

File No. 190707 Committee Item No. 8
 Board Item No. 16

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date July 22, 2019

Board of Supervisors Meeting Date SEPTEMBER 3, 2019
 Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PW Order No. 201415 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | SUR Map 2019-003 061719 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PLN GPR 061419 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | SFHA Ltr 061119 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | DRAFT Quitclaim Deed |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PW Memo 061819 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | RED Memo 070319 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | SFHA Resolution No. 0034-19 082219 |
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Completed by: Erica Major Date July 18, 2019
 Completed by: Erica Major Date 07/26/2019

1 [Street Vacation - Potrero HOPE SF Project - Phase 2]

2
3 Ordinance ordering the vacation of streets in the Potrero HOPE SF Project - Phase 2
4 (Blocks A and B) site, generally bounded by 25th Street on the north, 26th Street on the
5 south, Wisconsin Street on the west, and Connecticut Street on the east; allowing a
6 reservation of rights for electric utilities access at the southwest corner of 25th Street
7 and Wisconsin Street and required pedestrian access; authorizing the City to quitclaim
8 its interest in the vacation areas to the San Francisco Housing Authority; affirming the
9 Planning Department's determination under the California Environmental Quality Act;
10 adopting findings that the actions contemplated in this Ordinance are consistent with
11 the General Plan, and the eight priority policies of Planning Code, Section 101.1; and
12 authorizing official acts in connection with this Ordinance, as defined herein, including
13 transmittal of the Ordinance by the Clerk of the Board of Supervisors to the Public
14 Works Director for purposes of recordation of property rights.

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

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

23 Section 1. Findings.

24 (a) California Streets and Highways Code Sections 8300 et seq. and San Francisco
25 Public Works Code Section 787(a) set forth the procedures that the City and County of San
Francisco ("City") follows to vacate public streets.

1 (b) On July 30, 2019, the City adopted Resolution No. 362-19 ("Resolution of
2 Intention"), declaring the City's intent to vacate the following portions of public streets within
3 the Potrero HOPE SF Project – Phase 2: the South 1 foot of 25th Street between Wisconsin
4 Street and Connecticut Street; the West 5 feet of Connecticut Street between 25th Street and
5 26th Street; the North 8 feet of 26th Street between Connecticut Street and Wisconsin Street;
6 and the East 4.75 feet of Wisconsin Street between 25th Street and 26th Street – all as shown
7 on the map of Potrero Low Rent Housing Project Showing Street Opening, Book O of Maps,
8 page 16 (the "Vacation Area"). The Resolution of Intention is on file with the Clerk of the
9 Board of Supervisors in File No. 190712 and is incorporated herein by reference.

10 (c) The Board of Supervisors finds it appropriate and in the public interest to pursue
11 the street vacation described above as part of the Potrero HOPE SF Project, one of the
12 nation's first large-scale public housing transformation collaboratives aimed at disrupting
13 intergenerational poverty, reducing social isolation, and creating vibrant mixed-income
14 communities without mass displacement of current residents.

15 (d) The location and extent of the Vacation Area are more particularly shown on the
16 Public Works ("PW") SUR Map No. 2019-003, dated June 17, 2019. A copy of this map is on
17 file with the Clerk of the Board of Supervisors in File No. 190707 and is incorporated herein by
18 reference.

19 (e) The Clerk of the Board of Supervisors has transmitted to the Director of Public
20 Works ("PW Director") a certified copy of the Resolution of Intention, and the PW Director has
21 caused notice of adoption of said resolution to be posted in the manner required by law.

22 (f) When such matter was considered as scheduled by the Board of Supervisors at its
23 regular meeting on September 3, 2019, the Board heard all persons interested in the vacation
24 of the Vacation Area.
25

1 (g) The vacation of the Vacation Area is necessary to fulfill the objectives of the
2 Potrero.HOPE SF Project – Phase 2, as enacted in Ordinance No. 15-17, which includes the
3 above mentioned development plan and related approvals. Ordinance No. 15-17 is on file
4 with the Clerk of the Board of Supervisors in File No. 161161.

5 (h) The City proposes to quitclaim its interest in the Vacation Area to the San
6 Francisco Housing Authority (“SFHA”) to help facilitate the development of the Potrero.HOPE
7 SF Project – Phase 2.

8 (i) Within active streets that remain open, pedestrian access shall be maintained on at
9 least one side where adjacent to an active construction area.

10 (j) In PW Order No. 201415, dated June 18, 2019, on file with the Clerk of the Board of
11 Supervisors in File No. 190707, the PW Director determined (1) the Vacation Area is
12 unnecessary for the City's present or prospective public street, sidewalk, and service
13 easement purposes; (2) the public interest, convenience, and necessity require a temporary
14 reservation of rights for utilities access in the Vacation Area, to be extinguished upon the
15 City's acceptance of equivalent replaced or relocated utilities and reservation of rights for
16 pedestrian access to Assessor's Parcel Block No. 4285B-001 using Assessor's Parcel Block
17 No. 4285B-002, to be extinguished upon merger of the parcels; (3) in accordance with
18 California Streets and Highways Code Sections 892 and 8314, the Vacation Area is no longer
19 useful as a nonmotorized transportation facility; (4) the consent of all property owners
20 adjacent to the Vacation Area was obtained; and (5) it is a policy matter for the Board of
21 Supervisors to quitclaim the City's interest in the Vacation Area to SFHA.

22 (k) The Board of Supervisors adopts as its own the recommendations of the PW
23 Director as set forth in PW Order No. 201415 concerning the vacation of the Vacation Area
24 and other actions in furtherance thereof and the Board hereby incorporates such
25 recommendations and findings by reference as though fully set forth herein.

1 (l) On December 10, 2015, by Motion No. 19529, the Planning Commission certified
2 the Final Environmental Impact Report ("FEIR") for the Potrero HOPE SF Project (Planning
3 Case No. 2010.0515E) as accurate, complete, and in compliance with the California
4 Environmental Quality Act (California Public Resources Code Sections 21000 et seq.,
5 "CEQA") and Administrative Code Chapter 31. Said Motion is on file with the Clerk of the
6 Board of Supervisors in File No. 161308 and is incorporated herein by reference.

7 (m) On December 10, 2015, by Motion No. 19530, the Planning Commission approved
8 CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program
9 ("MMRP"), under Case No. 2010.0515ETZ/GPR, for approval of the Potrero HOPE SF
10 Project. Said Motion is on file with the Clerk of the Board of Supervisors in File No. 161308,
11 and is incorporated herein by reference.

12 (n) On December 10, 2015, by Motion No. 19531, the Planning Commission adopted
13 findings establishing that the Potrero HOPE SF Project is, on balance, consistent with the
14 General Plan, and Planning Code Section 101.1. Said Motion is on file with the Clerk of the
15 Board of Supervisors in File No. 161308, and is incorporated herein by reference.

16 (o) On December 10, 2015, by adopting Resolution Nos. 19792, 19793, 19794, and
17 19795, the Planning Commission recommended to the Board of Supervisors that the Board
18 approve General Plan Amendments, Planning Code Text Amendments, Zoning Map
19 Amendments, and a Development Agreement between the City, SFHA, and BRIDGE-Potrero
20 Community Associates, LLC, respectively. Said Resolutions are on file with the Clerk of the
21 Board of Supervisors in File No. 161308, and are incorporated herein by reference.

22 (p) In February 2017, the City enacted Ordinance Nos. 13-17, 14-17, 15-17 and 19-17
23 (Board File Nos. 161159, 161160, 161161, 161308) approving Planning Code Text
24 Amendments, Zoning Map Amendments, the Development Agreement, and General Plan
25 Amendments, respectively relating to the Potrero HOPE SF Project.

1 (q) In a letter dated June 14, 2019 ("Planning Letter"), the Planning Department
2 determined that the proposed vacation of the Vacation Area and other actions contemplated
3 in this ordinance are consistent with the General Plan and priority policies of Planning Code
4 Section 101.1. A copy of said letter is on file with the Clerk of the Board of Supervisors in File
5 No. 190707 and is incorporated herein by reference as though fully set forth herein. The
6 Board of Supervisors adopts as its own the consistency findings of the Planning Letter.

7 (r) Also in the Planning Letter, the Planning Department determined that the actions
8 contemplated in this ordinance comply with CEQA. The Board hereby affirms this
9 determination for the reasons stated therein.

10 (s) In a letter dated July 3, 2019, the Director of Property for the Real Estate Division
11 made a recommendation on the real property transaction related to the street vacation. This
12 letter is on file with the Clerk of the Board of Supervisors in File No. 190707 and incorporated
13 herein by reference.

14
15 Section 2. Street Vacation.

16 (a) The Board of Supervisors hereby vacates the Vacation Area, as shown on SUR
17 Map No. 2019-003, pursuant to California Streets and Highways Code Sections 8300 et seq.
18 and Public Works Code Section 787(a).

19 (b) The Board of Supervisors finds that the Vacation Area is unnecessary for present
20 or prospective public use, subject to:

21 (1) The reservation of rights for pedestrian access to Assessor's Parcel Block
22 No. 4285B-001 using Assessor's Parcel Block No. 4285B-002, which will terminate upon
23 merger of the two parcels; and
24
25

1 (2) The reservation of rights for existing PG&E electrical facilities, which will
2 terminate on the earlier of relocation of the facilities, termination of service to customers
3 through the facilities, or City's acceptance of public right of way in the Vacation Area.

4 (c) The street vacation and reservation of rights for PG&E electric utilities and
5 pedestrian access shall be effective automatically without the requirement for further action.
6

7 Section 3. Real Property Transaction; Delegation of Authority.

8 The Board of Supervisors adopts the recommendations of the Director of Property.
9 Notwithstanding the provisions of Administrative Code Chapter 23, the Board of Supervisors
10 approves the City's quitclaim of its interests in the Vacation Area and delegates to the Director
11 of Property, in consultation with the City Attorney's Office, the authority to make nonmaterial
12 changes in, and to finalize and execute, the quitclaim deed(s) on behalf of the City, conveying
13 the Vacation Area to SFHA in accordance with the terms set forth in this ordinance. A copy of
14 the draft quitclaim deed is on file with the Clerk of the Board of Supervisors in File No. 190707
15 and is incorporated herein by reference.
16

17 Section 4. Official Acts in Connection with this Ordinance.

18 (a) The Mayor, Clerk of the Board of Supervisors, Director of Property, County
19 Surveyor, and PW Director are hereby authorized and directed to take any and all actions
20 which they or the City Attorney may deem necessary or advisable to effectuate the purpose
21 and intent of this ordinance (including, without limitation, the filing of this ordinance in the
22 Official Records of the City; confirmation of satisfaction of the conditions to the effectiveness
23 of the vacation of the Vacation Area hereunder; and execution and delivery of any evidence of
24 the same, which shall be conclusive as to the satisfaction of the conditions upon signature by
25

1 any such City official or the official's designee, and completion and recordation of
2 quitclaim(s)).

