

File No. 131113

Committee Item No. _____

Board Item No. 36

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 26, 2013

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <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"/> | Budget and Budget Justification |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Agreement/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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Completed by: Joy Lamug

Date November 21, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7472 Phase 1 - Mission Bay Block 1]
2

3 **Motion approving Phase 1, Final Map No. 7472 , Mission Bay Block 1, a three lot**
4 **subdivision of Assessor's Block No. 8715, Lot No. 4, for financing and conveyancing**
5 **purposes only; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1, and the Mission Bay South**
7 **Redevelopment Plan and plan documents.**
8

9 MOVED, That the certain map entitled "Phase 1 Final Map 7472, for purposes of
10 financing and conveyancing only, a 3 lot subdivision of Assessor's Block 8715 lot 4 as
11 described in that certain Certificate of Compliance recorded January 10, 2010 as Document
12 No. 2010-I918733 in Reel K068 Image 0308", comprising 3 sheets, approved November 14,
13 2013, by Department of Public Works Order No. 181853 is hereby approved and said map
14 is adopted as an official Final Map of Assessor's Block 8715 Lot 4; and be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the City
17 Planning Department, by its letter dated October 28, 2013, that the proposed subdivision is
18 consistent with the objectives and policies of the General Plan, and the eight priority policies
19 of Planning Code, Section 101.1. Copies of said letters are on file with the Clerk of the
20 Board in File No. 131113 and is incorporated herein by reference; and be it

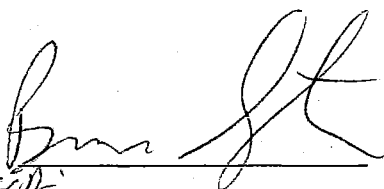
21 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
22 and incorporates by reference herein as though fully set forth the findings made by the
23 Successor Agency to the Redevelopment Agency of the City and County of San Francisco,
24 commonly known as the Office of Community Investment and Infrastructure, by its letter
25 dated November 1, 2013, that the proposed subdivision is consistent with the Mission Bay

1 South Redevelopment Plan and Plan Documents (as such term is defined therein). A copy
2 of said letter is on file with the Clerk of the Board in File No. _____ and is
3 incorporated herein by reference; and be it

4 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
5 the Director of the Department of Public Works to enter all necessary recording information
6 on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerks
7 statement as set forth herein; and be it

8 FURTHER MOVED, That approval of this map is also conditioned upon compliance
9 by subdivider with all applicable provisions of the California Subdivision Map Act and the
10 San Francisco Mission Bay Subdivision Code and any amendments thereto.

11
12
13
14 RECOMMENDED:

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16
17

18 *FOR:* Mohammed Nuru
19 Director of Public Works

RECOMMENDED:

20 
21
22

23 Bruce R. Storrs
24 City and County Surveyor
25



Edwin M. Lee, Mayor
Mohammed Nuru, Director

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

NOV 15 PM 3:21



Jerry Sanguinetti, Bureau Manager

Mission Bay Task Force

November 15, 2013

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlet Place, Room 244
San Francisco, Ca 94102-4689

RE: Approval of Final Map No. 7472

Dear Ms. Calvillo:

Attached please find an original and four copies of the Motion for Board of Supervisors approval which will approve Final Map No. 7472 pursuant to the California Subdivision Map Act and Section 1450 et al., of the City and County of San Francisco Subdivision Code.

Please find attached one (1) Mylar set of the above referenced Final Map Also attached find the following accompanying documents (five sets):

1. Department of Public Works Order No. 181,853
2. Letter dated November 1, 2013 from the Office of Community Investment and Infrastructure
3. Letter dated October 28, 2013 verifying conformity with the General Plan and Priority Policies set forth in City Planning Code Section 101.1
4. Tax Certificate
5. Monumentation Bond

Please feel free to contact me for any assistance needed.

