



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184622

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

APPROVING FINAL MAP 7780, 1010 16TH STREET AND 1400 7TH STREET, A MERGER AND SUBDIVISION OF ASSESSOR'S BLOCK NO. 3833 INTO A TEN LOT AIRSPACE SUBDIVISION: LOT 1 BEING 388 RESIDENTIAL CONDOMINIUM UNITS, AND LOTS 2 THROUGH 10 BEING 32 COMMERCIAL CONDOMINIUM UNITS, AND ASSESSOR'S BLOCK 3834 INTO A TWO LOT AIRSPACE SUBDIVISION, LOT 11 BEING 65 RESIDENTIAL CONDOMINIUM UNITS AND LOT 12 BEING 6 COMMERCIAL CONDOMINIUM UNITS, A MIXED-USE CONDOMINIUM PROJECT AND ALSO APPROVING THE PUBLIC IMPROVEMENT AGREEMENT RELATED TO THIS MAP.

"FINAL MAP 7780, A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 24, 2011, DOCUMENT NO. 2011-J259169, OFFICIAL RECORDS, BEING A MERGER AND SUBDIVISION OF ASSESSOR'S BLOCK NO. 3833 INTO A TEN LOT AIRSPACE SUBDIVISION: LOT 1 BEING 388 RESIDENTIAL CONDOMINIUM UNITS, AND LOTS 2 THROUGH 10 BEING 32 COMMERCIAL CONDOMINIUM UNITS, AND ASSESSOR'S BLOCK 3834 INTO A TWO LOT AIRSPACE SUBDIVISION, LOT 11 BEING 65 RESIDENTIAL CONDOMINIUM UNITS AND LOT 12 BEING 6 COMMERCIAL CONDOMINIUM UNITS, A MIXED-USE CONDOMINIUM PROJECT", comprising 7 sheets.

The City Planning Department in its letter dated October 24, 2013, stated that the subdivision is in conformity with the General Plan, the Priority Policies of City Planning Code Section 101.1, and the California Environmental Quality Act pursuant to the Final Environmental Impact Report and Notice of Special Restrictions #2012J349803 for Case No. 2003.0527EKRSUX! as adopted by the Planning Commission on July 28, 2013.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

The Final Map includes certain offers of dedication. The Department of Public Works recommends that the San Francisco Board of Supervisors accept on behalf of the public the offer for dedication in fee for street, roadway, and public utility purposes, subject to City Engineer certified completion and acceptance of improvements: Portions of 16th Street, Hubbell Street, and 7th Street fronting on Assessor's Blocks 3833 and 3834, and also those improvements being constructed within the Daggett Street right of way between 16th Street and 7th Street that are included within the Public Improvement Agreement but outside of the Major Encroachment Permit attached as Exhibit "F" to the Public Improvement Agreement and adopted by the Board of Supervisors as Ordinance No. 0173-15.



The Department of Public Works further recommends that the San Francisco Board of Supervisors approve the Public Improvement Agreement, dated January 12, 2016 related to the above mentioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map 7780”, each comprising 7 sheets.
3. One (1) copy of the Tax Certificate 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.
4. One (1) copy of the letter dated October 24, 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) set of the Public Improvement Agreement dated January 12, 2016 with the following attachments:
 - Exhibit A – Amended and Restated In-Kind Agreement
 - Exhibit B – Legal Description
 - Exhibit C – General Sketch of Public Improvements
 - Exhibit D – City Engineer Estimate of Cost
 - Exhibit E – Declaration of Maintenance Covenants and Obligations
 - Exhibit F – Major Encroachment Permit
 - Exhibit G – Maintenance License Agreement

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

2/19/2016

2/19/2016

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed

