan Amendments would amend Map No. 04 "Urban Design Guidelines for Heights of Buildings" and Map No. 5 "Urban Design Guidelines for Bulk of Buildings" in the Urban Design Element to reference the Pier 70 Mixed-Use Project Special Use District, as well as update and amend the Land Use Index of the General Plan accordingly.

WHEREAS, this Resolution approving these General Plan Amendments is a companion to other legislative approvals relating to the Pier 70 Mixed-Use Project, including recommendation of approval of Planning Code Text Amendments and Zoning Map Amendments, approval of the Pier 70 SUD Design for Development and recommendation for approval of the Development Agreement.

WHEREAS, on August 24, 2017, the Planning Commission reviewed and considered the Final EIR for the Pier 70 Mixed Project (FEIR) and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

WHEREAS, on August 24, 2017, by Motion No. 19976, the Commission certified the Final Environmental Impact Report for the Pier 70 Mixed-Use Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA").

WHEREAS, on August 24, 2017, the Commission by Motion No. 19977 approved California Environmental Quality Act (CEQA) Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-001272ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

WHEREAS, the CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

WHEREAS, on July 20, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on General Plan Amendment Application Case No. 2014-001272GPA. At the public hearing on July 20, 2017, the Commission continued the adoption of the General Plan Amendment Application to the public hearing on August 24, 2017.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend Map No. 04 "Urban Design Guidelines for Heights of Buildings" and Map No. 05 "Urban Design Guidelines for Bulk of Buildings" in the Urban Design Element, and the Land Use Index of the General Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission hereby finds that the General Plan Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The General Plan Amendments would help implement the Pier 70 Mixed-Use Project development, thereby evolving currently under-utilized industrial land for needed housing, commercial space, and parks and open space.
2. The General Plan Amendments would help implement the Pier 70 Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.



3. The General Plan Amendments would help implement the Pier 70 Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with fully rebuilt infrastructure. The new neighborhood would improve the site's multi-modal connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the City's central waterfront.
4. The General Plan Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The General Plan Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.
5. The General Plan Amendments would enable construction of new housing, including new on-site affordable housing, and new arts, retail and manufacturing uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.
6. The General Plan Amendments would facilitate the preservation and rehabilitation of portions of the Union Iron Works Historic District—an important historic resource listed in the National Register of Historic Places.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the General Plan, and the Project and its approvals associated therein, all as more particularly described in Exhibit A to the Development Agreement on file with the Planning Department in Case No. 2014-001272DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

HOUSING ELEMENT

**OBJECTIVE 1**

*IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.*

**POLICY 1.1**

*Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.*

**POLICY 1.8**

*Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.*

**POLICY 1.10**

*Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.*

The Project is a mixed-use development with between 1,645 and 3,025 dwelling units at full project build-out, which provides a wide range of housing options. As detailed in the Development Agreement, the Project exceeds the inclusionary affordable housing requirements

of the Planning Code, through a partnership between the developer and the City to reach a 30% affordable level.

**OBJECTIVE 11**

**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

**POLICY 11.1**

*Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.*

**POLICY 11.2**

*Ensure implementation of accepted design standards in project approvals.*

**POLICY 11.7**

*Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.*

The Project, as described in the Development Agreement and controlled in the Design for Development (D4D), includes a program of substantial community benefits designed to revitalize a former industrial shipyard and complement the surrounding neighborhood. Through the standards and guidelines in the D4D, the Project would respect the character of existing historic resources, while providing for a distinctly new and unique design. The Project retains three historic resources (Buildings 2, 12 and 21) and preserves the character of the Union Iron Works Historic District by providing for compatible new construction.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**POLICY 12.1**

*Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.*

**POLICY 12.2**

*Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.*

The Project appropriately balances housing with new and improved infrastructure and related public benefits.

The project site is located adjacent to a transit corridor, and is within proximity to major regional and local public transit. The Project includes incentives for the use of transit, walking and bicycling through its TDM program. In addition, the Project's streetscape design would enhance vehicular, bicycle and pedestrian access and connectivity through the site. The Project will establish a new bus line through the project site, and will provide an open-to-the-public shuttle.

Therefore, new residential and commercial buildings constructed as part of the Project would rely on transit use and environmentally sustainable patterns of movement.

The Project will provide over nine acres of new open space for a variety of activities, including an Irish Hill playground, a market square, a central commons, a minimum ½ acre active recreation on the rooftop of buildings, and waterfront parks along 1,380 feet of shoreline.

The Project includes substantial contributions related to quality of life elements such as open space, affordable housing, transportation improvements, childcare, schools, arts and cultural facilities and activities, workforce development, youth development, and historic preservation.

#### COMMERCE AND INDUSTRY ELEMENT

##### **OBJECTIVE 1**

**MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.**

##### **POLICY 1.1**

*Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.*

The Project is intended to provide a distinct mixed-use development with residential, office, retail, cultural, and open space uses. The Project would leverage the Project site's location on the Central Waterfront and close proximity to major regional and local public transit by building a dense mixed-use development that allows people to work and live close to transit. The Project's buildings would be developed in a manner that reflects the Project's unique location in a former industrial shipyard. The Project would incorporate varying heights, massing and scale, maintaining a strong streetwall along streets, and focused attention around public open spaces. The Project would create a balanced commercial center with a continuum of floorplate sizes for a range of users, substantial new on-site open space, and sufficient density to support and activate the new active ground floor uses and open space in the Project.

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project would also construct high-quality housing with sufficient density to contribute to 24-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces that could accommodate a variety of events and programs, and adjacent ground floor building spaces that include elements such as transparent building frontages and large, direct access points to maximize circulation between, and cross-activation of, interior and exterior spaces.

##### **OBJECTIVE 2**

**MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.**

**POLICY 2.1**

*Seek to retain existing commercial and industrial activity and to attract new such activity to the city.*

See above (Commerce and Industry Element Objective 1 and Policy 1.1) which explain the Project's contribution to the City's overall economic vitality.

**OBJECTIVE 3**

**PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.**

**POLICY 3.2**

*Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.*

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project will provide expanded employment opportunities for City residents at all employment levels, both during and after construction. The Development Agreement, as part of the extensive community benefit programs, includes focused workforce first source hiring – both construction and end-user – as well as a local business enterprise component.

**TRANSPORTATION ELEMENT**

**OBJECTIVE 2**

**USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.**

**POLICY 2.1**

*Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.*

**POLICY 2.5**

*Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.*

The Project is located within a former industrial shipyard, and will provide new local, regional, and statewide transportation services. The Project is located in close proximity to the Caltrain Station on 22<sup>nd</sup> Street, and the Muni T-Line along 3<sup>rd</sup> Street. The Project includes a detailed TDM program, including various performance measures, physical improvements and monitoring and enforcement measures designed to create incentives for transit and other alternative to the single occupancy vehicle for both residential and commercial buildings. In addition, the Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling.

**OBJECTIVE 23**

*IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.*

**POLICY 23.1**

*Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.*

**POLICY 23.2**

*Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.*

**POLICY 23.6**

*Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.*

The Project will re-establish a street network on the project site, and will provide pedestrian improvements and streetscape enhancement measures as described in the D4D and reflected in the mitigation measures and Transportation Plan in the Development Agreement. The Project would establish 21<sup>st</sup> Street (between the existing 20<sup>th</sup> and 22<sup>nd</sup> Streets) and Maryland Street, which would function as a main north-south thoroughfare through the project site. Each of the new streets would have sidewalks and streetscape improvements as is consistent with the Better Streets Plan.

**URBAN DESIGN ELEMENT**

**OBJECTIVE 1**

*EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.*

**POLICY 1.1**

*Recognize and protect major views in the city, with particular attention to those of open space and water.*

As explained in the D4D, the Project uses a mix of scales and interior and exterior spaces, with this basic massing further articulated through carving and shaping the buildings to create views and variety on the project site, as well as pedestrian-friendly, engaging spaces on the ground. The Project maintains and opens view corridors to the waterfront.

**POLICY 1.2**

*Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.*

**POLICY 1.3**

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

The Project would re-establish the City's street pattern on the project site, and would construct new buildings, which would range in height from 50 and 90 feet. These new buildings would be viewed in conjunction with the three existing historic resources (Buildings 2, 12 and 21) on the project site, and the larger Union Iron Works Historic District. The Project would include new construction, which is sensitive to the existing historic context, and would be compatible, yet differentiated, from the historic district's character-defining features. The Project is envisioned as an extension of the Central Waterfront and Dogpatch neighborhoods.

**OBJECTIVE 2**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

**POLICY 2.4**

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

**POLICY 2.5**

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

The Project would revitalize a portion of a former industrial shipyard, and would preserve and rehabilitate important historic resources, including Buildings 2, 12 and 21, which contribute to the Union Iron Works Historic District, which is listed in the National Register of Historic Places. New construction would be designed to be compatible, yet differentiated, with the existing historic context.

**RECREATION AND OPEN SPACE ELEMENT**

**OBJECTIVE 1**

**ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.**

**POLICY 1.1**

*Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.*

**POLICY 1.7**

*Support public art as an essential component of open space design.*

The Project would build a network of waterfront parks, playgrounds and recreational facilities on the 28-Acre Site that, with development of the Illinois Street Parcels, will more than triple the amount of parks in the neighborhood. The Project will provide over nine acres of new open space for a variety of activities, including an Irish Hill playground, a market square, a central commons, a minimum ½ acre active recreation on the rooftop of buildings, and waterfront parks along 1,380 feet of shoreline. In addition, the Project would provide new private open space for each of the new dwelling units.

**POLICY 1.12**

*Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.*

See Discussion in Urban Element Objective 2, Policy 2.4 and 2.5.

**OBJECTIVE 3**

**IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.**

**POLICY 3.1**

*Creatively develop existing publicly-owned right-of-ways and streets into open space.*

The Project provides nine acres of new public open space and opens up new connections to the shoreline in the Central Waterfront neighborhood. The Project would encourage non-automobile transportation to and from open spaces, and would ensure physical accessibility these open spaces to the extent feasible.

**CENTRAL WATERFRONT AREA PLAN**

**Objectives and Policies**

Land Use

**OBJECTIVE 1.1**

**ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT TO A MORE MIXED-USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD.**

**POLICY 1.1.2**

*Revise land use controls in formerly industrial areas outside the core Central Waterfront industrial area, to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development, while protecting against the wholesale displacement of PDR uses.*

**POLICY 1.1.7**

*Ensure that future development of the Port's Pier 70 Mixed Use Opportunity Site supports the Port's revenue-raising goals while remaining complementary to the maritime and industrial nature of the area.*

**POLICY 1.1.10**

*While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR businesses is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions.*

**OBJECTIVE 1.2**

IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

**POLICY 1.2.1**

*Ensure that infill housing development is compatible with its surroundings.*

**POLICY 1.2.2**

*For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require housing development over commercial. In other mixed-use districts encourage housing over commercial or PDR where appropriate.*

**POLICY 1.2.3**

*In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.*

**POLICY 1.2.4**

*Identify portions of Central Waterfront where it would be appropriate to increase maximum heights for residential development.*

**OBJECTIVE 1.4**

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF THE CENTRAL WATERFRONT.

**POLICY 1.4.1**

*Continue to permit manufacturing uses that support the Knowledge Sector in the Mixed Use and PDR districts of the Central Waterfront.*

**POLICY 1.4.3**

*Allow other Knowledge Sector office uses in portions of the Central Waterfront where it is appropriate.*

**OBJECTIVE 1.7**

RETAIN THE CENTRAL WATERFRONT'S ROLE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES

**POLICY 1.7.3**

*Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.*

Housing

**OBJECTIVE 2.1**

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE CENTRAL WATERFRONT IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.



**POLICY 2.1.1**

*Require developers in some formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.*

**OBJECTIVE 2.3**

**REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.**

**POLICY 2.3.1**

*Target the provision of affordable units for families.*

**POLICY 2.3.2**

*Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.*

**POLICY 2.3.3**

*Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.*

**POLICY 2.3.4**

*Encourage the creation of family supportive services, such as child care facilities, parks and recreation, or other facilities, in affordable housing or mixed-use developments.*

**Built Form**

**OBJECTIVE 3.1**

**PROMOTE AN URBAN FORM THAT REINFORCES THE CENTRAL WATERFRONT'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.**

**POLICY 3.1.1**

*Adopt heights that are appropriate for the Central Waterfront's location in the city, the prevailing street and block pattern, and the anticipated land uses, while producing buildings compatible with the neighborhood's character.*

**POLICY 3.1.2**

*Development should step down in height as it approaches the Bay to reinforce the city's natural topography and to encourage an active and public waterfront.*

**POLICY 3.1.6**

*New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.*

**POLICY 3.1.9**

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

**OBJECTIVE 3.2**

**PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.**

**POLICY 3.2.1**

*Require high quality design of street-facing building exteriors.*

**POLICY 3.2.2**

*Make ground floor retail and PDR uses as tall, roomy and permeable as possible.*

**POLICY 3.2.5**

*Building form should celebrate corner locations.*

**OBJECTIVE 3.3**

**PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA**

**POLICY 3.3.1**

*Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.*

**POLICY 3.3.3**

*Enhance the connection between building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials.*

**Transportation**

**OBJECTIVE 4.1**

**IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN CENTRAL WATERFRONT**

**POLICY 4.1.4**

*Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.*

**POLICY 4.1.6**

*Improve public transit in the Central Waterfront including cross-town routes and connections the 22nd Street Caltrain Station and Third Street Light Rail.*

**OBJECTIVE 4.3**

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES

**POLICY 4.3.1**

*For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.*

**POLICY 4.3.2**

*For new non-residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing caps generally equal to the previous minimum requirements. For office uses limit parking relative to transit accessibility.*

**OBJECTIVE 4.4**

SUPPORT THE CIRCULATION NEEDS OF EXISTING AND NEW PDR AND MARITIME USES IN THE CENTRAL WATERFRONT

**POLICY 4.4.3**

*In areas with a significant number of PDR establishments and particularly along Illinois Street, design streets to serve the needs and access requirements of trucks while maintaining a safe pedestrian and bicycle environment.*

**OBJECTIVE 4.5**

CONSIDER THE STREET NETWORK IN CENTRAL WATERFRONT AS A CITY RESOURCE ESSENTIAL TO MULTI-MODAL MOVEMENT AND PUBLIC OPEN SPACE

**POLICY 4.5.2**

*As part of a development project's open space requirement, require publicly-accessible alleys that break up the scale of large developments and allow additional access to buildings in the project.*

**POLICY 4.5.4**

*Extend and rebuild the street grid, especially in the direction of the Bay.*

**OBJECTIVE 4.7**

IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION

**POLICY 4.7.1**

*Provide a continuous network of safe, convenient and attractive bicycle facilities connecting Central Waterfront to the citywide bicycle network and conforming to the San Francisco Bicycle Plan.*

**POLICY 4.7.2**

*Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.*

**POLICY 4.7.3**

*Support the establishment of the Blue-Greenway by including safe, quality pedestrian and bicycle connections from Central Waterfront.*

**Streets & Open Space**

**OBJECTIVE 5.1**

**PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS**

**POLICY 5.1.1**

*Identify opportunities to create new public open spaces and provide at least one new public open space serving the Central Waterfront.*

**POLICY 5.1.2**

*Require new residential and commercial development to provide, or contribute to the creation of public open space.*

**OBJECTIVE 5.4**

**THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT**

**POLICY 5.4.1**

*Increase the environmental sustainability of Central Waterfronts system of public and private open spaces by improving the ecological functioning of all open space.*

**POLICY 5.4.3**

*Encourage public art in existing and proposed open spaces.*

**Historic Preservation**

**OBJECTIVE 8.2**

**PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE CENTRAL WATERFRONT AREA PLAN**

**POLICY 8.2.2**

*Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Central Waterfront area plan and objectives for all projects involving historic or cultural resources.*

**OBJECTIVE 8.3**

**ENSURE THAT HISTORIC PRESERVATION CONCERNS CONTINUE TO BE AN INTEGRAL PART OF THE ONGOING PLANNING PROCESSES FOR THE CENTRAL WATERFRONT AREA PLAN**

**POLICY 8.3.1**

*Pursue and encourage opportunities, consistent with the objectives of historic preservation, to increase the supply of affordable housing within the Central Waterfront plan area.*

The Central Waterfront Area Plan anticipated a new mixed-use development at Pier 70. The Project is consistent with the objectives and policies of the Central Waterfront Plan, since the Project adaptively reuses a portion of a former industrial shipyard and provides a new mixed-use development with substantial community benefits, including nine-acres of public open space, new streets and streetscape improvements, on-site affordable housing, rehabilitation of three historic buildings, and new arts, retail and light manufacturing uses. New construction will be appropriately designed to fit within the context of the Union Iron Works Historic District. In addition, the Project includes substantial transit and infrastructure improvements, including new on-site TDM program, facilities for a new public line through the project site, and a new open-to-the public shuttle service.

**AND BE IT FURTHER RESOLVED**, that the Planning Commission finds these General Plan Amendments are in general conformity with the Planning Code Section 101.1, and the Project and its approvals associated therein, all as more particularly described in Exhibit B to the Development Agreement on file with the Planning Department in Case No. 2014-001272DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

- 1) *That existing neighbor-serving retail uses will be preserved and enhanced, and future opportunities for resident employment in and ownership of such businesses enhanced;*

No neighborhood-serving retail uses are present on the Project site. Once constructed, the Project will contain major new retail, arts and light industrial uses that will provide opportunities for employment and ownership of retail businesses in the community. These new uses will serve nearby residents and the surrounding community. In addition, building tenants will patronize existing retail uses in the community (along 3<sup>rd</sup> Street and in nearby Dogpatch), thus enhancing the local retail economy. The Development Agreement includes commitments related to local hiring.

- 2) *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*

No existing housing will be removed for the construction of the Project, which will provide at full build-out between 1,645 and 3,025 new residential units. The Project is designed to revitalize a former industrial site and provide a varied land use program that is consistent with the surrounding Central Waterfront and Dogpatch neighborhoods, and the historic context of the Union Iron Works Historic District, which is listed in the National Register of Historic Places. The Project provides a new neighborhood complete with residential, office, retail, arts, and light manufacturing uses, along with new transit and street infrastructure, and public open space. The Project design is consistent with the historic context, and provides a desirable, pedestrian-friendly experience with interactive and engaged ground floors. Thus, the Project would preserve and contribute to housing within the surrounding neighborhood and the larger City, and would otherwise preserve and be consistent with the neighborhood's industrial context.

- 3) *That the City's supply of affordable housing be preserved and enhanced;*

The construction of the Project will not remove any residential uses, since none exist on the project site. The Project will enhance the City's supply of affordable housing through its affordable housing commitments in the Development Agreement, which will result in total of 30% on-site affordable housing units.

- 4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The Project would not impede transit service or overburden streets and neighborhood parking. The Project includes a robust transportation program with an on-site Transportation Demand Management (TDM) program, facilities to support a new bus line through the project site, an open-to-the-public shuttle service, and funding for new neighborhood-supporting transportation infrastructure.

The Project is also well served by public transit. The Project is located within close proximity to the MUNI T-Line Station along 3<sup>rd</sup> Street and the bus routes, which pick-up/drop-off at 20<sup>th</sup> and 3<sup>rd</sup>, and 23<sup>rd</sup> and 3<sup>rd</sup> Streets. In addition, the Project is located within walking distance to the 22<sup>nd</sup> Street Caltrain Station. Future residents would be afforded close proximity to bus or rail transit.

Lastly, the Project contains new space for vehicle parking to serve new parking demand. This will ensure that sufficient parking capacity is available so that the Project would not overburden neighborhood parking, while still implementing a rigorous TDM Plan to be consistent with the City's "transit first" policy for promoting transit over personal vehicle trips.

- 5) *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;*

Although the Project would displace portions of an industrial use historically associated with the Bethlehem Steel and/or Union Iron Works, the Project provides a strong and diverse economic base by the varied land use program, which includes new commercial office, retail, arts, and light industrial uses. The Project balances between residential, non-residential and PDR (Production, Distribution and Repair) uses. Across the larger site at Pier 70 (outside of the project site), the Port of San Francisco has maintained the industrial shipyard operations (currently under lease by BAE). On the 28-Acre site, the Project includes light manufacturing and arts uses, in order to diversify the mix of goods and services within the

project site. The Project also includes a large workforce development program and protections for existing tenants/artists within the Noonan Building. All of these new uses will provide future opportunities for service-sector employment.

- 6) *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The Project will comply with all current structural and seismic requirements under the San Francisco Building Code and the Port of San Francisco.

- 7) *That landmarks and historic buildings be preserved;*


The Project would preserve and rehabilitate a portion of the Union Iron Works Historic District and three of its contributing resources: Buildings 2, 12 and 21. In addition, the Project includes standards and guidelines for new construction adjacent to and within the Union Iron Works Historic District, which is listed in the National Register of Historic Places. These standards and guidelines ensure compatibility of new construction with the character-defining features of the Union Iron Works Historic District, as guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition, the Project preserves and provides access to an important cultural relic, Irish Hill, which has been identified as an important resource to the surrounding community.

- 8) *That our parks and open space and their access to sunlight and vistas be protected from development.*

The Project will improve access to the shoreline within the Central Waterfront neighborhood, and will provide 9-acres of new public open space. The Project will not affect any of the City's existing parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 340, the Commission recommends to the Board of Supervisors APPROVAL of the aforementioned General Plan Amendments. This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisor has approved by resolution approving the Zoning Map Amendment, Planning Code Text Amendment, and Development Agreement.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on August 24, 2017.

