

1 [Resolution of Intent - Street Vacation - Portions of Christmas Tree Point Road and Twin
2 Peaks Boulevard - Twin Peaks Promenade Project]

3 **Resolution declaring the intention of the Board of Supervisors to order the vacation of**
4 **the designation of portions of Christmas Tree Point Road and the eastern alignment of**
5 **Twin Peaks Boulevard, generally bounded by Assessor’s Parcel Block No. 2719C, Lot**
6 **No. 021, and Assessor’s Parcel Block No. 2643, Lot Nos. 006, 007, 009, and 021**
7 **(together, “Eastern Twin Peaks Boulevard”) as public right-of-way for roadway and**
8 **sidewalk purposes, and to order the re-designation of Eastern Twin Peaks Boulevard**
9 **as public right-of-way for recreation and park purposes to facilitate the development of**
10 **the Twin Peaks Promenade Project; and setting a hearing date for the Board of**
11 **Supervisors to sit as a Committee of the Whole, for all persons interested in the**
12 **proposed vacation of said street areas.**

13
14 WHEREAS, This vacation proceeding to vacate the roadway and sidewalk use
15 designations of portions of Christmas Tree Point Road and the eastern alignment of the Twin
16 Peaks Boulevard “Figure 8” from Christmas Tree Point Road to approximately 1,580 feet
17 southerly at the close of the Figure 8, generally bounded by Christmas Tree Point Road and
18 Assessor’s Parcel Block No. 2719C, Lot No. 021, and Assessor’s Parcel Block No. 2643, Lot
19 Nos. 006, 007, 009, and 021, as shown on SUR Map No. 2025-005, dated October 20, 2025
20 (together, “Eastern Twin Peaks Boulevard”), and to re-designate Eastern Twin Peaks
21 Boulevard as right-of-way for recreation and park purposes to facilitate the Twin Peaks
22 Promenade project (the “Project”), is conducted under the general vacation procedures of the
23 Public Streets, Highways and Service Easements Vacation Law (California Streets and
24 Highways Code Sections 8300 et seq.); and

1 WHEREAS, The Project will include the conversion of Eastern Twin Peaks Boulevard
2 from paved asphalt to a combination of asphalt and aggregate trail surfacing for a multi-use
3 pathway, removal of a portion of a concrete barrier and a metal guardrail along the eastern
4 side of the pavement to provide more expansive views, and installation of new landscaping,
5 vegetation restoration, erosion control measures, bicycle racks, seating areas, interpretive
6 and wayfinding signage, split-rail fencing, a new parking area with an accessible parking
7 space, and placement of removable bollards at emergency vehicle access points; and the
8 Project will support additional recreational opportunities for San Francisco residents, visitors,
9 and persons with disabilities, while concurrently maintaining existing two-way vehicular
10 access along the western alignment of the Twin Peaks Boulevard “Figure 8,” which will remain
11 unaltered; and

12 WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the
13 street vacation procedures for the City and County of San Francisco (the “City”) shall be in
14 accordance with the applicable provisions of California Streets and Highways Code and such
15 rules and conditions as adopted by the Board of Supervisors; and

16 WHEREAS, A copy of SUR Map No. 2025-005, dated October 20, 2025, is on file with
17 the Clerk of the Board in File No. 251218 and is incorporated herein by reference; and

18 WHEREAS, The vacation of the designation of Eastern Twin Peaks Boulevard as right-
19 of-way for roadway and sidewalk purposes is necessary to implement the Project; and

20 WHEREAS, In a letter December 20, 2022 (“Planning Letter”), the Planning
21 Department determined that the vacation of Eastern Twin Peaks Boulevard and the
22 interdepartmental transfer of Eastern Twin Peaks Boulevard from Public Works to Recreation
23 and Park Department is not a project under the California Environmental Quality Act
24 (California Public Resources Code Sections 21000 et seq.); a copy of said letter is on file with
25

1 the Clerk of the Board of Supervisors in File No. 251218 and is incorporated herein by
2 reference; and

3 WHEREAS, In the Planning Letter, the Planning Department confirmed that the
4 proposed vacation of Eastern Twin Peaks Boulevard and other actions contemplated in the
5 ordinance are consistent with the General Plan and with the Eight Priority Policies of City
6 Planning Code Section 101.1 and are, on balance, in conformity; and

7 WHEREAS, In Public Works Order No. 212430, dated December 1, 2025, a copy of
8 which is on file with the Clerk of the Board in File No. 251218, the Director of Public Works
9 and the City Engineer (collectively, the “Public Works Director”) recommended that the Board
10 vacate the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway
11 and sidewalk purposes and re-designate it as public right-of-way for recreation and park
12 purposes to facilitate the development of the Project and that the Board make certain
13 determinations and findings including that: (1) vacation of the designation of Eastern Twin
14 Peaks Boulevard as public right-of-way for roadway and sidewalk purposes is proceeding
15 pursuant to California Streets and Highways Code Sections 8300 et seq. and Public Works
16 Code Section 787(a); (2) the designation of Eastern Twin Peaks Boulevard as public right-of-
17 way for roadway and sidewalk purposes is no longer necessary for the City’s present or
18 prospective public use; (3) in accordance with California Streets and Highways Code,
19 Sections 892 and 8314, Eastern Twin Peaks Boulevard is not useful as a nonmotorized
20 transportation facility, as defined in California Streets and Highways Code Section 887; (4)
21 Public Works obtained the consent of all property owners adjacent to Eastern Twin Peaks
22 Boulevard; (5) Eastern Twin Peaks Boulevard presently contains a catch basin owned and
23 operated by the San Francisco Public Utilities Commission (“SFPUC”), which will continue to
24 be accessible to the SFPUC following the effective date of this ordinance; and (6) Twin Peaks
25 Boulevard presently contains utility facilities owned and operated by Pacific Gas and Electric,

1 which will continue to be accessible to PG&E pursuant to that certain franchise granted to
2 Pacific Gas and Electric Company (“PG&E”) according to Board Bill No. 326, Ordinance No.
3 414 (Series 1939) following the effective date of this ordinance; now, therefore, be it

4 RESOLVED, That pursuant to California Streets and Highways Code Sections 8300 et
5 seq. and San Francisco Public Works Code Section 787(a), the Board of Supervisors hereby
6 declares that it intends to order the vacation of
7 the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway and
8 sidewalk purposes as defined herein; and, be it

9 FURTHER RESOLVED, That notice is hereby given that on _____, 20__, no
10 earlier than 3:00 P.M. in the Legislative Chambers of the Board of Supervisors, all persons
11 interested in or objecting to the proposed vacations will be heard; and, be it

12 FURTHER RESOLVED, That the San Francisco Board of Supervisors directs the Clerk
13 of the Board to transmit to the Department of Public Works a certified copy of this resolution,
14 and the Board of Supervisors urges the Director of Public Works and the Clerk of the Board to
15 publish and post this resolution and to give notice of the hearing of such contemplated action
16 in the manner required by law.