File	No.	13	09	63
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Committee	ltem	No
Board Item	No	36

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee	<u> </u>	Date
Board of Su	pervisors Meeting	Date October 8 ,2013
Cmte Boa	rd	
	Motion Resolution Ordinance Legislative Digest Budget Analyst Report Legislative Analyst Report Introduction Form (for hearin Department/Agency Cover Le MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Award Letter Application Public Correspondence	
OTHER	(Use back side if additional s	pace is needed)
Completed I	oy: <u>Joy Lamug</u> oy:	Date October 3, 2013 Date

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

[Final Map 6945 - Avocet Way]

.6

Motion approving Final Map 6945, a three Lot Subdivision being a merger and resubdivision of Lots 042 - 059 and Lot O, and an 18 Unit Residential Condominium Project, located at Avocet Way, being a subdivision of Assessor's Block No. 4591C, Lot Nos. 049 through 067, and adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP 6945", comprising 3 sheets, approved September 13, 2013, by Department of Public Works Order No. 181637 is hereby approved and said map is adopted as an Official Final Map 6945; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department in its letter dated November 7, 2011, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the Eight Priority Policies of Section 101.1 of the Planning Code; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the San Francisco Redevelopment Agency recommending that the City approve the subject Final Map, by its letter dated December 1, 2011; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors accepts, on behalf of the public, the offers of easements for emergency vehicle access and public services, subject to the completion of the private improvements, over Lot A, as shown on FINAL MAP 6945; and, be it

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FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes abandonment of the public easements offered on Final Map 4231, and not shown on this Final Map 6945, and as each of the easements to be abandoned and the recording data of the Final Map 4231 that created the easements is referenced in the Clerk's Statement, authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes the Director of the Department of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and, be it

FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

RECOMMENDED:

Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:

Bruce R. Storrs, PLS

City and County Surveyor

City and County of San Francisco

San Francisco Department of Public Works

Office of the City and County Surveyor 1155 Market Street, 3rd Floor San Francisco, Ca 94103

(415) 554-5827 🛮 www.sfdpw.org



To Take On the

Edwin M. Lee, Mayor Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 181637

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 6945, AVOCET WAY, A THREE LOT SUBDIVISION BEING A MERGER AND RESUBDIVISION OF LOTS 042 – 059 AND LOT O, AS SHOWN ON THAT CERTAIN FINAL MAP 4231, RECORDED AUGUST, 12, 2009, IN BOOK CC OF SURVEY MAPS 165, AN 18 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING ALSO ASSESSORS BLOCK NO. 4591C, LOT NOS. 049 THROUGH 067.

A THREE LOT SUBDIVISION BEING A MERGER AND RESUBDIVISION OF FINAL MAP 4231 LOTS 042 - 059 AND LOT O, BEING ALSO ASSESSORS BLOCK AND LOTS 4591C, 049-067.

The City Planning Department in its letter dated November 7, 2011, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

Also, in a letter dated December 1, 2011, the San Francisco Redevelopment Agency conditionally approved the proposed subdivision for Final Map 6945.

This Final Map 6945 includes certain offers for easements. The Director of Public Works recommends that the San Francisco Board of Supervisors accept the offer for Public Service Easement and Emergency Vehicular Access Easement over Lot A, subject to completion and acceptance of the private improvements within Lot A, as offered on this Final Map 6945.

This Final Map 6945 also provides for the abandonment of the certain easements that were offered on Final Map 4231. As required by section 66499.20.2 of the California Government Code, a written notation of each abandonment is listed by reference along with the recording information for the Final Map 4231, which offered these easements. The recordation of this Final Map 6945 shall constitute abandonment of the easements not shown on this map, and shall be certified to on the map by the Clerk of the Board of Supervisors.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map 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.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.



San Francisco Department of Public Works

Making San Francisco a beautiful, livable, vibrant, and sustainable city.