Sincerely,

Barbara L. Moy
Infrastructure Task Force Manager
Phone (415) 588-4050
Email: Barabara.Moy@sfdpw.org



13/13



GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

DPW Order No: 181853

APPROVING PHASE 1 FINAL MAP NO. 7472, A 3 LOT SUBDIVISION OF ASSESSOR'S BLOCK 8715 LOT 4 FOR PURPOSES OF FINANCING AND CONVEYANCING ONLY.

"PHASE 1 FINAL MAP 7472, A 3 LOT SUBDIVISION OF ASSESSOR'S BLOCK 8715 LOT 4 AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JANUARY 10, 2010 AS DOCUMENT NO. 2010-I918733 IN REEL K068 IMAGE 0308", comprising 3 sheets.

The City Planning Department, in its letters dated October 28, 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 Office of Community Investment and Infrastructure, in its letter dated November 1, 2013 stated that the subdivision is in conformity with the Mission Bay South Redevelopment Plan and Plan Documents, including the Infrastructure Plan, the Scope of Development and the Design for Development per Section 1434 of the Mission Bay Subdivision Code as well as the Block 1 Major Phase Application. 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 Mission Bay 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 Mission Bay Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned 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 "Phase 1 Final Map 7472" comprising 3 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 November 1, 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) copy of the letter dated November 1, 2013, the Office of Community Investment and Infrastructure verifying conformity of the subdivision with the Mission Bay South Redevelopment Plan and Plan Documents including the Infrastructure Plan, the Scope of Development and the Design for Development as well as the Block 1 Major Phase Application.
6. One (1) copy of the Monumentation Bond.

11/14/2013

11/14/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director-DPW



**Office of Community
Investment and Infrastructure**
(Successor to the San Francisco
Redevelopment Agency)

One South Van Ness Avenue
San Francisco, CA 94103
415.749.2400



EDWIN M. LEE, Mayor

Christine Johnson, Chair
Mara Rosales, Vice-Chair
Theodore Ellington
Marilyn Mondejar
Darshan Singh
Tiffany Bohee, Executive Director

November 1, 2013

126.072.13.151

Ms. Barbara L. Moy
Task Force Manager
Infrastructure Task Force
Department of Public Works
30 Van Ness, Room 4200
San Francisco, CA 94102

RE: Conditional Mission Bay South-Block 1 Tentative Map Consistency
Determination

Dear Ms. Moy:

The Office of Community Investment and Infrastructure ("OCII") has received your request regarding the Mission Bay Block 1 Tentative Map and Final Map ("Maps") and its consistency with the Mission Bay South Redevelopment Plan ("Plan"), Mission Bay South Owner Participation Agreement ("OPA") and Plan Documents.

OCII has reviewed the documents and related materials concerning the approval of the Block 1 Tentative Map and Final Map and other related actions thereto, finds these consistent with the amendment to the Mission Bay South Redevelopment Plan approved by Board of Supervisors Ordinance No. 143-13, OPA and Plan Documents, and recommends that the Board of Supervisors approve said Maps.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Reilly".

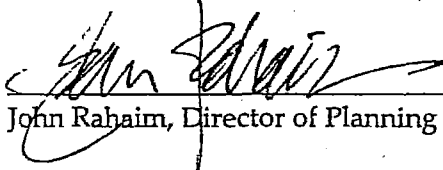
Catherine Reilly
Project Manager

Cc: Tiffany Bohee, OCII
Grace Kwak, DPW-ITF



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: October 28, 2013
Case No. Case No. 2013.1304R
100 Channel Street: Tentative and Final Map, public
improvements acceptance, and street vacation
Block/Lot No.: 8715/004
Project Sponsor: Office of Community Investment and Infrastructure,
Successor Agency to the Redevelopment Agency
Applicant: Block 1 Associations, LLC
Staff Contact: Susan Exline-- (415) 558-6332
susan.exline@sfgov.org
Recommendation: Finding the project, on balance, is in conformity
with the General Plan
Recommended
By: 
John Rahaim, Director of Planning

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

We are in receipt of your request that the Planning Department consider a General Plan Referral application concerning Block 1 of the Mission Bay Redevelopment Plan. The General Plan Referral application was submitted to the Department on September 13, 2013, pursuant to Section 4.105 of the Charter, and Section 2A.53 of the Administrative Code.

