

1 [Final Map Nos. 10699 and 10700 - Parkmerced Development Project]

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3 **Motion approving Final Map No. 10699 (related to Subphase 1C of the Parkmerced**
4 **Development Project), the merger and subdivision of existing Block Nos. 7333-A, 7333-**
5 **B, 7334 and 7337, together with Parcel three as described in that certain Grant Deed**
6 **recorded on November 10, 2014, as Document No. 2014-J970575, together with Parcels**
7 **1-6 as described in certain Quitclaim Deeds, resulting in a seven Lot Vertical**
8 **Subdivision, and authorizing up to 278 Residential Condominium Units, up to 166 new**
9 **rental residential dwelling units, and retaining 82 existing rental residential units;**
10 **approving Final Map No. 10700 (related to Subphase 1D of the Parkmerced**
11 **Development Project), the subdivision of Lot No. 12 of Final Map 8530 recorded on**
12 **December 14, 2017, in Book 133 of Condominium Maps pages 71 through 80, resulting**
13 **in a seven Lot Vertical Subdivision, and authorizing up to 545 Residential**
14 **Condominium Units and retaining 201 existing rental residential units; and approving**
15 **Public Improvement Agreements related to Final Map Nos. 10699 and 10700.**

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17 WHEREAS, The Board of Supervisors acknowledges the findings made by the
18 Planning Department, by its two letters dated March 2, 2022, that the proposed subdivisions,
19 on balance, are consistent with the objectives and policies of the General Plan, and the eight
20 priority policies of Planning Code, Section 101.1; and

21 WHEREAS, Copies of the Planning Department letters are on file with the Clerk of the
22 Board of Supervisors in File No. 231265 and incorporated herein by reference; and

23 WHEREAS, Because the Subdivider has not completed the required public
24 improvements associated with these Final Maps and certain conditions have not been fulfilled

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1 at the time of the filing of these Final Maps, the San Francisco Subdivision Code requires that
2 the Subdivider and City enter into a Public Improvement Agreement for each of these Final
3 Maps to address these requirements; and

4 WHEREAS, The initial security associated with each Public Improvement Agreement is
5 a first priority deed of trust for separate parcels associated with each final map, which must be
6 replaced with bonds or other security described in California Government Code, Section
7 66499 and acceptable to City (“Replacement Security”) before a Street Improvement Permit is
8 issued for the related work, as described in each Public Improvement Agreement; and

9 WHEREAS, The Director of Public Works has determined that the interim first priority
10 deed of trust and the later Replacement Security will be adequate security under California
11 Government Code, Section 66499 and the San Francisco Subdivision Code; and

12 WHEREAS, Public Works, in accordance with Public Works Order No. 208921,
13 approved December 5, 2023, recommends that the Board of Supervisors approve the Public
14 Improvement Agreements and associated security for Final Map No. 10699 and Final Map
15 No. 10700 and authorize the Director of Public Works and the City Attorney to execute and file
16 these agreements and associated security in the Official Records of the City and County of
17 San Francisco; and

18 WHEREAS, A copy of Public Works Order No. 208921 and the Public Improvement
19 Agreements are on file with the Clerk of the Board of Supervisors and incorporated herein by
20 reference; and

21 WHEREAS, Public Works recommends that the Board of Supervisors conditionally
22 accept on behalf of the public the Offers of Dedications, including grant deeds, and Offers of
23 Improvements described in the Parkmerced Owner LLC and Maximus PM Phase 1C Owner
24 LLC owner’s statements of Final Map No. 10699 and Parkmerced Owner LLC owner’s
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1 statement of Final Map No. 10700, subject to the City Engineer’s issuance of a Notice of
2 Completion and further Board of Supervisors action; and