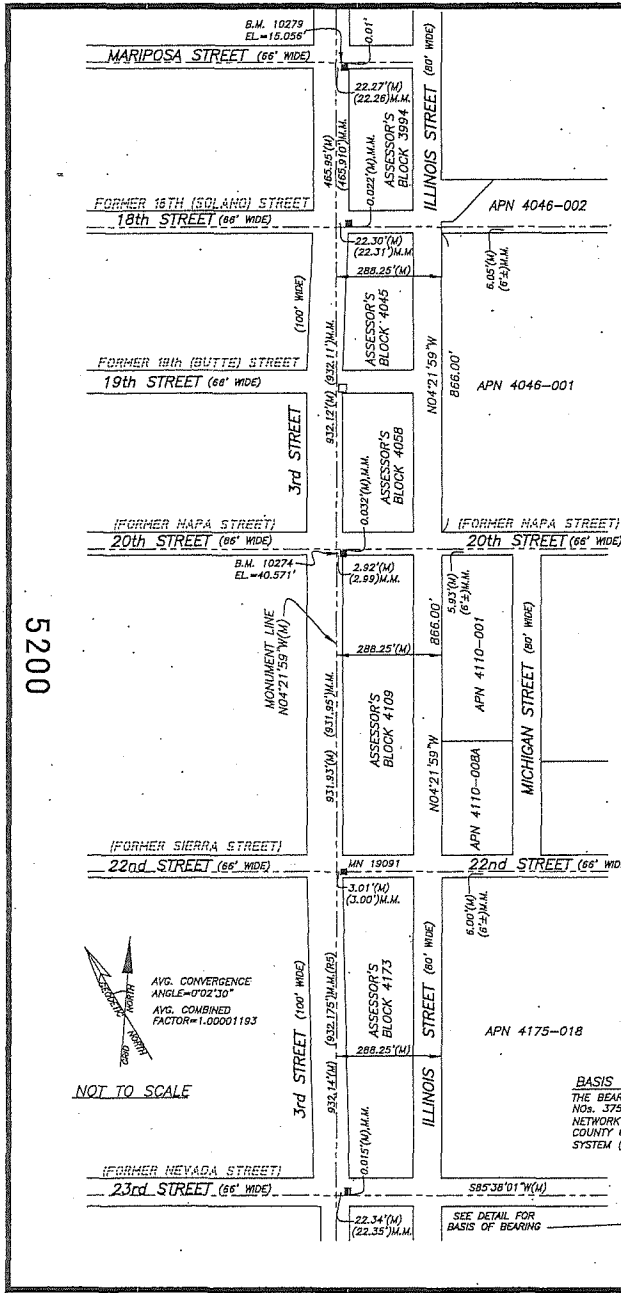
  
Jonas P. Ionin  
Commission Secretary

AYES: Hillis, Johnson, Koppel, Melgar, Moore and Richards

NAYES: None

ABSENT: Fong

ADOPTED: August 24, 2017



**BASIS OF SURVEY:**  
 THE MOVEMENT LINE ON 3rd STREET BETWEEN 23rd STREET AND MARIPOSA STREET, AS SHOWN ON THE CITY OF SAN FRANCISCO MONUMENT MAPS NO. 324 AND 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR, THIS SURVEY MEASURED A BEST-FIT MONUMENT LINE, THE MAXIMUM DEVIATION OF THE MONUMENTS TO THE BEST-FIT MONUMENT LINE, COMPARED TO THE RECORD DISTANCES, IS NO GREATER THAN 0.01', WITH THE EXCEPTION OF THE MONUMENT AT 20th STREET, HAVING A DEVIATION OF 0.07'.

**BASIS OF ELEVATION:**  
 ELEVATIONS ARE BASED UPON BENCHMARK 10279 (ELEV.=15.056') AND BENCHMARK 10274 (ELEV.=40.571'), CDSF 2013 NAVD88 VERTICAL DATUM (SPV013) AS SHOWN HEREON.

**DOCUMENT REFERENCES:**  
 (D1) FIELD NOTES OF THE PUEBLO LANGS, SAN FRANCISCO, CALIFORNIA, SURVEY BY F. VON LEICHT, DEPUTY SURVEYOR, DATED DECEMBER 1883.  
 (D2) REPORT OF BOARD OF STATE HARBOR COMMISSIONERS, 1908-1910, "DEFINITION OF THE WATER FRONT LINE."  
 (D3) GRANT DEED FROM BETHLEHEM STEEL CORP. TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED DECEMBER 18, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (D4) QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 13, 1957, IN BOOK 6192, PAGE 354, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (D5) THAT DOCUMENT ("THE BURTON ACT") RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (D6) THE "ALVORD PATENT", APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616, STATUTE OF CALIFORNIA.  
 (D7) THE "PACIFIC ROLLING MILL COMPANY PATENT", APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362, STATUTE OF CALIFORNIA.  
 (D8) "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", (TRUST EXCHANGE), RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-KAT22919, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (D9) THAT CERTAIN "QUITCLAIM DEED", FROM THE CITY & COUNTY OF SAN FRANCISCO, BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, TO THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-KAT22919, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (D10) THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, TRUST TERMINATION PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-KAT22919, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (D11) THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, PUBLIC TRUST PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-KAT22919, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

**MAP REFERENCES:**  
 (R1) "RANCHO DEL POTRERO NUEVO", RECORDED MARCH 21, 1864 IN BOOK "O" AND "P" OF MAPS, PAGES 78 AND 79, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.  
 (R2) "MAP OF THE SALT MARSH AND THE LANDS AND LANDS LYING UNDER WATER SOUTH OF SECOND STREET AND SITUATE IN THE CITY AND COUNTY OF SAN FRANCISCO", ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND A DUPLICATE COPY FILED IN MAP BOOK "M", PAGES 66 THROUGH 72, OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.  
 (R3) "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO, SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, PURSUANT TO CHAPTER 1333, STATUTES OF 1968 AS AMENDED BY CHAPTERS 1296/1969, 1367/1969, 1400/1969, 1474/1969 AND 670/1970", RECORDED MAY 14, 1976 IN MAP BOOK "M", PAGES 66 THROUGH 72, OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.  
 (R4) "SURVEY 'C', 3RD, 4TH, MISSION ROCK & CHINA BASIN STS", MAP PREPARED BY SAN FRANCISCO PORT COMMISSION, DRAWING NO. 8127-416-H, DATED AUGUST 5, 1971.  
 (R5) RECORD OF SURVEY RECORDED APRIL 23, 2002 IN BOOK 4A OF MAPS, PAGES 13-14, IN THE OFFICE OF THE CITY & COUNTY RECORDER.  
 (R6) RECORD OF SURVEY NO. 6938, RECORDED FEBRUARY 27, 2012 IN BOOK DD OF SURVEY MAPS, PAGES 198-199, IN THE OFFICE OF THE CITY & COUNTY RECORDER.  
 (R7) "RECORD OF SURVEY (8080), OF THE SAN FRANCISCO HIGH PRECISION GNSS NETWORK SURVEY...", RECORDED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, PAGES 147-157, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.  
 (R8) THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.  
 (R9) THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.  
 (R10) "RECORD OF SURVEY NO. 8565", RECORDED APRIL 30, 2018 IN BOOK FF OF SURVEY MAPS, PAGES 59-61, IN THE OFFICE OF THE CITY & COUNTY RECORDER, DEPICTS PARCELS LEASED FROM THE PORT OF SAN FRANCISCO, MONUMENTS SET FOR THE PARCELS SOUTH OF 20TH STREET WERE SEARCHED FOR BUT NOT FOUND, DUE TO RECENT CONSTRUCTION.

**PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION**  
 (SEE SHEET 3)

**NOTES:**  
 (SEE SHEET 3)

**LEGEND**  
 APN 0757-028 ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)  
 B.M. BENCH MARK  
 EL. ELEVATION  
 O.R. OFFICIAL RECORDS  
 D.C. DOCUMENT  
 (2.59') RECORD DIMENSION WHEN IN DISCREPANCY WITH MEASURED DIMENSION  
 MN MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO  
 M.M. MONUMENT MAP MEASURED  
 (M) PROPERTY LINE  
 P.L. PROPERTY LINE  
 P.O.B. POINT OF BEGINNING-LEGAL DESCRIPTION  
 MAPS/MAPS RECORD OF SURVEY MAP  
 FOUND 2-1/2" BRASS DISK "15 4559" IN STANDARD MONUMENT WELL, PER CITY MONUMENT MAP  
 MONUMENT PER CITY MONUMENT MAP-NOT FOUND  
 HPND HIGH PRECISION NETWORK DENSIFICATION (SFCS13)  
 X MAIL & 3/4" BRASS TAG "PLS 6725" PER DD S.M. 198-NOT FOUND  
 FOUND MAIL & 3/4" BRASS TAG "PLS 6725" PER DD S.M. 198 OR CORNER RECORD OF AA MAPS 13, LOT 07  
 PERIMETER BOUNDARY MEASURED  
 CITY MONUMENT LINE  
 STREET R/W LINE/PARCEL LINE  
 WATERFRONT LINE  
 PUEBLO LINE OF 1883  
 HISTORIC BLOCK LINE (RANCHO DEL POTRERO NUEVO)  
 RANCHO DEL POTRERO NUEVO BLOCK NUMBER

**SURVEYOR'S STATEMENT:** Book **HH** Page **46**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CITY OF SAN FRANCISCO ON JULY 1, 2015.

SIGNED *Bruce A. Cowdy*  
 BRUCE A. COWDY  
 P.L.S. NO. 6725

**CITY & COUNTY SURVEYOR'S STATEMENT:**  
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 17TH DAY OF SEPTEMBER 2018.

*Bruce R. Storrs*, CITY AND COUNTY SURVEYOR  
 BRUCE R. STORRS  
 L.S. NO. 6914

**RECORDER'S STATEMENT:**  
 FILED THIS 17TH DAY OF SEPT. 2018, AT 2:00 P.M. IN BOOK HH OF SURVEY MAPS AT PAGE 46-53 AT THE REQUEST OF MARTIN M. RON ASSOCIATES, INC.

*Carmen Chu*, COUNTY RECORDER  
 CARMEN CHU  
 L.S. NO. 6914

**APPROVED:**  
 CALIFORNIA STATE LANDS COMMISSION  
 MEETING OF FEBRUARY 23, 2018, ITEM NO. CB4.  
*Jennifer Licchesi*  
 JENNIFER LICCHESI, EXECUTIVE OFFICER

**RECORD OF SURVEY 9584**

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS. ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO, FILED IN BOOK "M" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616. ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362, ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

**CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**  
 MARTIN M. RON ASSOCIATES, INC.  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

AUGUST 2018 SHEET 1 OF 8

APNs: 3941-001(portion) 4046-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349

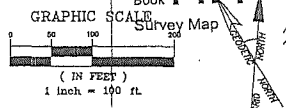
5200

NOT TO SCALE

**BASIS OF BEARING:**  
 THE BEARING OF N83°11'33"W BETWEEN POINT NOS. 375 AND 376 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CDSF-CST3)

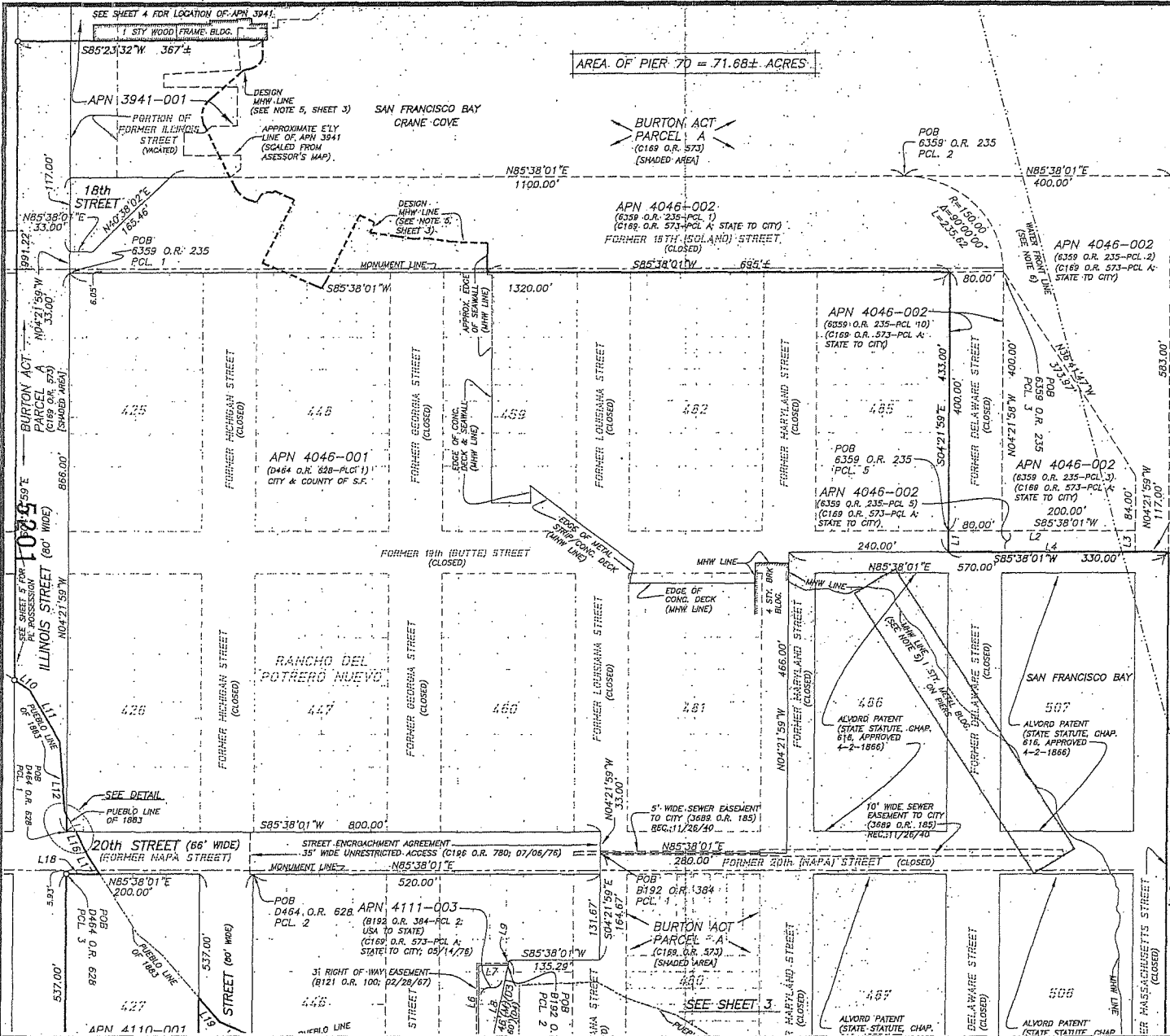
**DETAIL**





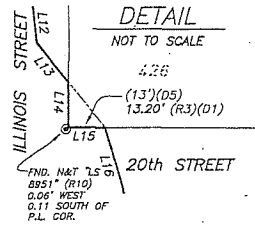
AVG. CONVERGENCE ANGLE = 0'02'30"

AREA OF PIER 70 = 71.68± ACRES



LINE TABLE

L1	N04°21'59"W	33.00'
L2	N85°38'01"E	280.00'
L3	S04°21'59"E	33.00'
L4	S85°38'01"W	280.00'
L5	S85°38'01"W	19.40'
L6	S04°21'59"E	122.86'
L7	S85°38'01"W	43.53'
L8	S06°44'50"W	125.21'
L9	S06°44'50"W	6.78'
L10	S59°51'58"E	28.38'
L11	S33°51'58"E	92.40'
L12	S08°36'58"E	106.26'
L13	S31°38'38"E	7.06'
L14	S04°21'59"E	25.60'
L15	N85°38'01"E	13.20'
L16	S31°38'38"E	46.64'
L17	S36°21'58"E	28.95'
L18	S85°38'01"W	49.91'
L19	S44°48'51"E	49.50'
L20	S68°36'58"E	52.73'

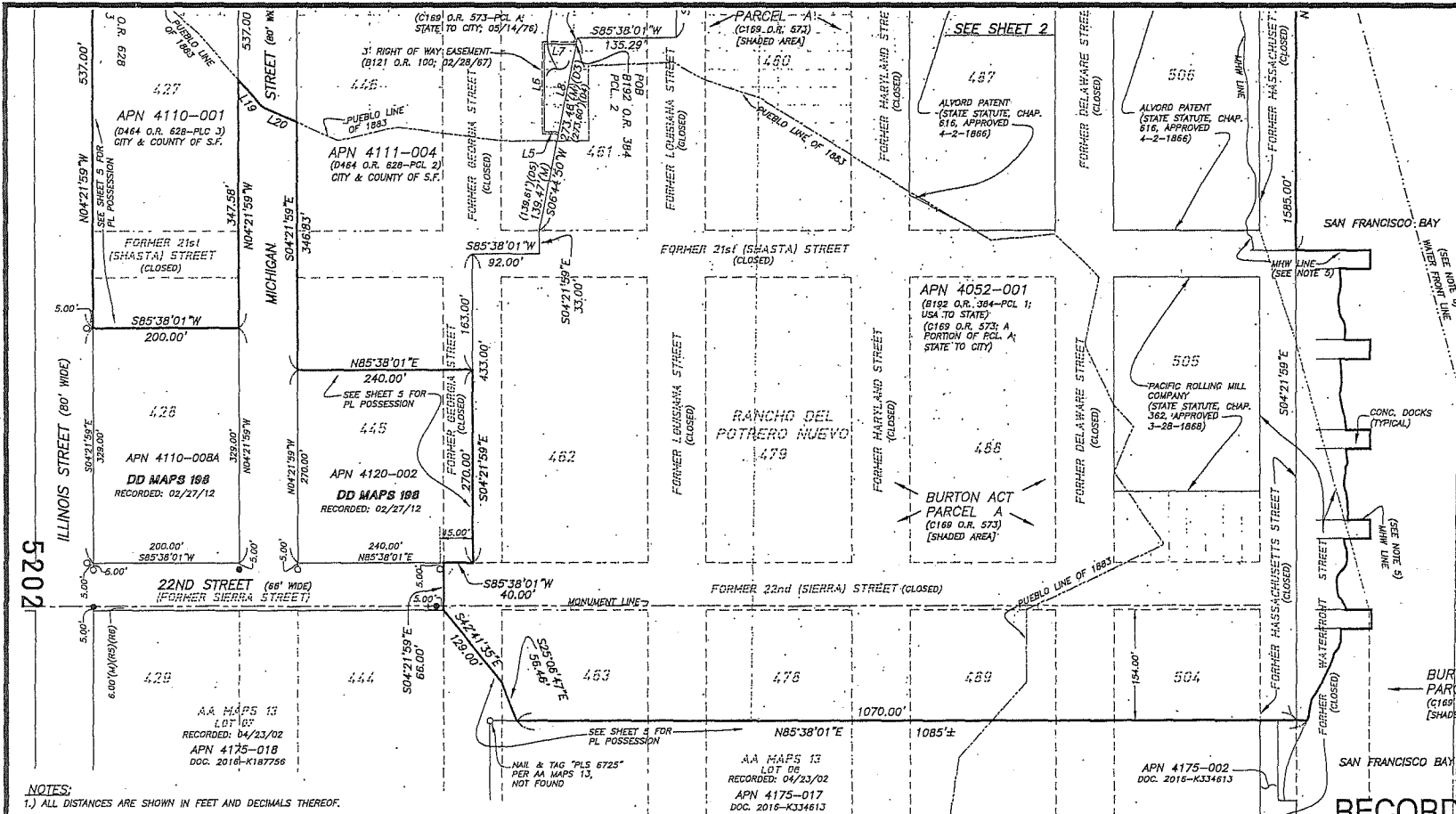


## RECORD OF SURVEY 9584

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS. ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "M" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616. ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362. ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO. CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA. MARTIN M. RON ASSOCIATES, INC. Land Surveyors 859 HARRISON STREET, SUITE 200 San Francisco, California 94107

AUGUST 2018 SHEET 2 OF 8

APNs: 3941-001 (portion), 4046-001, 002, 4053-001, 4110-001, 4111-003, 004; SEAWALL LOT 349



Book **HH** Page **48**  
 Survey Map **48**  
 AVE. CONVERGENCE  
 ANGLE=0°02'50"

GRAPHIC SCALE  
 0 50 100 200  
 ( IN FEET )  
 1 inch = 100 ft.

