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Jerry Sanguinetti

DPW Order No: 183044

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

APPROVING PHASE 2 FINAL MAP NO. 7545, A 377 MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF ASSESSOR'S BLOCK 4624 LOTS 29, 31 AND 45 AND ALSO APPROVING THE HUNTERS VIEW - PHASE 2 PUBLIC IMPROVEMENT AGREEMENT RELATED TO THIS MAP.

"FINAL MAP NO. 7545, A 377 MIXED USE RESIDENTIAL AND CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF LOT 7 AND LOT 9 OF FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS AND THAT PORTION OF WEST POINT ROAD VACATED BY SAN FRANCISCO BOARD OF SUPERVISORS' ORDINANCE NO. 40-14", comprising 5 sheets.

The City Planning Department, in its letters dated July 5, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1. A copy of said letter is attached herewith.

The Director of Public Works, the Advisory Agency, has determined that said Final Map and the Tentative Map related thereto comply with all subdivision requirements. Said Final Map can be approved pursuant to San Francisco Subdivision Code Section 1455.2 (b) and the Conditions of Approval of the associated Tentative Map. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

The Final Map includes certain offers of dedication. The Department of Public Works recommends that the San Francisco Board of Supervisors accept on behalf of the public the following:

- The offer for dedication in fee for street, roadway, and public utility purposes, subject to City certified completion and acceptance of improvements: Fairfax Avenue, Ironwood Way and Middle Point Road
- The irrevocable non-exclusive easement for the installation, maintenance and repair of a public waterline easement and all appurtenances pertaining thereto on, over, under and across a portion of Lot 5 to be granted per separate document and as designated and delineated on said Final Map: "WATERLINE EASEMENT (WLE)".



- The irrevocable non-exclusive easement for public pedestrian access on, over and across Lot A and a portion of Lot 5 to be granted per separate document and as designated and delineated on said Final Map: “PUBLIC ACCESS EASEMENT (PAE)”
- The irrevocable non-exclusive easement for emergency services access on, over and across Lot A to be granted per separate document and as designated and delineated on said Final Map: “Emergency Services Access Easement (ESAE)”

The Department of Public Works further recommends that the San Francisco Board of Supervisors approve the “Hunters View Ph. 2 Public Improvement Agreement, dated OCTOBER 27, 2014 related to the above mentioned Final Map.

Transmitted herewith are the following:

1. Four (4) copies of the Motion approving said map.
2. One (1) signed Mylar set of the Hunters View Phase 2 “Final Map 7545” comprising 5 sheets.
3. One (1) copy of the Tax Certificate from the Controller’s Office certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated July 5, 2013 from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
5. One (1) set of the “Hunters View Phase 2 Public Improvement Agreement” dated OCT. 27, 2014 with the following attachments:
 - One (1) copy of the approved Improvement Plans prepared by Freyer & Laureta, Inc., entitled “Hunters View Phase 2 Infrastructure”
 - Performance Bonds
 - Labor and Material Bonds
6. One (1) copy of the “Monumentation Bond for Subdivisions”

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

10/24/2014

10/27/2014

X Bruce R. Storrs

Storrs, Bruce
Approver 1

X Mohammed Nuru

Nuru, Mohammed
Approver 2

