



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
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(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 202759

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

RECOMMENDING APPROVAL OF FINAL MAP NO. 8573, BLOCK 48 OF HUNTERS POINT SHIPYARD PHASE 1, A SEVENTEEN LOT RESUBDIVISION AND A 404 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF EXISTING FINAL MAP NO. 5255, LOT NOS. 1-89 AND 93-127, ASSESSOR’S BLOCK NO. 4591D, LOT NOS. 1-7, 9-48, 50-55, 57-62, 64-93, and 97-131.

FINDINGS

1. On April 14, 2016, the Director of Public Works (“Director”) adopted Public Works (“PW”) Order No. 184,785 approving Tentative Map No. 8573 for Block 48 of the Hunters Point Shipyard Phase 1 project (“Tentative Map”) for the merger and resubdivision of Assessor’s Block 4591D, Lots 1-7, 9-48, 50-55, 57-62, 64-93, and 97-131 (referred to collectively as “Block 48”) to create 17 lots and authorize up to 404 residential condominium units.
2. In PW Order No. 184,785, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the former Redevelopment Commission for the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco (“City”) Planning Commission on February 8, 2000, by Resolution No. 11-2000 and Resolution No. 14981, respectively. The City Planning Commission issued addenda to the previously-certified Final Environmental Impact Report (“FEIR”) on November 19, 2003, and July 13, 2006, respectively. Since the approval of the FEIR (subject to the addenda) and the associated project, there have been: i) no substantial changes to the project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
3. On June 13, 2019, the Director approved HPS Development Co., LP’s (“Subdivider”) request for a one-year extension of the Tentative Map pursuant to Government Code Section 66452.6(e) and Section IV.G of the Candlestick Point and Hunters Point

Shipyards Subdivision Regulations.

4. On December 5, 2019, Subdivider filed an application for a final map to merge and resubdivide Block 48 ("Final Map" or "Final Map No. 8573") to create a seventeen (17) lot subdivision and authorize up to 404 residential condominium units.
5. The Final Map merges and resubdivides certain real property that was subdivided as part of Final Map No. 5255, which the Board of Supervisors approved on July 21, 2009 by Motion M09-130 and which was recorded on August 12, 2009. Final Map No. 5255 established 131 development lots (Lots 1 through 131) open space lots (Lots A through F), and street lots (Lots 132 through 137).
6. In 2009, the Subdivider, the Redevelopment Agency of the City and County of San Francisco, and the City entered into a Public Improvement Agreement ("PIA") to address Subdivider's obligation to complete improvements for Phase 1 of the Hunters Point Redevelopment Plan Area, including public improvements located within the above-referenced street lots. In 2009, the Board of Supervisors approved the PIA concurrently with its approval of Final Map No. 5255. The parties to the PIA amended the agreement pursuant to that certain First Amendment to Hunters Point Shipyards Phase 1 Public Improvement Agreement, dated October 14, 2011. To address improvement security and the completion and dedication of public improvements associated with this Final Map, Subdivider has submitted to Public Works an executed Second Amendment to Hunters Point Shipyards Phase 1 Public Improvement Agreement, as amended.
7. The draft legislation transmitted herewith would authorize the Director and the City Attorney to execute the Second Amendment to the Hunters Point Phase 1 Public Improvement Agreement ("Second Amendment"), also submitted herewith, and file it in the Official Records of the City and County of San Francisco. The Director recommends that the Board of Supervisors approve the Second Amendment and authorize the Director and City Attorney to execute and file the Agreements in the Official Records of the City.
8. Subdivider has provided updated bonds to secure Subdivider's obligations to construct the public improvements pertaining to this Final Map according to the Public Improvement Agreement, as amended.
9. The Director has received an Offer of Improvements from the Subdivider ("Offer") for work as covered by the PIA, as amended, and has attached the Offer hereto. The Director recommends that the Board of Supervisors conditionally accept on behalf of the public the Offer as required by the Public Improvement Agreement, subject to the City Engineer's issuance of a Notice of Completion for the improvements and separate, subsequent Board of Supervisors action.

10. The City Planning Department, in a letter dated April 2, 2015, determined that the proposed subdivision is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1
11. The Successor Agency submitted a letter dated April 12, 2016, from its Executive Director, determining that the subdivision is consistent with the Hunters Point Shipyard Redevelopment Plan (“HPS Plan”) and the Plan Documents (as defined in the HPS Plan).
12. The Director and the County Surveyor find that the subdivision reflected on the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act (Cal. Gov’t Code §§ 66410 et seq.), the San Francisco Subdivision Code, and the Candlestick Point/Hunters Point Shipyard Subdivision Regulations, and the Tentative Map, and that the Final Map substantially conforms to the Tentative Map.
13. The Director, the Advisory Agency, acting in concurrence with the other City agencies, has determined that Final Map No. 8573 complies with all subdivision requirements thereto.
14. The Director, the City Engineer, and the County Surveyor recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein.

A. ATTACHMENTS & TRANSMITTALS:

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Map No. 8573.
2. Transmitted herewith are the following:
 - i. One (1) copy of the Motion approving said map.
 - ii. One (1) set of the “Final Map No. 8573”, comprising 8 sheets.
 - iii. One (1) copy of the Tax Certificates from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
 - iv. One (1) copy of the letter from the City Planning Department, dated April 2, 2015, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in the City Planning Code Section 101.1.
 - v. One (1) copy of the letter from the Office of Community Investment and Infrastructure determining consistency with the HPS Plan and the Plan Documents.
 - vi. One (1) copy of the Offer of Improvements.

- vii. One (1) copy of the previously approved Hunters Point Phase 1 Public Improvement Agreement and the First Amendment to the Hunters Point Phase 1 Public Improvement Agreement.
- viii. One (1) copy of the Subdivider executed Second Amendment to the Hunters Point Phase 1 Public Improvement Agreement, including Performance and Labor and Material Bonds.

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

X DocuSigned by:
Bruce Storrs
Storrs, Bruce 97ABC41507B0494...
City and County Surveyor

X DocuSigned by:
Suzanne Suskind
Suskind, Suzanne 3619FDB7F6564EA...
Acting City Engineer and Deputy Director of...

X DocuSigned by:
Alaric Degrafinried
8179336C84404A5...
Degrafinried, Alaric
Acting Director

Copy and paste this link to access all attachments to the Director's Order.

https://sfgov1-my.sharepoint.com/:f/g/personal/nicolas_huff_sfdpw_org/EgdUv7QVmkhJnBFVKT6M7T0BvbiQ2p-RGJpp-Y_loAiwgdg?e=xyn9Xf

Certificate Of Completion

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Subject: Order 202759 - Hunters Point Shipyard Block 48 - Final Map 8573 Approval	
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Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	DPW DocuSign
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	30 Van Ness Ave. Suite 4400
	San Francisco, CA 94102
	dpw-docusign.service@sfdpw.org
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Bruce Storrs
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Public Works
Security Level: Email, Account Authentication (None)

Signature

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Suzanne Suskind
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City and County of San Francisco
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Alaric Degrafinried
Alaric.Degrafinried@sfdpw.org
City and County of San Francisco
Security Level: Email, Account Authentication (None)

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Alaric Degrafinried
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<p>Ryan, James james.ryan@sfdpw.org Chief Surveyor Public Works Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	COPIED	Sent: 2/28/2020 12:10:19 PM
<p>Thomas, John John.Thomas@sfdpw.org Deputy Director Public Works Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 9/25/2017 8:51:22 AM ID: 4e0d5871-b73d-4fc1-9628-bc63968c2df6</p>	COPIED	Sent: 2/28/2020 3:18:57 PM Viewed: 2/28/2020 3:19:43 PM
<p>Werdmuller Von Elgg, Maurits Maurits.WerdmullerVonElgg@sfdpw.org Public Works Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	COPIED	Sent: 3/1/2020 12:01:53 PM
<p>Huff, Nicolas Nicolas.Huff@sfdpw.org Public Works Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	COPIED	Sent: 3/1/2020 12:01:53 PM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Signing Complete	Security Checked	3/1/2020 12:01:53 PM
Completed	Security Checked	3/1/2020 12:01:53 PM

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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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