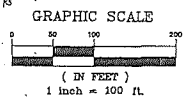
**NOTES:**  
 1.) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 2.) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.  
 3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES (SFC513), MULTIPLE GROUND DISTANCES BY 1.00001193.  
 4.) THIS RECORD OF SURVEY IS BEING FILED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8762(b)(1), 4 & 5.  
 5.) THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED TO BE AT AN ELEVATION OF 5.8 FEET (NAVD88 DATUM) AS INDICATED IN A TIDAL DATUM STUDY PROVIDED BY SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC), ENTITLED, "SAN FRANCISCO BAY TIDAL DATUMS AND EXTREME TIDES STUDY", DATED FEBRUARY 2016, PREPARED BY ACCOM. THE MHW ELEVATION LINE SHOWN HEREON WAS OBTAINED BY INTERPOLATION OF 1 FOOT CONTOURS BASED ON SURVEYS PROVIDED BY THE PORT OF SAN FRANCISCO AND AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS. THE STANDARD VERTICAL ACCURACY OF CONTOURS FROM AERIAL MAPPING IS ONE HALF THE CONTOUR INTERVAL; THUS, CONTOURS SHOWN HEREON ARE ACCURATE TO ±0.5 FEET VERTICALLY. A PORTION OF THE MHW LINE LABELED "DESIGN MHW", REPRESENTS THE FUTURE LOCATION OF THE 5.8 FOOT CONTOUR, FOLLOWING THE GRADING OF THE AREA KNOWN AS "CRANE COVE PARK".  
 6.) THE LOCATION OF THE "WATER FRONT LINE", PER BOARD OF STATE HARBOR COMMISSIONERS, AS SHOWN HEREON, WAS DETERMINED WITH A FIELD SURVEY IN CONJUNCTION WITH THE DATA SHOWN ON THAT MAP ENTITLED, "SURVEY 'C', 3RD, 4TH, MISSION ROCK & CHINA BASIN STS." MAP, PREPARED BY THE SAN FRANCISCO PORT COMMISSION, DATED AUGUST 5, 1971.  
 7.) THE LINE OF THE PUEBLO LANDS OF SAN FRANCISCO (PUEBLO LINE OF 1883) WAS PLOTTED FROM THE ORIGINAL FIELD NOTES OF THE PUEBLO LANDS SURVEY, BY F. VON LEICHT, DEPUTY SURVEYOR, DATED DECEMBER 1883.  
 8.) STREETS SHOWN AS CLOSED HEREON ARE PER CITY DEDICATION MAP 325, CLOSED PER THE FOLLOWING: BOARD ORDER 1759, 2/27/1884, RESOLUTION 10768 THRU 10793, 3/30/1914, RESOLUTION 16353, 12/16/1918, RESOLUTION 335, 7/11/1932 AND RESOLUTION 1376, 10/15/1940.  
 9.) THE BOARD OF TIDELANDS COMMISSIONERS (BTL) LOTS AND BLOCKS PER STATE STATUTE, CHAPTER 541, APPROVED MARCH 30, 1866, COMPRISE THOSE PORTIONS OF THE RANCHO DEL POTRERO NUEVO BLOCKS BAY-SIDE OF THE PUEBLO LINE OF 1883, WITH THE EXCEPTION OF THOSE PORTIONS LYING WITHIN THE ALVORD AND PACIFIC ROLLING MILL COMPANY PATENTS AS GENERALLY DEPICTED ON THE "MAP OF SALT MARSH AND TIDE LANDS AND LANDS LYING UNDER WATER SOUTH OF SECOND STREET AND SITING" MAP, DATED AUGUST 5, 1971.  
 10.) THE BEARINGS OF THE LEGAL DESCRIPTIONS REFERENCED HEREON HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS AS DEFINED ON THIS MAP.  
 11.) THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE PUBLIC TRUST PROPERTY AND TRUST TERMINATION PROPERTY, AS DESCRIBED IN THOSE PATENTS RECORDED SEPTEMBER 14, 2016, IN DOC. NO. 2016-0672971 AND DOC. NO. 2016-0672970, RESPECTIVELY, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

**PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION**  
 GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983: NAD83 (2011) 2010.00 EPOCH  
 REFERENCE NETWORK: "CCSF-2013 HPW" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)  
 PROJECTION: THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CCSF-C513). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF DPW WEB SITE FOR PROJECTION PARAMETERS.  
 HORIZONTAL CONTROL: THE HORIZONTAL DATUM WAS RECOVERED BASED ON HPND POINTS 376 AND 378 SHOWN HEREON.  
 VERTICAL DATUM: "CCSF 2013 NAVD88 VERTICAL DATUM" (CCSF-VD13)  
 REFERENCE NETWORK: CCSF 2013 HIGH PRECISION LEVELING NETWORK  
 VERTICAL CONTROL: THE VERTICAL DATUM WAS RECOVERED BASED ON BENCHMARKS 10276 AND 10274, SHOWN HEREON AND DESCRIBED ON THE CCSF DPW WEB SITE.

**RECORD OF SURVEY 9584**

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS, ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616,  
 ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362,  
 ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS  
 ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.  
**CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**  
 MARTIN: M. RON ASSOCIATES, INC.  
 Land Surveyors  
 855 HARRISON STREET, SUITE 200  
 San Francisco, California 94107  
 AUGUST, 2018 SHEET 3 OF 8

APNs: 3941-001(portion) 4046-001; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349

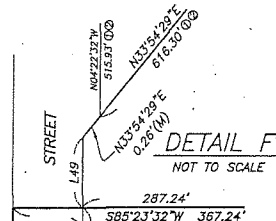
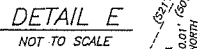
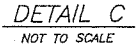
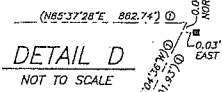


**DOCUMENT & MAP REFERENCES (sheet 4 only):**  
 (1) AMENDED RECORD OF SURVEY MAP, (Y MAPS 82-82) OF MISSION BAY, RECORDED JUNE 3, 199 IN BOOK Z OF MAPS, PAGES 74-81 (Z MAPS 74) IN THE OFFICE OF THE CITY & COUNTY RECORDER.  
 (2) "DUTILMAM DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 19, 1989, 000, 99-0622164-00, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO."  
 \* THAT CERTAIN LEASE BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO THROUGH THE SAN FRANCISCO PORT COMMISSION AND ST. FRANCIS MARINE CENTER, FOR BOATYARD LEASE-PORTION OF SEAWALL LOT 344, THE PLAT AND LEGAL DESCRIPTION THEREOF, DATED JULY 22, 1977.  
 \* THAT CERTAIN LEASE No. L-15100, BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO THROUGH THE SAN FRANCISCO PORT COMMISSION AND GOLDEN BEAR RESTAURANT COMPANY, INC, DBA MISSION ROCK RESORT... DATED MARCH 1, 2012.

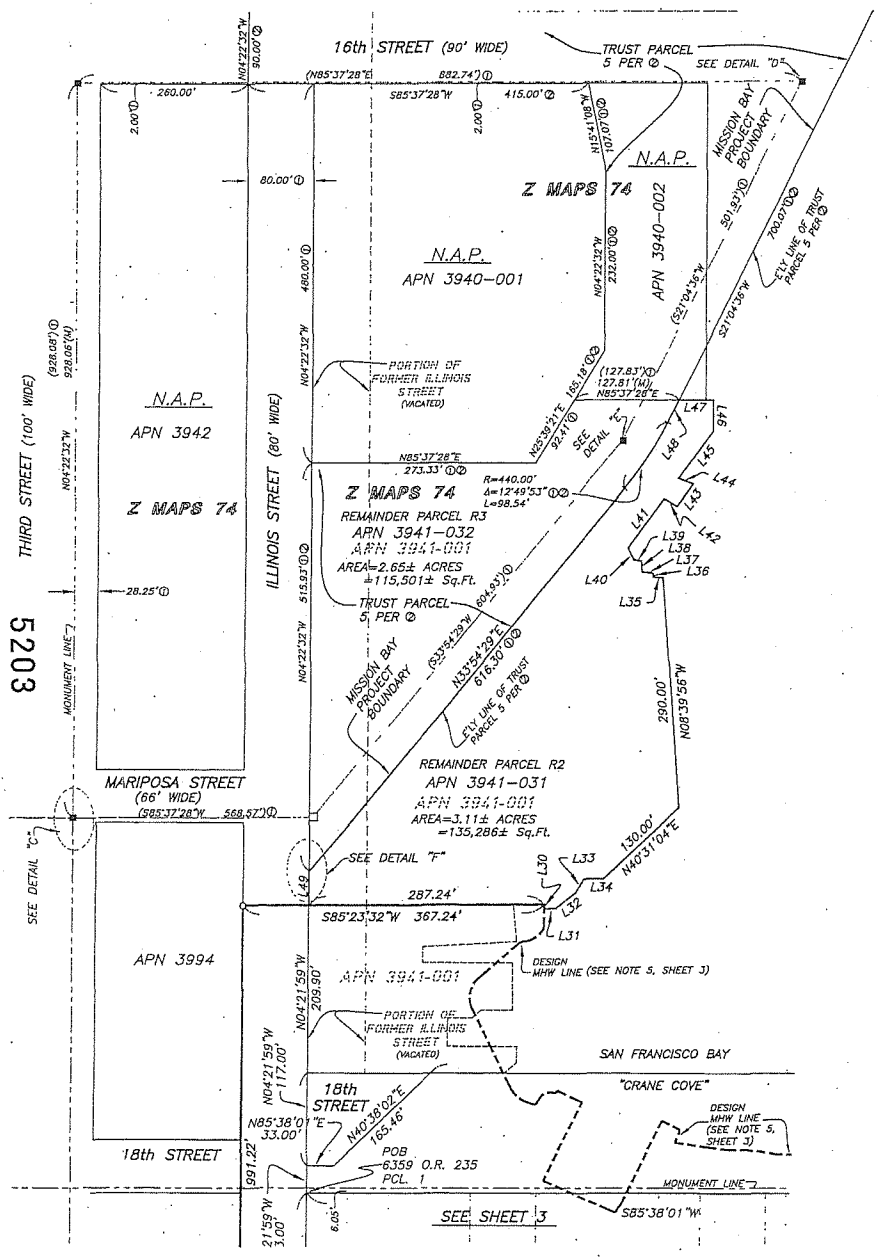
- NOTES:**
1. THE BEARINGS OF THE COURSES AS DESCRIBED IN SAID DOC. 99-0622164-00 AND SHOWN ON SAID Z OF MAPS 74, HAVE BEEN ROTATED 0°11'36" COUNTER-CLOCKWISE TO MATCH THE BEARING SYSTEM OF THIS MAP.
  2. THE BEARINGS OF THE COURSES DESCRIBED IN SAID BOATYARD LEASE HAVE BEEN ROTATED 0°11'42" COUNTER-CLOCKWISE TO MATCH THE BEARING SYSTEM OF THIS MAP. THE BASIS OF ROTATION WAS THE EASTERLY LINE OF CHINA BASH STREET (NOW REFERRED TO AS TERRY FRANCIS BLVD).
  3. THE ALIGNMENT OF THE THIRD STREET MONUMENT LINE NORTH OF MARIPOSA STREET DIFFERS FROM THAT SOUTH OF MARIPOSA STREET BY 0°00'33". THEREFORE, THE ALIGNMENT OF THOSE STREETS AND LOTS PARALLEL AND PERPENDICULAR TO THIRD STREET, NORTH OF MARIPOSA STREET, WILL DIFFER BY THOSE SOUTH OF MARIPOSA STREET.
  4. THE EASTERLY LINE (BAY-SIDE LINE) OF APN 3941-031 WAS CONSTRUCTED BY A COMBINATION OF THE COURSES DESCRIBED IN SAID BOATYARD LEASE PARCEL SAID MISSION ROCK RESORT LEASE PARCEL AND THE SCALED GRAPHICAL REPRESENTATION OF THIS LINE PER THE ASSESSOR'S MAP 3941, THE FURTHEST EASTERLY LINES (BAY-SIDE) OF THESE LEASES AND ASSESSOR'S MAP WAS UTILIZED ON CONSTRUCTING APN 3941-031, SHOWN HEREON.

## RECORD OF SURVEY 9584

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS.  
 ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO, FILED IN BOOK "Y" OF MAPS, FILE NO. 86-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALYDRO PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616.  
 ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 20, 1868, STATE STATUTE, CHAPTER 362,  
 ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS  
 ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107  
 AUGUST 2018 SHEET 4 OF 8

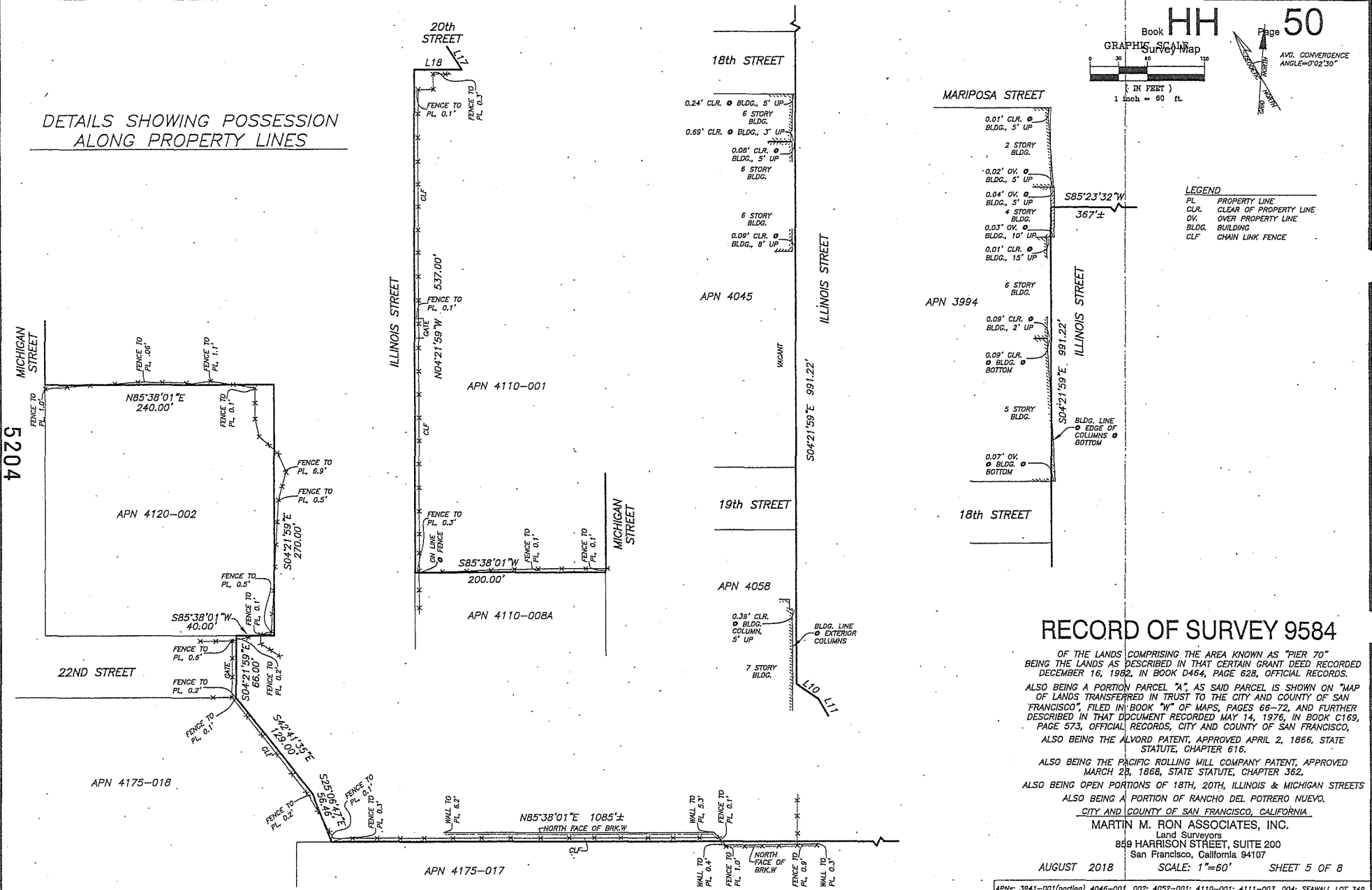


LINE	BEARING	LENGTH
L30	N03°42'09\"W	4.97
L31	N85°21'19\"E	13.91
L32	N47°12'17\"E	30.91
L33	N25°50'03\"E	19.81
L34	N85°31'04\"E	23.94
L35	S88°42'01\"W	11.37
L36	N13°27'32\"W	4.93
L37	N87°28'41\"W	13.45
L38	N08°12'21\"W	13.74
L39	N85°20'36\"W	9.37
L40	N31°26'26\"W	16.50
L41	N30°43'27\"E	75.97
L42	S61°38'26\"E	18.54
L43	N31°07'40\"E	35.01
L44	S73°40'41\"E	19.38
L45	N30°43'27\"E	73.28
L46	S04°22'32\"E	40.00
L47	S85°37'28\"W	42.19
L48	N21°04'36\"E	31.73
L49	N04°21'59\"W	42.19



5203

DETAILS SHOWING POSSESSION  
ALONG PROPERTY LINES



**LEGEND**  
 PL PROPERTY LINE  
 CLR CLEAR OF PROPERTY LINE  
 OV OVER PROPERTY LINE  
 BLDG BUILDING  
 CLF CHAIN LINK FENCE

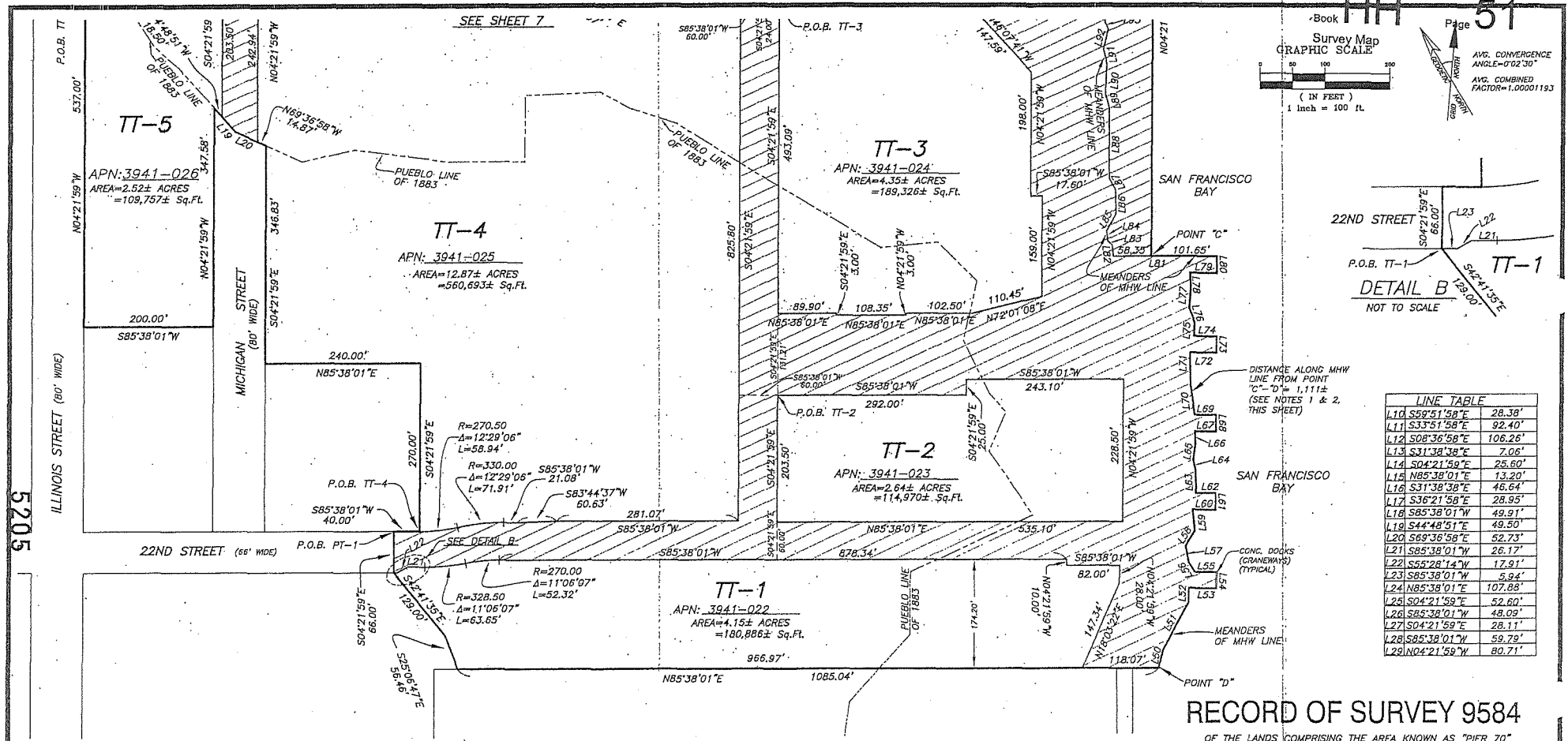
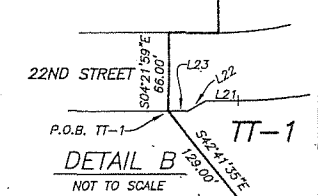
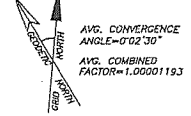
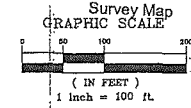
**RECORD OF SURVEY 9584**

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70"  
 BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
 DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS.  
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 ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS  
 ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

AUGUST 2018 SCALE: 1"=60' SHEET 5 OF 8

APNs: 3941-001(portion) 4046-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349



LINE TABLE

LINE	BEARING	DISTANCE
L10	S59°51'58"E	28.38'
L11	S33°51'58"E	92.40'
L12	S08°36'58"E	106.26'
L13	S31°38'38"E	7.06'
L14	S04°21'59"E	25.60'
L15	N85°38'01"E	13.20'
L16	S31°38'38"E	46.64'
L17	S36°21'58"E	28.95'
L18	S85°38'01"W	49.91'
L19	S44°48'51"E	49.50'
L20	S69°36'58"E	52.73'
L21	S85°38'01"W	26.17'
L22	S52°28'14"W	17.91'
L23	S85°38'01"W	5.94'
L24	N85°38'01"E	107.88'
L25	S04°21'59"E	52.60'
L26	S85°38'01"W	48.09'
L27	S04°21'59"E	28.11'
L28	S85°38'01"W	59.79'
L29	N04°21'59"W	80.71'

**NOTES:**

- DESIGNATIONS LABELED "POINT A" THROUGH "POINT D" AS SHOWN ON SHEETS 5 AND 7, ARE POINTS IDENTIFIED IN THE LEGAL DESCRIPTIONS OF THE TRUST EXCHANGE AGREEMENT FOR THE PURPOSES OF DEFINING THE LENGTHS OF PARCEL LINES ALONG THE MHW LINE REFERENCED THEREIN.
- THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED BY A CONTOUR LINE OF UNIFORM ELEVATION (SEE NOTE 5, SHEET 3). THIS LINE IS THE BAY-SIDE BOUNDARY OF THE "PT-1" UPLAND TRUST LANDS PARCEL AND THE LANDWARD BOUNDARY OF THE "PT-2" ADJACENT SUBMERGED LANDS PARCEL. THE TOTAL LENGTH OF THIS LINE WAS MEASURED AND DESCRIBED IN THE LEGAL DESCRIPTIONS OF SAID PARCELS.
- FOR REFERENCE ONLY, THE MHW LINE HAS BEEN MEANDERED BY LINE SEGMENTS APPROXIMATING THE MHW CONTOUR LINE, AS SHOWN HEREON AND DIMENSIONED IN THE LINE TABLE ON SHEET 6. THESE MEANDERS ARE NOT INTENDED TO AND DO NOT DESCRIBE THE TRUE BOUNDARY OF THE "PT-1" AND "PT-2" PARCELS.

