

City & County of San Francisco
London N. Breed, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Andrico Q. Penick, Director of Real Estate

December 26, 2023

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Midtown Terrace/Greenbelt Easement

Dear Board Members:

Attached for your consideration is a proposed Resolution, adopted by the Recreation and Park Commission on July 20, 2023, approving and authorizing an Easement Agreement and Quitclaim between the City and Midtown Lands LLC.

Background:

The Recreation and Park Department ("RPD") has jurisdiction over approximately 19 acres spanning four parcels (commonly referred to as the "Greenbelt") in the Midtown Terrace section of the Twin Peaks area. When the original subdivision was created, in 1957, a blanket easement encumbered 6,970 sq. ft. of land south east of the intersection of Pal Alto and Dellbrook Avenues. The 1957 deed contemplated that a more precise location of the easement would be identified fixed at a future date.

The proposed easement agreement will:

- reduce and define the boundaries of 2,500 square feet of the of the original 6,970 sq. ft to create access to La Avanzada Street for the adjacent parcel, currently owned by Midtown Lands, LLC;
- allow surface improvements, such as gravel, to facilitate pedestrian and vehicular access through the Greenbelt to La Avandaza Street.
- allow for subsurface utilities to run through the easement area and support future residential development of the Midtown Lands parcel;
- require Midtown Lands (or future property owner) to assume a stewardship role in preserving and maintaining the natural state of the remaining and larger portion of the Greenbelt.

The Planning Department has confirmed that this project is exempt under CEQA and is consistent with the City's General Plan and the eight priority policies of City Planning Code Section 101.1.

On July 20, 2023, the Recreation and Park Commission adopted Resolution Number 2307-004 (the "Interior Greenbelt Easement"), by a vote of 4 ayes, 0 noes (with 2 absences), recommending that the Board of Supervisors approve the Easement Agreement and Quitclaim.

Should you have any questions regarding this matter, please contact Claudia Gorham, Deputy Managing Director at (415) 554-9871 or Burt Hirschfeld, Senior Real Property Officer in our office at (415) 554-9862.

Respectfully,



Andrico Q. Penick
Director of Property

Attachments

- Recreation and Park Commission Resolution
- Easement Context Map
- Easement Detailed Map

RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution Number 2307-004

INTERIOR GREENBELT EASEMENT

RESOLVED, This Commission does recommend that the Board of Supervisors approve the fixing and perfection of the location and terms of an access and utility easement that is currently reserved across a parcel owned by the Recreation and Park Department near the Interior Greenbelt Natural Area, located at La Avanzada Street (Lot 022 in Assessor's Block 2781).

Adopted by the following vote:

Ayes	4
Noes	0
Absent	2

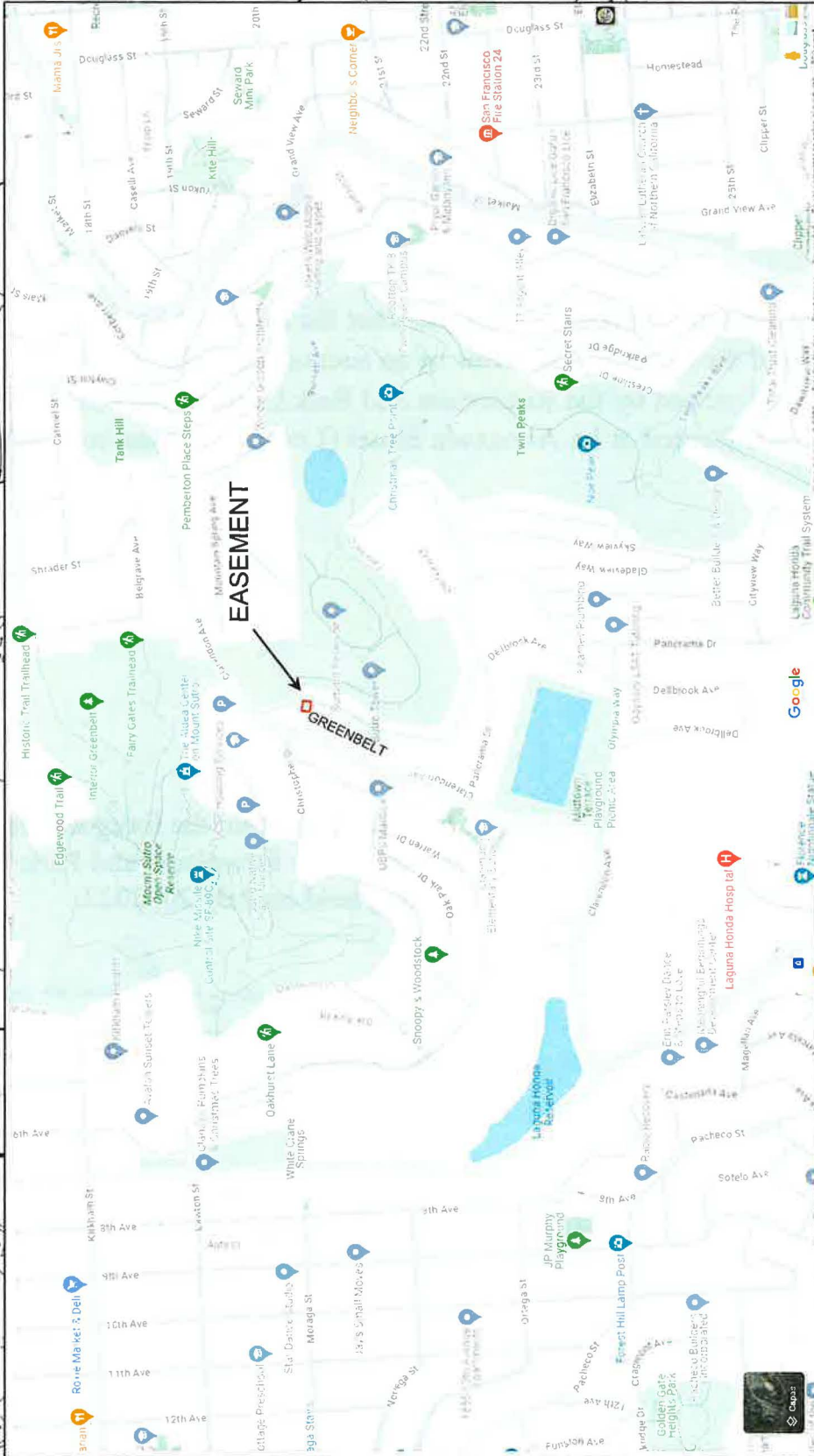
I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on July 20, 2023.