In the subject case, the Mission Bay Force (MBTF) proposes a number of actions to implement the Mission Bay Redevelopment Area South of Channel Street, Exhibit A. The Mission Bay South Redevelopment Plan was approved as part of Planning Case 1996.771EMTZR and recently amended under case 2013.0625R. The Planning Commission found the Mission Bay South Redevelopment Plan amendments, on balance, in conformity with the General Plan by Motion No. 18905 on June 13, 2013. The specific actions considered as part of the current Project require a General Plan Referral consistency determination and consideration and approval by the Board of Supervisors for City approval of the actions referenced below, including a Tentative and Final Map, vacation of street, and acceptance of horizontal infrastructure improvements. The proposed project is described in further detail below.

PROPOSED ACTIONS BY THE BOARD OF SUPERVISORS

1. Tentative Map

The Department of Public Works (DPW) will conditionally approve the Tentative Map, as shown in **Exhibit B** of your submittal, and provide conditional approval of the project. This action will provide conditional approval of the lot pattern, and confirm that access and utilities can be provided to each lot.

2. Final Subdivision Map

After DPW recommends the approval of the Final Subdivision Map, the Board of Supervisors may act to approve the Final Subdivision Map. Board approval of the Final Subdivision Map will allow the sale, finance or lease of the property or properties.

3. Street Vacation

After DPW recommends the approval of City vacation, the Board of Supervisors may act to approve the documents necessary in order to execute the Vacation of a portion of Fourth Street between Channel Street and the Channel as described in the Mission Bay South Owner Participation Agreement, provided as **Exhibit H**.

4. Acceptance of Dedication of Horizontal Public Infrastructure:

After DPW determines that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use, the Developer is obligated to dedicate the Horizontal Infrastructure facilities to the City. The dedication will be for improvements located on Third Street, Fourth Street and Channel Street adjacent to the subdivision, including the Park P3 and Storm Water Treatment Facilities and the Storm Water Pump Station No 3 Public Improvements. The Board of Supervisors must act to accept the dedication of the Public Infrastructure Facilities. The Horizontal Infrastructure will be constructed per the approved Improvement Plans together with curb, gutter, sidewalks, landscaping, street lights, sewer, low pressure water, reclaimed water, joint utility trench, storm drain, pump station and stormwater treatment facilities traffic striping and signs as shown on excerpts of the Improvement Plans included as follows:

1. **Exhibit C.** Excerpts of Block 1 Improvement Plans
2. **Exhibit D:** Excerpts of Storm Water Pump Station No. 3 Improvement Plans
3. **Exhibit E:** Park P3 Conceptual Plans

The Public Horizontal Infrastructure facilities to be dedicated will be for Block 1, Park P3 and Storm Water Pump Station No. 3 as follows:

1. Fourth Street: approximately 50 feet of sidewalk along the east side of Fourth Street to intersection of Channel Street.

2. Channel Street: approximately 500 feet of sidewalk on the north side of Channel Street.
3. Third Street near Channel Street: approximately 100 feet of sidewalk along the west side of Third Street
4. Third Street: approximately 300 feet in length of repaving along the west side of Third Street, two (2) southbound lanes with sidewalk and no parking
5. Park P3: approximately 1.68 acres of landscaping and storm water treatment improvements
6. Storm Water Pump Station No. 3 improvements

PREVIOUS ACTIONS RELATED TO THIS PROJECT

In previous undertakings related to the project, the Planning Commission found the Mission Bay South Redevelopment Project, dated September 4, 1998, in conformity with the San Francisco General Plan, in Planning Commission Resolution No. 14699, adopted September 17, 1998. The Planning Commission also found the Mission Bay South Redevelopment Project Amendments consistent with the General Plan in Planning Commission Motion 18905, adopted June 13, 2013.