- 2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 6945", each comprising 3 sheets.
- 3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
- 4. One (1) copy of the letter dated November 7, 2011, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
- 5. One (1) copy of the letter dated December 1, 2011, from the San Francisco Redevelopment Agency recommending the City approve the subject Final Map.

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

RECOMMENDED:

APPROVED:

Bruce R. Storrs, PLS City and County Surveyor, DPW

Mohammed Nuru Director of Public Works

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Septemeber 13, 2013

DIRECTOR

MOHAMMED NURU,

9/13/2013

9/13/2013



Storrs, Bruce City and County Surveyor X Mohammed Nuru

Nuru, Mohammed Director, DPW



DWNER'S STATEMENT

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PRINCIPAL COUNTY OF BUSINESS NAME (PRINT): NTNESS WY HAND:

RECORDER'S STATEMENT

AT THE REQUEST OF CHICAGO

COUNTY RECORDER
OITY AND COUNTY OF SM FRANCISCO
STATE OF CALFORNIA

FINAL MAP NO. 6945

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AND LOT 0, AS SHOWN ON THAT CERTAIN FINAL MAP NO. 4231, FILED

AND AND TO TO CERTIFICATE OF CORRECTION RECORDED DECEMBER

23, 2011, AS INSTRUMENT NO. 2011-1374068 OF OPPICUAL RECORDES

AND AN IS UNIT RESIDENTIAL CONCOMENTUM PROPERTY

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

CARLSON, BARBEE & GIBSON, INC.

CTVIL ENGINEERS SURVEYORS P.
SAN KAMON, CALIFORNIA
JULY 2013

A.B. 4591C, LOTS DIS THROUGH DE7

SURVEYOR'S STATEMENT

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APPROVED AS TO FORM.

DEPUTY CITY ATTORNETY
CITY AND COUNTY OF SAN FRANCISCO

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ITY AND COUNTY OF SAN FRANCISCO
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GENERAL SUBDIVISION NOTES FOR CONDOMINIUM LOTS

)) THIS MAP IS THE SURVEY MAP PORTION OF A COMPONIUM PLAN AS DESCRIBED IN CALFORNIA DAY, CODE SECTION 131 (E), THIS COMPONIUM PROJECT IS LIMITED TO 18 MAXIMUM HUMBER OF DRELLING UNITS.

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CLERK OF THE BOARD OF SUPERVISORS ONLY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

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CLERK OF THE BOARD OF SUPERVISORS OTY AND COUNTY OF SAN FRANCISCO STATE OF CALFORNA

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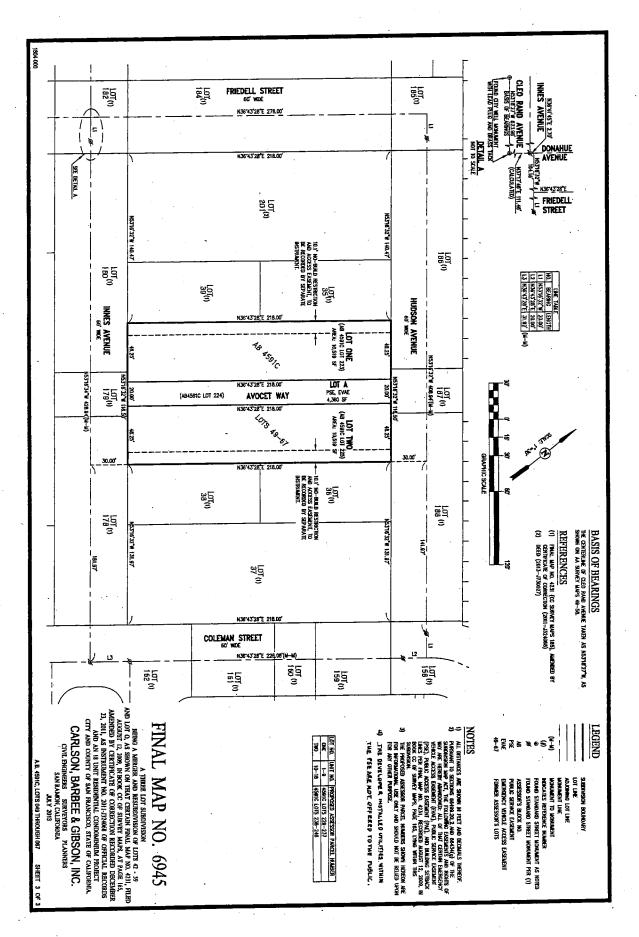
BOARD OF SUPERVISOR'S APPROVAL

