



San Francisco Public Works
General – Director’s Office
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San Francisco, CA 94103
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Public Works Order No: 206085

RECOMMENDING APPROVAL OF FINAL MAP NO. 11040, PHASE 2 (PHASE 1A-3) OF THE SUNNYDALE HOPE SF PROJECT, THE MERGER AND RESUBDIVISION OF EXISTING ASSESSOR’S PARCEL BLOCK NOS. 6311-013, 6311-014, 6310-003, 6310-004, 6310-005 RESULTING IN 2 LOTS INTENDED FOR HOUSING, 1 LOT FOR A COMMUNITY CENTER AND 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 FINAL MAP NO. 11040.

WHEREAS, On April 19, 2019, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 201070 approving Tentative Map No. 9537 ("Tentative Map") for the merger and subdivision of 40 Lots with up to 1,770 units for purposes of development in multiple phases.

WHEREAS, In PW Order No. 201070, 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 Sunnydale 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 July 9, 2015, 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, or in mitigation or alternatives previously found infeasible now being feasible. Accordingly, no supplemental or subsequent EIR or other environmental review is required.

WHEREAS, Sunnydale Development Co., LLC ("Sunnydale LLC") filed an application for a phased final map to re-subdivide Parcels 6311-013, 6311-014, 6310-003, 6310-004, 6310-005 with the map referred to hereafter as the "Final Map", being a merger and 5-lot subdivision with Lots G and H being intended for public right of way use, and Lots 3, 4, 5 intended for residential housing and construction of a community center.

WHEREAS, The City Planning Department, in its letter dated November 5, 2018, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

WHEREAS, Public Works Order No. 205428 granted certain exceptions related to Final Map No. 11040 to the Subdivision Regulations, App. B §XV.B.3 and Excavation Code, §2.9A in accordance with Section 1312 of the Subdivision Code; and

WHEREAS, The Final Map includes certain easements shown on the Map, offers of improvements, and an offer of dedication in fee for Lots G and H of the Final Map.

WHEREAS, Because the 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 the Subdivider and the City enter into a Public Improvement Agreement ("PIA") to address this requirement. Phase 1A3, LLC, an affiliate of Sunnydale Development Co., LLC

(Applicant) has executed a PIA to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code.

NOW THEREFORE BE IT ORDERED THAT,

The Director and County Surveyor find that the phased 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.

The Director and City Engineer recommend that the Board of Supervisors approve the phased Final Map subject to the conditions specified herein.

The Director recommends that the Board of Supervisors approve the PIA and authorize the Director and City Attorney to execute and file the PIA in the Official Records of the City.

The Director recommends that the Board of Supervisors accept on behalf of the public, the easements and conditionally accept the offer of improvements, except for the improvements made for privately-owned publicly accessible areas, and offer of real property, as described in the Phase 1A3, LLC owner'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 Director also recommends that the Board reject any offered improvements to privately-owned publicly accessible areas.

The Director also recommends that the Board of Supervisors acknowledge that the Department of Real Estate will approve and record easement agreements as a separate instrument in connection with the recordation of the final map.

The Director further recommends that the Board of Supervisors acknowledge that the Director of the Division of Real Estate shall accept the easements and easement agreements by separate instrument in accordance with the terms of the Sunnydale HOPE SF Development Agreement (Ordinance No. 18-17) and related approvals.

X DocuSigned by:
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Blackwell, William
Acting City and County Surveyor

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Deputy Director and City Engineer

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Short, Carla
Interim Director of Public Works