



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 204769

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

RECOMMENDING APPROVAL OF FINAL MAP 9677 (relating to a project known as Hunters View Phase 3), THE RE-SUBDIVISION OF LOT 10, FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, OFFICIAL RECORDS, RESULTING IN UP TO 9 LOTS, INCLUDING UP TO 310 CONDOMINIUM UNITS FOR A MIXED USE RESIDENTIAL AND COMMERCIAL PROJECT, AND A PUBLIC IMPROVEMENT AGREEMENT.

FINDINGS

1. On October 13, 2020, the Director of Public Works (“Director”) adopted Public Works (“PW”) Order No. 203,737 approving Tentative Map No. 9677 (“Tentative Map” relating to a project known as Hunters View Phase 3), including the re- subdivision of lots located thereon, for purposes of development.
2. In PW Order No. 203,737, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 17167, which certified the Final Environmental Impact Report for the Hunters View Project (“FEIR”), and that certain addendum to the FEIR dated January 16, 2020, adopted by the City Planning Commission by Motion No. 20663 (“Addendum”), prepared pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000 et seq.). Since the FEIR, the Addendum and the project were approved, there have been: (i) no substantial changes to the project; (ii) no substantial changes with respect to the surrounding circumstances under which the project will be undertaken that would require major revisions to the FEIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified effects; 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 was required for the Tentative Map.
3. Hunters Point Affordable Housing, Inc., as a general partner of Hunters View Associates, L.P. (“Subdivider”) filed an application for a final map to subdivide Lot 10, Final Map No. 5461, filed for record in Book DD of Survey Maps, at Pages 90-97, with the map referred to hereafter as the “Final Map”, being a nine lot subdivision with lots intended for residential, commercial, open space and public right-of-way uses, including up to 310 residential units.
4. The City Planning Department, in its letter dated April 30, 2020, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

5. The PW Director and County Surveyor find that the Final 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.
6. The PW Director and City Engineer recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein.
7. Because 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 San Francisco Subdivision Code requires that Subdivider and the City and County of San Francisco ("City") enter into a Public Improvement Agreement ("PIA") to address this requirement. Subdivider has executed a PIA to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code and the PW Orders. In lieu of receiving an actual instrument of credit for security, the Director recommends entering into a Memorandum of Agreement ("MOA") with MOHCD that commits MOHCD to provide at least 20% of the financing for the Subdivider's obligations. The Director determines that the MOA provides the equivalent security to that of Government Code Section 66499(a)(3) because both departments are constituent parts of the City and County of San Francisco, and therefore, such a MOA is acceptable security. A copy of this MOA is included as an Exhibit to the PIA. In the near future, when the Subdivider enters into contract for the construction of the required public infrastructure, the Subdivider shall post security directly with the City and as deemed acceptable by the PW Director, and copies of such bonds shall be made part of this PIA. At that point, the MOA shall automatically terminate and there shall be no requirement to amend the PIA to reflect the change in security.
8. The PW Director recommends that the Board of Supervisors approve the PIA, including the security provisions applicable to this particular subdivision, and authorize the PW Director and City Attorney to execute and file the PIA in the Official Records of the City.
9. The Final Map includes certain offers of improvements and offers of dedication required by the PIA. The Final Map also includes two offers for easements, one for access to a retaining wall and one for emergency vehicle access. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of improvements, and/or offer of dedication required by and subject to the terms of the PIA and described in the Owner's Statement and the Subdivider's Statement on the Final Map, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action. The PW Director also recommends that the Board of Supervisors acknowledge that it will approve the abovementioned offers of easements and related easement agreements through a separate legislative process.
10. The PW Director recommends that the Board of Supervisors approve Final Map 9677 (relating to a project known as Hunters View Phase 3), the re-subdivision of Lot 10, Final Map No. 5461, filed for record in Book DD of Survey Maps, at Pages 90-97, Official

Records, resulting in up to 9 lots, including up to 310 condominium units for a mixed use residential and commercial project, subject to the conditions specified herein, and a PIA.

Attachments & Transmittals

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Map 9677.
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 "Final Map. 9677", 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, offers of dedication, and offers of easements described on the Final Map.
 - g. 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.
 - h. One (1) copy of the Public Improvement Agreement.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Ryan, James

Ryan, James 368042466DEB4E8...

Acting City and County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan 18178336C84404A5...

Acting Director of Public Works

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DocuSigned by:

Albert Ko

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Ko, Albert J
City Engineer