FINAL MAP NO. 6945

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CARLSON, BARBEE & GIBSON, INC. CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON, CALIFORNIA

1591C, LOTS 049 THROUGH 067







I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No.

4591A Lot No.

076

Address:

101 Horne Ave.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 20th day of May 2013

Final Maps 6945 and 6946

Tax Certificates

Recorder's Office

RE: tax certificates for the Final Maps 6945 and 6946.

Attached, please find the first sheet and sheet 8 of Final Map 4231.

Sheet one indicates a single Assessor number for the entire site that was subject of the Final Map. Sheet 8 indicates the location of the two projects, Final Maps 6945 and 6946 that are submitted for recordation. Both of these projects are within boundary of AB 4591A, Lot 76.

No lots have been yet sold by the development that created the initial subdivision, Final Map 4231. The tax bill indicates that the taxes for the entire lot, AB 4591A, Lot 76 was paid. The Final Maps 6945 and 6946, as indicated, are entirely within the AB 4591A, Lot 76 boundary.

If you have any questions, please do not hesitate to call me.

Thank you,

Robert Hanley, PLS Chief Surveyor

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OWNER: HPS DEVELOPMENT CO., LP, A DELAWARE LIMITED PARTNERSHIP

BY: CP/HPS DEVELOPMENT CO. GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTHER

PRHT NAME KOF! POINTER nne: Authorized Representative

OWNER: REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY, COMPONATE AND POLITIC

TRED Sep Brackwerr THE THE me Executive Director Assit. AMBILLY SECRETORY

OWNERS STATEMENT (CONT'D)

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TRED BLACKWELL EXECUTIVE DESCRIPT

OWNERS ACKNOWLEDGMENT

STATE OF CALIFORNIA SS.

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STATE OF California)SS

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ASSECT OF LINE ASSIT AGENCY SECRETARY

ON JUNE 4, 2003 BEFORE OF CHONTA BULLOGES

CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE OREGOING PARAGRAPH IS TRUE AND CORRECT.

DWNERS ACKNOWLEDGMENT

ON JUNE 24, 1004 BETORE WE A HULLED BOAS HAT D. A HOTHER PUBLIC PERSONALLY APPENED, Fred Blackwell

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OWNERS ACKNOWLEDGMENT

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certify under penalty of perjary under the laws of the state of californa that the Oregoing paragraph is thue and correct.

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VI COMMISSION HO. 1743-164
COMMISSION HO. 1743-1

RECORDER'S STATEMENT:

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"The survey maps of the div moduly of <u>1.1.</u>

"The survey maps of the div moduly common of the - DATE: 8/12/169

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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FINAL MAP NO. 4231

AN 901 UNIT RESIDENTIAL CONDOMINIUM AND 2 UNIT COMMERCIAL
CONDOMINUM PROJECT WITHIN 154 INDIVIDUAL LOTS
THE MERGER AND RESURPISION OF ITHAT REAL PROPERTY DESCRIBED
IN THAT CERTAIN DEED RECORDED ON DECEMBER 3, 2004. IN REL. 1776 IMAGE 0207
AND CORRECTED IN DEED RECORDED ON MARCH 31, 2005 IN
REEL 1858 IMAGE 0396 AND IN THAT CERTAIN DEED RECORDED ON AUGUST 29, 2008
AS DOCUMENT NUMBER 2008—1641085