Ashley Summers, Commission Liaison

EASEMENT AREA CONTEXT MAP

APN 2781-022



GRAPHIC SCALE



1 inch = 30 feet

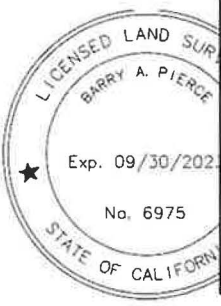
APN 2781-022
DOC 2016-K36811
DECEMBER 7, 2016

APN 2781-002
DOC-2005-1031505-00
SEPTEMBER 16, 2005

ABBREVIATIONS

AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
DCC	DOCUMENT

Approved by:



SCALE OR 45 DEGREES UNLESS EXPRESSLY NOTED OTHERWISE IN FEET AND DECIMALS THEREOF UNLESS NOTED AS SUCH

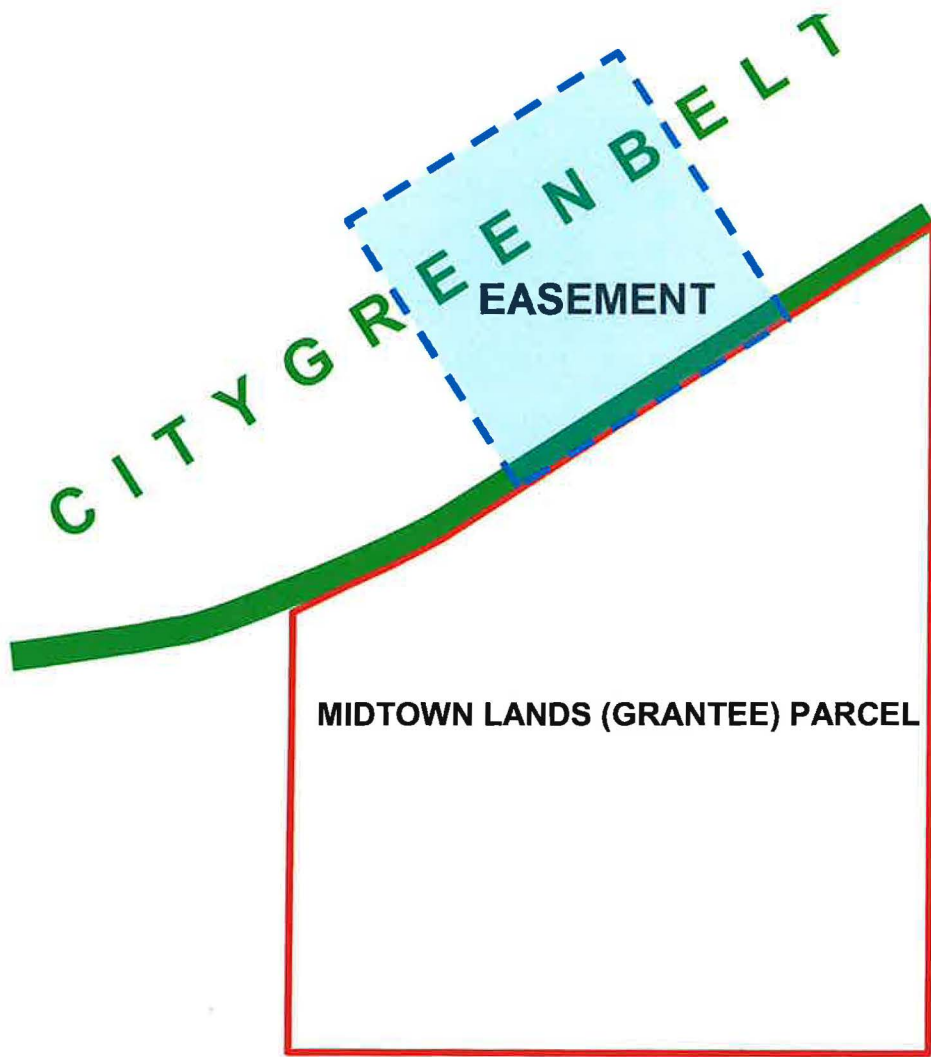
Job No.	6965
Date:	OCTOBER 2022
Surveyed by:	DP/MM
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SAN FRANCISCO

CALIFORNIA

Sheet No. 1 OF 1

AVANZADA ST



MIDTOWN TERRACE/GREENBELT EASEMENT - DETAILED MAP