

1 [Final Map 9677 - Hunters View Phase 3]

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3 **Motion approving Final Map 9677 (relating to a project known as Hunters View Phase**
4 **3), the re-subdivision of Lot 10, Final Map No. 5461, filed for record in Book DD of**
5 **Survey Maps, at pages 90-97, Official Records, resulting in up to nine lots, including up**
6 **to 310 condominium units for a mixed use residential and commercial project, subject**
7 **to specified conditions; approving a Public Improvement Agreement related to Final**
8 **Map 9677; and acknowledging findings pursuant to the General Plan, and the eight**
9 **priority policies of Planning Code, Section 101.1.**

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11 WHEREAS, The Hunters View Phase 3 Project is located in the Hunters Point
12 neighborhood; and

13 WHEREAS, The Phase 3 Project is the last development phase of the overall Hunters
14 View project site, generally bounded by Evans Avenue on the north, Innes Avenue on the
15 south, Hudson Avenue on the west, and Hunters Point Boulevard on the east; and

16 WHEREAS, The San Francisco Board of Supervisors acknowledges the Planning
17 Department findings, by its letter dated April 30, 2020, that the proposed subdivision, on
18 balance, is consistent with the objectives and policies of the General Plan, and the eight
19 priority policies of Planning Code, Section 101.1; and

20 WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the
21 Board of Supervisors in File No. 210800 and incorporated herein by reference; and

22 WHEREAS, Because the Subdivider has not completed the required public
23 improvements associated with this Final Map and certain conditions have not been fulfilled at
24 the time of the filing of this Final Map, the Subdivision Code requires that the Subdivider and
25 City enter into a Public Improvement Agreement to address these requirements; and

1 WHEREAS, Public Works, in accordance with Public Works Order No. 204769,
2 approved May 24, 2021, recommends that the Board of Supervisors approve the Public
3 Improvement Agreement for Final Map 9677 and authorize the Public Works Director and the
4 City Attorney to execute and file the agreement in the Official Records of the City and County
5 of San Francisco; and

6 WHEREAS, A copy of Public Works Order No. 204769 and the Public Improvement
7 Agreement are on file with the Clerk of the Board of Supervisors in File No. 210800 and
8 incorporated herein by reference; and

9 WHEREAS, Public Works recommends that the Board of Supervisors conditionally
10 accept on behalf of the public the offer of improvements and the offer of dedication as
11 described in the owner’s statement of Final Map 9677, subject to the City Engineer’s issuance
12 of a Notice of Completion and further Board of Supervisors action; and

13 WHEREAS, Public Works also recommends that the Board of Supervisors
14 acknowledge the offers for a retaining wall easement and emergency vehicle access
15 easement as described in the owner’s statement of Final Map 9677, that will be subject to
16 subsequent Board of Supervisors action; and

17 WHEREAS, Public Works recommends that the approval of this Final Map also be
18 conditioned upon compliance by the Subdivider with all applicable provisions of the California
19 Subdivision Map Act, California Government Code, Sections 66410 et seq., and the San
20 Francisco Subdivision Code and amendments thereto; and

21 WHEREAS, Public Works, in accordance Public Works Order No. 204769,
22 recommends that the Board of Supervisors approve that certain final map relating to a project
23 known as Hunters View Phase 3 and entitled “FINAL MAP 9677”, as described herein and
24 subject to the conditions specified in this motion, and adopt said map as Official Final Map
25 9677; now, therefore, be it

1 MOVED, That the Board of Supervisors hereby adopts the Public Works Director
 2 recommendations as described in this Motion and approves that certain final map relating to a
 3 project known as Hunters View Phase 3 and entitled "FINAL MAP 9677", a re-subdivision of
 4 Lot 10 of Final Map No. 5461, filed for record in Book DD of Survey Maps, at Pages 90-97,
 5 Official Records, into a nine lot subdivision, with lots intended for residential, commercial,
 6 open space and public right-of-way uses, as described on Sheet 5 of said map, including up
 7 to 310 condominium units, comprising five sheets, subject to the conditions specified in this
 8 motion, and adopts said map as Official Final Map 9677; and be it

9 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
 10 the Public Works Director to enter all necessary recording information on the Final Map and
 11 authorizes the Clerk of the Board of Supervisors to execute the Clerk's statement as set forth
 12 herein.

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14 DESCRIPTION APPROVED:	RECOMMENDED:
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16 _____ /s/	16 _____ /s/
17 James Ryan, PLS	17 Alaric Degrafinried
18 Acting City and County Surveyor	18 Acting Director of Public Works

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