

1 [Subdivision Code - Transfer Subdivision Maps]

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3 **Ordinance amending the Subdivision Code to allow subdivision map applicants to**
4 **apply for and obtain final or parcel transfer subdivision maps that are for conveyancing**
5 **and/or financing purposes only, but do not grant any development rights; and affirming**
6 **the Planning Department's determination under the California Environmental Quality**
7 **Act.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Environmental Findings. The Planning Department has determined that the
17 actions contemplated in this ordinance comply with the California Environmental Quality Act
18 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with
19 the Clerk of the Board of Supervisors in File No. 170733 and is incorporated herein by
20 reference. The Board affirms this determination.

21 Section 2. The Subdivision Code is hereby amended by adding Section 1312.1, to
22 read as follows:

23 **SEC. 1312.1. CONVEYANCING OR FINANCE MAPS.**

24 (a) A Subdivider may file Tentative Maps and Final Maps or Parcel Maps for the purpose of
25 financing and/or conveyancing only (hereinafter referred to as a "Transfer Map").

1 (1) When a Subdivider submits a Tentative Map or Parcel Map application for a
2 Transfer Map, the proposed map shall have printed conspicuously on its face "FOR PURPOSES OF
3 FINANCING AND/OR CONVEYANCING ONLY."

4 (2) A Transfer Map shall not be subject to any requirement or condition for the
5 provision of improvement plans, grading or construction plans, public improvements, or any
6 infrastructure, that will be provided in connection with subsequent or concurrent City permits,
7 subdivision or parcel maps, and improvement plans. Except as described above, the Director shall not
8 impose improvement requirements or require a public improvement agreement, as identified in Article
9 6 of this Code and the San Francisco Subdivision Regulations, in connection with a Transfer Map.

10 (3) The Final or Parcel Map for a Transfer Map shall contain notes, restrictions,
11 references, or conditions that the Director approves, which, among other things, may prohibit
12 development on the parcels absent compliance with applicable City law.

13 (4) Approval of a Transfer Map shall not be deemed to permit any development of, or
14 construction on, a parcel.

15 (5) The Director may waive certain submittal requirements for Tentative Maps for a
16 Transfer Map application in accordance with Section 1322(c).

17 Section 3. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 John D. Malamut
25 Deputy City Attorney

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