3 (b) Promptly upon the effective date of this vacation, this ordinance shall be recorded.
4

5 Section 5. The Clerk of the Board of Supervisors is hereby directed to transmit to the
6 PW Director a certified copy of this ordinance so that the ordinance may be recorded together
7 with any other documents necessary to effectuate the ordinance.
8

9 Section 6. This ordinance shall become effective 30 days after enactment. Enactment
10 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
11 does not sign the ordinance within ten days of receiving it, or the Board of Supervisors
12 overrides the Mayor's veto of the ordinance.
13

14 APPROVED AS TO FORM:
15 DENNIS J. HERRERA, City Attorney

16 By:


17 ROBB W. KAPLA
18 Deputy City Attorney

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24
25

LEGISLATIVE DIGEST

[Street Vacation - Potrero HOPE SF Project - Phase 2]

Ordinance ordering the vacation of streets in the Potrero HOPE SF Project - Phase 2 (Blocks A and B) site, generally bounded by 25th Street on the north, 26th Street on the south, Wisconsin Street on the west, and Connecticut Street on the east; allowing a reservation of rights for electric utilities access at the southwest corner of 25th Street and Wisconsin Street and required pedestrian access; authorizing the City to quitclaim its interest in the vacation areas to the San Francisco Housing Authority; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance, as defined herein, including transmittal of the Ordinance by the Clerk of the Board of Supervisors to the Public Works Director for purposes of recordation of property rights.

Existing Law

The Potrero HOPE SF Project site's current street and property line layout is designed for the existing Potrero Housing Project configuration.

Amendments to Current Law

The legislation would vacate portions of 25th Street, 26th Street, Connecticut Street, and Wisconsin Street within the Potrero HOPE SF Project site, reserve utilities access for PG&E within the vacation area and reserve pedestrian access to a landlocked parcel during project construction, and authorize the City to quitclaim the vacated area to the San Francisco Housing Authority ("SFHA"). The vacation and quitclaim will facilitate redevelopment of the site in phases and construction of a street layout that will support buildout of the Potrero HOPE SF Project.

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RESOLUTION NO: 0034-19
DATE ADOPTED: August 22, 2019

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF (I) A QUITCLAIM DEED AND RESERVATION OF EASEMENTS OF PORTIONS OF PUBLIC STREETS IN PHASE 2 OF THE POTRERO HOPE SF PROJECT IN THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA FROM THE CITY AND COUNTY OF SAN FRANCISCO TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AND (II) A CERTIFICATE OF ACCEPTANCE (GOVERNMENT CODE SECTION 27181); AND AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE ANY FUTURE QUITCLAIM DEED AND CERTIFICATE OF ACCEPTANCE CONSISTENT WITH THE AUTHORITY CONVEYANCE DOCUMENTS

WHEREAS, the Housing Authority of the City and County of San Francisco (the "Authority") is a public housing authority formed pursuant to California Health and Safety Code section 34200 et seq., and governed by certain regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, the Authority is the owner of the six hundred nineteen (619) residential units at the Potrero Terrace public housing development and Potrero Annex public housing development (collectively, the "Existing Potrero Development"), located on real property owned by the Authority (the "Existing Potrero Site"); and

WHEREAS, on December 8, 2016 by Resolution 0093-16 the Board of the Authority (the "Board") approved the Master Development Agreement (the "MDA") among the Authority, BRIDGE – Potrero Community Associates, LLC, a California limited liability company (the "Master Developer"), the City and County of San Francisco, a municipal corporation, acting through the Mayor's Office of Housing and Community Development ("MOHCD"), which among other matters provides for the revitalization and redevelopment of the Existing Potrero Development, as a mixed use development consisting of the development of: (i) multiple affordable housing projects, which, among other things, shall provide for the replacement of the units at the Existing Potrero Site (ii) multiple market rate housing projects (iii) public infrastructure improvements, including, among other things, public streets, sidewalks, utilities, parks, and open space (collectively, the (iv) other privately-owned ancillary improvements for the benefit of the residents and neighborhood, including community-serving infrastructure (such as privately-owned open spaces to be made available to the general public and (v) other ancillary private improvements (collectively, all such improvements are referred to as the "Master Development"); and

WHEREAS, the Master Developer applied for that Street Vacation Ordinance for Phase 2 of the Master Development with the City and County of San Francisco, a municipal corporation (the

"City"), and if approved, the City will adopt the Phase 2 Street Vacation Ordinance (the "Phase 2 Street Vacation") which will authorize the vacation of certain right of ways, including those located within the Project Site; in particular, the vacation of sections of Connecticut Street, 26th Street, Wisconsin Street, and 25th Street within Phase 2 of the Master Development; and

WHEREAS, in connection with the approval of the Phase 2 Street Vacation, the City intends to quit claim any property within the Project Site, including sections of Connecticut Street, 26th Street, Wisconsin Street, and 25th Street to the Authority which will be evidenced by the proposed Quitclaim Deed and Reservation of Easements (the "Quitclaim Deed");

WHEREAS, acceptance of the property subject to the Phase 2 Street Vacation by the Authority is necessary to enter into the proposed ground lease and/or disposition and development agreements for the construction and development of Phase 2 of the Master Development; and

WHEREAS, the Authority desires to accept the Phase 2 Street Vacation as set forth in the Quitclaim Deed, subject to the conditions as set forth in the staff report, and to enter into the Certificate of Acceptance, as required pursuant to Government Code Section 27181 (the "Certificate of Acceptance"); and