In addition to the actions above, an Owner Participation Agreement (OPA) South Infrastructure Plan-Fifth Amendment was executed between the Redevelopment Agency of the City and County of San Francisco and the project sponsor, on February 21, 2013. The OPA required the owner to implement the Infrastructure Plan and construct the horizontal infrastructure and improvements that are incorporated into the subject project.

ENVIRONMENTAL REVIEW

The Environmental Planning Division of the Planning Department determined that the project is Categorical Exempt from Environmental Review. The project is cleared under the 1998 Mission Bay Subsequent Environmental Impact Report (SEIR), SF Redevelopment Agency Case No. 919-97 & SF Planning Case No. 96.771E; and SEIR Addendum No.8, dated 05/15/13 that was issued by the Office of Community Investment and Infrastructure, Successor Agency to the SF Redevelopment Agency Case No. 919-97.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is to approve a tentative and final map, street vacation, and accept the dedication of horizontal public infrastructure. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter. The Project is, on balance, in-conformity with the following Objectives and Policies of the General Plan:

2004 HOUSING ELEMENT

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

POLICY 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

POLICY 11.2

Ensure housing is provided with adequate public improvements, services, and amenities.

The Mission Bay project will provide a significant amount of new housing, including affordable housing units, consistent with these policies. The subject project is limited to review of a Tentative Subdivision Map, approval of a Final Map, and City-acceptance of property and public improvements, including a storm water treatment facilities and the storm water pump station No. 3, streets, sidewalks and related infrastructure, and improvements to publicly accessible open space in Assessor's Blocks 8715 004. The proposed project is consistent with the plans considered in earlier official actions by the Planning Commission, including Res. No. 18905, finding the Mission South Redevelopment Plan Amendments in conformity with the General Plan. The proposed project as described above, would be required in order to implement the Mission Bay project, including construction of public infrastructure that will support

development of a significant number of new housing units, including market rate and affordable units.

COMMERCE & INDUSTRY ELEMENT

Policy 6.7

Promote high quality urban design on commercial streets.

Streets and other public infrastructure improvements will be constructed consistent with the Mission Bay South Redevelopment Plan, which calls for high quality design features in public rights-of-way and adjacent development. Implementation of the Project would permit development of neighborhood commercial uses and new residential development

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.

Conservation, Street Space

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Street areas have a variety of public values in addition to the carrying of traffic. They are important, among other things, in the perception of the city pattern, in regulating the scale and organization of building development, in creating views, in affording neighborhood open space and landscaping, and in providing light and air and access to properties.

Policy 2.9 Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

a. No release of a street area shall be recommended which would result in:

(2) Interference with the rights of access to any private property;

(3) Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;

(12) Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.

b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:

(5) In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.

Policy 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

The right-of-way proposed to be vacated meet the guidelines contained in Urban Design Element Policies 2.8, 2.9, and 2.10. The proposed vacation of 4th Street is necessary for the proposed park, and would not: be detrimental to vehicular or pedestrian circulation; interfere with the access to private property; inhibit access for fire protection or other emergency service, interfere with utility lines; obstruct a significant view, or eliminate open space which might be used for public recreation and are necessary for implementation of the Redevelopment Plan.

RECREATION AND OPEN SPACE ELEMENT

POLICY 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

POLICY 2.7

Acquire additional open space for public use.

POLICY 3.5

Provide new public open spaces along the shoreline.

Mission Bay

The area known as Mission Bay is governed primarily by the Mission Bay North and Mission Bay South Redevelopment Plans. The two Redevelopment Plans and their companion Design for Development Documents provide for a balanced program of

active and passive recreational opportunities within strategically located open space sites throughout Mission Bay. They also provide that the open spaces within Mission Bay will seek to utilize and enhance the existing natural amenities of Mission Bay, such as the shoreline, China Basin Channel and public vistas.