3 WHEREAS, Public Works recommends that the Board of Supervisors acknowledge the
4 Offers of Easements described in the Parkmerced Owner LLC and Maximus PM Phase 1C
5 Owner LLC owner’s statements of Final Map No. 10699 and Parkmerced Owner LLC owner’s
6 statement of Final Map No. 10700 that the San Francisco Director of Property will approve
7 separately but record concurrently with these Final Maps; and

8 WHEREAS, Public Works has determined that the naming of Block No. 03W Vertical
9 Lot A (Private Street), “Robert Pender Way” between Higuera Avenue and Garces Drive,
10 shown in Final Map No. 10699, does not conflict or cause confusion with existing street
11 names; and

12 WHEREAS, Public Works recommends that the approval of these Final Maps also be
13 conditioned upon compliance by Subdivider with all applicable provisions of the California
14 Subdivision Map Act, California Government Code, Sections 66410 et seq., and the San
15 Francisco Subdivision Code and amendments thereto; and

16 WHEREAS, Public Works, in accordance with Public Works Order No. 208921,
17 recommends that the Board of Supervisors approve these certain Final Maps relating to a
18 project known as Parkmerced Development Project and entitled “FINAL MAP 10699” and
19 “FINAL MAP 10700”, as described herein and subject to the conditions specified in this
20 motion, and adopt said maps as “Official Final Map 10699” and “Official Final Map 10700”,
21 respectively; now, therefore, be it

22 MOVED, That the Board of Supervisors hereby approves that certain final map relating
23 to Subphase 1C of the Parkmerced Development Project and entitled “FINAL MAP 10699”,
24 the merger and subdivision of existing Block Nos. 7333-A, 7333-B, 7334 and 7337, together
25 with Parcel three as described in that certain Grant Deed recorded on November 10, 2014, as

1 Document No. 2014-J970575 together with Parcels 1-6 as described in certain Quitclaim
2 Deeds, resulting in a seven Lot Vertical Subdivision, with lots intended for residential, parking
3 garage, residential/open space, and private streets, as described on sheet four of said map
4 and authorizing up to 278 Residential Condominium Units, up to 166 new rental residential
5 dwelling units, and retaining 82 existing rental residential units, comprising of 11 sheets,
6 subject to the conditions specified in this motion, and adopts said map as Official Final Map
7 10699; and, be it

8 FURTHER MOVED, That the Board of Supervisors hereby approves that certain final
9 map relating to Subphase 1D of the Parkmerced Development Project and entitled "FINAL
10 MAP 10700", the subdivision of Lot 12 of Final Map No. 8530 recorded on December 14,
11 2017, in Book 133 of Condominium Maps pages 71 through 80, resulting in a seven Lot
12 Vertical Subdivision, with lots intended for residential, parking garage, open space, and
13 private driveway, as described on sheet two of said map, and authorizing up to 545
14 Residential Condominium Units and retaining 201 existing rental residential units, comprising
15 of seven sheets, subject to the conditions specified in this motion, and adopts said map as
16 Official Final Map 10700; and, be it

17 FURTHER MOVED, That the Board of Supervisors hereby approves the Public
18 Improvement Agreements for Final Map No. 10699 and Final Map No. 10700 and the
19 associated security and hereby authorizes the Director of Public Works and the City Attorney
20 to execute and file these agreements in the Official Records of the City and County of San
21 Francisco; and, be it

22 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of
23 Public Works to make non-material modifications or amendments to the terms of Public
24 Improvement Agreement security instrument in a manner that the Director of Public Works, in
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1 consultation with the Director of Property and the City Attorney, deems necessary or
2 advisable and in the City's best interests; and, be it

3 FURTHER MOVED, That the Board of Supervisors hereby on behalf of the public,
4 conditionally accepts the Offer of Dedication, including grant deeds and Offers of
5 Improvements, subject to City Engineer's issuance of a Notice of Completion and further
6 Board of Supervisors action; and, be it

7 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of
8 Public Works to enter all necessary recording information on the Final Maps and authorizes
9 the Clerk of the Board of Supervisors to execute the Clerk's statements as set forth therein.

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