WHEREAS, the Authority desires to authorize the Acting Director to negotiate and execute a quitclaim deed as necessary for the applicable phase of Master Development (the "Potrero Quitclaim Deed"), provided it is consistent with the MDA, the Phase 2 Street Vacation Ordinance, the ordinance adopted by the City for the applicable phase, the ground lease or other conveyance documents necessary to develop the applicable phase of the Master Development; and in connection therewith to enter into a Certificate of Acceptance, as required pursuant to Government Code Section 27181 (the "Potrero Certificate of Acceptance").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The above recitals are true and correct, and together with the staff report, form the basis for the Board of Commissioners' actions as set forth in this Resolution.
2. The Quitclaim Deed and Reservation of Easements and Certificate of Acceptance are hereby approved.
3. The Acting Executive Director is hereby authorized to execute on behalf of the Authority, the Quitclaim Deed and Reservations of Easement and the Certificate of Acceptance.
4. The Acting Executive Director is hereby authorized to negotiate and execute any Potrero Quitclaim Deed and the Potrero Certificate of Acceptance, subject to the conditions provided in this Resolution.

5. This Resolution shall take effect immediately.

APPROVED AS TO FORM
AND LEGALITY:

Dianne Jackson McLean
Dianne Jackson McLean,
Goldfarb & Lipman LLP,
Special Legal Counsel

Date: 8/22/2019

REVIEWED BY:

Barbara T. Smith
Barbara T. Smith,
Acting Executive Director

Date: 8/22/2019



London Breed, Mayor
Naomi M. Kelly, City Administrator



Andrico Q. Penick
Director of Real Estate

July 3, 2019

TO: MOHAMMED NURU, DIRECTOR OF PUBLIC WORKS
FROM: ANDRICO Q. PENICK, DIRECTOR OF PROPERTY *ADP 7/3/19*
RE: HOPE SF – Potrero Phase 2

The Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project Development Agreement ("Agreement") approved and adopted by the San Francisco Board of Supervisors and Mayor on January 31, 2017 by Ordinance No. 15-17 provides for certain street or right-of-way vacations ("Street Vacations") and dedications ("Street Dedications") as part of the HOPE SF – Potrero Phase 2 Project. The Agreement provides for an equal or "greater than" exchange of square feet, in favor of the City and County of San Francisco ("City"), of Street Dedications to the City as a donation with Street Vacations from the City to the Developer.

Mohammed Nuru, Director of Public Works ("Public Works") has informed the Real Estate Division ("RED") that the Tentative Subdivision Map application PID 9610 (encompassing APN 4285B) implements Phase 2 of the HOPE SF Potrero Project and the Street Vacations are as depicted in draft San Francisco Public Works' SUR Map Exhibit A and attached sheet map dated March 27, 2019, and the Street Dedications are as depicted on Tentative Subdivision Map application PID 9610.

Public Works informed RED that the Street Vacations include portions of the following streets within HOPE SF Potrero along with public service easements in the vacated streets or between them: 25th Street, Connecticut Street, 26th Street, and Wisconsin Street.

Public Works informed RED that Articles 4 and 6 of the Development Agreement obligates the Project Sponsor develop the "Public Infrastructure Improvements including streets along with public service easements at the locations generally shown in Exhibits J and P of the Development Agreement, as and when needed in connection with the development of an approved Development Phase for the Project with acceptance by the City in the process outlined in Exhibit V."

The completion of the proposed Street Vacations (7,753 square feet) and Street Dedications (25,697 square feet) of Phase 2 of the Project 2 will result in a net gain of 17,944 square feet of real property to City along with \$5-6 million in capital improvements, as priced by the developer, completed in the newly dedicated public ROW.

Therefore, based upon the information provided to RED, I recommend approval of this transaction.

Major, Erica (BOS)

om: Spitz, Jeremy (DPW)
Sent: Friday, July 12, 2019 12:39 PM
To: Major, Erica (BOS)
Subject: RE: 190707 ROI Street Vacation HOPE SF

6/18/19. Sorry! Still working on trying to get them to add it to the PW orders. I asked Javier to remove the date from the Reso language, but I will remind him. Thanks!

Jeremy Spitz

Policy and Government Affairs

San Francisco Public Works | City and County of San Francisco

City Hall, Room 348 | 1 Dr. Carlton B. Goodlett Place | San Francisco, CA 94102

Office: (415) 554-6972



sfpublicworks.org · twitter.com/sfpublicworks

From: Major, Erica (BOS)
Sent: Friday, July 12, 2019 11:14 AM
To: Spitz, Jeremy (DPW) <Jeremy.Spitz@sfdpw.org>
Subject: 190707 ROI Street Vacation HOPE SF

Hi Jeremy,

The legislation for this references a date for PW Order No. 201415. Can you confirm when this was signed?

(j) In PW Order No. 201415, dated _____, 2019, on file with the Clerk of the Board of Supervisors in File No. 190707, the PW Director determined (1) the Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, and service easement purposes; (2) the public interest, convenience, and necessity require a temporary reservation of rights for utilities access in the Vacation Area, to be extinguished upon the City's acceptance of equivalent replaced or relocated utilities and reservation of rights for pedestrian access to Assessor's Parcel Block No. 4285B-001 using Assessor's Parcel Block No. 4285B-002, to be extinguished upon merger of the parcels; (3) in accordance with California Streets and Highways Code Sections 892 and 8314, the Vacation Area is no longer useful as a nonmotorized transportation facility; (4) the consent of all property owners adjacent to the Vacation Area was obtained; and (5) it is a policy matter for the Board of Supervisors to quitclaim the City's interest in the Vacation Area to SFHA.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

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: 201415

Determination to recommend conditionally vacating streets in the Potrero HOPE SF Project site, generally bounded by 25th Street on the north, 26th Street on the south, Wisconsin Street on the west, and Connecticut Street on the east, as part of the Potrero HOPE SF Project, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code.