**LEGEND**

**TT-1** TRUST TERMINATION LANDS PER TRUST EXCHANGE

**PT-1** PUBLIC TRUST LANDS PER TRUST EXCHANGE

P.O.B. PT-1 POINT OF BEGINNING OF LEGAL DESCRIPTION OF PUBLIC TRUST PARCEL

P.O.B. TT-1 POINT OF BEGINNING OF LEGAL DESCRIPTION OF TRUST TERMINATION PARCEL

PARCEL	A.P.N.*	ACREAGE	DOC. NUMBER
PT-1	3941-020	29.17±	2018-K672971
PT-2	3941-021	10.85±	2018-K672971
TT-1	3941-022	4.15±	2018-K672970
TT-2	3941-023	2.64±	2018-K672970
TT-3	3941-024	4.35±	2018-K672970
TT-4	3941-025	12.87±	2018-K672970
TT-5	3941-026	2.52±	2018-K672970
TT-6	3941-027	3.42±	2018-K672970
TT-7	3941-028	1.54±	2018-K672970
TT-8	3941-029	0.17±	2018-K672970
R1	3941-030	7.66±	REMAINDER PARCEL
R2	3941-031	3.11±	REMAINDER PARCEL
R3	3941-032	2.65±	REMAINDER PARCEL

\* APNS FOR INFORMATIONAL PURPOSES ONLY

**RECORD OF SURVEY 9584**

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS, ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO," FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616.

ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362.

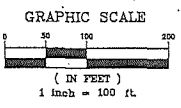
ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
858 HARRISON STREET, SUITE 200  
San Francisco, California 94107

AUGUST 2018 SHEET 6 OF 8

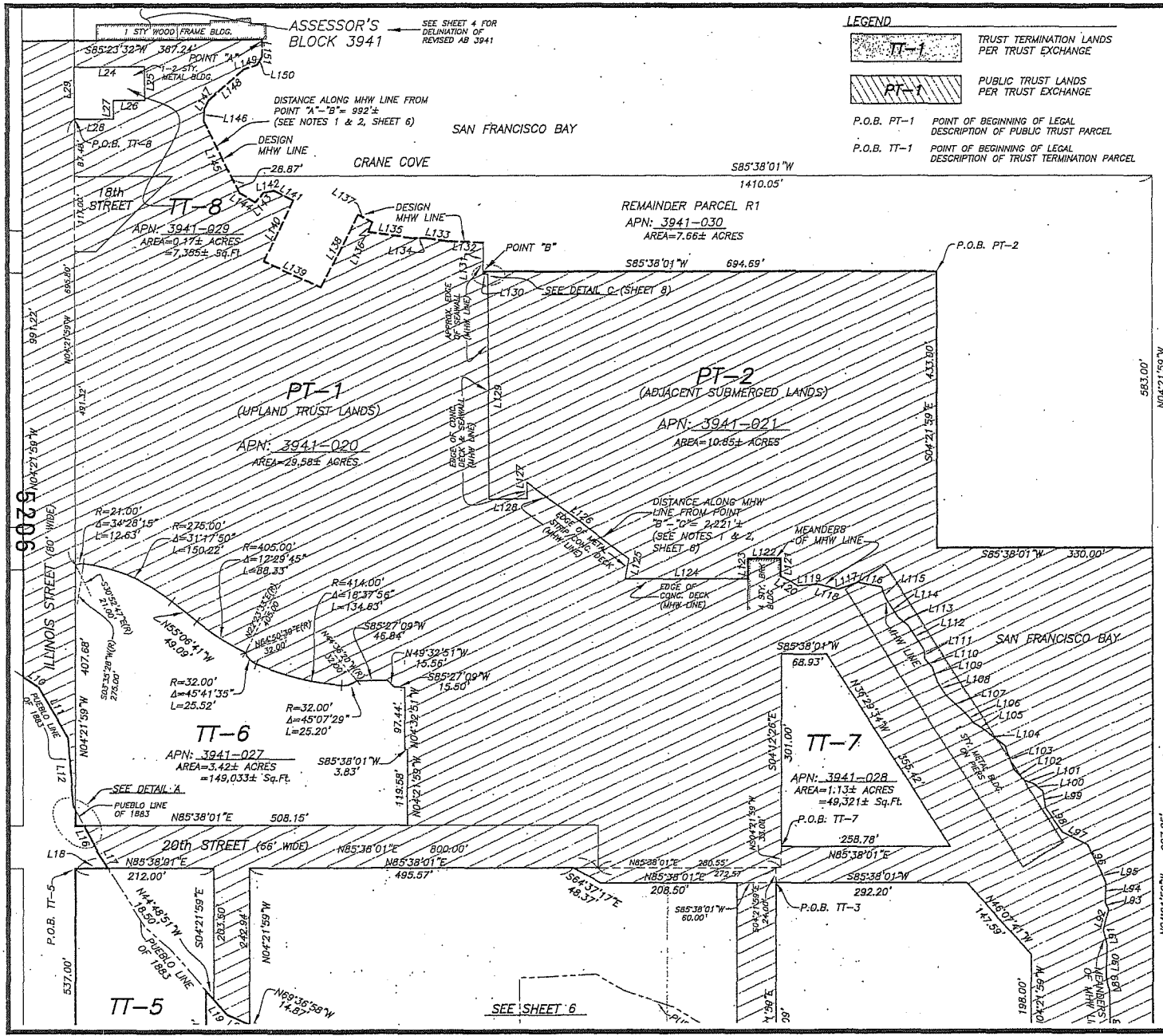
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 AVE. COMBINED  
 FACTOR=1.00001193



**DETAIL A**  
 NOT TO SCALE

**LEGEND**

- TT-1** TRUST TERMINATION LANDS PER TRUST EXCHANGE
- PT-1** PUBLIC TRUST LANDS PER TRUST EXCHANGE
- P.O.B. PT-1 POINT OF BEGINNING OF LEGAL DESCRIPTION OF PUBLIC TRUST PARCEL
- P.O.B. TT-1 POINT OF BEGINNING OF LEGAL DESCRIPTION OF TRUST TERMINATION PARCEL



PARCEL	A.P.N.*	ACREAGE	DOC. NUMBER
PT-1	3941-020	29.17±	2018-K672971
PT-2	3941-021	10.85±	2018-K672971
TT-1	3941-022	4.15±	2018-K672970
TT-2	3941-023	2.64±	2018-K672970
TT-3	3941-024	4.35±	2018-K672970
TT-4	3941-025	12.87±	2018-K672970
TT-5	3941-026	2.52±	2018-K672970
TT-6	3941-027	3.42±	2018-K672970
TT-7	3941-028	1.54±	2018-K672970
TT-8	3941-029	0.17±	2018-K672970
R1	3941-030	7.66±	REMAINDER PARCEL
R2	3941-031	3.11±	REMAINDER PARCEL
R3	3941-032	2.65±	REMAINDER PARCEL

\* APNs FOR INFORMATIONAL PURPOSES ONLY

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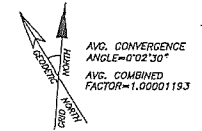
ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

AUGUST, 2018 SHEET 7 OF 8

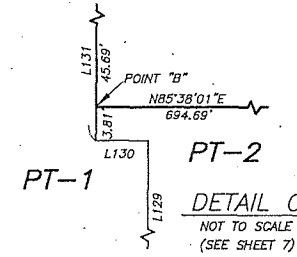
APNs: 3941-001 (portion), 4046-001, 002, 4052-001, 4110-001, 4111-003, 004; SEAWALL LOT 349



MEANDER LINE OF MHW

LINE	BEARING	LENGTH
L50	N07°39'00\"E	29.0
L51	N23°03'51\"E	86.0
L52	N03°29'23\"W	23.0
L53	N85°01'33\"E	42.0
L54	N04°27'02\"W	26.0
L55	S86°16'58\"W	34.0
L56	S34°58'12\"E	18.0
L57	N14°35'14\"W	26.0
L58	N25°08'54\"E	28.0
L59	N10°00'26\"W	34.5
L60	N85°41'42\"E	35.5
L61	N04°23'21\"W	26.5
L62	S85°39'14\"W	30.5
L63	N06°28'25\"W	37.0
L64	N16°40'00\"W	16.0
L65	N03°15'20\"E	26.0
L66	S05°31'56\"E	21.0
L67	N85°28'28\"E	32.5
L68	N04°46'13\"W	26.0
L69	S86°23'38\"W	33.0
L70	N12°59'35\"W	48.0
L71	N05°02'58\"W	52.0
L72	N85°31'10\"E	40.5
L73	N03°54'53\"W	26.0
L74	S86°51'25\"W	35.0
L75	N01°27'43\"W	21.0
L76	N25°07'10\"W	25.0
L77	N00°02'46\"W	34.0
L78	N07°16'21\"W	21.5
L79	N85°38'31\"E	41.5
L80	N04°26'26\"W	26.0
L81	S85°39'00\"W	160.0
L82	N10°21'13\"W	18.0
L83	N53°51'35\"W	9.0
L84	N11°39'27\"W	17.0
L85	N22°32'03\"E	30.0
L86	N04°58'43\"W	39.0
L87	N33°21'57\"W	20.0
L88	N04°36'43\"W	113.0
L89	N19°59'17\"W	22.0
L90	N01°59'21\"W	49.0
L91	N18°28'30\"W	24.0
L92	N08°58'20\"E	33.0
L93	N28°55'09\"W	12.0
L94	N01°47'27\"W	30.0
L95	N25°39'42\"W	23.0
L96	N31°36'38\"W	44.0
L97	N67°27'16\"W	43.0
L98	N38°08'05\"W	45.0
L99	N13°34'16\"W	26.0

LINE	BEARING	LENGTH
L100	N54°34'08\"W	18.0
L101	N72°30'05\"W	16.0
L102	N47°44'59\"W	24.0
L103	N23°21'59\"W	40.0
L104	N56°24'11\"W	42.0
L105	N81°01'58\"W	17.0
L106	N46°27'50\"W	24.0
L107	N50°43'11\"W	37.0
L108	N35°48'23\"W	25.0
L109	N22°56'48\"W	24.0
L110	N46°06'01\"W	17.0
L111	N11°26'39\"W	14.0
L112	N37°01'21\"W	46.0
L113	N56°00'54\"W	18.0
L114	N36°56'18\"W	35.0
L115	N26°16'57\"W	20.0
L116	S05°56'56\"W	36.0
L117	S66°33'19\"W	33.0
L118	N79°36'28\"W	32.0
L119	S81°18'12\"W	31.0
L120	N65°57'30\"W	30.0
L121	N04°17'16\"W	27.5
L122	S85°35'19\"W	50.3
L123	S04°17'16\"E	31.3
L124	S85°38'36\"W	188.0
L125	S06°19'28\"W	31.5
L126	N56°42'18\"W	196.5
L127	S05°02'41\"E	26.0
L128	S85°14'09\"W	58.5
L129	N04°30'47\"W	353.0
L130	S85°38'01\"W	7.3
L131	S04°21'59\"E	49.5
L132	N87°30'37\"E	54.0
L133	N85°07'46\"W	34.0
L134	S85°30'43\"W	22.0
L135	N86°03'57\"W	67.0
L136	N18°39'58\"E	16.5
L137	N65°43'32\"W	24.5
L138	S22°29'33\"W	127.5
L139	N69°14'06\"W	96.0
L140	N20°51'00\"E	106.0
L141	N66°35'24\"W	33.5
L142	S73°48'42\"W	16.0
L143	S33°35'28\"W	20.0
L144	N62°49'01\"W	29.0
L145	N30°43'54\"W	124.0
L146	N01°16'31\"W	18.0
L147	N23°26'05\"E	15.0
L148	N44°07'25\"E	72.0
L149	N66°21'38\"E	21.0
L150	N25°43'02\"E	15.0
L151	N03°42'09\"W	27.0



DETAIL C  
 NOT TO SCALE  
 (SEE SHEET 7)

RECORD OF SURVEY 9584

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 BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
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 ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

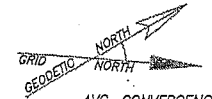
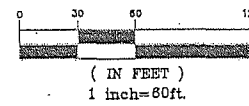
Land Surveyors  
 855 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

AUGUST, 2018 SHEET 8 OF 8

5207

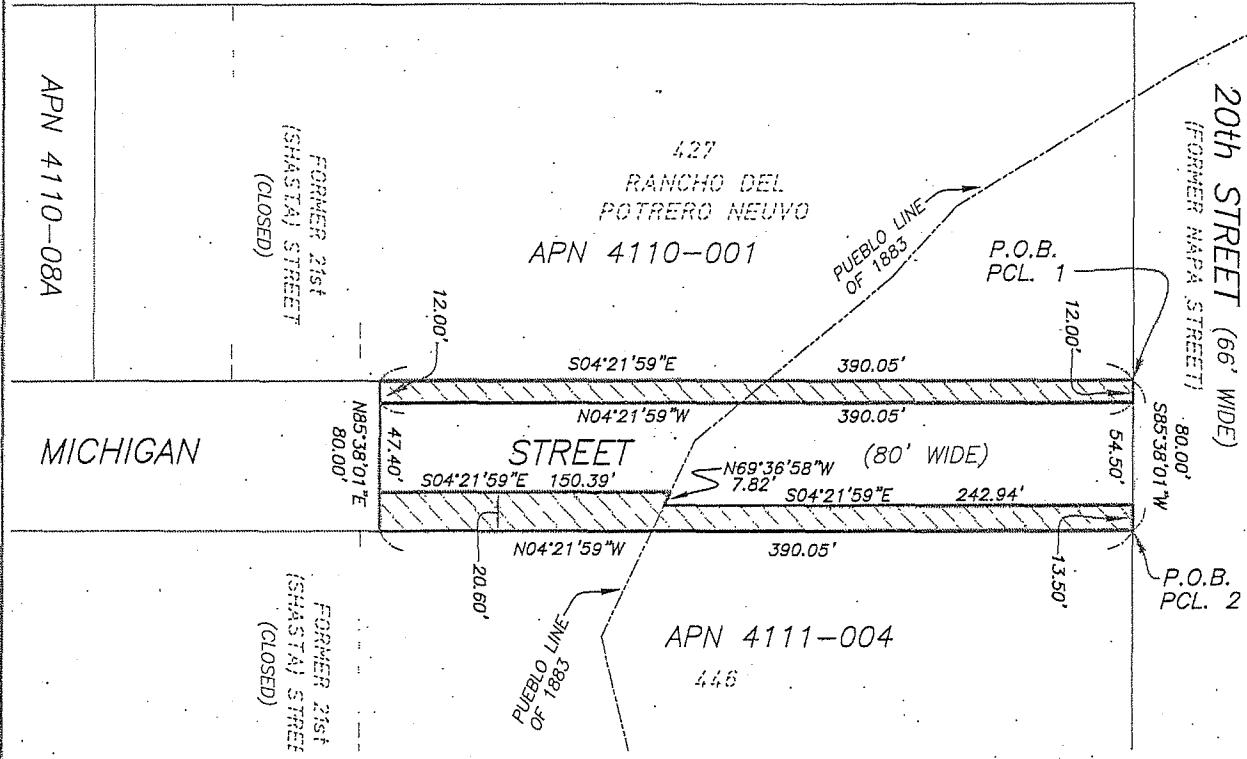
5208

GRAPHIC SCALE



AVG. CONVERGENCE  
ANGLE=0'02'30"

ILLINOIS STREET (80' WIDE)



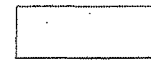
LEGEND



PORTIONS OF CITY  
STREET VACATED

APN:4111-004

ASSESSOR'S PARCEL  
NUMBER



AREA LYING WITHIN  
PARCEL "A" OF  
THE BURTON ACT  
(C169 O.R. 573)

427

BLOCK & BLOCK  
LINES OF RANCHO DEL  
POTRERO NEUVO

P.O.B:

POINT OF BEGINNING  
OF ACCOMPANYING  
LEGAL DESCRIPTION

PCL.

PARCEL



APPROVED:

BRUCE R. STORRS  
CITY & COUNTY SURVEYOR

8/24/19

DATE

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS  
SUBDIVISION AND MAPPING

STREET VACATION OF A PORTION OF MICHIGAN STREET SOUTH OF 20TH STREET

FILE:  
SUR 2018-003

SHEET 1 OF 1

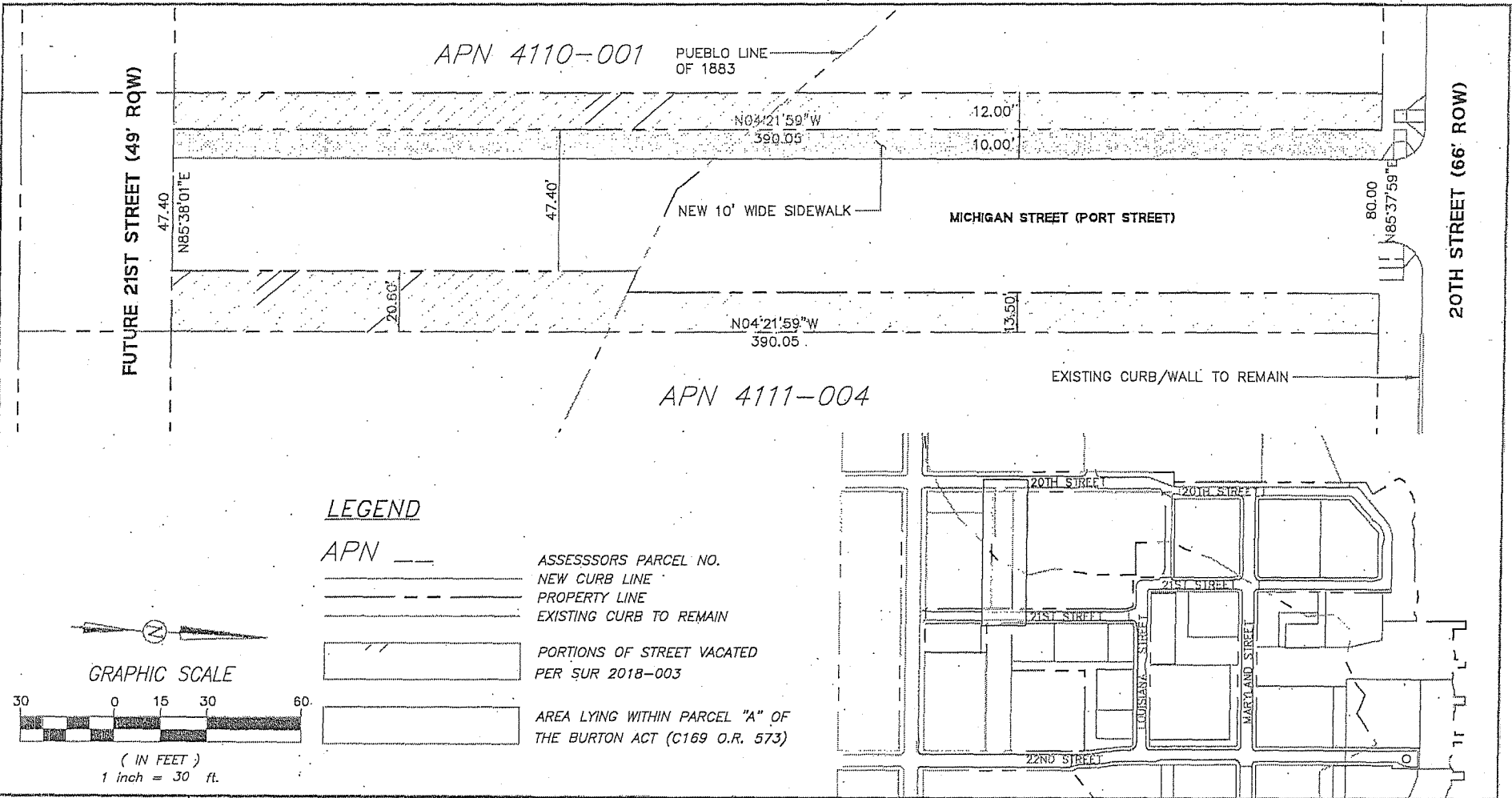
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REVISION



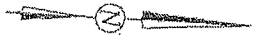
6209

Jul 27, 2018 - 2:02pm K:\2017\170209\_Pier\_70\_Ph1\_CD\ENG\EXHIBITS\Site Plan\Q\_mwp\Q\_mwp.dwg

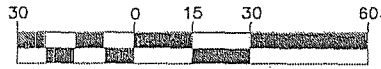


**LEGEND**

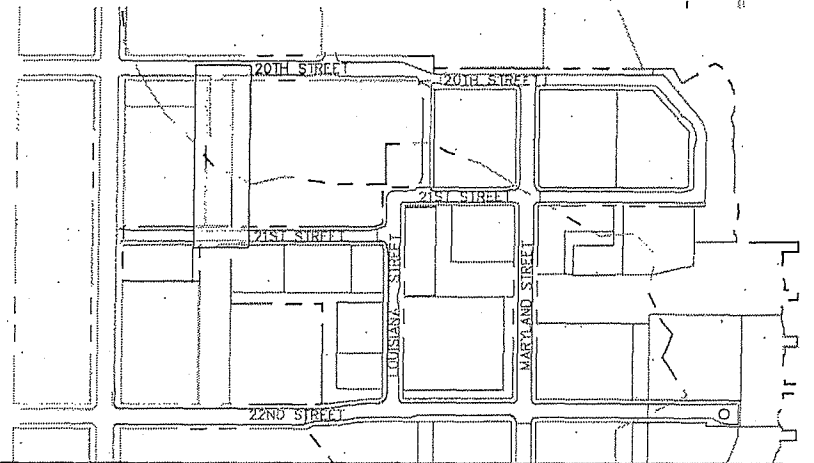
- APN      ASSESSORS PARCEL NO.
- NEW CURB LINE
- PROPERTY LINE
- EXISTING CURB TO REMAIN
- PORTIONS OF STREET VACATED PER SUR 2018-003
- AREA LYING WITHIN PARCEL "A" OF THE BURTON ACT (C169 O.R. 573)



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.



