



San Francisco Public Works  
General – Director's Office  
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**Public Works Order No: 204702**

RECOMMENDING APPROVAL OF PARCEL MAP NO. 9610, PHASE 2 OF THE POTRERO HOPE SF PROJECT, THE MERGER AND RESUBDIVISION OF EXISTING ASSESSOR'S PARCEL BLOCK NO. 4285B-001 and 4285B-002 RESULTING IN TWO (2) LOTS INTENDED FOR HOUSING AND TWO (2) LOTS DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAY BY SEPARATE INSTRUMENT, SUBJECT TO CERTAIN CONDITIONS, AND A PUBLIC IMPROVEMENT AGREEMENT RELATED TO PARCEL MAP NO. 9610.

**FINDINGS**

1. On October 7, 2020, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 203699 approving Tentative Map No. 9610 ("Tentative Map") for the merger and resubdivision of Two (2) Lots.
2. In PW Order No. 203699, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 19784-CEQA Findings and M-19785-General Plan Findings respectively, which certified the Final Environmental Impact Report ("FEIR") for the Potrero HOPE SF Project, prepared pursuant to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.). Since the FEIR and the Project (as defined by San Francisco Subdivision Code Section 1707(y)) were approved on February 1, 2017, 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. Bridge-Potrero Community Associates LLC ("Bridge-Potrero LLC") filed an application for a parcel map/final map to subdivide Assessor's Parcel Block No. 4285B-001 and 4285B-002 with the map referred to hereafter as the "Parcel Map", being a merger and resubdivision for a two (2) lot subdivision creating Lots (Parcels A and B) intended for housing use, and two (2) Lots (Parcels C and D) being intended for public right of way use that will be dedicated to the City by separate instrument.
4. The City Planning Department, in its letter dated May 13, 2020, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.
5. In Public Works Order No. 204335, the PW Director approved a series of Exceptions, Design Modifications and Deferrals, including the required findings for the subdivision.
6. The PW Director and County Surveyor find that the Parcel Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the San Francisco Subdivision Code, and the Tentative Map, and substantially conforms to the Tentative Map.
7. The PW Director and City Engineer recommend that the Board of Supervisors approve the Parcel

Map No. 9610 subject to the conditions specified herein as part of the associated legislation.

8. Subdivider has initiated construction of the required public improvements in accordance with the Subdivision Regulations, an Infrastructure Permitting Agreement dated February 16, 2021, and related permits. Because the Subdivider has not completed the required public improvements associated with this Parcel Map and certain conditions have not been fulfilled at the time of the filing of this Parcel Map, the San Francisco Subdivision Code requires that the Subdivider and the City enter into a Public Improvement Agreement (“PIA”) to address this requirement. Bridge-Potrero Community Associates, LLC has executed a PIA to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code. The PW Director recommends that the Board of Supervisors approve the PIA and authorize the PW Director and City Attorney to execute and file the PIA in the Official Records of the City.
9. The Parcel Map references a certain easement for an electrical switchgear facility shown on the Map, and includes an irrevocable offer of improvements and an irrevocable offer of dedication in fee for Lots C and D of the Parcel Map. The PW Director recommends that the Board of Supervisors conditionally accept the offer of improvements and the offer of dedication for real property, as described in the Bridge-Potrero Community Associates, LLC owner's statement on the Parcel Map, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.
10. The Director also recommends that the Board acknowledge that the Director of the Real Estate Division and General Manager of the Public Utilities Commission will approve and record the easement agreement as a separate instrument in connection with the recordation of the Parcel Map and in accordance with the terms of the Potrero HOPE SF Development Agreement and related approvals.

### **Attachments & Transmittals**

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Parcel Map No. 9610.
2. Transmitted herewith are the following:
  - a. One (1) copy of the Motion approving said map.
  - b. One (1) mylar signature sheet.
  - c. One (1) copy of the “Parcel Map No. 9610”, each comprising 5 sheets.
  - d. 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.
  - e. One (1) copy of the Preliminary Title Report.
  - f. One (1) copy of all offers of improvement and offers of dedication described on the Parcel Map.

- g. One (1) copy of the Quitclaim Deeds for Lots C and D described on the Parcel Map.
- h. One (1) copy of the Easement Agreement and Declaration of Restriction (Electrical Switchgear Serving HOPE SF Development Area) described on the Parcel Map.
- i. One (1) copy of the letter from the City Planning Department, dated April 30, 2020, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
- j. One (1) copy of the Public Improvement Agreement.
- k. One (1) copy of the BRIDGE-Potrero Community Associates, LLC's requests for Design Modifications and Exceptions dated January 9, 2020
- l. One (1) copy of Public Works Order No. 204335 approving the BRIDGE-Potrero Community Associates, LLC's requests for Design Modifications and Exceptions per letter dated January 9, 2020

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

RECOMMENDED:

APPROVED:

X DocuSigned by:  
*Ryan, James*  
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Ryan, James 368042466DEB4E8...  
Acting City and County Surveyor

X DocuSigned by:  
*Olavie Degrafinried*  
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Degrafinried, Alan 48179336C84404A5...  
Acting Director of Public Works

X DocuSigned by:  
*Albert ko*  
281DC30E04CF41A...

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Ko, Albert J  
City Engineer