WHEREAS, The City and County of San Francisco has fee title ownership of property underlying most public right-of-ways, which includes streets and sidewalks; and

WHEREAS, The area to be vacated ("the Vacation Area") is generally bounded by 25th Street on the north, 26th Street on the south, Wisconsin Street on the west, and Connecticut Street on the east; and

WHEREAS, On December 10, 2015, by Motion No. 19529, the Planning Commission certified the Final Environmental Impact Report ("FEIR") for the Potrero HOPE SF Project (Planning Case No. 2010.0515E) as accurate, complete and in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 *et seq.*, "CEQA") and Administrative Code, Chapter 31; and

WHEREAS, On December 10, 2015, by Motion No. 19530, the Planning Commission approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program ("MMRP"), under Case No. 2010.0515ETZ/GPR, for approval of the Potrero HOPE SF Project; and

WHEREAS, On December 10, 2015, by Motion No. 19531, the Planning Commission adopted findings establishing the Potrero HOPE SF Project, on balance, consistent with the General Plan, and Planning Code, Section 101.1; and

WHEREAS, On December 10, 2015, by adopting Resolution Nos. 19792, 19793, 19794 and 19795, the Planning Commission recommended to the Board of Supervisors that the Board approve General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, and a Development Agreement between the City, the Housing Authority and BRIDGE-Potrero Community Associates, LLC, respectively; and

WHEREAS, On January 31, 2017, the Board of Supervisors adopted Ordinance Nos. 13-17, 14-17, 15-17, and 19-17 (File Nos. 161308, 161159, 161160, and 161161) approving General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, and the Development Agreement respectively; and



WHEREAS, City Planning Department determined that the proposed vacation of the Vacation Area and other actions contemplated herein are consistent with the General Plan and priority policies of the Planning Code, Section 101.1. Also in the Planning Letter, the Planning Department has determined that the actions contemplated in this ordinance comply with CEQA; and

WHEREAS, The vacation of the Vacation Area is necessary to fulfill the objectives of the Potrero HOPE SF Project, as approved on January 31, 2017. The abovementioned development plan and related approvals are found in Ordinance Nos. 13-17, 14-17, 15-17, and 19-17; and

WHEREAS, Pursuant to the California Streets and Highway Code Sections 8300 et seq., Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a Public Works referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission ("PUC"). No public or private utility company or agency objected to the proposed vacation; consequently, Public Works finds the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The applicant is the owner of all of the property adjacent to the Vacation Area; and

WHEREAS, The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 *et seq.*, and section 787 of the San Francisco Public Works Code; and

WHEREAS, The public interest, convenience, and necessity require that the City reserve the following rights:

1. The reservation of rights for pedestrian access to APN 4285B-001 using APN 4285B-002, which will terminate upon merger of the two parcels; and
2. The reservation of access rights for existing PG&E facilities, which will terminate on the earlier of relocation of the facilities, termination of service to customers through the facilities, or City's acceptance of public right of way in the Vacation Area.; and

WHEREAS, Within active streets that remain open, pedestrian access shall be maintained on at least one side where adjacent to an active construction area; and

WHEREAS, In accordance with Streets and Highways Code Section 892 and 8314, the Vacation Area is no longer useful as a nonmotorized transportation facility; and

WHEREAS, The City proposes to quitclaim its interest in the Vacation Area to the San Francisco Housing Authority ("SFHA") to help facilitate the development of the Potrero HOPE SF Project; and

WHEREAS, It is a policy matter for the Board of Supervisors to quitclaim the City's interest in the Vacation Area; and

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area as shown on Department of Public Works drawing SUR 2019-003
2. Vacation Area SUR Map No. 2019-003, dated June 17, 2019

The Director recommends that the Board of Supervisors move forward with the legislation to conditionally vacate said Vacation Area.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable to effectuate the purpose and intent of this Ordinance.

X DocuSigned by:
Bruce Storrs

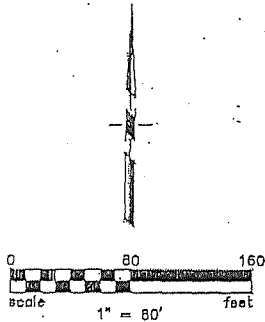
Storrs, Bruce 97ABC41507B0494...
County Surveyor

X DocuSigned by:
Nuru, Mohammed

Nuru, Mohammed 45AB17F474FA...
Director

TOTAL AREA OF VACATION:
7,759.7 SQUARE FEET±

REFERENCE:
MAP OF POTRERO LOW RENT
HOUSING PROJECT SHOWING
STREET OPENING, BOOK 0 OF
MAPS, PAGE 16, SAN
FRANCISCO CITY AND COUNTY

