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Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 186735

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

APPROVING FINAL MAP 8531, 405 SERRANO DRIVE, BEING A MERGER AND SUBDIVISION OF PORTIONS OF ASSESSOR'S BLOCK NO. 7335 INTO A 7 LOT VERTICAL SUBDIVISION: LOT NO. 1 BEING 125 RESIDENTIAL CONDOMINIUM UNITS, LOT NOS. 2 AND 4 BEING EXISTING RENTAL UNITS, LOT NO. 3 BEING 125 RESIDENTIAL CONDOMINIUM UNITS, LOT NO. 5 BEING A VERTICAL LOT, LOT A BEING DESIGNATED AS VERTICAL OPEN SPACE, AND LOT B BEING DESIGNATED AS OPEN SPACE, AND ALSO APPROVING THE PUBLIC IMPROVEMENT AGREEMENT RELATED TO THIS MAP.

"FINAL MAP NO. 8531", A 7 LOT VERTICAL SUBDIVISION, LOT 1 TO CONTAIN A MAXIMUM OF 125 RESIDENTIAL CONDOMINIUM UNITS, LOT 3 TO CONTAIN A MAXIMUM OF 125 RESIDENTIAL CONDOMINIUM UNITS, LOT A AND LOT B ARE NON-BUILDABLE LOTS DESIGNATED AS OPEN SPACE, BEING A MERGER AND SUBDIVISION OF A PORTION OF BLOCK 7335 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 10, 2014 AS DOCUMENT NUMBER 2014-J970575, AS MODIFIED BY THAT CERTAIN IRREVOCABLE OFFER AND GRANT DEED RECORDED SEPTEMBER 01, 2017, AS DOCUMENT NUMBER 2017-K509962, TOGETHER WITH PARCELS 3 AND 4 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED SEPTEMBER 01, 2017, AS DOCUMENT NUMBER 2017-K509961. SAID LANDS ARE SHOWN IN SAID MAPS AT PAGES 15 THROUGH 19, RECORDED AUGUST 21, 1951. FINAL MAP NO. 8531 COMPRISES 6 SHEETS.

The Planning Department, in its letter dated August 3, 2015, determined that the proposed subdivision is consistent with the General Plan and the eight priority policies of Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Map 8351 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 conditionally accept on behalf of the public the following: The irrevocable offer of an easement for pedestrian access purposes over a portion of Block 7309-A indicated as "P.A.E." on Final Map 8531, subject to subsequent Board of Supervisors' action.



The Department of Public Works further recommends that the San Francisco Board of Supervisors approve the Public Improvement Agreement for Parkmerced Blocks 1 and 6 (Subphase 1A), dated [insert date], 2017 related to Final Map 8531 and Final Map 8532. There is no separate Public Improvement Agreement that solely relates to Final Map 8532.

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 8531”, each comprising six (6) sheets.
3. One (1) copy of the letter dated August 3, 2015, from the City Planning Department finding the subdivision consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
4. One (1) copy of the Public Improvement Agreement for Parkmerced Blocks 1 and 6 (“Subphase 1A”).
 - Exhibit A. Improvement Plans and Specifications
 - Exhibit B-1. Faithful Performance Bond, Subphase 1B Required Infrastructure
 - Exhibit B-2. Payment Bond, Subphase 1B Required Infrastructure
 - Exhibit B-3. Monument Bond, Subphase 1B Required Infrastructure
 - Exhibit C. Future-Dedicated Infrastructure: Low-Pressure Water System
 - Exhibit D. Future-Dedicated Infrastructure: Recycled Water System
 - Exhibit E-1. Subdivider Infrastructure: Stormwater Management Improvements
 - Exhibit E-2. Subdivider Infrastructure: Special Street Improvements
 - Exhibit F. Restated and Amended Water Easement Agreement
 - Exhibit G. Draft Form of Master Encroachment Permit

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

RECOMMENDED:

APPROVED:

11/17/2017

11/17/2017

X Bruce R. Storrs

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

X Edgar Lopez

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

