

1 [East Clementina Street - Public Right-of-Way Acceptance - Establishing Official Sidewalk
2 Widths - Approving Public Sidewalk Easements on Folsom Street]

3 **Ordinance conditionally accepting an offer of dedication and quitclaim deed for real**
4 **property from the Office of Community Investment and Infrastructure for a segment of**
5 **East Clementina Street between Beale and Main Streets; conditionally accepting the**
6 **segment of East Clementina Street for maintenance and liability; delegating to the**
7 **Public Works Director the authority to: 1) accept this Street segment for City**
8 **maintenance and liability purposes and 2) take other related actions such as establish**
9 **official public right-of-way widths and street grades; conditionally accepting offers of**
10 **improvements from Transbay 2 Family, L.P., and Transbay 2 Senior, L.P., (collectively,**
11 **“Transbay 2”) for public improvements on Beale, Folsom, and Main Streets and**
12 **approving Folsom Street public sidewalk easements from Transbay 2; waiving the**
13 **application of Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to allow**
14 **establishment, expansion, and reduction of official sidewalk widths through**
15 **administrative action associated with the Street Segment and Transbay 2 public**
16 **improvements; adopting findings under the California Environmental Quality Act;**
17 **making findings of consistency with the General Plan, and the eight priority policies of**
18 **Planning Code, Section 101.1; approving a Public Works Order recommending various**
19 **actions in regard to the segment of East Clementina Street and Transbay 2 public**
20 **improvements; and authorizing official acts in connection with this Ordinance to be**
21 **taken by the Public Works Director and other San Francisco officials, as defined herein.**

22 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
23 **Additions to Codes** are in *single-underline italics Times New Roman font*.
24 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
25 **Board amendment additions** are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

1 Be it ordained by the People of the City and County of San Francisco:

2
3 Section 1. Background and Findings.

4 (a) This legislation involves land dedication and City acceptance for maintenance and
5 liability of a segment of East Clementina Street between Beale and Main Streets (the “East
6 Clementina Street Segment” or “Street Segment”) at the site of the temporary Transbay Bus
7 Terminal, also known as Blocks 2 and 3 in the Transbay Redevelopment Plan Project Area.
8 The public improvements on the East Clementina Street Segment are not complete at this
9 time; however, the Successor Agency to the San Francisco Redevelopment Agency, known
10 as the Office of Community Investment and Infrastructure (“OCII”), has submitted to the City
11 and County of San Francisco (“City”) an Offer of Dedication and a quitclaim deed for real
12 property underlying the East Clementina Street Segment, including associated improvements
13 (“OCII Deed”). OCII’s submission of these documents now will allow the City, on an expedited
14 basis, to own and accept the Street Segment when the street work is complete. The Offer of
15 Dedication and draft OCII Deed are on file with the Clerk of the Board of Supervisors in File
16 No. 260301 and incorporated herein by reference.

17 (b) Transbay 2 Family, L.P., and Transbay 2 Senior, L.P., (collectively, “Transbay 2”)
18 have presented Offers of Improvements for public infrastructure on Beale, Folsom, and Main
19 Streets and related areas. These improvements include but are not limited to: curb and
20 gutter; sidewalk; curb ramps; minor roadway resurfacing; street trees; permanently affixed
21 benches; stormwater, sewer, domestic water, recycled water, and auxiliary water systems;
22 streetlight systems; bike racks; and traffic signal infrastructure. Transbay 2 also has granted
23 non-exclusive easements for pedestrian access, passage, ingress, and egress for public
24 sidewalk purposes to the City along two property frontages of Folsom Street between Beale
25 and Main Streets (the “Transbay 2 Sidewalk Easements”). The Offers of Improvements, draft

1 Transbay 2 Sidewalk Easements, and a diagram showing their location are on file with the
2 Clerk of the Board of Supervisors in File No. 260301 and incorporated herein by reference.

3 (c) In accordance with the California Environmental Quality Act ("CEQA") (California
4 Public Resources Code Sections 21000 et seq.), OCII, as the lead agency under Public
5 Resources Code Section 21067, found and determined that the actions contemplated in this
6 ordinance were within the scope the Final Environmental Impact Statement/Environmental
7 Impact Report on the Transbay Redevelopment Plan and related addenda, and require no
8 additional environmental review pursuant to Public Resources Code Section 21166 and State
9 CEQA Guidelines Sections 15180, 15168, 15162, and 15163. These findings are found in
10 OCII Commission Resolution No. 47-2022 adopted on December 6, 2022. A copy of OCII
11 Commission Resolution No. 47-2022 is on file with the Clerk of the Board of Supervisors in
12 File No. 260301 and incorporated herein by reference.

