

BOARD of SUPERVISORS



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June 28, 2017

**File No. 170733**

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On June 20, 2017, Public Works introduced the following proposed legislation:

**File No. 170761**

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

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

1 [Subdivision Code - Transfer Subdivision Maps]

2  
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. \_\_\_ and is incorporated herein by reference.  
20 The Board affirms this determination.

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

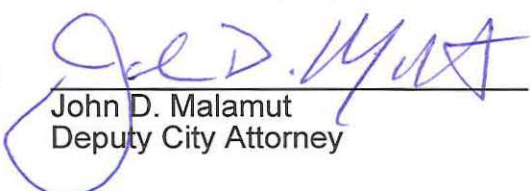
13           (4) Approval of a Transfer Map shall not be deemed to permit any development of, or  
14 construction on, a parcel.

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   
25 John D. Malamut  
Deputy City Attorney

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## **LEGISLATIVE DIGEST**

[Subdivision Code - Transfer Subdivision Maps]

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

### **Existing Law**

The specialized Subdivision Code provisions for the Mission Bay Redevelopment Plans, Hunters Point/Candlestick Redevelopment Plans, and Treasure Island/Yerba Buena Island Project provide a mechanism to apply for and obtain and final or parcel transfer subdivision map. Transfer maps allow for the conveyancing and/or financing of the parcels created through the transfer map, but do not grant any development rights. The Subdivision Code that applies City-wide outside of the abovementioned areas does not contain any explicit provisions regarding transfer subdivision maps.

### **Amendments to Current Law**

This ordinance would adopt transfer subdivision map provisions City-wide that are similar to the mechanism contained in the specialized Subdivision Codes. The legislation also would affirm the Planning Department's environmental determination.

### **Background Information**

This legislation would provide greater flexibility to the City and planned development projects to establish initial subdivision parcel boundaries for conveyancing, land exchange, and financing purposes.

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