

1 [Parcel Map 9640 - 1629 Market Street Project]

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3 **Motion approving Parcel Map 9640, relating to portions of the 1629 Market Street**
4 **Project, a merger and four-lot subdivision in the City and County of San Francisco;**
5 **approving two Public Improvement Agreements related to the Parcel Map; and**
6 **acknowledging findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8

9 WHEREAS, The 1629 Market Street site is an approximately 2.2 acre area generally
10 between Market, 12th, Chase Court, and Brady Streets; and

11 WHEREAS, The 1629 Market Street Project is a mixed use development that will
12 include on-site affordable units; and

13 WHEREAS, Specifically, the Project includes approximately 484 residential units
14 consisting of a mix of market rate and on-site BMR units, a stand-alone building with
15 approximately 100 but not less than 95 affordable supportive housing units, a 32,100 square
16 foot replacement union facility use, approximately 13,000 square feet of ground-floor
17 retail/restaurant use, up to 316 parking spaces in a sub-grade garage, and approximately
18 33,500 square feet of open space consisting of approximately 23,400 square feet of privately-
19 owned, publicly accessible, open space, and approximately 10,000 square feet of common
20 open space for residential uses; and

21 WHEREAS, The Board of Supervisors acknowledges the findings made by the
22 Planning Department, in a letter dated October 4, 2019, that the tentative map complies with
23 the applicable provisions of the Planning Code and, on balance, is consistent with the
24 objectives and policies of the General Plan, and the eight priority policies of Planning Code,
25 Section 101.1; and

1 WHEREAS, The Planning Department letter is on file with the Clerk of the Board of
2 Supervisors in File No. 200064; and

3 WHEREAS, Because the Subdivider has not completed the required public
4 improvements associated with this Parcel Map, completion of certain improvements (that will
5 be associated with a subsequent lot line adjustment merging into a single combined lot: Lot 1
6 (as shown on this Parcel Map), with Assessor’s Parcel Block No. 3505, Lot Nos. 048
7 and 032A, will be deferred, and certain conditions have not been fulfilled at the time of the
8 filing of this Parcel Map, the Subdivision Code requires that the Subdivider and City enter into
9 a Public Improvement Agreement to address these requirements; and

10 WHEREAS, The Public Works Director, in Public Works Order No. 202513, dated
11 January 16, 2020, recommends that the Board of Supervisors approve Parcel Map 9640 and
12 the two Public Improvement Agreements associated with this Map; and

13 WHEREAS, The Public Works Order and Public Improvement Agreements are on file
14 with the Clerk of the Board of Supervisors in File No. 200064, and are incorporated herein by
15 reference; and

16 WHEREAS, In said Public Works Order, the Public Works Director recommends that
17 the Board of Supervisors, on behalf of the public, accept the Offer of Dedication of Lot A, as
18 shown on the Parcel Map, including a grant deed for this Lot, for sidewalk and public access
19 purposes; and

20 WHEREAS, The Public Works Director also recommends that the Board of
21 Supervisors, on behalf of the public, conditionally accept the Offers of Improvements,
22 including improvements on Lot A, subject to the City Engineer’s issuance of a Notice of
23 Completion and further Board of Supervisors action; now therefore, be it

24 MOVED, That the certain map entitled “PARCEL MAP 9640, Being a Merger and Four
25 Lot Subdivision of that Certain Real Property Described in that Correction Deed Recorded

1 September 29, 2011, Document No. 2011-J278924, Official Records, in that Certain
2 Judgment Recorded March 26, 2019, Document No. 2019-K747728, Official Records, Being a
3 Portion of Mission Block No. 13, City and County of San Francisco, State of California,
4 comprising 5 sheets,” is hereby approved, subject to the conditions specified in this motion,
5 and said map is adopted as an Official Parcel Map No. 9640; and, be it

6 FURTHER MOVED, That the Board of Supervisors hereby approves the two Public
7 Improvement Agreements associated with this Parcel Map and authorizes the Director of
8 Public Works and the City Attorney to execute and file the Agreements (and the subsequent
9 improvement agreement associated with the lot line adjustment, as described in the Lots 1
10 and 2 Public Improvement Agreement), in the Official Records of the City and County of San
11 Francisco; and, be it

12 FURTHER MOVED, That the Board of Supervisors, on behalf of the public,
13 conditionally accept the Offer of Dedication of Lot A, as shown on the Parcel Map, including a
14 grant deed for this Lot, for sidewalk and public access purposes; and, be it

15 FURTHER MOVED, That the Board of Supervisors, on behalf of the public,
16 conditionally accepts the two Offers of Improvements, including improvements on Lot A,
17 subject to the City Engineer's issuance of a Notice of Completion and further Board actions;
18 and, be it

19 FURTHER MOVED, That the approval of this Parcel Map also is conditioned upon
20 compliance by Subdivider with all applicable provisions of the California Subdivision Map Act,
21 California Government Code Sections 66410 et seq., and the San Francisco Subdivision
22 Code and amendments thereto; and, be it

1 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of
2 Public Works to enter all necessary recording information on the Parcel Map and authorizes
3 the Clerk of the Board of Supervisors to execute the Clerk's statement as set forth herein.
4

5 DESCRIPTION APPROVED:

RECOMMENDED:

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7 _____
8 Bruce R. Storrs, PLS
9 City and County Surveyor

Mohammed Nuru
Director of Public Works