13 (d) In a letter dated March 18, 2026, OCII determined that the actions contemplated in
14 this ordinance are consistent with the Transbay Redevelopment Plan and recommended that
15 the Board of Supervisors accept the East Clementina Street Segment. A copy of the OCII
16 letter is on file with the Clerk of the Board of Supervisors in File No. 260301 and incorporated
17 herein by reference.

18 (e) In a letter dated November 28, 2023, the Planning Department found that actions
19 related to the creation and City acceptance of the East Clementina Street Segment for
20 maintenance and liability purposes, and other actions set forth in this ordinance are, on
21 balance, in conformance with the General Plan and the eight priority policies of Planning Code
22 Section 101.1. A copy of the Planning Department letter is on file with the Clerk of the Board
23 of Supervisors in File No. 260301 and incorporated herein by reference.

24 (f) In Public Works Order ("PW Order") No. 212701, dated March 24, 2026, the Public
25 Works Director, City Engineer, and County Surveyor (collectively, "PW Director")

1 recommended that the Board of Supervisors: (1) conditionally accept the Offer of Dedication
2 and approve the OCII Deed, including the associated public improvements; (2) conditionally
3 accept for City maintenance and liability purposes the East Clementina Street Segment,
4 subject to its completion, inspection, and certification that it has been constructed in
5 accordance with all provisions of the Municipal Code, City regulations, and standards, and is
6 ready for its intended use; and (3) accept the Offers of Improvements from Transbay 2 for
7 additional improvements on Beale, Folsom, and Main Streets.

8 (g) In the PW Order, the PW Director also recommended that the Board of Supervisors
9 delegate the authority to the PW Director to declare the Street Segment as open public right-
10 of-way; dedicate the Street Segment to public use; designate the Street Segment for street
11 and roadway purposes; and accept it for City maintenance and liability purposes, subject to
12 certain exceptions, upon completion of the Street Segment as set forth in subsection (f)
13 above. The PW Director recommends that the acceptance of the East Clementina Street
14 Segment for maintenance and liability purposes be subject to the following exceptions: (1) the
15 portions of the Street Segment being accepted for street and roadway purposes are from back
16 of sidewalk to back of sidewalk, unless specified otherwise; (2) acceptance of the Street
17 Segment for City maintenance and liability purposes is from back of curb to back of curb,
18 unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent
19 property owners in accordance with the Public Works Code; and (3) encroachments that are
20 permitted, not permitted, or both, are excluded from acceptance.

21 (h) In the PW Order, the PW Director further recommended that the Board of
22 Supervisors delegate the authority to the PW Director to establish public right-of-way widths,
23 sidewalk widths, and street grades on the East Clementina Street Segment and related areas,
24 at the time of the Street Segment's completion as set forth in subsection (f) above, and adopt
25 any associated official maps, such as an A-17 Map for public right-of-way width and Q-20

1 Drawings for sidewalk width and street grades. As part of this delegation, the PW Director
2 recommended that the Board of Supervisors waive Ordinance No. 1061 on official sidewalk
3 widths and authorize the PW Director to administratively establish and change the official
4 sidewalk widths. The basis for this recommendation to delegate various actions to the PW
5 Director is to allow for expedited processing of the East Clementina Street Segment public
6 improvements and to facilitate a timely construction schedule for the upgrade to this Street
7 Segment and surrounding areas.

8 (i) In the PW Order, the PW Director also recommended that the Board approve the
9 Transbay 2 Sidewalk Easements for a portion of Folsom Street between Main and Beale
10 Streets to ensure sufficient width of the adjacent sidewalk area. A copy of the PW Order, draft
11 A-17 Map and Q-20 Drawings for sidewalk establishment for East Clementina, and various Q-
12 20 Drawings for public sidewalk width and street grades associated with the Transbay 2
13 improvements are on file with the Clerk of the Board of Supervisors in File No. 260301 and
14 incorporated herein by reference.

15 (j) In a letter dated March 20, 2026, the Director of the Real Estate Division of the
16 Office of the City Administrator ("Director of Property") requested that the Board of
17 Supervisors approve the draft OCII Deed and the Transbay 2 Sidewalk Easements in
18 substantially the same form as that on file with the Clerk of the Board of Supervisors. A copy
19 of the Director of Property letter is on file with the Clerk of the Board of Supervisors in File
20 No. 260301 and incorporated herein by reference.

21
22 Section 2. Adoptions and Approvals.

23 (a) The Board of Supervisors, acting as a CEQA responsible agency under Public
24 Resources Code Section 21069, adopts the OCII Commission's findings from Resolution
25 No. 47-2022 as its own. The Board also adopts as its own the General Plan and Planning

1 Code Section 101.1 consistency findings in the Planning Department Letter, as referenced in
2 Sections 1(e) of this ordinance, in connection with the acceptance of the East Clementina
3 Street Segment and other actions specified in this ordinance.

