

File No. 170733 Committee Item No. 3
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 11, 2017

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DPW Ltr 060717</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral CEQA 062817</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Response CEQA 070317</u> |
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Completed by: Erica Major Date September 8, 2017
Completed by: Erica Major Date _____

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. 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.

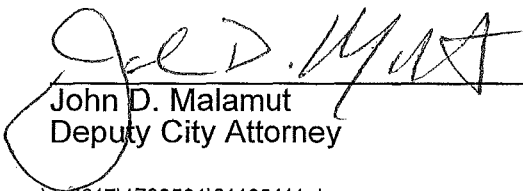
13 (4) Approval of a Transfer Map shall not be deemed to permit any development of, or
14 construction on, a parcel.

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 
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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BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

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

Not defined as a project under CEQA Sections 15038 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2017.07.03 15:38:24 -07'00'

BOARD of SUPERVISORS



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

Attachment

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



Edwin M. Lee
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

June 7, 2017

Ms. Angela Calvillo
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 JUN -9 AM 10:19
BY EW

Ms. Calvillo,

On behalf of Public Works I would like to submit the attached legislation 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.

Three sets of the following documents are attached:

1. Legislative Digest
2. Ordinance

Electronic versions of the attached documents have been submitted via email.

Thank you for your time.

Bruce R. Storrs, P.L.S.
City & County Surveyor