The concept for the open space system for Mission Bay is to provide opportunities for local, citywide and regional recreational usage. The intent is to develop: (1) flexible/multiple use spaces that can accommodate heavy, active recreational uses as well as a balance of active and passive uses; and (2) spaces that will accommodate the immediate as well as the long-term/changing needs of the local community and the City

The Recreation and Open Space Element calls for the City to provide adequate open space to serve the needs of all San Francisco residents. Development of Block 1 will result in provision for a significant amount of new housing as well as retail development that will create a demand for publicly accessible open space to supplement existing open space. As part of the Mission Bay redevelopment project, the project sponsor is responsible for establishing and maintaining new publicly accessible parks and open spaces for the area's residents, workers and visitors. By approving this action, the City will accept Park P3, which will add to the city's supply of open space.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The Project actions considered in this case would implement policies and plans contained in the Mission Bay South Redevelopment Plan, which was found consistent with the General Plan. The project would not negatively affect the level of neighborhood serving retail.

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

The Project considered would have no adverse effect on existing housing and neighborhood character. City acceptance of real property, acceptance of dedication of horizontal public infrastructure improvements (streets and related improvements), and vacation of a portion of a public Rights-of-Way is necessary for Block 1 to be developed. The Project is necessary in order to establish new residential and mixed-use development on the site.

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

The Project in itself would have no adverse effect on the City's supply of affordable housing. However, overall, the implementation of the Mission Bay South Redevelopment Plan, as adopted, would add to the City's supply of affordable housing.

- (4) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not adversely impede MUNI transit service or overburden city streets and neighborhood parking.

- (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.

The Project would not adversely affect a diverse economic base

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

The Project, limited to vacation of portions of public rights-of-way and easements, acquisition of real property and acceptance of public infrastructure improvements (once constructed consistent with approved plans) would not adversely affect City preparedness against injury or loss of life in an earthquake.

- (7) That landmarks and historic buildings be preserved.

The Project would not adversely affect landmarks or historic buildings.

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

The Project would not adversely affect parks and open space and their access to sunlight and vistas. The project sponsor would install publicly accessible open spaces consistent with the approved Mission Bay South Redevelopment Plan.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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Attachments:

Note: The following Exhibits are contained in Planning Department File No. 2013.1304R and are available for review at the Planning Department offices.

- Exhibit A Location Map
- Exhibit B Tentative Map
- Exhibit C Excerpts of Block 1 Improvement Plans
- Exhibit D Excerpts of Storm Water Pump Station No. 3 Improvement Plans
- Exhibit E Concept Plan for Park P3 and Storm Water Treatment Improvements
- Exhibit F DCP General Consistency for Land Transfers
- Exhibit G Mission Bay South Owner Participation Agreement, Attachment D (Infrastructure Plan), Text description and cross section improvements
- Exhibit H Certificate of Compliance adjusting lot lines between Assessor's Blocks/Lots 8714/001 and 8715/001
- Exhibit I Certificate of Compliance adjusting Lot lines between Assessor's Blocks/Lots 8715/002, 003 and 8713/003
- Exhibit J Planning Commission Motion No. 18905

cc: Grace Kwak, Project Manager, ITF
Catherine Reilly, CCSE/OCII
Mohammad Nuru, Director DPW



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 8715 Lot No. 004

Address: 100 Channel St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 8th day of November 2013

BOND NO.: 0475797
PREMIUM: \$300.00/annual
Effective Date: November 14, 2013

MONUMENTATION BOND FOR SUBDIVISIONS

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS, BLOCK 1 ASSOCIATES, LLC, a Delaware limited liability company, hereinafter called subdivider, is the developer of that certain subdivision commonly known as Mission Bay Block 1, and **WHEREAS**, all monumentations have not yet been set related to the proposed Phase I Final Map 7472, Assessor's Block 8715, Lot 004, Mission Bay South, San Francisco CA for said subdivision.