4 (b) The Board of Supervisors has reviewed and approves PW Order No. 212701,
5 including the PW Director's acknowledgements and recommendations, as referenced in
6 Sections 1(f)-(i) of this ordinance, concerning the East Clementina Street Segment and public
7 sidewalk easements, and other actions set forth in the PW Order.

8
9 Section 3. Conditional Acceptance of the Offer of Dedication and Approval of the OCII
10 Deed for the East Clementina Street Segment; Conditional Acceptance of the Street Segment
11 for City Maintenance and Liability; Approval of Public Sidewalk Easements; Related Actions.

12 (a) Pursuant to California Streets and Highways Code Section 1806, San Francisco
13 Administrative Code Sections 1.51 et seq., and Public Works Order No. 212701, the Board of
14 Supervisors hereby conditionally accepts the Offer of Dedication and approves the OCII Deed
15 to allow completion of the East Clementina Street Segment to occur on City property and
16 directs the Director of Property to take official acts associated with approving and recording
17 this deed. In addition, the Board of Supervisors conditionally accepts the East Clementina
18 Street Segment for City maintenance and liability purposes subject to its completion,
19 inspection, and certification that it has been constructed in accordance with all provisions of
20 the Municipal Code, City regulations, and standards, and is ready for its intended use. This
21 conditional acceptance is subject to the conditions listed in Section 3(b).

22
23 (b) The Board of Supervisors conditionally accepts the East Clementina Street
24 Segment pursuant to the terms for delegation set out in Sections 1(f)-(i) and Section 5 of this
25 ordinance and the following conditions: (1) the portions of the Street Segment being accepted

1 for street and roadway purposes are constructed from back of sidewalk to back of sidewalk,
2 unless specified otherwise; (2) acceptance of the Street Segment for City maintenance and
3 liability purposes is from back of curb to back of curb, unless specified otherwise, and
4 sidewalk maintenance is the responsibility of adjacent property owners in accordance with the
5 Public Works Code; and (3) encroachments that are permitted, not permitted, or both, are
6 excluded from acceptance.

7 (c) The Board of Supervisors approves the Transbay 2 Sidewalk Easements in
8 substantially the form on file with the Clerk of the Board of Supervisors and delegates to the
9 Director of Property the authority to approve and record said Easements. The Board hereby
10 authorizes the Director of Property to modify or amend the terms of the Transbay 2 Sidewalk
11 Easements in a manner that the Director of Property, in consultation with the City's Risk
12 Manager and the City Attorney, deems necessary or advisable and in the City's best interests.
13

14 Section 4. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street
15 Grades; Delegation to the Public Works Director.

16 (a) The Board of Supervisors hereby authorizes the PW Director to establish public
17 right-of-way widths, sidewalk widths, and street grades for the East Clementina Street
18 Segment and to expand the sidewalk widths at: (1) Beale Street between East Tehama Street
19 and Folsom Street; (2) Main Street between East Tehama Street and Folsom Street; (3)
20 Folsom Street to approximately 60 feet east of Beale Street; and (4) Folsom Street to
21 approximately 80 feet west of Main Street. In addition, this delegated authority includes the
22 ability to administratively approve a one-foot sidewalk reduction mid-block on Folsom Street
23 from 60 feet east of Beale Street to 80 feet west of Main Street. This delegation further
24 includes the authority to administratively adopt the official A-17 Public Right-of-Way Width
25

1 Map and Q-20 Drawings for Sidewalk Width in connection with the actions set forth in
2 Sections 4 and 5 of this ordinance.

3 (b) In furtherance of PW Order No. 212701, the Board of Supervisors hereby waives
4 application of Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of
5 which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect
6 May 11, 1910, and authorizes the PW Director to administratively establish official sidewalk
7 widths for the East Clementina Street Segment and change public sidewalk widths as
8 described in Section 4(a) at Beale, Main, and Folsom Streets, and record the sidewalk
9 establishment and sidewalk width changes in the City's official records along with associated
10 Q-20 Drawings.

11 (c) The sidewalk widths that the PW Director will establish pursuant to subsections (a)
12 and (b) above for the East Clementina Street Segment and change for the other public
13 sidewalks at Beale, Main, and Folsom Streets shall not obviate, amend, alter, or in any other
14 way affect the maintenance obligations of the adjacent property owners as set forth in the
15 Public Works Code, including its Section 706.

