



Date: February 25, 2022

London N. Breed  
Mayor

Jeffrey Tarantino  
Freyer & Laureta, Inc.  
150 Executive Park Blvd. Suite 4200  
San Francisco, CA 94134

Carla Short  
Acting Director

### Conditional Approval of Vesting Tentative Map 10847

Nicolas Huff  
Bureau of Street-Use and  
Mapping Manager

Re: 725 Jamestown Avenue  
San Francisco, California  
APN: 4991/276

Office of the  
City and County Surveyor

Street-Use and Mapping  
49 South Van Ness Ave.,  
Suite 300,  
San Francisco, CA 94103  
Phone: (628) 271-2000

#### Decision

Public Works hereby states that the Vesting Tentative Map Application 10847, prepared on behalf of Strada Jamestown, LLC, by Freyer & Laureta, Inc., dated December 23, 2021, is hereby approved subject to compliance with, but not necessarily limited to, the following findings and conditions:

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

#### FINDINGS

1. This Application requests approval of a total of 122 Residential New Condominium Units Project.
2. The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.
3. On March 2, 2006, at a duly noticed public hearing, the Planning Commission adopted Motion No. 17200 certifying the Bayview Hunters Point Redevelopment Projects and Rezoning Final Environmental Impact Report ("BVHP FEIR"). On March 2, 2006, the Commission adopted Motion No. 17201 adopting California Environmental Quality Act ("CEQA") findings related to the Bayview Hunters Point Redevelopment Projects and Rezoning, including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program. On April 16, 2020, an Addendum to the BVHP FEIR ("Addendum") pursuant to CEQA Guidelines Section 15164 was issued.
4. On July 9, 2020, the Planning Commission adopted CEQA Findings and findings of consistency with the General Plan and Planning Code Section 101.1 in Planning Commission Resolution No. 20755. For purposes of this tentative map, the Planning Department relies on those findings and incorporates that Resolution by reference herein.
5. The Planning Department, in a letter dated December 23, 2021, determined that none of the conditions described in Government Code Sections 66474(a) through

(g), inclusive, exist with respect to this subdivision, as documented by the Planning Department's findings dated March 2, 2006 and as further documented and determined herein:

- a. Govt. Code § 66474(a): That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

*Tentative Map No. 10847 is consistent with the General Plan, and the Bayview Hunters Point Area Plan and Candlestick Point Subarea Plan for the reasons set forth in Planning Commission Resolution No. 20755.*

- b. Govt. Code § 66474(b): That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

*The design and improvement of the proposed subdivision is consistent with the General Plan, and the Bayview Hunters Point Area Plan and Candlestick Point Subarea Plan for the reasons set forth in Planning Commission Resolution No. 20755.*

- c. Govt. Code § 66474(c): That the site is not physically suitable for the type of development.

*The site is physically suitable for the type of development. The BVHP FEIR and thereafter Addendum evaluated potential environmental impacts associated with the development. The FEIR and corresponding mitigation measures address, among other issues, cultural resources.*

- d. Govt. Code § 66474(d): That the site is not physically suitable for the proposed density of development.

*The site is physically suitable for the proposed density of development. The density of development, including up to approximately 169,332 square feet of residential use, 122 residential condominium units, with 153 private and 17 guest off-street parking spaces, and 122 Class 1 and 8 Class 2 bicycle parking spaces as evaluated in the FEIR and thereafter Addendum.*

- e. Govt. Code § 66474(e): That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The BVHP FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP, attached, will be applied to the Tentative Map No. 10847 as a condition of this approval.*

- f. Govt. Code § 66474(f): That the design of the subdivision or type of improvements is likely to cause serious public health problems.

*Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and hazardous materials, and air quality impacts, were evaluated in the BVHP FEIR and thereafter Addendum. All feasible and applicable mitigation measures identified in the MMRP will be applied to Tentative Map No. 10847 as a condition of this approval.*

- g. Govt. Code § 66474(g): That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

*Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.*

- 6. The Tentative Map approval shall be effective upon execution by the Director of Public Works.

## **CONDITIONS**

### **DEPARTMENT OF CITY PLANNING (DCP)**

The Planning Department confirms that the Tentative Map does comply with the applicable provisions of the Planning Code, subject to these conditions:

1. Subdivider shall comply with the Transportation Demand Management Program requirements as recorded 7/23/2021 in document 2021114205.
2. Subdivider shall comply with the Inclusionary Affordable Housing Requirements, including those which are applicable to the implementation of State Density Bonus Law, in effect at the time of Planning Commission action on 7/9/2020. The project shall record a Regulatory Agreement prior to the issuance of the first Construction Document and shall record a Notice of Special

Restrictions identifying the location of the affordable units prior to the issuance of the architectural addendum for the project.