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

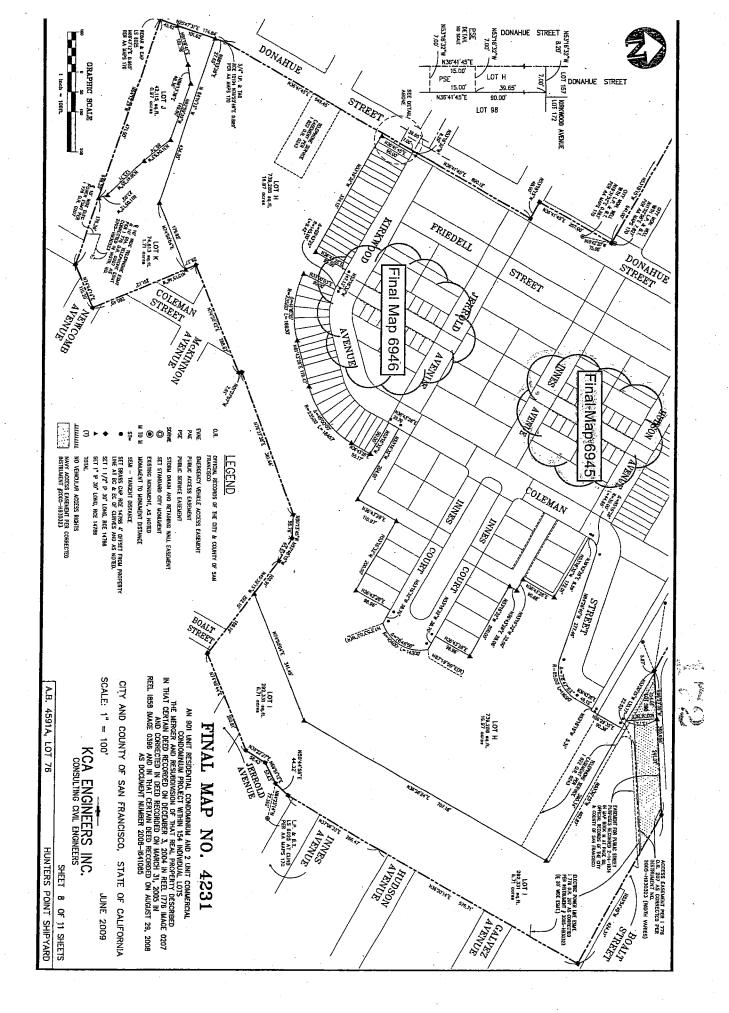
JUNE 2009

CA ENGINEERS INC.

SHEET 1 OF 11 SHEETS

HUNTERS POINT SHIPYARD

A.B. 4591A, LOT 76





Edwin M. Lee,Mayor Mohammed Nuru,Interim Director Fuad S. Sweiss, PE, PLS,

City Engineer & Deputy Director of Engineering

Date: November 3, 2011

Department of City Planning 1650 Mission Street, Suite 400 San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

S T

Phone: (415) 554-5827 Fax: (415) 554-5324

http://www.sfdpw.com subdivision.mapping@sfdpw.org

Department of Public Works Office of the City and County Surveyor 875 Stevenson Street, Room 410

San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Projec	t ID:6945		
Project T	ype:3 Lot Subdivision a	nd 18 Units New (Onstruction Cond
Address#	StreetName	Block	Lot
0	INNES AVE	4591C	042
0	INNES AVE	4591C	059
Tentative Map	Referral	1.53.5	037

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

RECEIVE

11 NOV -9 PM 1:59

Enclosures:

X Print of Parcel Map

X List "B"

