

[Final Map 11177 - Balboa Reservoir Mixed-Use Project]

**Motion approving Final Map 11177 (related to a project known as Balboa Reservoir Mixed-Use Development Project), the subdivision of Assessor's Parcel Block No. 3180, Lot No. 198 and Lot Nos. 200-203, inclusive, of Document Numbers 2022112688 and 2022112689, Official Records, resulting in 15 lots, including up to 624 residential condominium units and two commercial condominium units; and approving a Public Improvement Agreement related to Final Map 11177.**

WHEREAS, The Board of Supervisors acknowledges the findings made by the Planning Department, by its letter dated May 5, 2022, that the proposed subdivision, on balance, is consistent with the objectives and policies of the General Plan and the eight priority policies of Section 101.1 of the Planning Code; and

WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the Board of Supervisors in File No. 250513 and incorporated herein by reference; and

WHEREAS, The Final Map area is located within and between the existing or yet to be constructed streets of Mayor Edwin M. Lee Avenue, Diego Lane, Wisteria Lane, Loquat Lane, and Meyer Lane, which street names were approved in Board of Supervisors Resolution Nos. 249-23 and 250-23; and

WHEREAS, Because BRIDGE Housing Corporation, the sole manager of BHC Balboa Builders, LLC ("Subdivider") has not completed the required public improvements associated with this Final Map and certain conditions have not been fulfilled at the time of the filing of this Final Map, the Subdivision Code requires that the Subdivider and City enter into a Public Improvement Agreement to address these requirements; and

1 WHEREAS, Public Works, in accordance with Public Works Order No. 211272,  
2 approved December 12, 2024, recommends that the Board of Supervisors approve the Public  
3 Improvement Agreement for Final Map 11177 (the "PIA") and authorize the Director of Public  
4 Works and the City Attorney to execute and file the agreement in the Official Records of the  
5 City; and

6 WHEREAS, A copy of Public Works Order No. 211272 and the PIA are on file with the  
7 Clerk of the Board of Supervisors in File No. 250513 and incorporated herein by reference;  
8 and

9 WHEREAS, The Department of Public Works and the Mayor's Office of Housing and  
10 Community Development ("MOHCD") have entered into a Memorandum of Agreement  
11 ("MOA") regarding MOHCD's use of an allocation of its funding for Balboa Reservoir as  
12 adequate interim security for improvements Subdivider is required to construct pursuant to the  
13 PIA in accordance with California Government Code, Section 66499(a)(5), and this MOA is  
14 part of the PIA; and

15 WHEREAS, The Subdivider, a California nonprofit public benefit corporation, will  
16 replace this security with bonds posted by the Subdivider's general contractor in compliance  
17 with California Government Code, Section 66499.3(a)(c), as further described in the PIA; and

18 WHEREAS, Public Works recommends that the Board of Supervisors conditionally  
19 accept on behalf of the public the offer of improvements described in the BHC Balboa  
20 Builders, LLC Owner's Statement of Final Map 11177, subject to the City Engineer's issuance  
21 of a Notice of Completion and further Board of Supervisors action; and

22 WHEREAS, Public Works recommends that the Board of Supervisors acknowledge the  
23 offer of dedication for real property in fee as described in the Owner's Statement on the Final  
24 Map, which will be subject to subsequent Board action; and  
25

1 WHEREAS, Public Works recommends that the Board of Supervisors acknowledge the  
2 Director of Property's approval of public easements for water, storm drain, overland flow, and  
3 emergency vehicle access by separate instrument on or before recordation of the Final Map  
4 as set forth in the Owner's Statement on such Final Map; and

5 WHEREAS, Public Works recommends that the approval of this Final Map also be  
6 conditioned upon compliance by Subdivider with all applicable provisions of the California  
7 Subdivision Map Act, California Government Code, Section 66410 et seq., and the San  
8 Francisco Subdivision Code and amendments thereto; and

9 WHEREAS, Public Works, in accordance with Public Works Order No. 211272,  
10 recommends that the Board of Supervisors approve that certain final map relating to a project  
11 known as Balboa Reservoir Mixed-Use Development Project and entitled "FINAL MAP  
12 11177", as described herein and subject to the conditions specified in this motion, and adopt  
13 said map as Official Final Map 11177; now, therefore, be it

14 MOVED, That the Board of Supervisors hereby approves that certain final map relating  
15 to a project known as Balboa Reservoir Mixed-Use Development Project and entitled "FINAL  
16 MAP 11177", a subdivision of Assessor's Parcel Block No. 3180, Lot No. 198 and Lot Nos.  
17 200-203, inclusive, of Document Numbers 2022112688 and 2022112689, Official Records,  
18 resulting in 15 lots, with lots intended for residential, commercial, open space, public streets,  
19 and private streets, as described on Sheet 8 of said map, including up to 624 residential  
20 condominium units and two commercial condominium units, comprising of 16 sheets, subject  
21 to the conditions specified in this motion, and adopts said map as Official Final Map 11177;  
22 and, be it

23 FURTHER MOVED, That the Board of Supervisors hereby approves the PIA and  
24 authorizes the Director of Public Works and the City Attorney to execute and file the  
25 agreement in the Official Records of San Francisco; and, be it

1  
2 FURTHER MOVED, That the Board of Supervisors adopts the Public Works'  
3 recommendations regarding the offer of improvements and offer of dedication of real estate;  
4 and, be it

5 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
6 the Director of Public Works to enter all necessary recording information on the Final Map and  
7 authorizes the Clerk of the Board of Supervisors to execute the Clerk's statement as set forth  
8 therein.

9  
10 DESCRIPTION APPROVED:

RECOMMENDED:

11  
12  
13 /s/

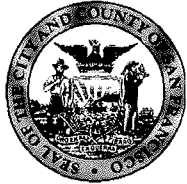
/s/

14 William E. Blackwell

Carla Short

15 Acting City and County Surveyor

Director of Public Works



**City and County of San Francisco**  
**Tails**  
**Motion: M25-064**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 250513

**Date Passed:** May 20, 2025

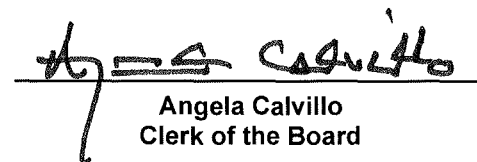
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May 20, 2025 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250513

I hereby certify that the foregoing Motion was APPROVED on 5/20/2025 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board