3. Subdivider shall comply with all requirements set forth in Planning Commission Resolution No. 20755, including the Mitigation Monitoring and Reporting Program.

### **SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC)**

Prior to the approval of any Final Map, Subdivider shall confirm in its responses to these conditions that it will comply with the following:

#### **SFPUC Water Enterprise Conditions**

##### Water Fixture Efficiency

This project is required to comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads and faucet aerators.

##### Landscape Irrigation

If the project will install or modify 500 square feet or more of landscape area, then the project is required to comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The project's landscape and irrigation plans shall be reviewed and approved by the SFPUC prior to installation.

##### Residential Water Submetering

This project is required to comply with residential water submetering requirements set forth in the California Water Code (Division 1, Chapter 8, Article 5, Section 537-537.5) by Senate Bill 7 and enforced in San Francisco by the SFPUC. New construction of a multi-family residential structure or mixed-use residential and commercial structure must indicate on its site plans that each dwelling unit will be submetered as a condition of the site permit and water service. The SFPUC will review plans for compliance only for projects that apply for a site permit from the Department of Building Inspection (DBI) and for new water service from SFPUC after January 1, 2018.

##### On-site Non-potable Water

This project is required to comply with San Francisco's Mandatory Use of Alternate Water Supplies in New Construction Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to <https://sfpuc.org/construction-contracts/design-guidelines-standards/onsite-water-reuse> for requirements.

##### Non-potable Water Use for Soil Compaction and Dust Control

CCSF Ordinance 175-91 restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7378.

## Water Distribution – City Distribution Division (CDD)

1. To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
  - CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (January 2020 or Latest Revision);
  - CDD Standard Plans (January 2020 or Latest Revision);
  - SFPUC Asset Protection Standards (May 2017 or Latest Revision);
  - SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);
  - San Francisco Fire Code (2016);
  - California Safe Drinking Water Act; and
  - California Code of Regulations Titles 17 and 22
2. In addition to conforming to pertinent SFPUC, CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any water distribution system improvements required to meet the proposed project's water demands. Additionally, a capacity fee shall be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
3. To ensure adequate fire suppression reliability and capacity, the Project Sponsor may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and AWSS high pressure distribution piping and hydrants.
4. Prior to Final Map approval, please address all comments included in the Submittal Review Comments dated 12/3/2021. Please submit any questions to [cddengineering@sflower.org](mailto:cddengineering@sflower.org).
  - a. Delineate the contractor responsibility vs the CDD responsibility for installation of the new fire services. Show the AWWA C110 flange location from the face of the curb. **(CDDILP-203G)**
  - b. Locate the meter boxes for the 4-inch domestic water and 8-inch fire services closer to the curb. **(CDD-LP-203D, CDD-LP-203E)**
  - c. Show the gate valves to the fire hydrants, 4-inch domestic service, and 8-inch fire service on the drawing. **(CDD-LP-203A/B)**
  - d. Add a note mentioning that SFWD will connect the services to the exiting main.
  - e. The distance from the face of the curb to the CL of the hydrant should be a minimum of 24 inches and a maximum of 27 inches. **(CDD-LP-004)**
  - f. Hydrants shall have a clear 5' area around the hydrants, measured from the outside barrel of the hydrant. Please show the distance to all above-ground structures and facilities. **(APS-W7.1)**

