

1 [Final Map No. 12681 - Candlestick Point-Hunters Point Shipyard Phase 2 Project - Major
2 Phase 2]

3 **Motion approving phased Final Map No. 12681, Candlestick Point Major Phase 2,**
4 **relating to portions of the Candlestick Point-Hunters Point Shipyard Phase 2 Project,**
5 **for condominium purposes, a merger and re-subdivision resulting in a total of 50 lots,**
6 **consisting of 12 development lots, 24 lots intended for public right-of-way use, and 14**
7 **remainder lots, and authorizing up to 441 residential condominium units and up to 15**
8 **commercial condominium units, subject to specified conditions; and approving a**
9 **Public Improvement Agreement related to Final Map No. 12681.**

10
11 WHEREAS, The Final Map No. 12681 area is approximately 74.9-acres located within
12 Candlestick Point within and between the existing or yet to be constructed streets of Gilman
13 Avenue, Giants Drive, Jamestown Avenue, and Hunters Point Expressway; and

14 WHEREAS, The Final Map area includes a portion of development phase Major Phase
15 2 in connection with the Candlestick Point-Hunters Point Shipyard Phase 2 project ("Project");
16 and

17 WHEREAS, The Board of Supervisors ("Board") acknowledges the findings made by
18 the Planning Department in a letter dated April 23, 2014 (and reconfirmed on June 17, 2014),
19 that the subdivision, on balance, is consistent with the General Plan and the eight Priority
20 Policies of Planning Code, Section 101.1; and

21 WHEREAS, A copy of Planning Department's April 23, 2014 letter is on file with the
22 Clerk of the Board in File No. 260695; and

23 WHEREAS, In accordance with Section 1634 of the Candlestick Point/Hunters Point
24 Shipyard Subdivision Code ("Subdivision Code"), the Successor Agency to the
25 Redevelopment Agency of the City and County of San Francisco ("Agency"), by its letter

1 dated May 14, 2026, determined that Final Map No. 12681 is consistent with the Bayview
2 Hunters Point Redevelopment Plan and Redevelopment Plan documents, as defined in the
3 Subdivision Code; and

4 WHEREAS, A copy of the Agency letter is on file with the Clerk of the Board in File No.
5 260695 and incorporated herein by reference; and

6 WHEREAS, Because CP Development Co., LLC ("Subdivider") has not completed the
7 required public improvements associated with this Final Map at the time of the proposed
8 approval of the Final Map, the Subdivision Code requires that the Subdivider and City and
9 County of San Francisco ("City") enter into a Public Improvement Agreement to address these
10 requirements; and

11 WHEREAS, Public Works in accordance with Public Works Order No. 300061, dated
12 June 2, 2026 ("Order"), recommends that the Board approve that certain map entitled "Final
13 Map No. 12681" as described herein subject to the conditions specified in this Motion, and
14 adopt said map as Official Final Map No. 12681; and

15 WHEREAS, Public Works, in accordance with its Order, recommends that the Board
16 approve the Public Improvement Agreement for Final Map No. 12681 and authorize the Public
17 Works Director ("Director") to execute and file the agreement in the Official Records of the
18 City; and

19 WHEREAS, Copies of the Order and the Public Improvement Agreement are on file
20 with the Clerk of the Board in File No. 260695 and incorporated herein by reference; and

21 WHEREAS, Public Works, in accordance with its Order, recommends that the Board
22 conditionally accept on behalf of the public the offers of improvements, offers of dedication for
23 real property in fee, and offers of easement for public utilities and emergency vehicular access
24 described in the Owners Statements on the Final Map, subject to the City Engineer's issuance
25 of a Notice of Completion and further Board action; and

1 WHEREAS, Copies of the abovementioned offers are on file with the Clerk of the
2 Board in File No. 260695 and incorporated herein by reference; and

3 WHEREAS, Public Works, in accordance with the Order, recommends that the Board
4 acknowledge other certain offers of easements described in the Owners Statements on the
5 Final Map have been made in conjunction with this Final Map and may be accepted,
6 conditionally accepted, rejected, or terminated in accordance with the terms and conditions
7 set forth in each separate offer; now, therefore, be it

8 MOVED, The Board of Supervisors hereby approves that certain final map relating to
9 Candlestick Point-Hunters Point Shipyard Phase 2 Project, entitled "Final Map No. 12681,"
10 Candlestick Point Major Phase 2, for condominium purposes, a merger and re-subdivision
11 resulting in a total of 50 lots, consisting of 12 development lots, 24 lots intended for public
12 right-of-way use, and 14 remainder lots, and authorizing up to 441 residential condominium
13 units and up to 15 commercial condominium units; being a merger and re-subdivision of Lots
14 2, 3, 4, 16, 17, 18, 19, a portion of Lot 20, and Lot 23 of Final Transfer Map 8404, filed
15 December 5, 2014, in Book FF of Survey Maps, at pages 24 through 33; Lots 32 through 40
16 of Final Transfer Map 7879-8583, filed August 16, 2016, in Book GG of Survey Maps, at
17 pages 73 through 78; and Lot 1, Lot A, and Lot B of Final Transfer Map 10008, filed July 31,
18 2019, in Book HH of Survey Maps, at pages 181 through 186, all in the Office of the
19 Assessor-Recorder of the City and County of San Francisco, subject to the conditions
20 specified in this Motion; and said map is adopted as the Official Final Map No. 12681; and, be
21 it

22 FURTHER MOVED, The Board of Supervisors hereby approves the Public
23 Improvement Agreement related to Final Map No. 12681 and authorizes the Director to
24 execute and file the agreement in the Official Records of the City; and, be it
25

1 FURTHER MOVED, The Board of Supervisors hereby adopts the Director's
2 recommendations as described in this Motion, including but not limited to recommendations
3 regarding the offers of improvements, offers of dedication of real property, and offers of
4 easements; and, be it

5 FURTHER MOVED, That the approval of this Final Map also is conditioned upon the
6 compliance of the subdivider with all applicable provisions of the California Subdivision Map
7 Act, California Government Code, Sections 66410 et seq., and the Subdivision Code and
8 amendments thereto; and, be it

9 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director to
10 enter all necessary recording information on the Final Map and authorizes the Clerk of the
11 Board to execute the Clerk's statement as set forth therein.