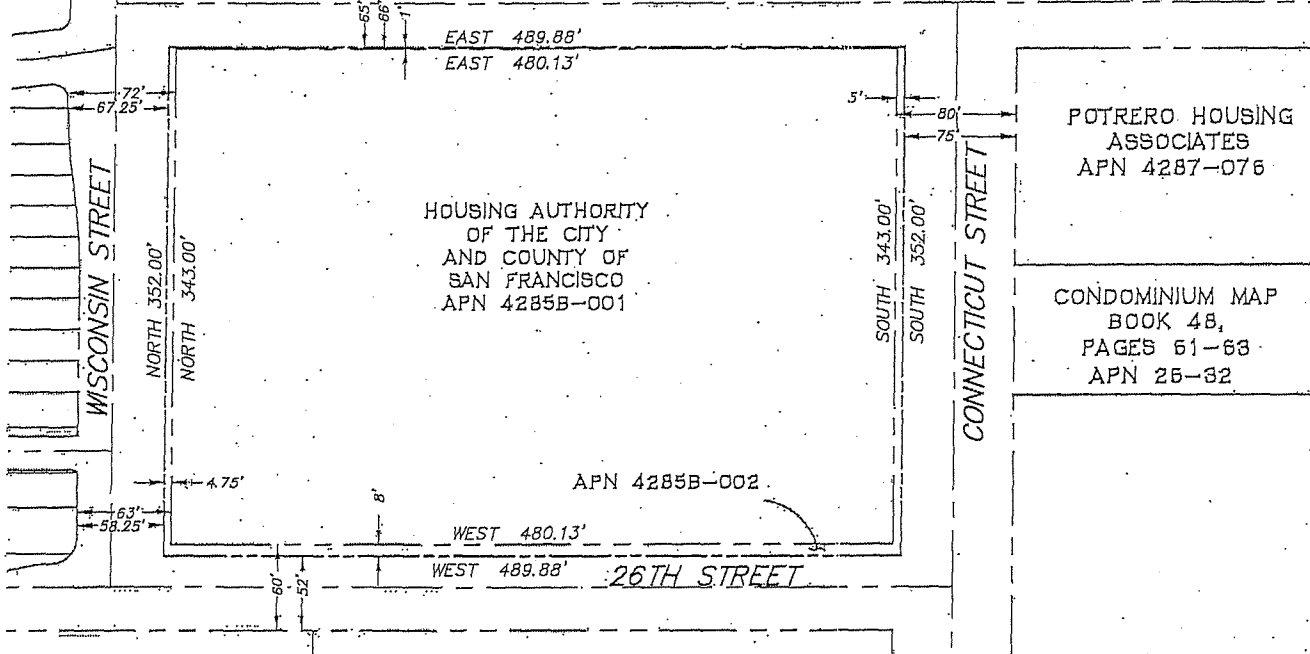


MAP OF POTRERO LOW RENT HOUSING
PROJECT SHOWING STREET OPENING BOOK
0 OF MAPS AT PAGE 16, SAN FRANCISCO
CITY AND COUNTY RECORDS,
HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO
APN 4220A-001

CONNECTICUT
STREET
(46' WIDE)

HOUSING AUTHORITY
OF THE CITY
AND COUNTY OF SAN
FRANCISCO
APN 4222A-001

25TH STREET



6681

Professional Seal: Jan 13, 2019 - 3:27pm C:\Users\jstorrs\Documents\Projects\2019\2019-003\2019-003-001.dwg



APPROVED:
B. Storrs
BRUCE R. STORRS
CITY & COUNTY SURVEYOR

6/17/19
DATE

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS
SUBDIVISION AND MAPPING

VACATION OF A PORTION OF THE RIGHT OF WAY OF 25TH STREET,
CONNECTICUT STREET, WISCONSIN STREET, AND 26TH STREET.

FILE: SUR 2019-003	SHEET 1 OF 1	SCALE: 1" = 80'	REVISION
-----------------------	--------------	-----------------	----------



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

General Plan Referral

Date: June 14, 2019

Case No: 2010.0515GPR
Potrero HOPE SF Phase II Street Vacations

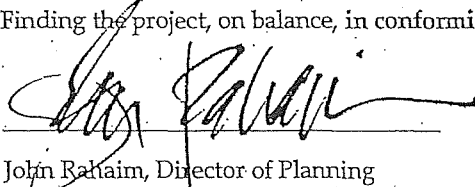
Block / Lot No: 4285B / 001

Project Sponsors: Mayor's Office of Housing and Community Development
Attention: Faith Kirkpatrick

Applicant: Same as Above

Staff Contact: Mat Snyder - (415) 575-6891
Mathew.snyder@sfgov.org

Recommendation: Finding the project, on balance, in conformity with the General Plan

Recommended by: 
John Rahaim, Director of Planning

The Planning Department is in receipt of your General Plan Referral Application (Case No. 2010.0515GPR). The application is for street vacations along the 25th Street, 26th Street, Wisconsin Street and Connecticut Street as a part of the development of two blocks of the Potrero HOPE SF Project (Phase II). The street vacations would reduce the respective street widths between 1-foot and 8-feet generally consistent with "Master Approvals" of the Potrero HOPE SF Project.

The Master Approvals generally consist of new zoning (the Potrero HOPE SF Special Use District ("SUD")), the Design Controls and Guidelines ("DCG") document, which provide design requirements for buildings, streets, and open spaces, and a Development Agreement ("DA") between the City and County of San Francisco, the San Francisco Housing Authority, and Bridge Housing. The DA, in turn, includes a Master Infrastructure Plan, which provided general street and parcel dimensions.

The entire Potrero HOPE SF Master Plan Project consists of demolishing all existing 620 units, and vacating portions of the right of way that currently cross the site diagonally and building new streets that would better continue the existing street grid. The Project would transform the four existing super blocks into about 19 new fine-grained blocks, add one major new park along with several smaller parks, plazas and pedestrian ways throughout. The site would feature a new "Main Street" along a newly established

June 14, 2019

Potrero HOPE SF Street Vacations

Case No. 2010.0515GPR

segment of 24th Street; this new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

At completion, the Project would include up to 1,700 units, including Housing Authority replacement units (approximately 606 units), and a mix of additional affordable units (approximately 335 units at varying levels of affordability) and market rate units (approximately 661 units). New buildings would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,150 parking spaces would be provided for the units largely below grade. Approximately 15,000 gsf of retail, and 30,000 gsf of community-serving uses is also proposed.