## SFPUC Wastewater Enterprise Comments

1. Provide both existing and proposed utility drawings. Show all lateral connections on drawings. Each building shall have own sewer/storm lateral constructed per City Std plan 87,196. Sewer vents shall be located 2-ft behind proposed face of curb.
2. Provide final proposed building sanitary and storm flows in GPM at each point of connection. For storm flow calculations, see 2015 SF Subdivision Regulations.
3. Existing laterals shall be replaced according to SFPUC standards. Proposed lower laterals shall be minimum 6" diameter for single-family residential occupancy and minimum 8" diameter for multi-family residential or commercial occupancies. Lower laterals shall be at minimum 2% slope.
4. Reuse of existing laterals shall not be allowed. All lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.
5. Any modifications that affect street flow, including but not limited to sidewalk bulb outs, altered/moved catch basins, sidewalk widening, etc. will require cross sectional analyses of each street affected by proposed changes. The developer shall determine the existing flow line and compare the pre-existing flow line to the proposed flow line, demonstrating that the existing street overland capacity is not impacted by the proposed development. The analysis shall be provided by the developer and submitted to SFPUC WWE for review and approval.
6. In addition, the developer shall replace any existing sewer laterals within the sidewalk widening limits to comply with clean out vent location, which shall be within 2-ft behind proposed face of curb (refer to comment 1.)
7. Any proposed sidewalk changes within SFPUC-WWE assets are not approved by SFPUC Division unless any existing manhole(s) within sidewalk extension or bulb out is relocated. Refer to SFPUC Asset Protection Standards S2.a "Sidewalk extensions, bulb outs, curbs and gutters shall not be built in the same location as existing manholes." The face of any new curb shall be horizontal offset from the outside edge of any manhole frame by a minimum of 18 inches.
8. Sewer lateral requires 5-feet of clearance from outside of sewer lateral to centerline of tree basin.
9. Project is responsible for designing and building at correct elevation to avoid flooding from overland flow.
10. All materials shall comply with latest available City standards or better, subject to approval by SFPUC.
11. All proposed force mains (if any) are considered private. SFPUC WWE responsibility starts at the connection point to SFPUC WWE assets.
12. Any increase in wastewater demand shall be submitted to the SFPUC for review and approval including but not limited expansion of property, change in usage, addition of units, etc. The capacity of the sewer system will need to be analyzed to ensure that it can accommodate the flows. The developer has the option of providing the analysis, or SFPUC can provide the analysis. If the developer does the analysis, SFPUC WWE for review and approve. If SFPUC does the analysis, the developer shall reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.
13. Construction activities such as pile driving, compaction, pipe jacking and large excavations can damage SFPUC WWE assets. If these activities take place, monitoring for vibration and settlement of SFPUC WWE assets will be required. A monitoring plan shall be submitted to SFPUC for review and approval.
14. (For large excavation) Foundation excavation within the proposed property will likely impact utilities. A workplan needs to be reviewed and approved by SFPUC WWE prior to commencement of

excavation work including, but not limited to, excavation of basements and underground utilities. The project will need to perform pre- and post CCTV inspection of SFPUC WWE assets prior to commencement of any excavation. CCTV inspection performed by the developer shall comply with SFPUC standards. Resultant damaged shall be remedied by the developer.

15. Special foundations such as tie-backs, pressure grout / soil stabilization, etc., that encroach into public rights of way shall include pre and post CCTV inspection of SFPUC WWE assets to ensure no impact from project.
16. Pre and post construction videos of SFPUC WWE assets will be required if construction activities, such as the examples above, are performed. The videos shall be submitted in PACP format and reviewed by SFPUC WWE.
17. Dewatering discharge to the sewer system requires review and approval of SFPUC WWE.
18. All underground basements shall have a detailed permanent dewatering plan, including but not limited to water quality, estimated flow, etc.
19. SFPUC-WWE shall be notified prior to commencement of any construction activities.
20. Project shall reimburse the City for all construction management fees and project oversight during construction.
21. All newly installed sewers shall be air tested and televised according to SFPUC standards. Contractor shall coordinate with SFPUC staff for field witness of CCTV and testing. SFPUC standards can be obtained prior to construction.
22. New manholes will require vacuum testing and new sewers will require either air testing (to applicable ASTM standards) or Focused Electron Leak Locator (FELL).
23. Provide manhole details including a requirement for contractor shop drawings.
24. Provide monitoring plan for potential settlement of surrounding utilities and buildings.
25. If development of the subject parcel or parcels create or replace 5,000 square feet or more of impervious surface area, the development will be subject to the current SFPUC Stormwater Management Requirements, and the owner/Subdivider must submit a Stormwater Control Plan in compliance with those requirements to the SFPUC for review and approval.

### **SFPUC Power Enterprise Comments**

1. Hetch Hetchy Power -San Francisco Administrative Code Section 99 identifies certain types of development projects that present good opportunities for City electric service from the SFPUC. The SFPUC has been providing clean, reliable Hetch Hetchy Power for almost 100 years and is San Francisco's local publicly owned electric utility. The SFPUC provides its customers in new developments with 100% GHG-free electricity at stable, affordable rates. The SFPUC can assess the feasibility of providing clean energy to this project and whether such service would benefit the project and the City's existing electric customers. For more information, please contact [HHPower@sfgwater.org](mailto:HHPower@sfgwater.org).
2. Streetlights - Streetlight work may be required on the sidewalks where work is to be performed by the applicant. The applicant will fill out the streetlight review application at <https://sfpuc.org/construction-contracts/design-guidelines-standards/street-pedestrian-lighting> for review and approval. Please follow all streetlight guidelines, which can be found at the same website.

## **SFPUC Real Estate Services Comments**

At this time, the SFPUC Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.

The SFPUC will not accept utilities outside of the public right-of-way.

