



office of  
COMMUNITY INVESTMENT  
and INFRASTRUCTURE

450-2192019-001

June 25, 2019

Bruce Storrs  
Department of Public Works  
Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Subject: Final Transfer Map 7879-10008 Consistency Determination and Approval  
Letter

Dear Mr. Storrs:

The Office of Community Investment and Infrastructure as Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("OCII") writes to provide its findings of consistency for Final Transfer Map 7879-10008 (Candlestick Point Sub-Phase CP-02) (the "Final Transfer Map") submitted by CP Development Co., LLC ("Subdivider"). The submission is based on Tentative Transfer Map 7879, conditionally approved June 20, 2014 by DPW Order 182725.

The primary purpose of the Final Transfer Map is to create "Lot 1" for financing and conveyance purposes only. The Final Transfer Map also creates "Lot A" and "Lot B" because, due to previous mapping actions<sup>1</sup>, Lot 1, Lot A and Lot B currently exist as a single transfer lot.<sup>1</sup> Thus, the Final Transfer Map separates Lot 1 from Lots A and B so that it can be conveyed separately, and the latter two lots will be conveyed to different owners, and at a later date, than Lot 1.

Under the San Francisco Subdivision Code, the Department must obtain OCII's prior consistency approval before approving a transfer map located within the Bayview Hunters Point ("BVHP") Redevelopment Project area.<sup>2</sup> OCII reviews and approves transfer map applications for consistency with: (i) the BVHP Redevelopment Plan, Plan Documents and OCII project approvals; and (ii) any Tentative Map conditions concerning the provision of infrastructure improvements in accordance with the Plan and Plan Documents.<sup>3</sup> As described below, OCII finds and approves the Final Transfer Map as consistent with the specified requirements.

London N. Breed  
MAYOR

Nadia Sesay  
EXECUTIVE DIRECTOR

Miguel Bustos  
CHAIR

Mara Rosales  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

One S. Van Ness Ave.  
5th Floor  
San Francisco, CA  
94103

415 749 2400

www.sfocii.org

<sup>1</sup> Final Transfer Map 8404 (approved December 5, 2014).

<sup>2</sup> Subdivision Code Section 1612.1(d).

<sup>3</sup> Subdivision Code Section 1634(c).

1. Consistency with Redevelopment Plan and Plan Documents

The Final Transfer Map is consistent with the program of redevelopment established by the BVHP Redevelopment Plan and the redevelopment goals and objectives specified thereunder. In particular, Lot 1, Lot A and Lot B of the Final Transfer Map are consistent with objectives promoting new housing and strengthening of the economic base of the Project Area as well as providing public parks, all of which are anticipated to be provided within Lot 1, Lot A or Lot B, consistent with anticipated land uses specified in the Redevelopment Plan.

The Final Transfer Map is also consistent with associated Plan Documents, which includes the Candlestick Point Design for Development (“D4D”) and Candlestick Point/ Hunters Point Shipyard Phase 2 Disposition and Development Agreement (“CP/HPS2 DDA”).<sup>4</sup> The creation of Lot 1, Lot A and Lot B is consistent with the development called for under the Plan Documents: Candlestick Center commercial and residential development (with associated infrastructure) on Lot 1; Wedge Park on Lot A; and residential development (with associated infrastructure) on Lot B.

Similarly, the Final Transfer Map is consistent with OCII’s pre-development approvals made in accordance with the CP/HPS2 DDA and its applicable requirements. Specifically, the creation of Lot 1, Lot A and Lot B is consistent with, and would facilitate, development pursuant to the approved Major Phase 1 CP and Sub-Phases 02-03-04 Applications. Collectively, these approvals establish a development program for the areas covered by the Final Transfer Map, in accordance with the requirements of the CP/HPS2 DDA, its Infrastructure Plan, Transportation Plan and Streetscape Plan. The Final Transfer Map is consistent with the Major Phase and Sub-Phase approvals.

Thus, OCII finds that the Final Transfer Map is consistent with the applicable requirements of the BVHP Redevelopment Plan, Candlestick Point D4D, the CP/HPS2 DDA and its relevant attachments, and pre-development Major Phase and Sub-Phase Approvals applicable to the lots created by the Final Transfer Map.

2. Tentative Map Conditions Concerning the Provision of Infrastructure

The conditions of approval for Tentative Transfer Map 7879 do not require the Subdivider to provide infrastructure, and thus no specific findings are warranted. Nevertheless, as previously discussed, the Final Transfer Map is consistent with, and would not conflict with, Subdivider’s obligations to provide infrastructure under the CP/HPS2 DDA Infrastructure Plan. Thus, OCII finds that the Final Transfer Map is consistent with requirements concerning the provision of infrastructure.

3. Final Transfer Map Phasing

DPW Order 182725 approving Tentative Transfer Map No, 7879 includes the following Condition of Approval:

Subdivider shall generally submit Final Maps for review and approval in an orderly and timely manner on a Sub-Phase by Sub-Phase basis concurrent with the associated Sub-Phase application. However, this condition shall be construed liberally and flexibly in light

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<sup>4</sup> Subdivision Code 1607(s).

of the conditions of approval placed on the CP VTSM and to ensure that the full development program and objectives of the Project, the Plan, and the Plan Documents can be fully implemented.

Although Lot B of the Final Transfer Map includes portions of land for which a Sub-Phase approval has yet to be made, the Subdivider's proposal to map Lot 1 for conveyancing and financing purposes, and to separate Lot 1 from Lot A and Lot B, is consistent with Major Phase 1 CP and the order of Sub-Phases to be approved thereunder. Mapping Lot 1 now is an essential step that will help further the development program and objectives of the Project, the Plan, and the Plan Documents. Therefore, OCII believes the Final Transfer Map would be consistent with this condition in DPW Order 182725.

4. Checkprint Final Transfer Map Consistency

Pursuant to Section 3.4(f) of the Interagency Cooperation Agreement ("ICA") for the Candlestick Point/Hunters Point Shipyard Phase 2 Project between OCII and the City and County of San Francisco, OCII has reviewed the Checkprint version of the Final Transfer Map dated June 14, 2019 and, for the reasons stated above, find that it is consistent with the applicable Redevelopment Documents.

Thank you for your prompt attention to the matter. If you have any questions, please call or email the BVHP Redevelopment Project Manager, Lila Hussain, at (415) 749-2431 or [lila.hussain@sfgov.org](mailto:lila.hussain@sfgov.org).

Sincerely,



Nadia Sesay  
Executive Director