APPROVED:  
  
 BRUCE R. STORRS  
 CITY & COUNTY SURVEYOR

8/24/19  
 DATE

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

OFFICIAL SIDEWALK CHANGE OF THE WESTERLY SIDE OF MICHIGAN STREET SOUTH OF 20TH STREET

FILE: Q-20-1030	SHEET 1 OF 1	SCALE: 1:30	REVISION
--------------------	--------------	-------------	----------

**PORT COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. 17-52**

- WHEREAS, The Port owns approximately 72 acres along San Francisco's Central Waterfront, roughly bounded by Mariposa Street, Illinois Street, 22<sup>nd</sup> Street, and the San Francisco Bay known as Pier 70; and
- WHEREAS, Beginning in 2006, the Port initiated an intensive planning process that has culminated in a project that would restore and redevelop an approximately 35-acre site located at Pier 70 bounded generally by Illinois Street on the west, 20th Street to the north, San Francisco Bay on the east and 22nd Street on the south in San Francisco's Central Waterfront Plan Area (the "Project Site"); and
- WHEREAS, The Project Site includes a 28-acre portion (the "28-Acre Site") for which, in April 2011, by Resolution No. 11-21, the Port Commission awarded to Forest City Development California, Inc. ("Forest City"), through a competitive process, the opportunity to negotiate the development thereon of a mixed-use development and historic preservation project (the "28-Acre Project") as further described in the staff report (the "Staff Report") accompanying this Resolution; and
- WHEREAS, The Project Site also includes the following two adjacent parcels along Illinois Street: (1) the "Illinois & 20th Street Parcel" owned by the Port, also known as "Parcel K", bounded by Illinois Street on the west, 20th Street to the north, Michigan Street to the east, and (2) private property to the south owned by PG&E known as the "Hoedown Yard"; and
- WHEREAS, In May 2013, by Resolution No. 13-20, the Port Commission endorsed the Term Sheet for the 28-Acre Project. Subsequently, in June 2013, by Resolution No. 201-13, the Board of Supervisors found the 28-Acre Project fiscally feasible under Administrative Code, Chapter 29 and endorsed the Term Sheet; and
- WHEREAS, Over the past 6 years, Port staff, FC Pier 70, LLC ("Developer"), an affiliate of Forest City, the Planning Department and the Mayor's Office of Economic and Workforce Development, have conducted numerous community outreach meetings and negotiated the terms of the Disposition and Development Agreement ("DDA") and associated transaction documents (collectively, the "Transaction Documents") that provide the overall road map for development of the 28-Acre Site; and
- WHEREAS, The Transaction Documents also contemplate development by the Port and/or City of the Illinois & 20th Street Parcel; and

WHEREAS, Concurrently with this resolution, the Port Commission has taken or intends to take a number of other actions in furtherance of the proposed mixed-use development on the Project Site (the "Pier 70 Mixed-Use Project"), which includes the 28-Acre Project, including: (1) approving a trust exchange agreement ("Exchange Agreement") between the Port and the California State Lands Commission; (2) approving the DDA; (3) consenting to amendments to the Planning Code that create the Pier 70 Special Use District ("Pier 70 SUD") over the Project Site; (4) approving the Design for Development ("D4D"), which provides more detailed land use controls for the Pier 70 SUD; and (5) conforming amendments to the Waterfront Land Use Plan, all as more particularly described in the Staff Report; and

WHEREAS, If approved by the Board of Supervisors and the California State Lands Commission under Chapter 477 of the Statutes of 2011 ("AB 418"), the Exchange Agreement will implement the exchange authorized under AB 418 to resolve Public Trust title uncertainties and reconfigure the Public Trust at the 28-Acre Site and the Illinois & 20th Street Parcel in a manner that furthers the purposes of the Public Trust and provides a more useful configuration of Public Trust lands; and

WHEREAS, In cooperation with San Francisco Public Works and the County Surveyor, and as further described in the Staff Report, the Port intends to vacate an approximately 12' portion of Michigan Street adjacent to the Illinois & 20th Street Parcel, merge this land with the Illinois & 20th Street Parcel and then subdivide the resulting merged parcel into four new parcels: the Plaza Parcel, Parcel K North, the 21<sup>st</sup> Street right-of-way extension parcel, and Parcel K South. Parcel K South will be developed as an affordable housing site; and

WHEREAS, Under the DDA, the Port is required to offer Parcel K North (as shown on Exhibit A) for sale at or above its fair market value established by a proprietary appraisal and specify that the successful bidder must close escrow on the sale within 12 months after the date of the Board of Supervisors' approval of the sale, with resulting proceeds used to pay for entitlement costs associated with the 28-Acre Project; and

WHEREAS, Development of Parcel K North will be subject to the Pier 70 SUD and the D4D. Under the Pier 70 SUD, Parcel K North is programmed for a development that would include approximately 239 to 300 market rate residential units, approximately 6,600 square feet of ground floor retail/art/light industrial space, and on-site parking for approximately 186 vehicles; and

WHEREAS, On August 24, 2017, the Planning Commission (1) reviewed and considered the Final Environmental Impact Report for the Pier 70

Mixed Use Project ("FEIR") (Case No. 2014-001272ENV); (2) found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Planning Department and the Planning Commission; and (3) by Motion No. 19976, certified the FEIR as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, At the same hearing, the Planning Commission approved the Pier 70 Mixed-Use Project and in so doing, adopted approval findings under CEQA by Motion No. 19977, including a Statement of Overriding Considerations (the "Pier 70 CEQA Findings"), and adopted a Mitigation Monitoring and Reporting Program ("MMRP"). A copy of the Planning Commission Motions, the Pier 70 CEQA Findings, and the MMRP are on file with the Port Commission Secretary and may be found in the records of the Planning Department at 1650 Mission Street, San Francisco, CA, and are incorporated in this resolution by reference as if fully set forth herein; and

WHEREAS, The Port Commission has reviewed the FEIR, the MMRP and the CEQA Findings, and finds that the approvals before the Port Commission are within the scope of the FEIR and that no substantial changes in the Pier 70 Mixed-Use Project or the circumstances surrounding the Pier 70 Mixed-Use Project have occurred and no new information that could not have been known previously showing new significant impacts or an increase in severity in impacts has been discovered since the FEIR was certified; and

WHEREAS, The Port's offering documents for Parcel K North will require the buyer or vertical developer to enter a Vertical Disposition and Development Agreement ("Parcel K North VDDA") governing future development of the site, in substantially the form on file with the Port Commission Secretary; and

WHEREAS, Consistent with the requirements of the DDA and the Pier 70 SUD, and as further described in the Staff Report, the Parcel K North VDDA will require the vertical developer of the site to, among other things:

1. Close escrow no more than 3 months after being selected as the highest qualified bidder, but in no event later than 12 months after the Board of Supervisors approves the sale;
2. Commence construction within 24 months after close of escrow;
3. Construct the project consistent with the requirements of the MMRP;

4. Construct the 20<sup>th</sup>/Illinois St. Plaza, as defined in the D4D, as a public benefit of the Pier 70 Mixed-Use Project, subject to reimbursement from public financing sources;
5. Construct improvements to the adjacent Michigan Street segment according to public works contracting requirements, subject to reimbursement from public financing sources;
6. Provide a limited amount of space in the ground floor parking area at no charge to the San Francisco Public Utilities Commission to install and maintain electrical equipment;
7. Provide Developer with the first right to receive surplus soil from the site as more particularly described in the DDA;
8. Enter into a deed restriction that incorporates the Illinois Street Parcel Additional Measures attached to the DDA, in order to minimize potential conflicts between American Industrial Center activities and future residential uses at the site;
9. Enter into a deed restriction requiring the second and each subsequent condominium purchaser to pay the Port a transfer fee equal to 1.5% of the purchase price to be deposited in the Harbor Fund for Public Trust purposes;
10. If not previously formed, vote in favor of a community facilities agreement and covenant to pay special taxes commencing at the earlier of (1) issuance of a building permit, or (2) two years after close of escrow;
11. Comply with applicable land use restrictions, impact fees, and exactions imposed by the Zoning Amendments, including a requirement to pay in-lieu affordable housing fees equal to 28% of the costs of on-site market-rate condominium units;
12. Pay all other applicable impact fees, including school facilities, utilities, and transportation fees;
13. Implement the Transportation Demand Management Program, in compliance with FEIR Mitigation Measure M-AQ; and
14. Comply with the City's First Source Hiring Program under Chapter 83 of the City's Administrative Code.

WHEREAS, Port staff proposes to sell Parcel K North to the highest qualified bidder through a broker-assisted competitive solicitation; and

WHEREAS, In anticipation of the proposed sale, Port staff is working with the Department of Real Estate ("DRE") to determine Parcel K North's fair market value through an appraisal of the site, which will set the minimum sale price ("Minimum Bid Price"), and DRE has selected an experienced and qualified brokerage firm with experience in selling comparable land parcels in San Francisco; and

WHEREAS, Based on the foregoing, Port staff is requesting that the Port Commission authorize Port staff to sell Parcel K North on the terms described in the Staff Report and this Resolution, subject to approval by the Board of Supervisors; now, therefore be it

RESOLVED, That the Port Commission adopts the Pier 70 CEQA Findings as its own and adopts the MMRP and imposes its requirements as a condition to this approval action; and be it further

RESOLVED, That the Port Commission approves the sale of Parcel K North to the highest qualified bidder in a competitive solicitation for a sales price equal to or greater than the Minimum Bid Price as more particularly described in the Staff Report and this Resolution, subject to (1) Board of Supervisors' approval of the sale and (2) closing of the trust exchange contemplated under the Exchange Agreement; and be it further

RESOLVED That the Port Commission approves the form of the Parcel K VDDA, substantially in the form on file with the Port Commission Secretary and incorporating the conditions to sale set forth in this Resolution; and be it further

RESOLVED, That the Port Commission authorizes the Executive Director of the Port, or her designee, to enter into any amendments or modifications to the Form of Parcel K North VDDA that the Executive Director determines, in consultation with the City Attorney, are in the best interests of the Port, do not materially decrease the benefits to or materially increase the obligations or liabilities of the Port, and are in compliance with all applicable laws; and, be it further

RESOLVED, That the Port Commission authorizes the Executive Director or her designee to execute the Parcel K North VDDA with the highest qualified bidder for a sales price equal to or greater than the Minimum Bid Price; and be it further

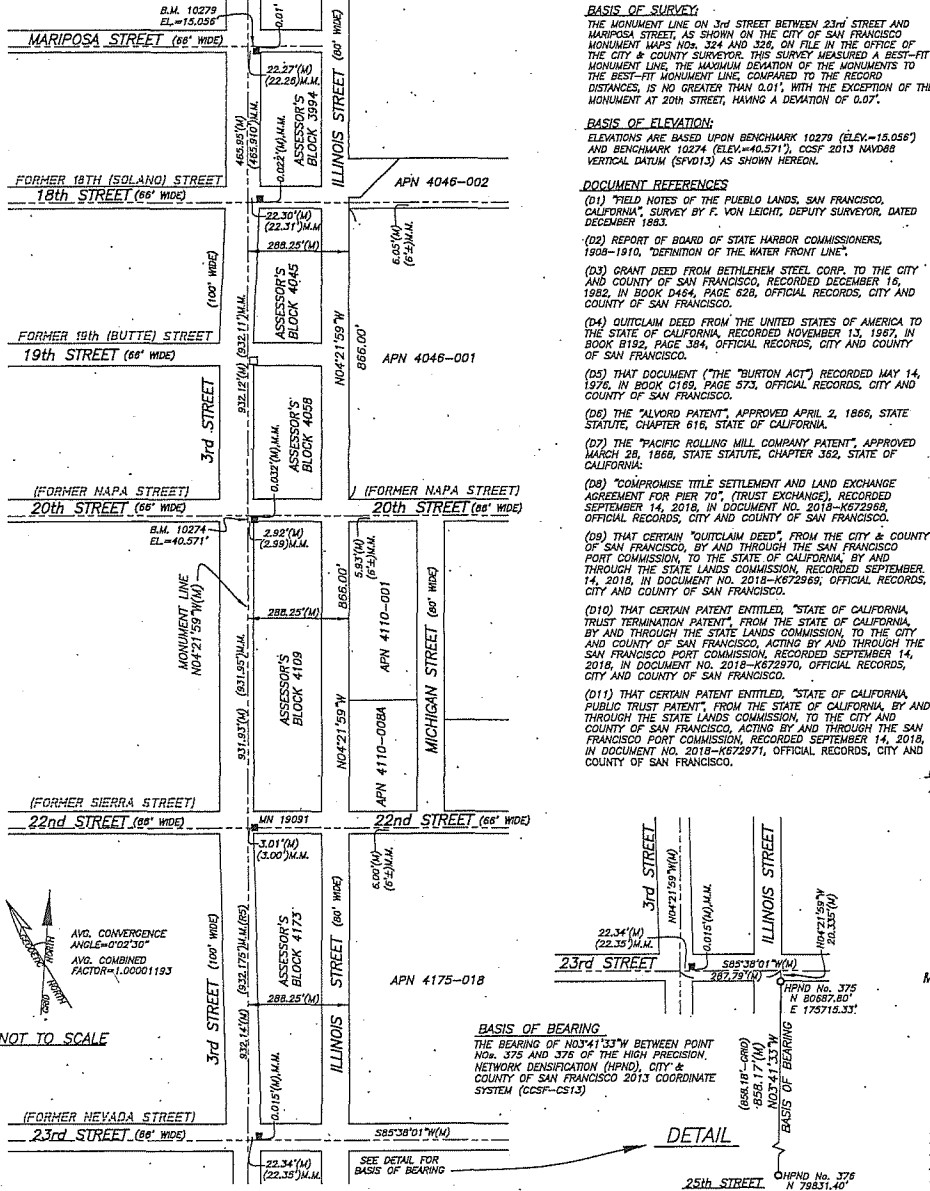
RESOLVED, That the Port Commission authorizes and urges all officers, employees, and agents of the Port and the City, including the Director of Property and the County Surveyor, to take all steps that they deem necessary or appropriate, to the extent permitted by applicable law, in order to sell and develop Parcel K North subject to Parcel K North VDDA in accordance with this Resolution, including execution of subsequent documents, or to otherwise effectuate the purpose and intent of this resolution and the Port's performance under the Parcel K North VDDA.

*I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of September 26, 2017.*

Amy Quesada Digitally signed by Amy Quesada  
DN: cn=Amy Quesada, o=Port of San Francisco, ou=Port  
Executive, email=Amy.quesada@sfport.com, c=US  
Date: 2017.10.20 14:47:44 -0700

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Secretary



**BASIS OF SURVEY:**  
 THE MONUMENT LINE ON 3rd STREET BETWEEN 23rd STREET AND MARIPOSA STREET IS SHOWN ON THE CITY OF SAN FRANCISCO MONUMENT MAPS NOS. 324 AND 325, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR. THIS SURVEY MEASURED A BEST-FIT MONUMENT LINE, THE MAXIMUM DEVIATION OF THE MONUMENTS TO THE BEST-FIT MONUMENT LINE, COMPARED TO THE RECORD DISTANCES, IS NO GREATER THAN 0.011, WITH THE EXCEPTION OF THE MONUMENT AT 20th STREET, HAVING A DEVIATION OF 0.07'.

**BASIS OF ELEVATION:**  
 ELEVATIONS ARE BASED UPON BENCHMARK 10279 (ELEV.=15.058') AND BENCHMARK 10274 (ELEV.=40.571'), CDSF 2013 NAVD83 VERTICAL DATUM (SPV13) AS SHOWN HEREON.

**DOCUMENT REFERENCES:**  
 (01) FIELD NOTES OF THE PUEBLO LANDS, SAN FRANCISCO, CALIFORNIA, SURVEY BY F. VON LEHITZ, DEPUTY SURVEYOR, DATED DECEMBER 1863.  
 (02) REPORT OF BOARD OF STATE HARBOR COMMISSIONERS, 1908-1910, "DEFINITION OF THE WATER FRONT LINE".  
 (03) GRANT DEED FROM BETHLEHEM STEEL CORP. TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED DECEMBER 16, 1982, IN BOOK 0454, PAGE 628, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (04) QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 13, 1967, IN BOOK B192, PAGE 384, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (05) THAT DOCUMENT ("THE BURTON ACT") RECORDED MAY 14, 1976, IN BOOK C189, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (06) THE "ALVORD PATENT", APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616, STATE OF CALIFORNIA.  
 (07) THE "PACIFIC ROLLING MILL COMPANY PATENT", APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362, STATE OF CALIFORNIA.  
 (08) "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", (TRUST EXCHANGE), RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672968, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (09) THAT CERTAIN "QUITCLAIM DEED", FROM THE CITY & COUNTY OF SAN FRANCISCO, BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, TO THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672969, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (10) THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, TRUST TERMINATION PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672970, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.  
 (11) THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, PUBLIC TRUST PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672971, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

**MAP REFERENCES:**

- (R1) "RANCHO DEL POTRERO NUEVO", RECORDED MARCH 21, 1864 IN BOOK "C", AND "D" OF MAPS, PAGES 76 AND 79, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- (R2) "MAP OF THE SALT MARSH AND TIDE LANDS AND LANDS UNDER WATER SOUTH OF SECOND STREET AND SITUATE IN THE CITY AND COUNTY OF SAN FRANCISCO", ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND A DUPLICATE COPY FILED IN MAP BOOK "W", PAGES 46 AND 47, OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R3) "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO, SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA PURSUANT TO CHAPTER 1533, STATUTES OF 1868 AS AMENDED BY CHAPTERS 1296/1869, 1367/1869, 1400/1869, 1474/1869 AND 670/1970", RECORDED MAY 14, 1976 IN MAP BOOK "W", PAGES 66 THROUGH 72, OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R4) "SURVEY 'C', 3RD, 4TH, MISSION ROCK & CHINA BASIN STS.", MAP PREPARED BY SAN FRANCISCO PORT COMMISSION, DRAWING NO. 8127-416-L, DATED AUGUST 3, 1971.
- (R5) RECORD OF SURVEY, RECORDED APRIL 23, 2002 IN BOOK AA OF MAPS, PAGES 13-14, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- (R6) RECORD OF SURVEY No. 6536, RECORDED FEBRUARY 27, 2012 IN BOOK DD OF SURVEY MAPS, PAGES 198-199, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- (R7) RECORD OF SURVEY #0680, OF THE SAN FRANCISCO HIGH PRECISION GNSS NETWORK SURVEY, RECORDED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, PAGES 147-157, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- (R8) THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- (R9) THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- (R10) "RECORD OF SURVEY No. 8565", RECORDED APRIL 30, 2015 IN BOOK FF OF SURVEY MAPS, PAGES 59-61, IN THE OFFICE OF THE CITY & COUNTY RECORDER, DEPOSIT PARCELS LEASED FROM THE PORT OF SAN FRANCISCO, MONUMENTS SET FOR THE PARCELS SOUTH OF 20TH STREET WERE SEARCHED FOR BUT NOT FOUND, DUE TO RECENT CONSTRUCTION.

**PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION**  
 (SEE SHEET 3)

**NOTES:**  
 (SEE SHEET 3)

**LEGEND**

- APN 0757-028 ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
- B.M. BENCH MARK
- EL. ELEVATION
- O.R. OFFICIAL RECORDS
- DOC. DOCUMENT
- (2.99') RECORD DIMENSION WHEN IN DISCREPANCY WITH MEASURED DIMENSION
- MN MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO
- M.M. MONUMENT MAP
- (M) MEASURED
- PL PROPERTY LINE
- P.O.B. POINT OF BEGINNING-LEGAL DESCRIPTION
- M.A.P.S. RECORD OF SURVEY MAP
- FOUND 2-1/2" BRASS DISK, "LS 4559" IN STANDARD MONUMENT WELL, PER CITY MONUMENT MAP
- MONUMENT PER CITY MONUMENT MAP-NOT FOUND
- HPD HIGH PRECISION NETWORK IDENTIFICATION (SPCS13)
- HPD MONUMENT
- HPD NAIL & 3/4" BRASS TAG "PLS 6725" PER DD S.M. 198-NOT FOUND
- HPD FOUND NAIL & 3/4" BRASS TAG "PLS 6725" PER DD S.M. 198 OR CORNER RECORD OF A MAPS 13, LOT 07
- PERIMETER BOUNDARY LINES OF PIER 70
- CITY MONUMENT LINE
- STREET R/W LINE/PARCEL LINE
- WATERFRONT LINE
- PUEBLO LINE OF 1883
- HISTORIC BLOCK LINE (RANCHO DEL POTRERO NUEVO)
- RANCHO DEL POTRERO NUEVO BLOCK NUMBER

**SURVEYOR'S STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF FOREST CITY ON JULY 1, 2015.

SIGNED *Bruce R. Storrs*  
 BRUCE A. GOWDY  
 P.L.S. NO. 6725



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

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_, CITY AND COUNTY SURVEYOR  
 BRUCE R. STORRS  
 L.S. NO. 6914



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEY MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF MARTIN M. RON ASSOCIATES, INC.

\_\_\_\_\_, COUNTY RECORDER

**APPROVED:**  
 CALIFORNIA STATE LANDS COMMISSION

MEETING OF FEBRUARY 27, 2018, ITEM NO. C84.

JENNIFER LUCCHESI, EXECUTIVE OFFICER

**RECORD OF SURVEY 9584**

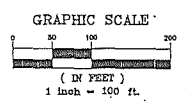
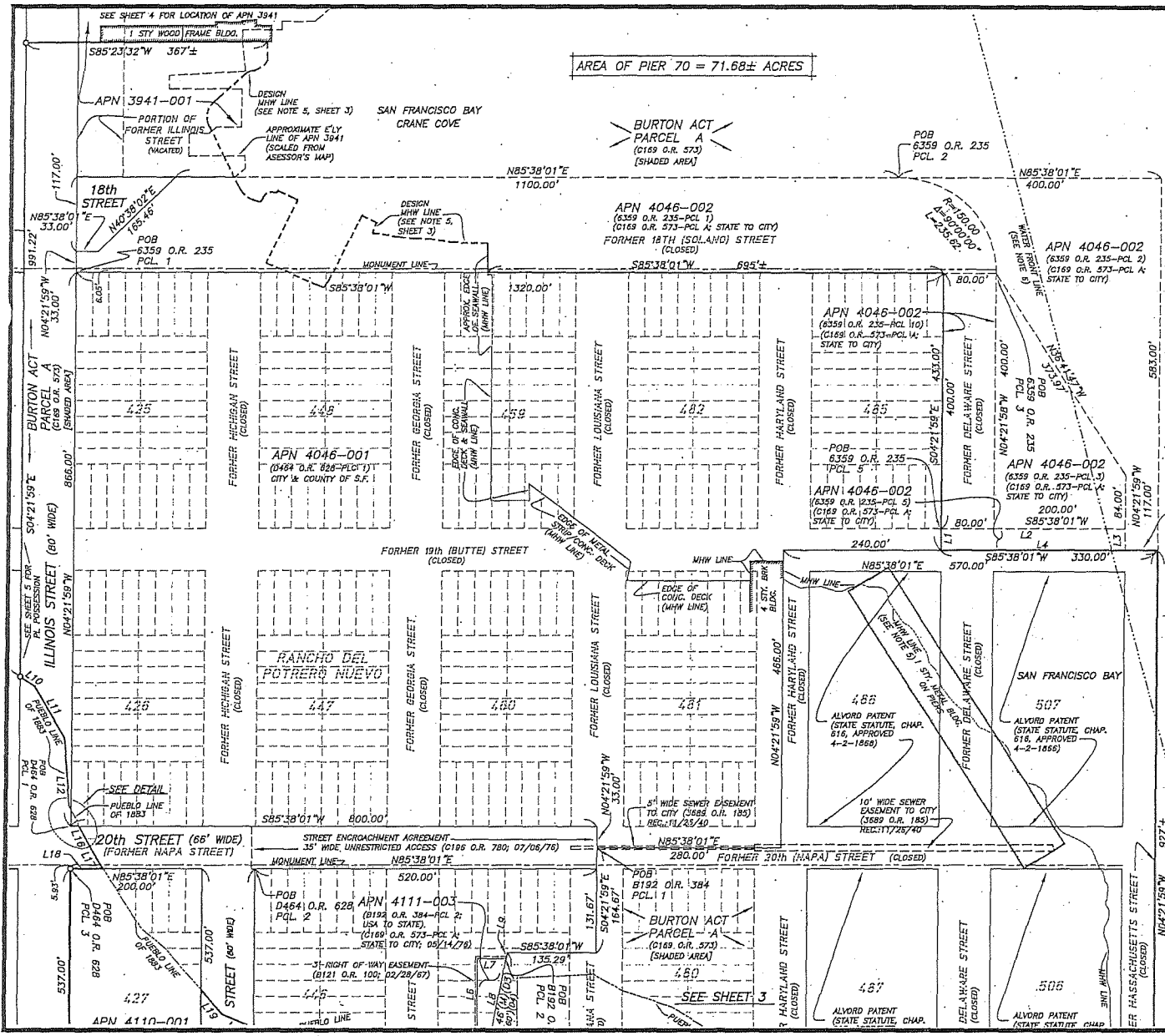
OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 15, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS. ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C189, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616. ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362. ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS. ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

**CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**

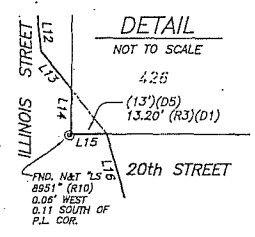
MARTIN M. RON ASSOCIATES, INC.  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

AUGUST 2018 SHEET 1 OF 8





LINE TABLE		
L1	N04°21'59\"W	33.00'
L2	N85°38'01\"E	280.00'
L3	S04°21'59\"E	33.00'
L4	S85°38'01\"W	280.00'
L5	S85°38'01\"W	19.40'
L6	S04°21'59\"E	122.86'
L7	S85°38'01\"W	43.53'
L8	S08°44'50\"W	125.21'
L9	S08°44'50\"W	8.78'
L10	S89°51'58\"E	28.38'
L11	S33°51'58\"E	92.40'
L12	S08°36'58\"E	106.26'
L13	S31°38'38\"E	7.06'
L14	S04°21'59\"E	25.60'
L15	N85°38'01\"E	13.20'
L16	S31°38'38\"E	46.64'
L17	S38°21'58\"E	28.95'
L18	S85°38'01\"W	49.91'
L19	S44°48'51\"E	49.50'
L20	S69°36'58\"E	52.73'

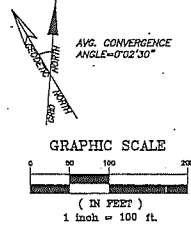
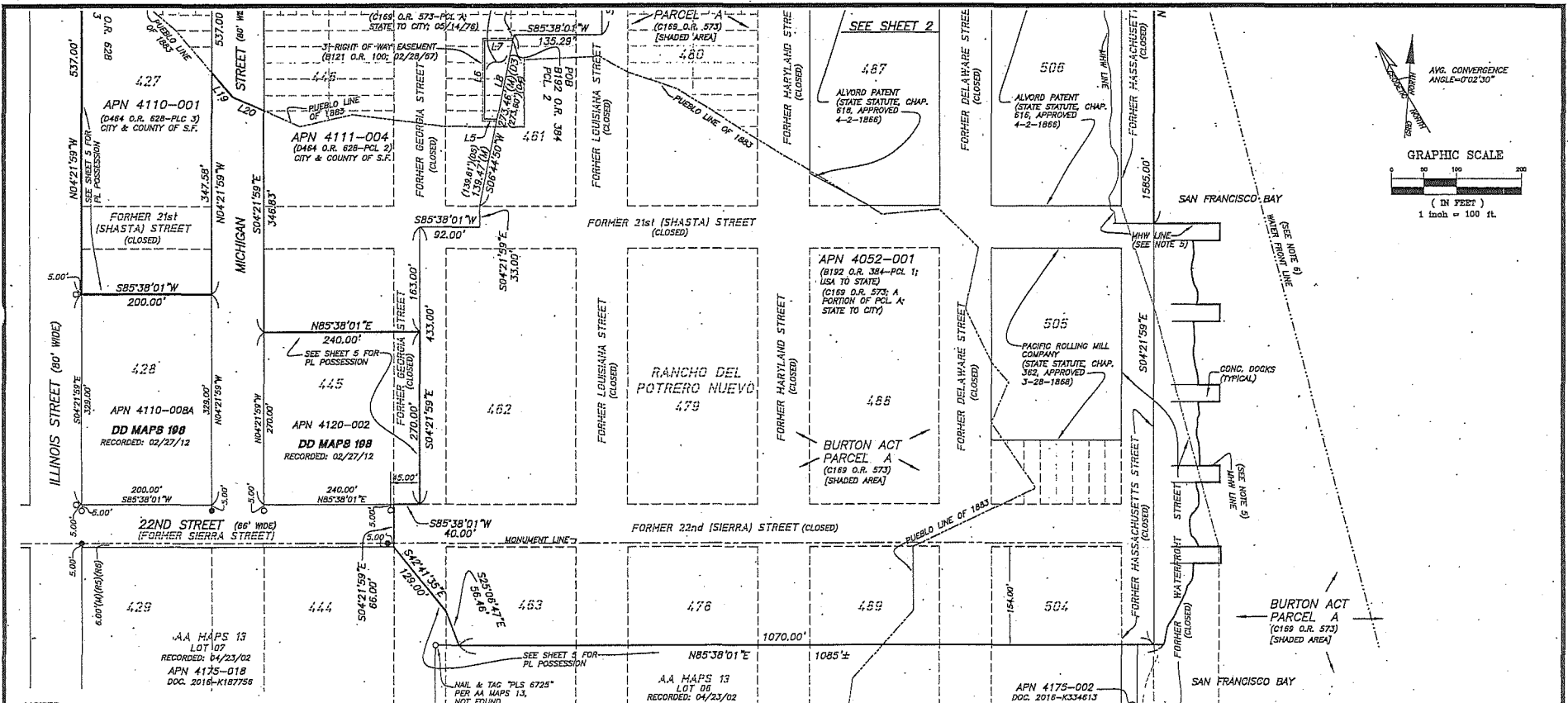


## RECORD OF SURVEY 9584

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D484, PAGE 628, OFFICIAL RECORDS. ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 618. ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362. ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO. CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA. MARTIN M. RON ASSOCIATES, INC. Land Surveyors 859 HARRISON STREET, SUITE 200 San Francisco, California 94107

AUGUST 2018 SHEET 2 OF 8  
APNs 3941-001 (portion) 4046-001, 002, 4055-001, 4110-001, 4111-003, 004; SEAWALL LOT 349

5217



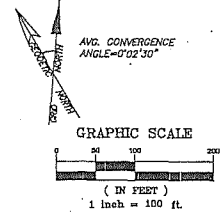
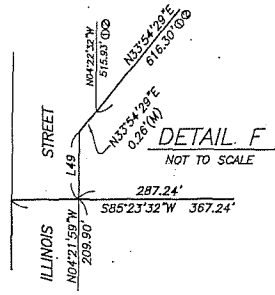
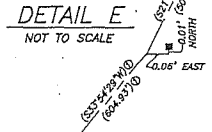
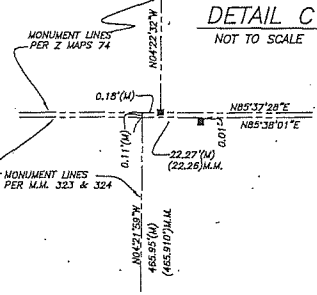
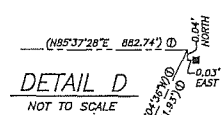
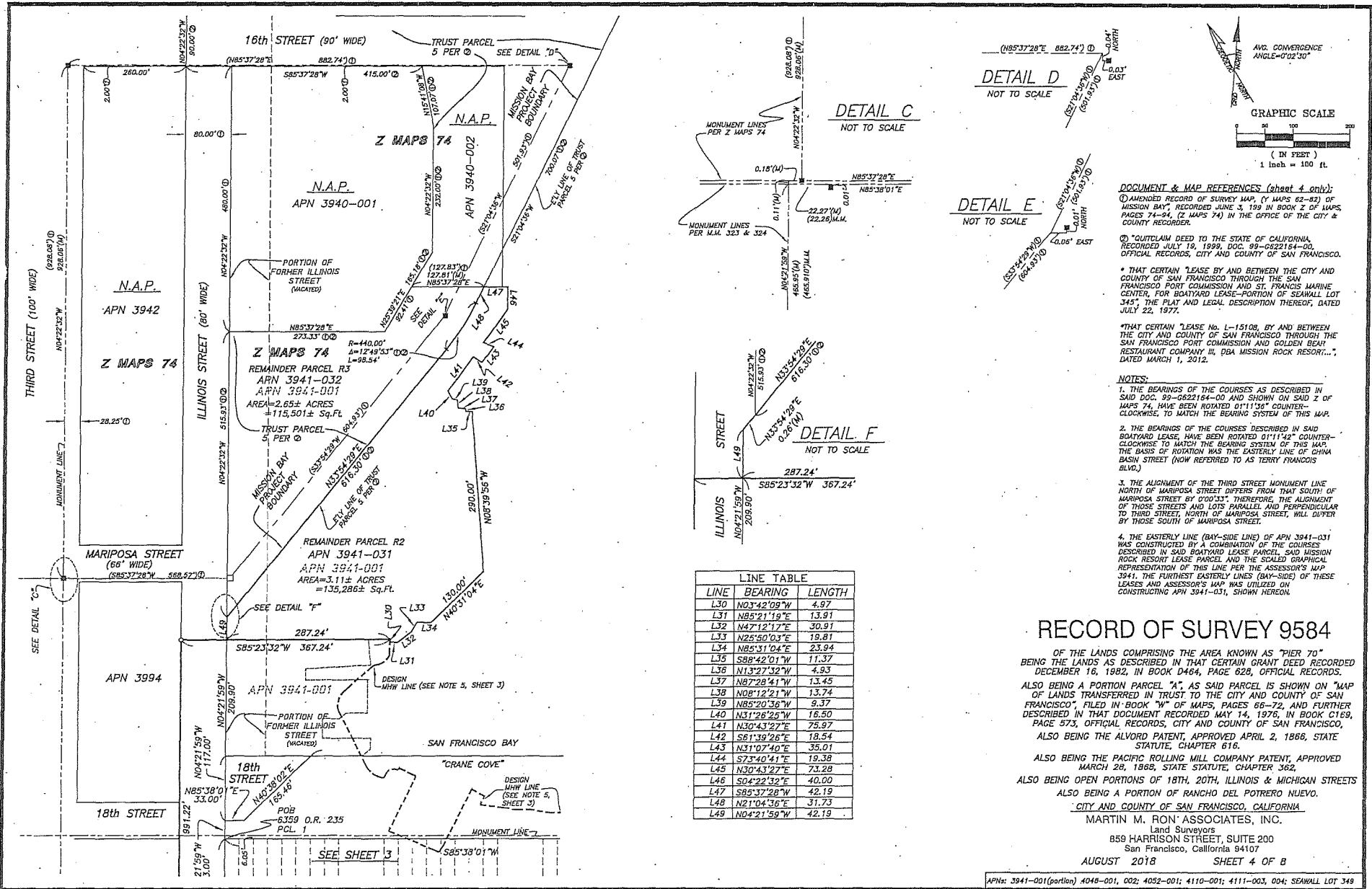
**NOTES:**  
 1.) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 2.) ALL ANGLES ARE 90-DEGREES UNLESS OTHERWISE NOTED.  
 3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES (SFC513), MULTIPLE GROUND DISTANCES BY 1.00001193.  
 4.) THIS RECORD OF SURVEY IS BEING FILED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8762(b)(1), 4 & 5.  
 5.) THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED TO BE AT AN ELEVATION OF 5.8 FEET (NAVD88 DATUM) AS INDICATED IN A TIDAL DATUM STUDY PROVIDED BY SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC), ENTITLED, "SAN FRANCISCO BAY TIDAL DATUMS AND EXTREME TIDES STUDY" DATED FEBRUARY 2016, PREPARED BY AECOM. THE MHW ELEVATION LINE SHOWN HEREON WAS OBTAINED BY INTERPOLATION OF 1 FOOT CONTOURS BASED ON SURVEYS PROVIDED BY THE PORT OF SAN FRANCISCO AND AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS. THE STANDARD VERTICAL ACCURACY OF CONTOURS FROM AERIAL MAPPING IS ONE HALF THE CONTOUR INTERVAL; THUS, CONTOURS SHOWN HEREON ARE ACCURATE TO ±0.5 FEET VERTICALLY. A PORTION OF THE MHW LINE LABELED "DESIGN MHW" REPRESENTS THE FUTURE LOCATION OF THE 5.8 FOOT CONTOUR, FOLLOWING THE GRADING OF THE AREA KNOWN AS "CRANIE COVE PARK".  
 6. THE LOCATION OF THE "WATER FRONT LINE" PER BOARD OF STATE HARBOR COMMISSIONERS, AS SHOWN HEREON, WAS DETERMINED WITH A FIELD SURVEY IN CONJUNCTION WITH THE DATA SHOWN ON THAT MAP ENTITLED, "SURVEY 'C', 3RD, 4TH, MISSION ROCK & CHINA BASIN STS." MAP, PREPARED BY THE SAN FRANCISCO PORT COMMISSION, DATED AUGUST 5, 1971.  
 7. THE LINE OF THE PUEBLO LANDS OF SAN FRANCISCO (PUEBLO LINE OF 1883) WAS PLOTTED FROM THE ORIGINAL FIELD NOTES OF THE PUEBLO LANDS SURVEY, BY F. VON LEICHT, DEPUTY SURVEYOR, DATED DECEMBER 1883.  
 8. STREETS SHOWN AS CLOSED HEREON ARE PER CITY DEDICATION MAP 325, CLOSED PER THE FOLLOWING: BOARD ORDER 1759, 2/27/1864, RESOLUTION 10788 THRU 10793, 3/30/1914, RESOLUTION 18353, 12/16/1918, RESOLUTION 335, 7/11/1932 AND RESOLUTION 1376, 10/15/1940.  
 9. THE BOARD OF TIDELANDS COMMISSIONERS (BTL) LOTS AND BLOCKS PER STATE STATUTE, CHAPTER 643, APPROVED MARCH 30, 1868, COMPRISE THOSE PORTIONS OF THE RANCHO DEL POTRERO NUEVO BLOCKS BAY-SIDE OF THE PUEBLO LINE OF 1883, WITH THE EXCEPTION OF THOSE PORTIONS LYING WITHIN THE ALVORD AND PACIFIC ROLLING MILL COMPANY PATENTS AS GENERALLY DEPICTED ON THE "MAP OF SALT MARSH AND TIDE LANDS AND LANDS LYING UNDER WATER SOUTH OF SECOND STREET AND SITUATE IN THE CITY AND COUNTY OF SAN FRANCISCO".  
 10. THE BEARINGS OF THE LEGAL DESCRIPTIONS REFERENCED HEREON HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS AS DEFINED ON THIS MAP.  
 11. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE PUBLIC TRUST PROPERTY AND TRUST TERMINATION PROPERTY, AS DESCRIBED IN THOSE PATENTS RECORDED SEPTEMBER 14, 2016, IN DOC. NO. 2016-1672971 AND DOC. NO. 2016-1672970, RESPECTIVELY, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

**PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION**  
 GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983; NAD83 (2011) 2010.00 EPOCH  
 REFERENCE NETWORK: "CCSF-2013 HPN" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)  
 PROJECTION: THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CCSF-CS13). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF DPW WEB SITE FOR PROJECTION PARAMETERS.  
 HORIZONTAL CONTROL: THE HORIZONTAL DATUM WAS RECOVERED BASED ON HPND POINTS 375 AND 376 SHOWN HEREON.  
 VERTICAL DATUM: "CCSF 2013 NAVD88 VERTICAL DATUM" (CCSF-V013)  
 REFERENCE NETWORK: CCSF 2013 HIGH PRECISION LEVELING NETWORK  
 VERTICAL CONTROL: THE VERTICAL DATUM WAS RECOVERED BASED ON BENCHMARKS 10279 AND 10274, SHOWN HEREON AND DESCRIBED ON THE CCSF DPW WEB SITE.

