

Summary of Subdivision Applications:

On December 4, 2013, the Department of Public Works received two subdivision applications for neighboring properties on Mission Street at the intersection with 3rd Street.

The first subdivision application, a 4-unit airspace parcel map, proposes to subdivide Assessor's Lot 277 (738 Mission Street). This property currently houses the Contemporary Jewish Museum (Lot 276 – not a part) and the Jessie Square Garage. The subdivision would split Lot 277 into 4 parcels:

Parcel A would be a portion lying below ground for the existing garage.

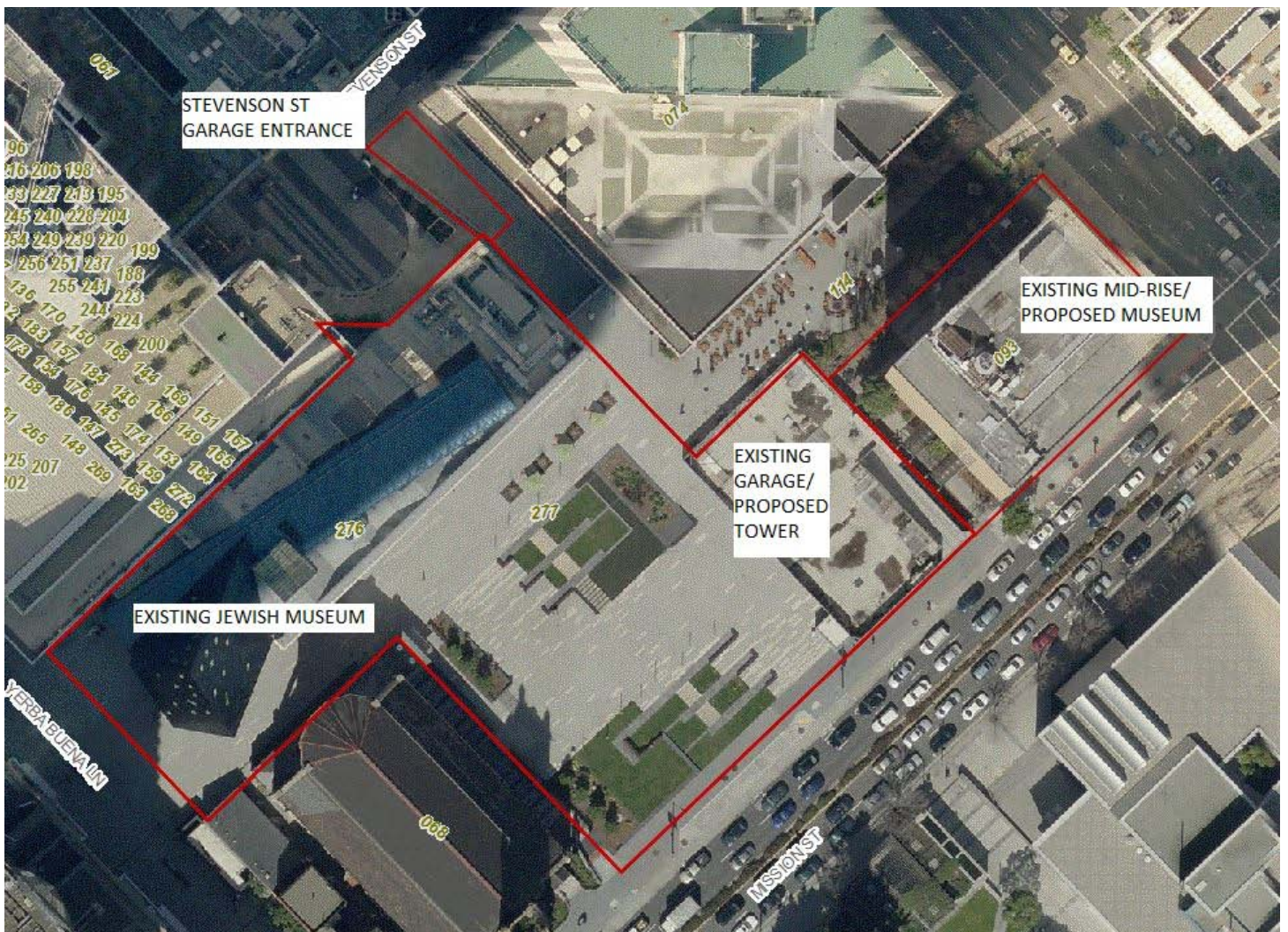
Parcel B would be the airspace above the existing garage.

Parcel C would be the airspace above the Jewish Museum.

Parcel D would be the airspace below the Jewish Museum.

This subdivision is necessary to convey Parcel A and B to the developer who submitted the second application.

The second subdivision application, a 5-unit airspace final map with up to 190 condominium units, proposes to subdivide Parcels A and B (above) along with existing Assessor's Lot 93 and 275. Lot 93 is currently a mid-rise mixed-use building at the corner of Mission and 3rd. Lot 275 is a small parcel fronting Stevenson Street that provides access to the underground parking garage (Parcel A). The proposed 5 airspace lots will divide the development into new portions devoted to below ground parking, a new 43 story residential tower and other buildings to house a proposed Mexican Museum at the corner of Mission and 3rd.



Chronology of Events:

December 4, 2013 – applications received, assigned Project ID Nos. 7969 and 7970

December 10, 2013 – materials circulated to City Agencies for review and comments

February 28, 2014 – applicant requests that PID 7969 be processed as a non-vesting application while PID 7970 continue review as a vesting application.

March 4, 2014 - Tentative Map Approval granted for PID 7969

March 18, 2014 – DPW receives copy of Appeal to Board of Supervisors

April 28, 2014 – Tentative Map Approval granted for vesting map PID 7970

May 19, 2014 – DPW receives copy of Appeal to Board of Supervisors for second application.