



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203194

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

RECOMMENDING APPROVAL OF PHASED FINAL MAP 9443 (relating to a project known as Mission Rock), SEAWALL LOT 337, THE MERGER AND RE-SUBDIVISION OF A PORTION OF PARCEL “A,” AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK “W” OF MAPS, PAGES 66 THROUGH 72 OF OFFICIAL RECORDS AND AS PARCEL “A” IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C19, PAGE 573, OFFICIAL RECORDS, RESULTING IN UP TO 16 LOTS, INCLUDING UP TO 46 COMMERCIAL CONDOMINIUM UNITS, AND A PUBLIC IMPROVEMENT AGREEMENT.

FINDINGS

1. On December 13, 2019, the Director of Public Works (“Director”) adopted Public Works (“PW”) Order No. 202,368 approving Tentative Map No. 9443 (“Tentative Map” relating to a project known as Mission Rock) relating to Seawall Lot 337, Pier 48, and the area known as Channel Wharf, including the merger and subdivision of lots located thereon, for purposes of development in multiple phases.
2. In PW Order No. 202,368, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 20017, which certified the Final Environmental Impact Report for the Seawall Lot 337 and Pier 48 Mixed-Use Project (“FEIR”), prepared pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000 et seq.). Since the FEIR and the project were approved, there have been: (i) no substantial changes to the project; (ii) no substantial changes with respect to the surrounding circumstances; and (iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review was required for the Tentative Map.
3. Mission Rock Horizontal Sub (Phase 1), L.L.C. (“Subdivider”) filed an application for a phased final map to subdivide a portion of a Seawall Lot 337, with the map referred to hereafter as the “Final Map”, being a sixteen lot subdivision with lots intended for residential, commercial, open space and public right-of-way uses, including up to forty-six commercial condominiums.
4. The City Planning Department, in its letter dated October 10, 2019, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

5. The PW Director approved a series of Exceptions and Design Modifications for the subdivision as described in PW Order Nos. 202,297 and 203,189 and the findings adopted in the aforementioned PW Orders are hereby incorporated by herein reference. PW Order Nos. 202,368, 202,297 and 203,189 are referred to hereafter collectively as the "PW Orders."
6. The PW Director and County Surveyor find that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the San Francisco Subdivision Code, and the Tentative Map, and substantially conforms to the Tentative Map.
7. The PW Director and City Engineer recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein.
8. Because Subdivider has not completed the required public improvements associated with this Final Map and certain conditions have not been fulfilled at the time of the filing of this Final Map, the San Francisco Subdivision Code requires that Subdivider and the City and County of San Francisco ("City") enter into a Public Improvement Agreement ("PIA") to address this requirement. Subdivider has executed a PIA to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code and the PW Orders. The PW Director recommends that the Board of Supervisors approve the PIA and authorize the PW Director and City Attorney to execute and file the PIA in the Official Records of the City. As authorized specifically by PW Order No.203,189 and the PIA, and subject to the terms described in the PIA regarding Subdivider's proposed light weight cellular concrete ("LCC") Infrastructure Designs, the PW Director recommends deferral of compliance with certain conditions of approval described in the PW Orders.
9. The Final Map includes certain offers of improvements required by the PIA. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of improvements required by and subject to the terms of the PIA and described in the Owner's Statement and the Subdivider's Statement on the Final Map, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.
10. The PW Director recommends that the Board of Supervisors approve phased Final Map 9443 (relating to a project known as Mission Rock), Seawall Lot 337, the merger and re-subdivision of a portion of Parcel "A," as said parcel is shown on that certain map recorded in Book "W" of Maps, Pages 66 through 72 of Official Records and as Parcel "A" is further described in that document recorded may 14, 1976, in Book C19, Page 573, Official Records, resulting in up to 16 lots, including up to 46 commercial condominium units, subject to the conditions specified herein, and a PIA.

Attachments & Transmittals

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Map 9443.
2. 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. 9443”, each comprising 11 sheets.
- iii. One (1) copy of the Tax Certificates 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 all offers of improvement described on the Final Map.
- v. One (1) copy of the letter from the City Planning Department, dated October 10, 2019, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
- vi. One (1) copy of the Public Improvement Agreement.
- vii. One (1) copy of Public Works Order No. 202,297 approving Exceptions applicable to the subdivision.
- viii. One (1) copy of Public Works Order No. 203,189 approving Exceptions applicable to the subdivision.

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

RECOMMENDED:

APPROVED:

X DocuSigned by:
Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
County Surveyor

X DocuSigned by:
Suzanne Suskind

Suskind, Suzanne^{3210FDB7F6564EA...}
Acting City Engineer

X DocuSigned by:
Alaric Degrafinried

Degrafinried, Alaric^{8179336C84404A5...}
Acting Department of Public Works Director

Certificate Of Completion

Envelope Id: F2054EEB46CA405D97DA241D1D5C1E27	Status: Completed
Subject: Order 203194 - PID:9443 Recommending Approval of Phased Final Map	
Source Envelope:	
Document Pages: 4	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	DPW DocuSign
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	30 Van Ness Ave. Suite 4400
	San Francisco, CA 94102
	dpw-docusign.service@sfdpw.org
	IP Address: 208.121.64.13

Record Tracking

Status: Original 5/22/2020 9:07:24 AM	Holder: DPW DocuSign dpw-docusign.service@sfdpw.org	Location: DocuSign
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Signer Events

Bruce Storrs
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Public Works
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Bruce Storrs
97ABC41507B0494...

Signature Adoption: Pre-selected Style
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Sent: 5/22/2020 9:07:25 AM
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Signed: 5/22/2020 9:17:09 AM

Electronic Record and Signature Disclosure: Not Offered via DocuSign

Suzanne Suskind
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Security Level: Email, Account Authentication (None)

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Suzanne Suskind
361CFDB7F6564EA...

Signature Adoption: Pre-selected Style
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Electronic Record and Signature Disclosure: Accepted: 12/4/2017 3:42:00 PM ID: d126be35-189a-42db-be2c-e3d28aa4127e

Alaric Degrafinried
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Security Level: Email, Account Authentication (None)

DocuSigned by:
Alaric Degrafinried
8179336C84404A5...

Signature Adoption: Pre-selected Style
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Signed: 5/22/2020 10:52:24 AM

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Editor Delivery Events	Status	Timestamp
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Ryan, James james.ryan@sfdpw.org Chief Surveyor Public Works Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 5/22/2020 9:07:25 AM
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Banks, Ernie Ernie.Banks@sfdpw.org Public Works Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 5/22/2020 9:17:11 AM
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Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	5/22/2020 10:52:24 AM
Completed	Security Checked	5/22/2020 10:52:24 AM

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Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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