**RECORD OF SURVEY 9584**  
 OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS.  
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 ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616.  
 ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362.  
 ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 MARTIN M. RON ASSOCIATES, INC.  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107  
 AUGUST 2018 SHEET 3 OF 8

APNs: 3941-001(partion) 4046-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349

5218



**DOCUMENT & MAP REFERENCES (sheet 4 only):**  
 ① AMENDED RECORD OF SURVEY MAP, (Y MAPS 62-82) OF MISSION BAY, RECORDED JUNE 3, 199 IN BOOK 2 OF MAPS, PAGES 74-94, (Z MAPS 74) IN THE OFFICE OF THE CITY & COUNTY RECORDER.

② "QUICHLAND DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 19, 1999, DOC. 99-622154-00, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

\* THAT CERTAIN "LEASE BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO THROUGH THE SAN FRANCISCO PORT COMMISSION AND GOLDEN BEAR CENTER, FOR BOATYARD LEASE--PORTION OF SEAWALL LOT J45", THE PLAT AND LEGAL DESCRIPTION THEREOF, DATED JULY 22, 1977.

\* THAT CERTAIN "LEASE No. L-15108, BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO THROUGH THE SAN FRANCISCO PORT COMMISSION AND GOLDEN BEAR RESTAURANT COMPANY III, DBA MISSION ROCK RESORT...", DATED MARCH 1, 2012.

**NOTES:**

1. THE BEARINGS OF THE COURSES AS DESCRIBED IN SAID DOC. 99-622154-00 AND SHOWN ON SAID Z OF MAPS 74, HAVE BEEN ROTATED 01°11'38" COUNTER-CLOCKWISE, TO MATCH THE BEARING SYSTEM OF THIS MAP.
2. THE BEARINGS OF THE COURSES DESCRIBED IN SAID BOATYARD LEASE, HAVE BEEN ROTATED 01°11'42" COUNTER-CLOCKWISE TO MATCH THE BEARING SYSTEM OF THIS MAP. THE BASIS OF ROTATION WAS THE EASTERLY LINE OF CHINA BASH STREET (NOW REFERRED TO AS TERRY FRANCISCO BLVD.)
3. THE ALIGNMENT OF THE THIRD STREET MONUMENT LINE NORTH OF MARIPOSA STREET DIFFERS FROM THAT SOUTH OF MARIPOSA STREET BY 0°00'33". THEREFORE, THE ALIGNMENT OF THOSE STREETS AND LOTS PARALLEL AND PERPENDICULAR TO THIRD STREET, NORTH OF MARIPOSA STREET, WILL DIFFER BY THOSE SOUTH OF MARIPOSA STREET.
4. THE EASTERLY LINE (BAY-SIDE LINE) OF APN 3941-031 WAS CONSTRUCTED BY A COMBINATION OF THE COURSES DESCRIBED IN SAID BOATYARD LEASE PARCEL, SAID MISSION ROCK RESORT LEASE PARCEL AND THE SCALED GRAPHICAL REPRESENTATION OF THIS LINE PER THE ASSESSOR'S MAP 3941. THE FURTHEST EASTERLY LINES (BAY-SIDE) OF THESE LEASES AND ASSESSOR'S MAP WAS UTILIZED ON CONSTRUCTING APN 3941-031, SHOWN HEREON.

LINE	BEARING	LENGTH
L30	N03°42'09"W	4.97
L31	N85°21'19"E	13.91
L32	N47°12'17"E	30.91
L33	N25°50'03"E	19.81
L34	N85°31'04"E	23.94
L35	S88°42'01"W	11.37
L36	N13°27'32"W	4.93
L37	N87°28'41"W	13.45
L38	N08°12'21"W	13.74
L39	N85°20'36"W	8.37
L40	N31°26'25"W	16.50
L41	N30°43'27"E	79.97
L42	S81°39'26"E	18.54
L43	N31°07'40"E	35.01
L44	S73°40'41"E	19.38
L45	N30°43'27"E	73.28
L46	S04°22'39"E	40.00
L47	S85°37'28"W	42.19
L48	N21°04'36"E	31.73
L49	N04°21'59"W	42.19

**RECORD OF SURVEY 9584**

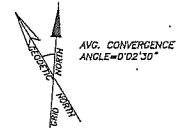
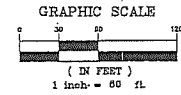
OF THE LANDS COMPRISING THE AREA KNOWN AS "TIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS. ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "M" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 373, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616. ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362. ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

**CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**  
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AUGUST 2018 SHEET 4 OF 8

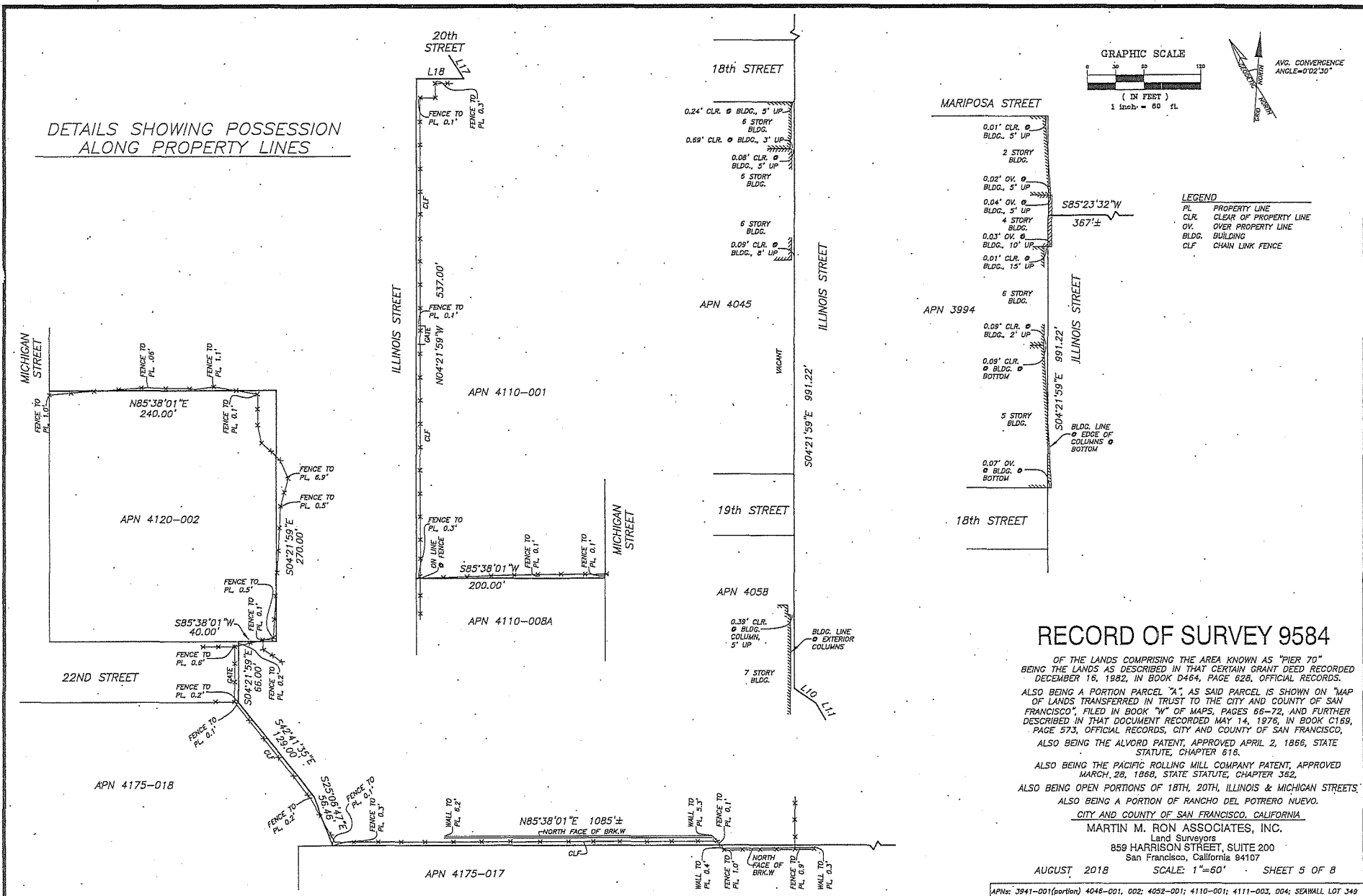
APNs: 3941-001 (portion) 4048-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349

DETAILS SHOWING POSSESSION  
ALONG PROPERTY LINES



LEGEND

PL	PROPERTY LINE
CLR	CLEAR OF PROPERTY LINE
OV	OVER PROPERTY LINE
BLDG.	BUILDING
CLF	CHAIN LINK FENCE



**RECORD OF SURVEY 9584**

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS. ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORO PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616.

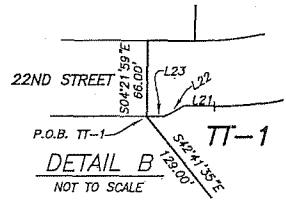
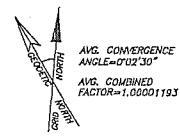
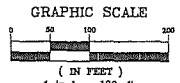
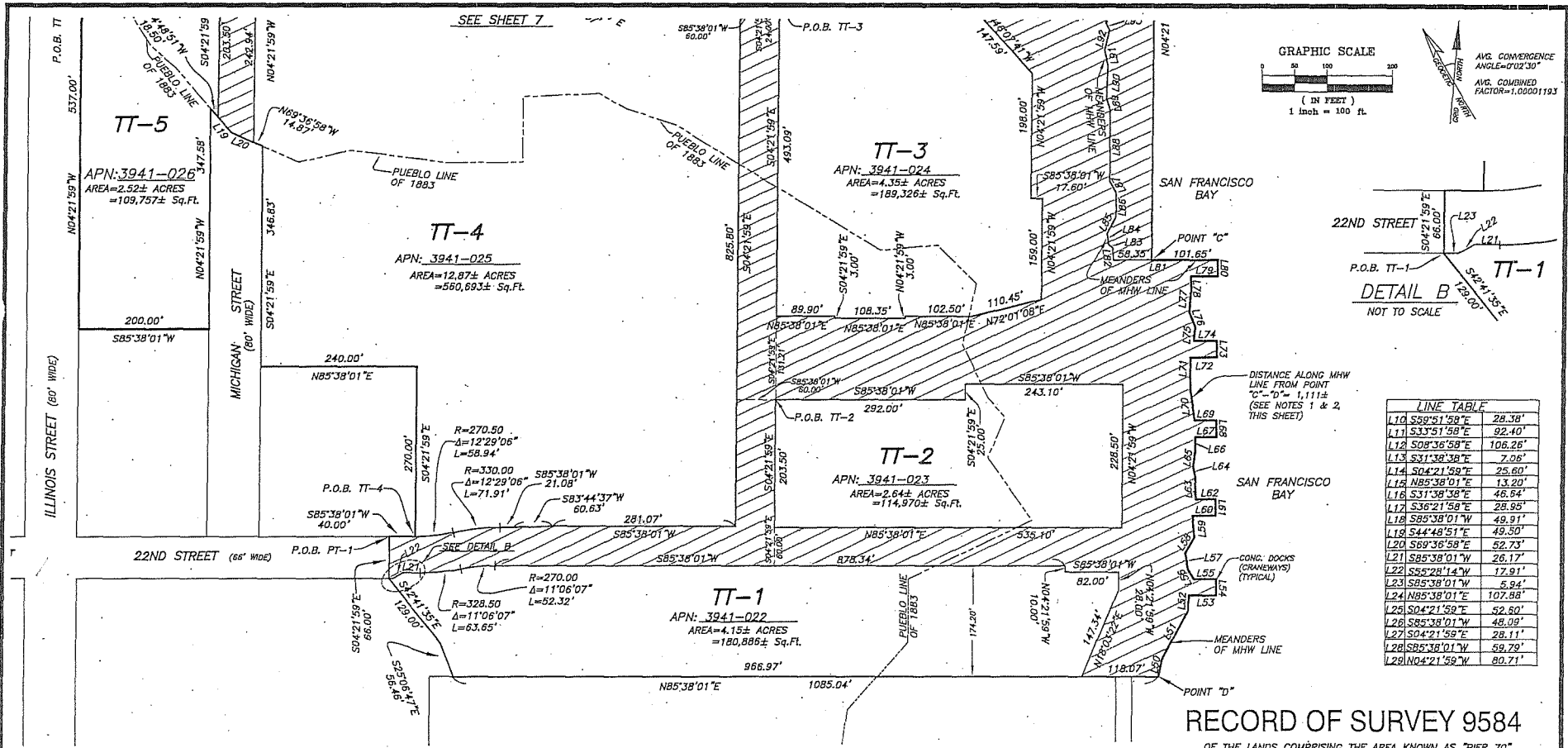
ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362.

ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS; ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

AUGUST 2018 SCALE: 1"=60' SHEET 5 OF 8

APNs: 3941-001(partition) 4046-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349



LINE TABLE	
L10	S89°51'58\"E 28.38'
L11	S33°51'58\"E 92.40'
L12	S08°36'58\"E 106.26'
L13	S31°38'38\"E 7.06'
L14	S04°21'58\"E 25.60'
L15	N85°38'01\"E 13.20'
L16	S11°38'38\"E 46.84'
L17	S36°21'58\"E 28.85'
L18	S85°38'01\"W 49.91'
L19	S44°48'51\"E 49.50'
L20	S69°36'58\"E 52.73'
L21	S85°38'01\"W 26.17'
L22	S55°28'14\"W 17.91'
L23	S85°38'01\"W 5.94'
L24	N85°38'01\"E 107.88'
L25	S04°21'58\"E 52.60'
L26	S85°38'01\"W 48.09'
L27	S04°21'58\"E 28.11'
L28	S85°38'01\"W 58.79'
L29	N04°21'58\"W 80.71'

### RECORD OF SURVEY 9584

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D484, PAGE 628, OFFICIAL RECORDS, ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616, ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362, ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

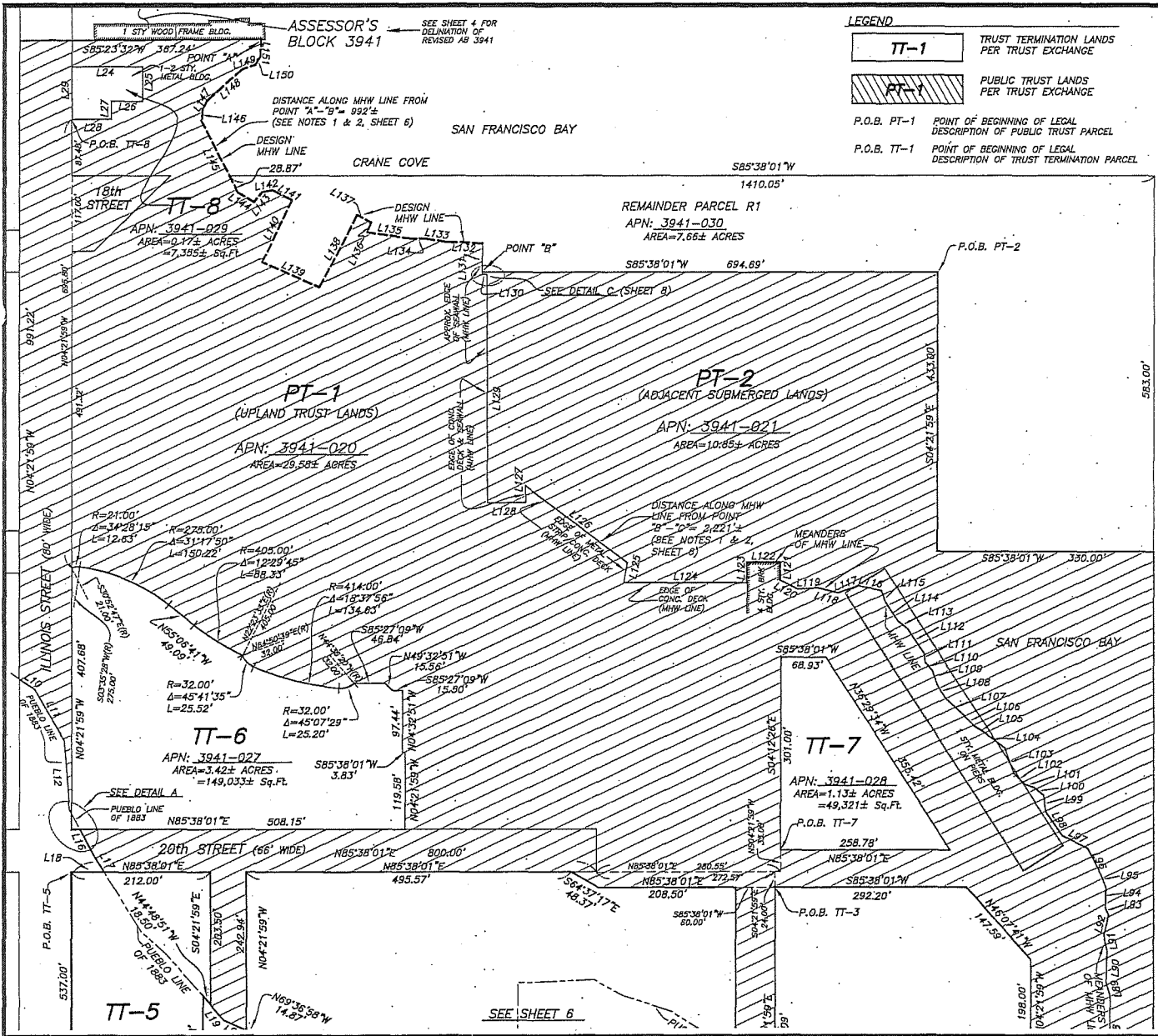
PARCEL	A.P.N.*	ACREAGE	DOC. NUMBER
PT-1	3941-020	29.17±	2018-K672971
PT-2	3941-021	10.85±	2018-K672971
TT-1	3941-022	4.15±	2018-K672970
TT-2	3941-023	2.64±	2018-K672970
TT-3	3941-024	4.35±	2018-K672970
TT-4	3941-025	12.87±	2018-K672970
TT-5	3941-026	2.52±	2018-K672970
TT-6	3941-027	3.42±	2018-K672970
TT-7	3941-028	1.54±	2018-K672970
TT-8	3941-029	0.17±	2018-K672970
R1	3941-030	7.66±	REMAINDER PARCEL
R2	3941-031	3.11±	REMAINDER PARCEL
R3	3941-032	2.65±	REMAINDER PARCEL

\* APNS FOR INFORMATIONAL PURPOSES ONLY

**NOTES:**  
 1. DESIGNATIONS LABELED "POINT A" THROUGH "POINT D", AS SHOWN ON SHEETS 6 AND 7, ARE POINTS IDENTIFIED IN THE LEGAL DESCRIPTIONS OF THE TRUST EXCHANGE AGREEMENT FOR THE PURPOSES OF DEFINING THE LENGTHS OF PARCEL LINES ALONG THE MHW LINE REFERENCED THEREIN.  
 2. THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED BY A CONTOUR LINE OF UNIFORM ELEVATION (SEE NOTE 4, SHEET 3). THIS LINE IS THE BAY-SIDE BOUNDARY OF THE "PT-1" UPLAND TRUST LANDS PARCEL AND THE LANDWARD BOUNDARY OF THE "PT-2" ADJACENT SUBMERGED LANDS PARCEL. THE TOTAL LENGTH OF THIS LINE WAS MEASURED AND DESCRIBED IN THE LEGAL DESCRIPTIONS OF SAID PARCELS.  
 3. FOR REFERENCE ONLY, THE MHW LINE HAS BEEN MEASURED BY LINE SEGMENTS APPROXIMATING THE MHW CONTOUR LINE, AS SHOWN HEREON AND DIMENSIONED IN THE LINE TABLE ON SHEET 8. THESE MEANDERS ARE NOT INTENDED TO AND DO NOT DESCRIBE THE TRUE BOUNDARY OF THE "PT-1" AND "PT-2" PARCELS.

**LEGEND**

	TRUST TERMINATION LANDS PER TRUST EXCHANGE
	PUBLIC TRUST LANDS PER TRUST EXCHANGE
P.O.B. PT-1	POINT OF BEGINNING OF LEGAL DESCRIPTION OF PUBLIC TRUST PARCEL
P.O.B. TT-1	POINT OF BEGINNING OF LEGAL DESCRIPTION OF TRUST TERMINATION PARCEL



### RECORD OF SURVEY 9584

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D484, PAGE 628, OFFICIAL RECORDS.