16 (d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the
17 Board of Supervisors, in accordance with San Francisco Administrative Code Sections 1.51 et
18 seq., chooses to follow its own procedures for the establishment of street grades. The Board
19 of Supervisors authorizes the PW Director to establish the official street grades for the East
20 Clementina Street Segment and show this on an official map associated with this Street
21 Segment.

22
23 Section 5. Delegation to the Public Works Director to Accept the East Clementina
24 Street Segment.

1 (a) Based on the PW Director recommendation in PW Order No. 212701, the Board of
2 Supervisors determines that it would be efficient to eliminate the need for future Board of
3 Supervisors actions related to accepting the East Clementina Street Segment through
4 delegation of authority to the PW Director to: (1) dedicate the improvements to public use and
5 declare it open public right-of-way; (2) designate the improvements for street and roadway
6 purposes; (3) adopt public right-of-way widths, sidewalk widths, and street grades and any
7 related official Public Works maps for the Street Segment and the sidewalk areas mentioned
8 above in Section 4(a) at Beale, Main, and Folsom Streets; and (4) accept the improvements
9 for City maintenance and liability purposes, subject to the maintenance responsibility of
10 fronting property owners pursuant to the Public Works Code, including, but not limited to,
11 Public Works Code Section 706, along with other actions necessary for or related to
12 acceptance of the public improvements. The PW Director shall take these delegated actions
13 only after certification regarding the completion of this Street Segment, a determination that it
14 is ready for its intended use, and the satisfaction of other conditions described in
15 Sections 1(f)-(i) and 3(b).

16 (b) Notwithstanding Administrative Code Sections 1.51 et seq., and in furtherance of
17 California Streets and Highways Code Section 1806, the Board of Supervisors hereby
18 delegates to the PW Director, in consultation with other affected City departments, the
19 authority to take all official acts in regard to the East Clementina Street Segment that are
20 identified in Public Works Order No. 212701 and described above in subsection (a).

21
22 Section 6. Authorization for Implementation.

23 (a) The Mayor, Clerk of the Board of Supervisors, Director of Property, and PW
24 Director are hereby authorized and directed to take any and all actions that they or the City
25 Attorney may deem necessary or advisable in order to effectuate the purpose and intent of

1 this ordinance, including, but not limited to, the filing of the ordinance and the Public Works
2 A-17 Map and Q-20 Drawings, when completed, in the Official Records of the City.

3 (b) The Board directs the Director of Property to submit a copy of the recorded OCII
4 Deed and Transbay 2 Sidewalk Easements within 30 days of their recordation to the Clerk of
5 the Board for its file on this ordinance.

6
7 Section 7. Effective Date. This ordinance shall become effective at 12:00 a.m. on
8 the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the
9 Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of
10 receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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12
13 APPROVED AS TO FORM:
14 DAVID CHIU, City Attorney

15 By: /s/ John D. Malamut
16 JOHN D. MALAMUT
17 Deputy City Attorney

18 4899-5800-5146, v. 1
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City and County of San Francisco

Tails

Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260301

Date Passed: May 12, 2026

Ordinance conditionally accepting an offer of dedication and quitclaim deed for real property from the Office of Community Investment and Infrastructure for a segment of East Clementina Street between Beale and Main Streets; conditionally accepting the segment of East Clementina Street for maintenance and liability; delegating to the Public Works Director the authority to: 1) accept this Street segment for City maintenance and liability purposes and 2) take other related actions such as establish official public right-of-way widths and street grades; conditionally accepting offers of improvements from Transbay 2 Family, L.P., and Transbay 2 Senior, L.P., (collectively, "Transbay 2") for public improvements on Beale, Folsom, and Main Streets and approving Folsom Street public sidewalk easements from Transbay 2; waiving the application of Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," to allow establishment, expansion, and reduction of official sidewalk widths through administrative action associated with the Street Segment and Transbay 2 public improvements; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; approving a Public Works Order recommending various actions in regard to the segment of East Clementina Street and Transbay 2 public improvements; and authorizing official acts in connection with this Ordinance to be taken by the Public Works Director and other San Francisco officials, as defined herein.

April 27, 2026 Land Use and Transportation Committee - RECOMMENDED

May 05, 2026 Board of Supervisors - PASSED ON FIRST READING

Ayes: 9 - Chan, Chen, Dorsey, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

Excused: 2 - Fielder and Mahmood

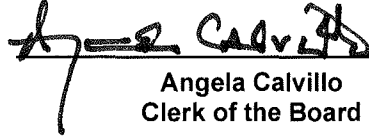
May 12, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Chen, Dorsey, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong


Excused: 1 - Fielder

File No. 260301

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
5/12/2026 by the Board of Supervisors of the
City and County of San Francisco.



Angela Calvillo
Clerk of the Board



Daniel Lurie
Mayor

MAY 15, 2026

Date Approved