On December 10, 2015, the Planning Commission took the following actions regarding the Project:

- Certified the Final Environmental Impact Report (Motion No. 19529)
- Adopted CEQA Finding including a statement of overriding considerations (Motion No. 19530)
- Adopted Findings of Consistency with the General Plan and Planning Code Section 101.1 (Motion No. 19531)

The proposed street vacations along 25th Street and 26th Street (between Wisconsin and Connecticut), and Connecticut Street (between 25th and 26th Streets) are consistent with the respective cross sections in the DCG and the Master Infrastructure Plan, and therefore further the Project for which the Consistency Findings were made.

The proposed street vacation along Wisconsin Street between 25th Street and 26th Street represent a different proposed street cross section than originally contemplated as part of the Master Approvals. Originally, this segment of Wisconsin Street was proposed to feature perpendicular on-street parking along the east side of the street requiring a wider right-of-way. In response to SFMTA, the Project Sponsor is now proposing to convert the perpendicular parking to parallel parking to assure better operation for Muni buses along Wisconsin. The vacation, while narrowing the right-of-way by approximately 4.5-feet, would enable the street to continue to function as it does today while accommodating the proposed proportion of sidewalk width to roadway width to setback depth that is proposed on similarly proposed streets throughout the Potrero HOPE SF Project. While this segment is different than what was originally proposed, it meets the general goals and intent of the Potrero HOPE SF Project by enabling an enhanced well-proportioned pedestrian realm that better accommodates transit. At the same time, vacated right-of-way can be used to enable the production of much needed housing.

Therefore, the proposed Street Vacations are therefore, on balance, consistent with the General Plan and Planning Code Section 101.1.

Attachments

Planning Commission Motion 19531

Attachment A to Planning Commission Motion 19531

June 14, 2019

Potrero HOPE SF Street Vacations

Case No. 2010.0515GPR.

G:\Scratch\2015-015084GPR - Potrero Hope SF Phase 2 Street Vacations.docx



June 11, 2019

City and County of San Francisco
San Francisco Public Works · Bureau of Street Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Re: Proposed Street Vacation/Public Easement
Application by BRIDGE Potrero Community Associates, LLC

The San Francisco Housing Authority (SFHA) is the owner of the Potrero Terrace public housing site that includes APN Block 4285B in San Francisco, CA 94107 containing various street addresses within a 3.78-acre area.

The Housing Authority has reviewed the attached SUR Map that indicates the location of the proposed vacation along Connecticut, Wisconsin, 25th, and 26th Streets. The Housing Authority agrees with, and is in support of the Applicant's proposed public easement vacation. The City's approval of this application will facilitate the development and construction of new street and utility infrastructure and quality affordable housing for existing Potrero Terrace and Annex families and seniors. This new development is part of the City and SFHA's HOPE SF initiative to transform distressed public housing sites into thriving mixed income housing communities.

Please contact Jasmine Kuo at (415) 715-5950 or kuoj@SFHA.ORG if you have any questions for the Housing Authority about this letter of support. Thank you.

Sincerely,

Barbara Smith
Acting Executive Director

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

Attn: _____

Lot: 4285B Block: 002

(Space above this line reserved for Recorder's use only)

The undersigned declares this instrument to be exempt from recording fees (Govt. Code § 27383) and Documentary Transfer Tax (Rev. & Tax. Code § 11922).

QUITCLAIM DEED
AND
RESERVATION OF EASEMENTS

(Portions of 25th Street, Connecticut Street, Wisconsin Street, and 26th Street)

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City"), pursuant to Ordinance No. _____, adopted by the Board of Supervisors on _____, 20____, and approved by the Mayor on _____, 20____ (the "**Ordinance**"), hereby RELEASES, REMISES AND QUITCLAIMS TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO; a public body, corporate and politic ("SFHA"), any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, shown on and described in Exhibit A attached hereto and made a part hereof (the "**Burdened Property**"), subject to the reservations, terms and conditions below.

1. **Reservation of Pedestrian Access Easement.** City hereby reserves for the benefit of the owners; occupants, and users of Block 4285B Lot 001 a perpetual nonexclusive appurtenant easement (the "**Pedestrian Access Easement**") over and across and under the Burdened Property for pedestrian access to and from Block 4285B Lot 001 (the "**Benefited Parcel**"). The Benefited Parcel is shown on and described in attached Exhibit A. The Pedestrian Access Easement will terminate automatically on merger of the Burdened Property and the Benefited Parcel.

2. **Reservation of PG&E Easement.** City hereby reserves for the benefit of Pacific Gas and Electric Company, a California corporation, a nonexclusive easement in gross for electrical facilities existing as of the date of the Ordinance (the "**PG&E Easement**") over, across, and under the Burdened Property. The PG&E Easement will terminate automatically on

the earlier of (a) relocation of the electrical facilities; (b) termination of service to customers through the electrical facilities, or (c) City's acceptance of public right of way on the Burdened Property.

3. City Has No Obligations. City does not have any obligations of any kind (including, but not limited to, maintenance and enforcement) with respect to the Pedestrian Access Easement Area or the PG&E Easement Area.

