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Edwin M. Lee, Mayor
Mohammed Nuru, Director

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Public Works Order No: 186736

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP 8532, 310 ARBALLO DRIVE, BEING A MERGER AND SUBDIVISION OF ASSESSOR'S BLOCK NOS. 7303-A AND 7308 INTO A 5 LOT SUBDIVISION: LOT NO. 1 BEING EXISTING RENTAL UNITS, LOT NO. 2 BEING 100 RESIDENTIAL CONDOMINIUM UNITS, LOT NO. 3 BEING NEW RENTAL UNITS, LOT NO. 4 CONSISTING OF NEW RENTAL UNITS AND EMERGENCY VEHICLE ACCESS EASEMENT, AND LOT A CONSISTING OF PRIVATE STREET AND EMERGENCY VEHICLE ACCESS EASEMENT.

"FINAL MAP 8532", A 5 LOT SUBDIVISION, LOT 2 TO CONTAIN A MAXIMUM OF 100 RESIDENTIAL CONDOMINIUM UNITS, LOT A IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET, BEING A MERGER AND SUBDIVISION OF A PORTION OF BLOCKS 7303-A AND 7308 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOBEMBER 10, 2014 AS DOCUMENT NUMBER 2014-J970575, AS MODIFIED BY THAT CERTAIN IRREVOCABLE OFFER AND GRANT DEED RECORDED SEPTEMBER 01, 2017, AS DOCUMENT NUMBER 2017-K509962, TOGETHER WITH PARCELS 1 AND 2 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED SEPTEMBER 1, 2017, AS DOCUMENT NUMBER 2017-K509961. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15 THROUGH 19, RECORDED AUGUST 21, 1951. FINAL MAP 8532 COMPRISES SIX SHEETS.

The Planning Department, in its letter dated August 3, 2015, made findings that the proposed subdivision is consistent with the General Plan and the eight priority policies of Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Map 8532 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.

The Final Map includes certain offers of dedication. The Department of Public Works recommends that the San Francisco Board of Supervisors conditionally accept on behalf of the public the irrevocable offer of an easement for emergency vehicle access purposes over the areas indicated as "E.V.A.E" on Final Map 8532, subject to subsequent Board of Supervisors' action. In addition, the Department of Public Works recommends that the San Francisco Board of Supervisors conditionally accept on behalf of the public, subject to City Engineer certified completion and subsequent Board of Supervisors' action, the irrevocable offer for dedication in fee, for street and roadway purposes, of real property shown as block "7333-E (R MAPS 15)" on Final Map



8532 and any improvements therein and thereon to be constructed by subdivider.

In Public Works Order No. 186735, the Department of Public Works recommended that the San Francisco Board of Supervisors approve the Public Improvement Agreement for Parkmerced Blocks 1 and 6 (Subphase 1A), dated [insert date], 2017 related to Final Map 8531 and Final Map 8532. There is no separate Public Improvement Agreement that solely relates to Final Map 8532, and no Public Improvement Agreement is being transmitted with Final Map 8532.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map 8532”, each comprising six (6) sheets.
3. One (1) copy of the letter dated August 3, 2015, from the City Planning Department finding the subdivision consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

11/17/2017

11/17/2017

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Edgar Lopez

Nuru, Mohammed
Director, DPW
Signed by: Lopez, Edgar