NOW, THEREFORE, we the Sub-divider, as Principal, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as surety are held and firmly bound unto the City and County of San Francisco ("City") in the sum of **Fifteen Thousand & 00/100 Dollars (\$15,000.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, if any or all or either of them, shall fail to pay any engineer or surveyor for the setting up of the monuments of the character and number and in the amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon the Bond, will pay a reasonable attorney's fee to be awarded and fixed by the Court, and to be taxed as costs and to be included in the Judgment therein rendered.

IT IS HEREBY EXPRESSLY STIPULATED AND AGREED that this bond shall ensure to the benefit of any and all persons, companies, and corporations entitled to file claims against it.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

And the said surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or additions to the terms of the above referenced letter of agreement, or to the work to be performed thereunder, shall in any way affect its obligations on the Bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Agreement or contract.

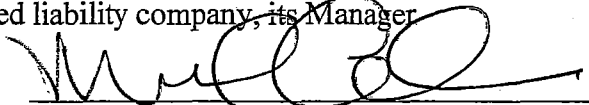
IN WITNESS WHEREOF this Instrument has been duly executed by the Principal and Surety above named on this 14th day of November, 2013.

PRINCIPAL

BLOCK 1 ASSOCIATES, LLC, a Delaware limited liability company

By: Strada Block 1 Member, LLC., a California limited liability company

By: Strada Block 1 Holdings, LLC., a California limited liability company, its Manager

By:  _____

Name: Michael Cohen

Title: Manager

SURETY

By: _____

Name: _____

Title: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On 11/14/13 Date

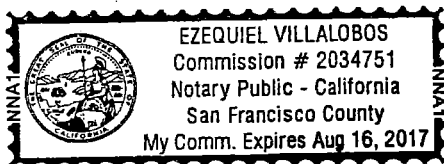
before me,

Ezequiel Villalobos, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Michael Cohen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Monumentation bond for Subdivisions

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Corporate Officer — Title(s): _____

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

PRINCIPAL

BLOCK 1 ASSOCIATES, a Delaware limited liability company

By: Strada Block 1 Member, L.L.C., a California limited liability company

By: Strada Block 1 Holdings, L.L.C., a California limited liability company, its Manager

By: _____

Name: _____

Title: _____

SURETY

INTERNATIONAL FIDELITY INSURANCE COMPANY

By:  _____

Name: James Ross

Title: Attorney In Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

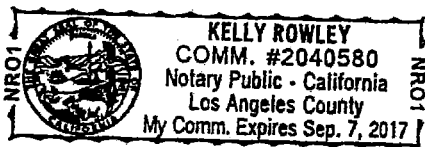
State of California

County of San Francisco

On NOV 14 2013 before me, Kelly Rowley Notary Public, personally appeared James Ross who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kelly Rowley
Kelly Rowley, Notary Public

(SEAL)

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

TRACY ASTON, JAMES ROSS, EDWARD C. SPECTOR, SIMONE GERHARD, DARAVY MADY, LISA K. CRAIL,
TOM BRANIGAN, PAUL RODRIGUEZ, ASHRAF ELMASRY

Los Angeles, CA

their true and lawful attorney(s) in fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

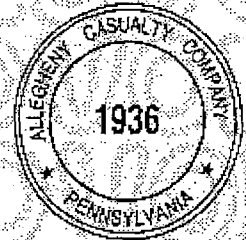
"RESOLVED, that (1) the President, Vice President, Executive Vice President, or Secretary of the Corporation shall have the power, to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents, with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being, hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation; to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 12th day of March, 2012.



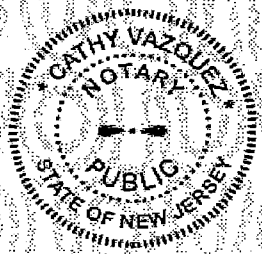
STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Executive Vice President/Chief Operating Officer
(International Fidelity Insurance Company)
and President (Allegheny Casualty Company)



On this 12th day of March 2012, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 27, 2014

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this NOV 14 day of 2013

MARIA BRANCO, Assistant Secretary