4. Exhibits. The exhibits attached to and referenced in this Deed are incorporated into and made a part of this Deed.

5. Miscellaneous. This Deed will be recorded in the Official Records of the City and County of San Francisco, California. This Deed will be governed by and construed in accordance with the laws of the State of California. If any provision of this Deed is or becomes invalid, illegal, or unenforceable, it will not affect or impair the validity, legality, or enforceability of any other provision of this Deed, and there will be substituted for the affected provision a valid and enforceable provision as similar as possible to the affected provision. Each writing or plat referred to herein as being attached hereto as an exhibit or otherwise designated herein as an exhibit hereto is hereby made a part hereof.

(Signature Page Follows)

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the date first above written.

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Andrico Q. Penick
Director of Property

APPROVED AS TO FORM

DENNIS J. HERRERA
City Attorney of San Francisco

By: _____
Deputy City Attorney

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____, 20__ before me, _____,

Notary Public, personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

EXHIBIT A

DESCRIPTION AND DEPICTION OF THE BURDENED PROPERTY AND BENEFITED
PARCEL

CERTIFICATE OF ACCEPTANCE
(Pursuant to Government Code 27281)

This is to certify that the interest in real property conveyed by the foregoing Quitclaim Deed and Reservation of Easements (Portions of 25th Street, Connecticut Street, Wisconsin Street, and 26th Street) dated _____, 20__, from the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate and politic (the "Authority"), is hereby accepted on _____, 20__, by the undersigned officer or agent on behalf of the Authority pursuant to authority conferred by resolution of the Authority's Board of Commissioners adopted on _____, 20__, and the Authority Board of Commissioners consents to the recordation of said document in the Office of the Recorder of City and County of San Francisco, State of California.

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO,
a public body corporate and politic

By: _____
Barbara T. Smith
Acting Executive Director

Dated: _____, 20__

APPROVED AS TO FORM AND LEGALITY:

By: _____



MEMORANDUM

June 18, 2019

To: President of the Board of Supervisors – Norman Yee

Fr: Bruce R. Storrs, City & County Surveyor

Re: Street Vacation Legislative Package for Potrero HOPE SF Phase 2

This package contains the proposed ordinance vacating various streets within the Potrero HOPE SF Phase 2 development site. If approved, this legislation will facilitate the development of the Potrero HOPE SF master planned development, Development Agreement, and associated project approvals.

London N. Breed
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St, 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Background

The Potrero HOPE SF development (“Project”) is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed-income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority (SFHA); and the Developer, Bridge-Potrero Community Associates, LLC, consisting of BRIDGE Housing. In March 2017, the City and SFHA approved and executed a Development Agreement and a Master Development Agreement, and the City approved the Potrero HOPE SF Special Use District to facilitate the development of the Project.

The Potrero HOPE SF development plan consists of up to 1,700 new affordable and moderate-income housing units, 3.5 acres of open spaces, 4.9 acres of new street and utility infrastructure, and approximately 60,000 square feet of neighborhood-serving spaces. The build out of the master plan will occur in phases, so that the existing public housing residents can remain housed on site, and then relocate into their new affordable housing as each phase of construction is completed.

The first phase of the Project is nearly completed as of December 2018 and undergoing final inspections, and consists of 72 new affordable apartments on a former, vacant lot owned by the City at 1101 Connecticut Street, in addition to adjacent street improvements. The second phase of the Project is within the Potrero Terrace and Annex public housing footprint, which is owned by the SFHA. This phase is approximately 3.96 acres in size and its development will involve the demolition of 8

buildings and existing infrastructure, and the construction of new street and utility infrastructure including a new segment of Arkansas Street between 25th and 26th Street, a 157-unit affordable housing development, a child-care facility, a small 3,600 gsf open space, and site preparation of a small future moderate income housing site.

Phase 2 Street Vacation Ordinance

An approved Street Vacation Ordinance will provide the legislative approval to vacate all sections of rights of way adjacent to the Phase 2 Project site, Connecticut Street, 26th Street, Wisconsin Street and 25th Street. The Potrero HOPE SF Phase 2 Project Street Vacation Ordinance would authorize the Public Works Director to approve the vacation of rights of way the reservation of rights for electric utilities and public access when Phase 2-specific conditions are satisfied. The ordinance authorizes the City to execute quitclaim deeds from the City to the SFHA for the vacated rights of way. This will enable SFHA to lease the entirety of a development phase area, including the vacated rights of way areas, to the Developer for construction.

This legislative package includes:

1. Resolution of Intent to Vacate
2. Ordinance
3. Legislative Digest
4. Public Works Order No. 201415
5. Public Works SUR Map 2019-003
6. Planning Department General Plan Referral
7. Form of Quitclaim Deed between City and SFHA
8. SFHA Consent Letter



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Sophia Kittler
RE: Street Vacation - Potrero HOPE SF Project - Phase 2
DATE: June 18, 2019

A handwritten signature in black ink, appearing to be "SK".

Ordinance ordering the vacation of streets in the Potrero HOPE SF Project - Phase 2 (Blocks A and B) site, generally bounded by 25th Street on the north, 26th Street on the south, Wisconsin Street on the west, and Connecticut Street on the east; allowing a reservation of rights for electric utilities access at the southwest corner of 25th Street and Wisconsin Street and required pedestrian access; authorizing the City to quitclaim its interest in the vacation areas to the San Francisco Housing Authority; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this ordinance are consistent with the General Plan and eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this ordinance, as defined herein, including transmittal of the Ordinance by the Clerk of the Board of Supervisors to the Public Works Director for purposes of recordation of property rights.

Please note that Supervisor Walton is a co-sponsor of this legislation.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 JUN 18 PM 2:54
AK

