



San Francisco Public Works  
General – Director’s Office  
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### **Public Works Order No: 300061**

RECOMMENDING APPROVAL OF PHASED FINAL MAP NO. 12681 (relating to a project known as Candlestick Point-Hunters Point Shipyard Phase 2), CANDLESTICK POINT MAJOR PHASE 2, FOR CONDOMINIUM PURPOSES; A MERGER AND RE-SUBDIVISION RESULTING IN A TOTAL OF 50 LOTS, CONSISTING OF 12 DEVELOPMENT LOTS, 24 LOTS INTENDED FOR PUBLIC RIGHT-OF-WAY USE, AND 14 REMAINDER LOTS, AND AUTHORIZING UP TO 441 RESIDENTIAL CONDOMINIUM UNITS AND UP TO 15 COMMERCIAL CONDOMINIUM UNITS; BEING A MERGER AND RESUBDIVISION OF LOTS 2, 3, 4, 16, 17, 18, 19, A PORTION OF LOT 20, AND LOT 23 OF FINAL TRANSFER MAP 8404, FILED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 24 THROUGH 33; LOTS 32 THROUGH 40 OF FINAL TRANSFER MAP 7879-8583, FILED AUGUST 16, 2016, IN BOOK GG OF SURVEY MAPS, AT PAGES 73 THROUGH 78; AND LOT 1, LOT A, AND LOT B OF FINAL TRANSFER MAP 10008, FILED JULY 31, 2019, IN BOOK HH OF SURVEY MAPS, AT PAGES 181 THROUGH 186 ALL IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, SUBJECT TO CERTAIN CONDITIONS; AND A PUBLIC IMPROVEMENT AGREEMENT.

### **FINDINGS**

1. On June 30, 2014, the Director of Public Works (“Director”), acting as the Advisory Agency, approved a vesting tentative map, entitled “Candlestick Point Vesting Tentative Subdivision Map No. 7878” (the “Vesting Tentative Map”), for the proposed subdivision of property at Candlestick Point, subject to certain requirements and conditions contained in the Director’s Conditions of Approval, Department of Public Works (“PW”) Order No. 182724, dated June 30, 2014, (“Tentative Map Conditions of Approval”).
2. In PW Order No. 182724, the Director determined that the Vesting Tentative Map was within the scope of the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (“FEIR”) prepared pursuant to the California Environmental Quality Act (California Public Resources Code §§21000 et seq.), which was certified by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, the Office of Community Investment and Infrastructure (“OCII”) and the San Francisco Planning Commission pursuant on June 3, 2010 pursuant to Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission’s certification of the FEIR on August 3, 2010 by Resolution No. 347-10. In PW Order No. 182724, the Director determined that since the approval of the FEIR and the Project, 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. Accordingly, no supplemental or subsequent EIR or other environmental review was required for the Vesting Tentative Map.
3. In PW Order No. 182724, the Director found that the Vesting Tentative Map is consistent with the General Plan and the priority policy findings of Section 101.1 of the Planning Code based on the Planning Department’s letter of April 22, 2014 (and reconfirmed on June 17, 2014).

4. PW Order No. 182724 also granted an extension of the initial life of the Vesting Tentative Map by six (6) years beyond the initial thirty-six (36) month life applicable to such map pursuant to Section 1655 of the Candlestick Point/Hunters Point Shipyard Subdivision Code. Following approval of this Final Map No 12681, the Vesting Tentative Map will have used all extensions permissible by law and expire in 2030.
5. CP Development Co., LLC ("Subdivider") filed an application for a phased final map to subdivide a portion of the Candlestick Point site, with the map referred to hereafter as the "Final Map". This Final Map was assigned Project Identification Number (PID)12681.
6. Subdivider submitted a Deferred Materials Submittal ("DMS") as required by the Tentative Map Conditions of Approval and Section IV of the Candlestick Point/Hunters Point Shipyard Subdivision Regulations. The City conditionally approved the DMS, subject to certain conditions as outlined in PW Order No. 300046, which are incorporated herein by reference.
7. The Director approved a series of exceptions and deferrals for the subdivision as described in PW Order No. 300046 and the findings adopted in PW Order No. 300046 are hereby incorporated by reference.
8. In a letter dated May 14, 2026, OCII determined that Final Map No. 12681 is consistent with the Bayview Hunters Point Shipyard Redevelopment Plan and Plan documents, as defined in the Subdivision Code.
9. The Director and City and County Surveyor find that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the Candlestick Point/Hunters Point Shipyard Subdivision Code (Division 3 of the San Francisco Subdivision Code, referred to hereafter as the "Subdivision Code"), and the Vesting Tentative Map, and substantially conforms to the Vesting Tentative Map and its associated conditions.
10. The Director, City Engineer, and City and County Surveyor recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein.
11. 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 Subdivision Code requires that Subdivider and the City and County of San Francisco ("City") to enter into a Public Improvement Agreement ("PIA") to address this requirement. Subdivider and OCII have executed a PIA to address this requirement and Subdivider has provided security pursuant to that agreement as required under the Subdivision Code and the PW Order. The Director recommends that the Board of Supervisors approve the PIA and authorize the Director to execute and file the PIA in the Official Records of the City. As authorized by PW Order No. 300046 and the PIA, the Director recommends deferral of compliance with certain conditions of approval described in PW Order No. 300046.
12. The Final Map includes certain offers of dedication for real property, offers of improvements, and offers of easements for public utilities and emergency vehicle access, as required by the PIA. The Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offers of

dedication, offers of improvements, and the identified offers of easements required by and subject to the terms of the PIA and described in the Owner's Statements 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.

13. The Director also recommends that the Board acknowledge that other offers of easements described in the Owners' Statements on the Final Map have been made in conjunction with this Final Map and may be accepted, conditionally accepted, rejected, or terminated in accordance with the terms and conditions set forth in each separate offer.
14. The Director recommends that the Board of Supervisors approve Phased Final Map No. 12681 (relating to a project known as Candlestick Point-Hunters Point Shipyard Phase 2), Candlestick Point Major Phase 2, for condominium purposes, a merger and re-subdivision resulting in a total of 50 lots, consisting of 12 development lots, 24 lots intended for public right-of-way use, and 14 remainder lots, and authorizing up to 441 residential condominium units and up to 15 commercial condominium units; being a merger and re-subdivision of Lots 2, 3, 4, 16, 17, 18, 19, a portion of Lot 20, and Lot 23 of Final Transfer Map 8404, filed December 5, 2014, in Book FF of Survey Maps, at pages 24 through 33; Lots 32 through 40 of Final Transfer Map 7879-8583, filed August 16, 2016, in Book GG of Survey Maps, at pages 73 through 78; and Lot 1, Lot A, and Lot B of Final Transfer Map 10008, filed July 31, 2019, in Book HH of Survey Maps, at pages 181 through 186, all in the Office of the Recorder of the City and County of San Francisco; and a Public Improvement Agreement.
15. It is recommended that the Board of Supervisors adopt this legislation.

**Signatures:**

Signed by:

*French, Elias (DPW)*

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**French, Elias (DPW)**

City & County Surveyor

Date Signed: 6/2/2026 | 4:27:18 PM PDT

Signed by:

*Ko, Albert (DPW)*

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**Ko, Albert (DPW)**

City Engineer

Date Signed: 6/2/2026 | 4:33:31 PM PDT

Signed by:

*Carla Short*

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**Short, Carla (DPW)**

Director

Date Signed: 6/2/2026 | 4:35:59 PM PDT