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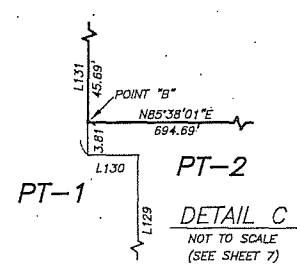
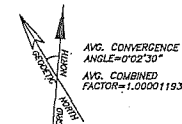
**CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**  
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 AUGUST 2018 SHEET 7 OF 8

APNs: 3941-001 (portion) 4046-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL, LOT 349

MEANDER LINE OF MHW

LINE TABLE		
LINE	BEARING	LENGTH
L50	N07°39'00"E	29.0
L51	N23°03'51"E	86.0
L52	N03°29'23"W	23.0
L53	N86°01'33"E	42.0
L54	N04°27'02"W	26.0
L55	S86°16'58"W	34.0
L56	S34°58'12"E	18.0
L57	N14°35'14"W	26.0
L58	N26°08'54"E	28.0
L59	N10°00'26"W	34.5
L60	N85°41'42"E	35.5
L61	N04°23'21"W	26.5
L62	S85°39'14"W	30.5
L63	N06°28'25"W	37.0
L64	N16°40'00"W	16.0
L65	N03°15'20"E	26.0
L66	S05°31'58"E	21.0
L67	N85°26'28"E	32.5
L68	N04°46'13"W	26.0
L69	S86°23'38"W	33.0
L70	N12°59'35"W	48.0
L71	N25°02'58"W	52.0
L72	N85°31'10"E	40.5
L73	N03°54'53"W	26.0
L74	S86°51'28"W	35.0
L75	N01°27'43"W	21.0
L76	N25°07'10"W	25.0
L77	N00°02'46"W	34.0
L78	N07°16'21"W	21.5
L79	N85°38'31"E	41.5
L80	N04°26'26"W	26.0
L81	S85°39'00"W	160.0
L82	N10°21'13"W	18.0
L83	N53°51'35"W	9.0
L84	N11°39'27"W	17.0
L85	N22°32'03"E	30.0
L86	N04°58'43"W	39.0
L87	N33°21'57"W	20.0
L88	N04°36'43"W	113.0
L89	N19°59'17"W	22.0
L90	N01°59'21"W	49.0
L91	N18°28'30"W	24.0
L92	N09°58'20"E	33.0
L93	N29°55'09"W	12.0
L94	N01°47'27"W	30.0
L95	N25°39'42"W	23.0
L96	N31°36'38"W	44.0
L97	N67°27'16"W	43.0
L98	N39°09'05"W	45.0
L99	N13°34'16"W	26.0

LINE TABLE		
LINE	BEARING	LENGTH
L100	N54°34'08"W	18.0
L101	N72°30'05"W	16.0
L102	N47°44'59"W	24.0
L103	N23°21'39"W	40.0
L104	N56°24'11"W	42.0
L105	N61°01'58"W	17.0
L106	N46°22'50"W	24.0
L107	N50°43'11"W	37.0
L108	N35°48'23"W	25.0
L109	N22°56'48"W	24.0
L110	N46°04'01"W	17.0
L111	N11°28'39"W	14.0
L112	N37°01'21"W	46.0
L113	N56°00'54"W	18.0
L114	N36°56'18"W	35.0
L115	N26°16'57"W	20.0
L116	N82°50'56"W	36.0
L117	S66°33'19"W	33.0
L118	N79°36'28"W	32.0
L119	S81°19'12"W	31.0
L120	N65°57'30"W	30.0
L121	N04°17'16"W	27.5
L122	S85°35'19"W	50.3
L123	S04°17'16"E	31.3
L124	S85°38'36"W	188.0
L125	S06°19'28"W	31.5
L126	N56°42'18"W	196.5
L127	S05°02'41"E	26.0
L128	S85°14'09"W	58.5
L129	N04°30'47"W	353.0
L130	S85°38'01"W	7.3
L131	S04°21'59"E	49.5
L132	N87°30'37"E	54.0
L133	N85°07'46"W	34.0
L134	S85°30'43"W	22.0
L135	N86°03'57"W	67.0
L136	N18°39'58"E	16.5
L137	N65°43'32"W	24.5
L138	S22°29'33"W	127.5
L139	N69°14'08"W	96.0
L140	N20°51'00"E	106.0
L141	N86°35'24"W	33.5
L142	S73°48'42"W	16.0
L143	S33°35'28"W	20.0
L144	N62°49'01"W	29.0
L145	N30°43'54"W	124.0
L146	N01°16'31"W	18.0
L147	N23°26'05"E	15.0
L148	N44°07'25"E	72.0
L149	N86°21'38"E	21.0
L150	N25°43'07"E	15.0
L151	N03°42'09"W	27.0



RECORD OF SURVEY 9584

OF THE LANDS COMPRISING THE AREA KNOWN AS "PIER 70" BEING THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 15, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS, ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616, ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1858, STATE STATUTE, CHAPTER 362, ALSO BEING OPEN PORTIONS OF 18TH, 20TH, ILLINOIS & MICHIGAN STREETS ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

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 AUGUST 2018 SHEET 8 OF 8

APNs: 3941-001(partion) 4046-001, 002; 4052-001; 4110-001; 4111-003, 004; SEAWALL LOT 349

# Michigan Street Vacation Ordinance

5224



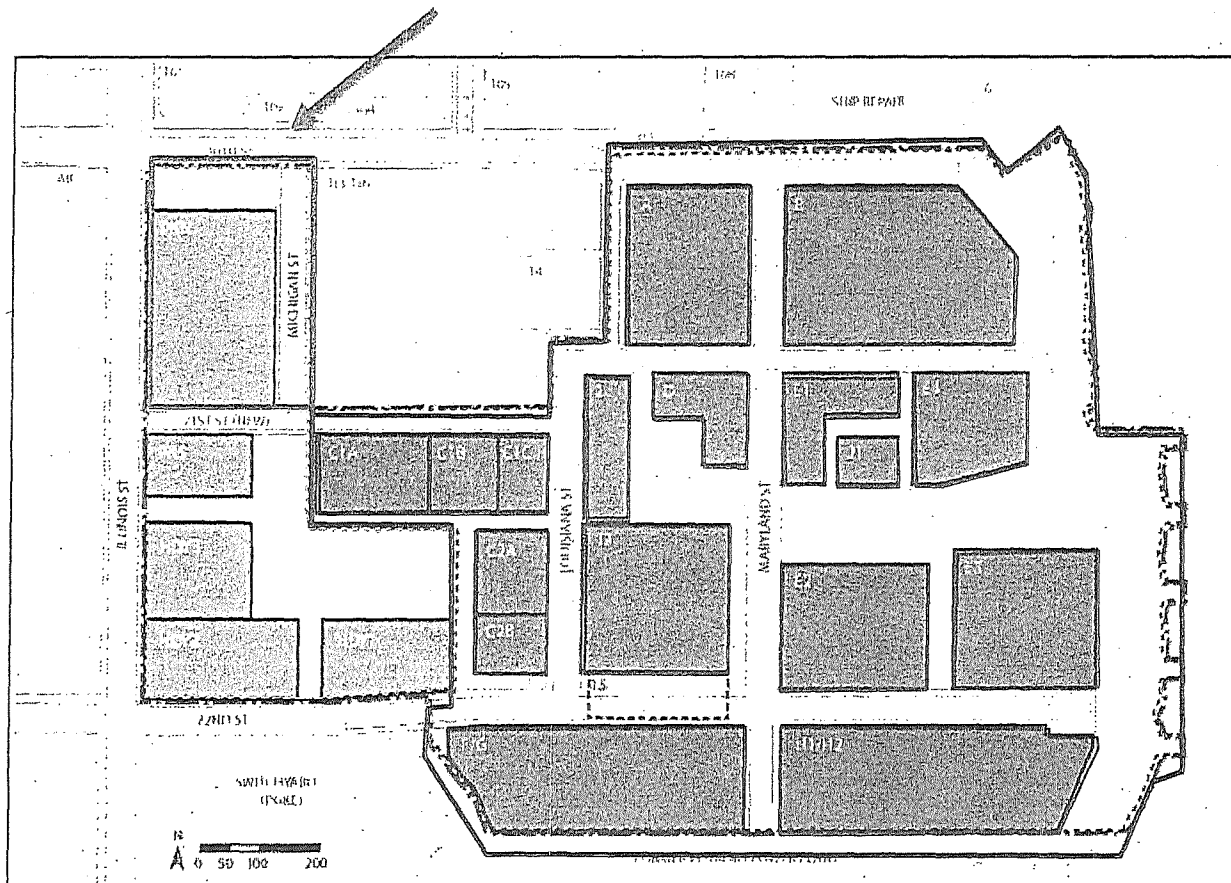
Land Use and Transportation Committee

October 15, 2018

Submitted for presentation  
10/15/18  
180854



# Land Use Plan Consistency



— Parcel K North and Michigan Street

— 28-Acre Site (Forest City)

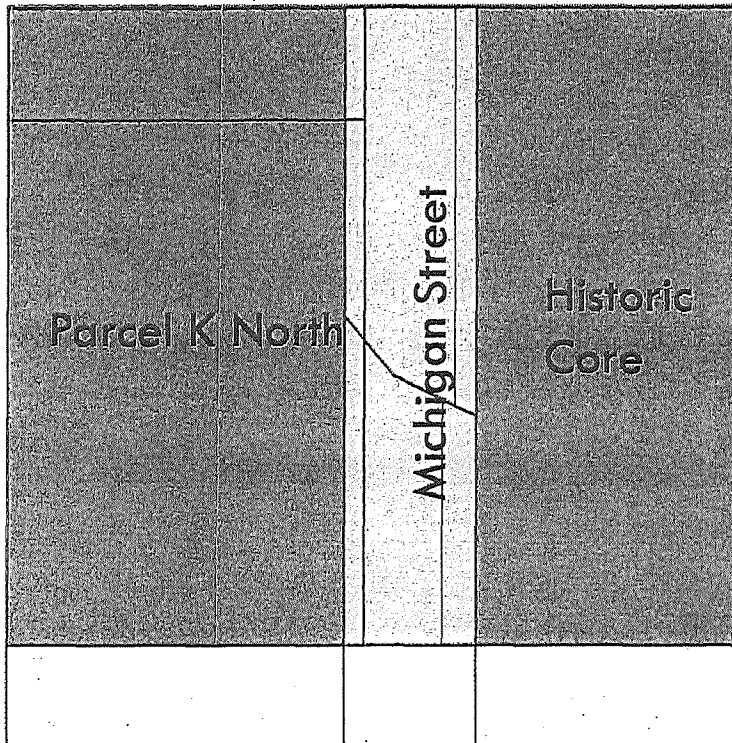
- Parcel K North is a Portion of the Port's Illinois Parcels
- 12' of excess right-of-way on Michigan Street
- Vacation ordinance removes street designation
- Allows for a larger development parcel and a new sidewalk

# Street Vacation

## Before Street Vacation

20<sup>th</sup> Street

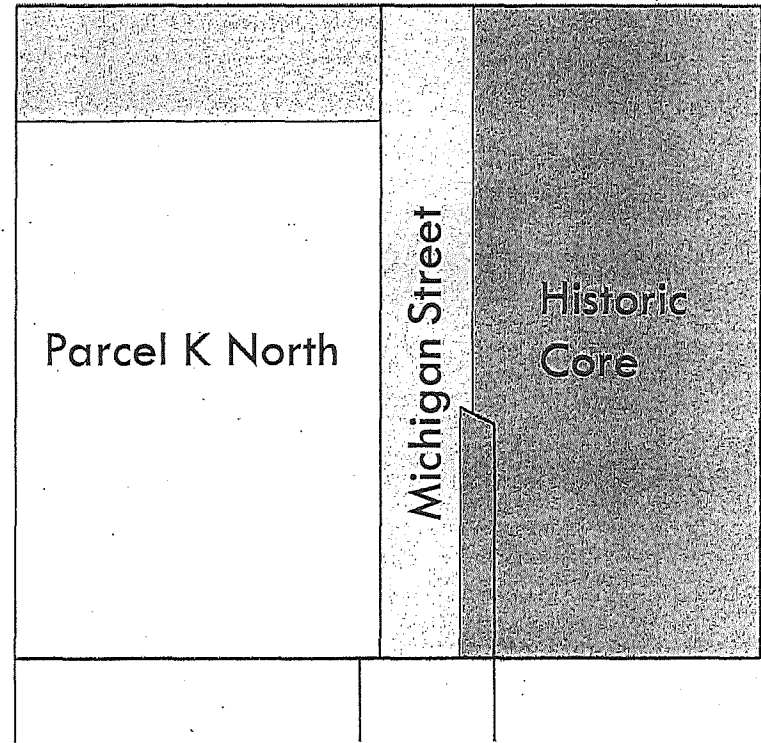
5226  
Illinois Street



## After Street Vacation & Transfer Map

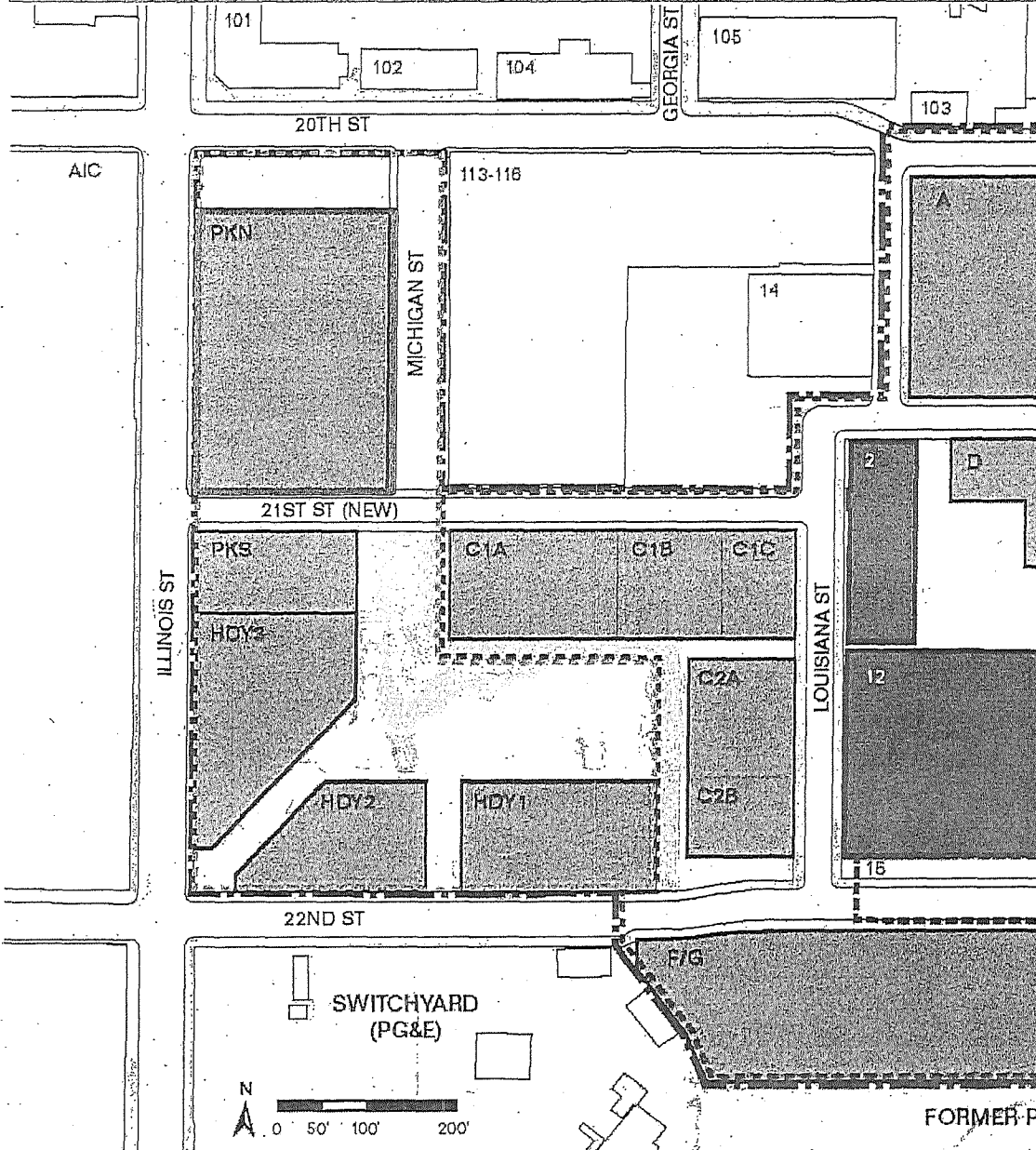
20<sup>th</sup> Street

Illinois Street

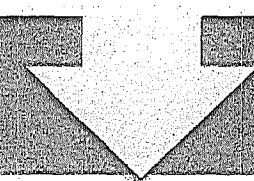


Transfer Map expected in January 2019

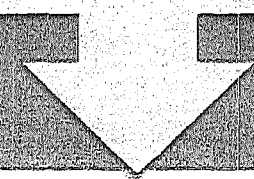
# Following Actions



Street Vacation - Today



Final Transfer Map  
(subject to Board approval)



Sale of Parcel K North  
Consistent with Pier 70 SUD  
(subject to Board approval)

# Next Steps

5228

Oct 15

Presentation –  
Land Use and  
Transportation  
Committee

July 20

Board of Supervisors  
Consideration –  
Street Vacation

February

Transaction closes  
for PKN

December

Michigan Street  
Vacation effective

January

Board of Supervisors  
Consideration –  
PKN Transaction





BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

**NOTICE OF PUBLIC HEARING**  
**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**  
**LAND USE AND TRANSPORTATION COMMITTEE**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Monday, October 15, 2018
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** File No. 180854. Ordinance ordering the summary street vacation of portions of Michigan Street generally along Assessor's Parcel Block No. 4110, Lot No. 001 and Block No. 4111, Lot No. 004; establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Public Works Order concerning the street vacation and establishment of new sidewalks; authorizing real property transfers and waiving the provisions of Administrative Code, Chapter 23; authorizing official acts in connection with this Ordinance, as defined herein; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, October 12, 2018.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED/POSTED: September 28, 2018  
PUBLISHED: September 30 and October 7, 2018

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

## PROOF OF POSTING

Legislative File No. (180854) Summary Street Vacation, New Sidewalks, and Property Transfer - Michigan Street

Description of Items:

Ordinance ordering the summary street vacation of portions of Michigan Street generally along Assessor's Parcel Block No. 4110, Lot No. 001, and Block No. 4111, Lot No. 004; quitclaiming the City's interest in certain portions of Michigan Street to the Port; establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Public Works Order concerning the street vacation and establishment of new sidewalks; waiving the provisions of Administrative Code, Chapter 23, for interdepartmental transfer of property; authorizing official acts in connection with this Ordinance, as defined herein; affirming the Planning Department's determination under the California Environmental Quality Act; and adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

I, Dragomir Rajic, an employee of the City and County of San Francisco, posted the above described document(s) in at least three (3) public places along the street(s) to be affected at least ten (10) days in advance of the hearing (pursuant to CA Streets and Highways Code, Section 970.5):

Date: 09/27/2018

Time: 1PM to 3PM

Location: Michigan St. south of 20<sup>th</sup> St

Signature: *Dragomir Rajic*

Instructions: Upon completion, original must be filed in the above referenced file.

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2018 SEP 25 PM 4:53  
 Time stamp *SLB*  
 BY or meeting date \_\_\_\_\_

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ 180854 ]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Cohen

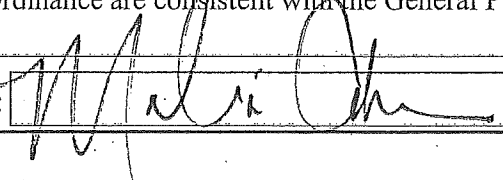
Subject:

[Summary Street Vacation, New Sidewalks, and Property Transfer - Michigan Street]

The text is listed:

Ordinance ordering the summary street vacation of portions of Michigan Street generally along Assessor's Parcel Block No. 4110, Lot No. 001 and Block No. 4111, Lot No. 004; establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Public Works Order concerning the street vacation and establishment of new sidewalks; authorizing real property transfers and waiving the provisions of Administrative Code, Chapter 23; authorizing official acts in connection with this Ordinance, as defined herein; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor:



For Clerk's Use Only



Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2018 SEP 11 PM 4:42  
 Time stamp 346  
 or meeting date \_\_\_\_\_

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [180854]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Cohen

Subject:

[Summary Street Vacation, New Sidewalks, and Property Transfer - Michigan Street]

The text is listed:

Ordinance ordering the summary street vacation of portions of Michigan Street generally along Assessor's Parcel Block No. 4110, Lot No. 001 and Block No. 4111, Lot No. 004; quitclaiming the City's interest in certain portions of Michigan Street to the Port; establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Public Works Order concerning the street vacation and establishment of new sidewalks; waiving the provisions of Administrative Code, Chapter 23, for interdepartmental transfer of property; authorizing official acts in connection with this Ordinance, as defined herein; affirming the Planning Department's determination under the California Environmental Quality Act; and adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1

Signature of Sponsoring Supervisor: Malia Cohen

For Clerk's Use Only

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2018 SEP -4 PM 3:37

BY [Signature] Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Cohen

Subject:

Michigan Street - Summary Street Vacation, New Sidewalks, and Property Transfer

The text is listed:

Ordinance ordering the summary street vacation of portions of Michigan Street generally along Assessor's Parcel Nos. 4110-001 and 4111-004; quitclaiming the City's interest in certain portions of Michigan Street to the Port; establishing new official sidewalks on Michigan Street by amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks;" accepting a Department of Public Works Order concerning the street vacation and establishment of new sidewalks; waiving the provisions of Administrative Code Chapter 23 for interdepartmental transfer of property; authorizing official acts in connection with this ordinance; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this ordinance are consistent with the General Plan and eight Priority Policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 102.

Signature of Sponsoring Supervisor: [Signature]

For Clerk's Use Only