X Proposition "M" Findings

X Photos

Sincerely,

City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

DATE MOV 7 2011

PLANNING DEPARTMENT

tt 🖳 Sanchez, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

San Francisco Redevelopment Agency

One South Van Ness Avenue San Francisco, CA 94103

415.749.2400



EDWIN M. LEE, Mayor

Rick Swig, President Darshan Singh, Vice President Rosario M. Anaya Miguel M. Bustos Francee Covington Leroy King Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director

December 1, 2011 108-122.11-197

VIA FAX (554-5324) (2 pages)

and U.S. Mail

Mr. Bruce R. Storrs, City and County Surveyor Bureau of Street-Use & Mapping Department of Public Works City and County of San Francisco 875 Stevenson Street, Room 410 San Francisco, CA 94103-0942

RE: Recommendation of Conditional Approval

Lot Line Adjustment Application – Tentative Final Map No. 6945

Assessor's Block No. 4591C, Lots 049 to 067, inclusive

Final Map No. 4231, Lots 042 to 059, inclusive, and Lot O

Hunters Point Shipyard Redevelopment Project Area

Agency Planning Block No. 54

Dear Mr. Storrs:

Pursuant to the Hunters Point Shipyard Redevelopment Plan and the Phase 1 Design for Development guidelines, and also in reference to Final Map No. 4231, filed for record August 24, 2009, in Book CC of Survey Maps, at pages 165 to 175, inclusive, of Official Records (the "Final Map"), the Redevelopment Agency hereby recommends that the City conditionally approve the above-referenced Lot Line Adjustment application for Tentative Final Map No. 6945 (the "Tentative Map"), subject to the following listed concerns and conditions being addressed:

- 1) Please confirm that the Master Declaration of CC&Rs (referenced on Sheet 3, Notes, under #1.c., of the Final Map) do not have to be amended to acknowledge that these lot mergers will result in three (3) final lots.
- 2) The Tentative Map illustrates that existing Lot O (a private street 36.50 feet in width) will be narrowed to a width of 20.0 feet and re-designated as Lot A. There are three (3) easements located in Lot O that were dedicated to the public on the Final Map, namely:
 - a) an irrevocable, non-exclusive Emergency Vehicle Access Easement (EVAE);
 - b) an irrevocable, non-exclusive Public Service Easement (PSE); and,
 - c) an irrevocable, non-exclusive Public Access Easement (PAE).

Mr. Bruce R. Storrs, City and County Surveyor Bureau of Street-Use & Mapping Department of Public Works December 1, 2011 108-122.11-197 Page 2

It appears that two (2) 8.25-ft. wide strips of land will be left over from the original Lot O. Since this land was dedicated to "the Public" on the Final Map, please advise if there will be a quitclaim deed from the City releasing these easement rights and recorded concurrently with the Tentative Map.

3) The Redevelopment Agency must review and "unconditionally" recommend approval of this Tentative Map prior to its being finalized and recorded in the public records.

Should you have any questions or comments, please do not hesitate to call either Thor Kaslofsky at (415)749-2464, or myself at (415) 749-2436.

Thank you very much.

c:

Sincerely,

Senior Development Specialist

Thor Kaslofsky, Project Manager

City and County of San Francisco



Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827 Fax: (415) 554-5324 www.sfdpw.org Subdivision.Mapping@sfdpw.org

Department of Public Works Bureau of Street-Use & Mapping 1155 Market Street, 3rd Floor San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

BOARD OF SUPERVISORS SAN FRANCISCO MISSEP 26 AN 9: 29

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FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 6945	Date Sent: September 23, 2013	Date Due at BOS Before 12PM, September 30, 2013
Block/Lot 4591C / 049-067	Map Address Av	ocet Way

SENDER -

Name:	Telephone:
Sherry Tan	415-554-5804
Address:	Email:
1155 Market Street, 3 rd Floor	Sherry.Tan@sfdpw.org

ROUTE

Date Received	То	Date Forwarded or Signed
9/24/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
9/25/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
9/5/13	Mohammed Nuru Director of Public Works City Hall, Room 348	9/25/13 MCN
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	

