

**City and County of San Francisco**

**San Francisco Public Works**



**London N. Breed, Mayor**  
**Mohammed Nuru, Director**

**GENERAL - DIRECTOR'S OFFICE**  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 ■ [www.SFPublicWorks.org](http://www.SFPublicWorks.org)



**Public Works Order No: 202440**

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

APPROVING FINAL MAP NO. 10058, BLOCK 52 OF HUNTERS POINT SHIPYARD PHASE 1, A THREE LOT SUBDIVISION AND A 77 UNIT RESIDENTIAL CONDOMINIUM PROJECT DESIGNATED FOR FUTURE DEVELOPMENT, BEING A SUBDIVISION OF ASSESSOR'S BLOCK-LOT 4591C-215, 216, 226, 227, 228 AND 560.

**FINDINGS**

1. On December 16, 2019, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 202377 approving Tentative Map No. 10058 for Block 52 of the Hunters Point Shipyard Phase 1 project ("Tentative Map") for the resubdivision of Assessor's Block 4591C, Lots 215, 216, 226, 227 and 560 (referred to collectively as "Block 52") to create 3 lots and authorize up to 77 residential units.
2. On November 27, 2019, HPS Development Co., LP ("Subdivider") filed an application for a final map to re-subdivide Assessor's Block No. 4591C, Lot Nos. 215, 216, 226, 227, 228 and 560 ("Final Map") to create a three (3) lot subdivision and authorize up to 77 residential units. Subdivider owns Lot 2 and Lot A and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("Successor Agency") owns Lot 1 as shown on the Final Map.
3. The Final Map merges and subdivides certain real property that was subdivided as part of Final Map No. 4231, which the Board of Supervisors approved on July 21, 2009 by Motion M09-13 and was recorded on August 12, 2009. Final Map No. 4231 established Lots 71 through 97 and Lot P. Lots 71, 72, 78, and 79 are owned by the Successor Agency and the remainder of the real property is owned by Subdivider. Subdivider and the City and County of San Francisco ("City") entered into a Public Improvement Agreement ("PIA") in connection with Subdivider's obligation to complete improvements for Phase 1 of the Hunters Point Redevelopment Plan Area. The Board of Supervisors approved the PIA concurrently with its approval of Final Map No. 4231.
4. Following the recordation of Final Map No. 4231, Subdivider and the Successor Agency processed a series of Lot Line Adjustments. A Lot Line Adjustment was recorded August



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15, 2013 to merge Lots 74 through 76 and Lots 71, 72, 78, and 79 as shown on Final Map No. 4231. Final Map No. 6946 was recorded on October 15, 2013 and filed in Book 122 of Condominium Maps at Pages 64-66 and merged Lots 80 through 97 and Lot P and subdivided the merged lots into three lots including 9 residential condominium units on LOT ONE and 9 residential condominium units on LOT TWO. A subsequent Lot Line Adjustment was recorded on September 7, 2016 to merge Lots 73 and 77.

5. The Successor Agency submitted a letter dated September 3, 2019 from its Executive Director, Nadia Sesay, determining that the subdivision is consistent with the Hunters Point Shipyard Redevelopment Plan ("HPS Plan") and the Plan Documents (as defined in the HPS Plan).
6. The City Planning Department, in its letter dated October 17, 2019, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.
7. The Director and County Surveyor find that the subdivision reflected on Final Map No. 10058 is consistent with the requirements and conditions imposed by the Subdivision Map Act, the Candlestick Point/Hunters Point Shipyard Subdivision Regulations, and the Tentative Map and that the Final Map substantially conforms to the Tentative Map.
8. The Final Map includes certain offers of dedication of improvements for public improvements constructed within the streets that surround Block 52 (Coleman Street, Jerrold Avenue, Friedell Street, and Kirkwood Avenue identified as Lots 169 through 177 on Final Map No. 4231). The Director recommends that the Board of Supervisors conditionally accept the offer of improvements as described in the Owner's Statement on Final Map No. 10058, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.
9. The Director, the Advisory Agency, acting in concurrence with the other City agencies, has determined that Final Map No. 10058 complies with all subdivision requirements thereto. Pursuant to the California Subdivision Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

**A. ATTACHMENTS & TRANSMITTALS:**



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1. ATTACHMENT 1, Copy Offer of Improvements.
2. ATTACHMENT 2, Enlarged Copy of Map Notes Included on Final Map No. 10058.
3. Transmitted herewith are the following:
  - i. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
  - ii. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 10058”, each comprising 3 sheets.
  - iii. 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.
  - iv. One (1) copy of the letter from the City Planning Department, dated October 17, 2019, verifying conformity of the subdivision 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.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce  
City and County Surveyor

X

DocuSigned by:

Julia Dawson

Dawson, Julia  
Acting Director of Public Works