## **SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA)**

Subdivider shall shift the curb line fronting Buildings 1, 2, and 3, reducing the travel lane widths to 12.5' to allow for a 12' sidewalk width. The Fire Department's required 26' clearance shall be maintained. The taper length to the adjacent existing 10.5' sidewalk can be determined during detailed design.

## **SAN FRANCISCO RECREATION AND PARK DEPARTMENT (RPD)**

Subdivider shall avoid disrupting the slope on the property in a manner that would cause adverse impacts, including removal of lateral support, to the adjacent RPD-owned natural area at Bayview Park. A geotechnical report prepared by a licensed geotechnical engineer shall confirm that any retaining walls are designed to ensure slope stability. Subdivider shall comply with all applicable requirements including the Slope and Seismic Hazard Zone Protection Act and shall undergo review as determined by DBI as detailed in Information Sheet S-19.

## **PUBLIC WORKS: BUREAU OF STREET USE AND MAPPING (BSM) MAPPING DIVISION:**

1. The Final Map title block shall indicate this project as: A 122 Residential New Condominium Units, being a Subdivision of The Certain Real Property Described in that/those Certain (*Provide vesting document name, document number and recording information. For subdivision maps, include book and page of recordation.*)
2. The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on Final Map 10847, and a note added: "this subdivision is subject to the terms and conditions" of said recorded document.
3. The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor and in accordance with Appendix A of the 2015 CCSF Subdivision Regulations. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended. Reference set monumentation on the Final Map as appropriate or show monumentation TO BE SET at each location noted above. If monuments are shown "TO BE SET" on the final map, then the following note shall be included on the map: Monuments shown on this map "To Be Set" shall be set no later than xx/xx/20xx.
4. If said monuments vary in position or description from what is shown on this map, such variance shall be noted and filed with the City and County Surveyor of San Francisco in either a Corner Record or Certificate of Correction.



5. Any City interest in real property, including abutter's rights, that may conflict with this development must be vacated and/or relinquished and/or Subdivider shall otherwise address such interest to the City's sole satisfaction prior to submittal of the Final Map check print.
6. Subdivider shall comply with all provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act.

Sincerely,

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William Blackwell  
Acting City and County Surveyor

cc: Nik Krukowski

## AFTER ISSUANCE OF THE TENTATIVE MAP DECISION (APPROVAL OR CONDITIONAL APPROVAL)

Submit the initial FINAL MAP or PARCEL MAP check print in pdf format to [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org) for technical review. Use the following naming convention for this initial check print submittal: PIDxxxx\_ABxxxx\_date (use yyyyymmdd format).

Submit one (1) copy of the completed Map Review Checklist. Go to the SFPW website to print this list.

<http://www.sfdpw.org>, under "Services A-Z", select "More" then select "Mapping, Maps". Under "Information for Mapping Professionals," select "Map Review Checklist."

Submit electronic closure calculations for non-rectangular boundaries. This is needed for SFPW's technical map review process (this is a task for your surveyor/engineer).

Submit a tracking spreadsheet detailing the satisfaction of those conditions of approval as detailed herein. (Per the 2015 San Francisco Subdivision Regulations at page 12 item 3, and also at page 27 item "B".)

**Note:** City and County Surveyor may request a copy of the land surveyor's field notes or any other relevant survey information necessary to support the submitted check print map.

## CHECKPRINT AND SUBDIVISION MAP REVIEW PROCESS

Respond promptly to additional requests for information

Make requested changes to check prints and resubmit revised check print (if requested) to [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org) using the naming convention for any subsequent check print submittal, PIDxxxx\_ABxxxx\_date (use yyyyymmdd format).

When requested by SFPW, submit the signed map in Mylar form and the documents + recording fees requested on the Mylar Request Transmittal :

- **Department of Public Works will not accept incomplete mylar submittal packages. All items requested in the initial mylar request must be submitted in a single package, or be in possession of SFPW. Incomplete submittals will be returned.**
- Updated Preliminary Title Report (dated within 45 days of mylar submittal).
- Valid Tax Certificate (obtained from the Office of the Treasurer and Tax Collector).
- Check for recordation fee
- **All other documents requested per the Mylar Request transmittal.**

In those cases where a City Agency issued conditional approval of the map, mylars **should not** be submitted to SFPW until:

- The agency that issued the conditions has provided SFPW with confirmation that they have been met.
- The applicant has addressed the agency's conditions.

**Following submittal of the Mylar map, SFPW will continue processing the map and finalizing with the filing of the FINAL MAP or the PARCEL MAP in the office of the County Recorder.**

See “KEY Activities in the Condominium Process” on page 3 of application for a more detailed description of the above.