



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 212701

Recommending the conditional approval of 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; the conditional acceptance of a segment of East Clementina Street for maintenance and liability; delegation of authority to the Public Works Director to: 1) take various actions related to accept this Street segment for City maintenance and liability purposes and 2) establish official public right-of-way widths and street grades; delegation to allow establishment of official sidewalk widths through administrative action; and approval of public sidewalk easements on Folsom Street.

Background and Findings

The Public Works Director (or “Director”) acknowledges the following facts, and makes the findings set forth below in support of the decisions and recommendations in this Order:

1. This Order addresses a Board of Supervisors ordinance concerning land dedication of and City acceptance for maintenance and liability of a segment of East Clementina Street between Beale and Main Streets (the “East Clementina Street Segment”) at the site of the temporary Transbay Bus Terminal also known as Block 2 and Block 3 in the Transbay Redevelopment Plan Project Area. The public improvements on the East Clementina Street Segment and related areas are not complete at this time; however, the Successor Agency to the San Francisco Redevelopment Agency, Office of City Investment and Infrastructure (“OCII”), has submitted an offer of dedication and a quitclaim deed for real property underlying the East Clementina Street Segment (“OCII Deed”). OCII’s submission of these documents now will allow the City, on an expedited basis, to own and accept this Street Segment when the street work is complete. Copies of this Offer is attached to this Order.
2. Transbay 2 Family, L.P and Transbay 2 Senior, L. P (collectively “Transbay 2”) have presented Offer of Improvements from for public infrastructure for additional areas on Beale, Folsom, and Main Streets and related areas. These improvements include, but are not limited to: curb and gutter; sidewalk; curb ramps; minor roadway resurfacing; street trees; permanently

affixed benches; stormwater, sewer, domestic water, recycled water, and auxiliary water systems; streetlights systems; bike racks; and traffic signal infrastructure. In addition, Transbay 2 granted non-exclusive easements for pedestrian access, passage, ingress, and egress for public sidewalk purposes to the City along two property frontages of Folsom Street between Beale and Main Streets (the "Transbay 2 Sidewalk Easements"). Offers of Improvement, the draft of the easements, and a sketch showing the location are attached to this Order.

3. In accordance with the California Environmental Quality Act ("CEQA") (California Public Resources Code Sections 21000 et seq.), OCII, as the lead agency under Public Resources Code Section 21067, found and determined that the actions contemplated in the Board of Supervisors ordinance were within the scope the Final Environmental Impact Statement/Environmental Impact Report on the Transbay Redevelopment Plan and related addenda require no additional environmental review pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Sections 15180, 15168, 15162 and 15163. These findings are found in OCII Commission Resolution No. 47-2022 adopted on December 12, 2022. A copy of OCII Commission Resolution No. 47-2022 is attached to this Order.
4. In a letter dated March 18th, 2026, OCII determined that the actions contemplated in the Board's ordinance are consistent with the Transbay Redevelopment Plan and recommended that the Board accept the East Clementina Street Segment. A copy of the OCII letter is attached to this Order.
5. In a letter dated November 28, 2023, the Planning Department found that actions related to the creation and City acceptance of the East Clementina Street Segment for maintenance and liability purposes, and other actions set forth in the ordinance are, on balance, in conformance with the General Plan and the eight priority policies of Planning Code Section 101.1. A copy of the Planning Department letter is attached to this Order.
6. In a letter dated March 20, 2026, the Director of the Real Estate Division of the Office of the City Administrator (the "Director of Property") requested that the Board of Supervisors approve the draft OCII Deed and the Block 2 Developer Sidewalk Easements in substantially the same form as that on file with the Clerk of the Board of Supervisors. A copy the letter is attached with this order.

NOW THEREFORE BE IT ORDER THAT,

Acceptance of Infrastructure

1. The Director, with certification from the County Surveyor and City Engineer, recommend that the Board of Supervisors conditionally accept the OCII Offer of Dedication and OCII Deed for East Clementina Street segment, including the associated public improvements, as specified in the Board of Supervisors ordinance;
2. The Director recommends the Board of Supervisors conditionally accept the East Clementina Street Segment for City maintenance and liability purposes subject to its completion and inspection and a certification that it has been constructed in accordance with all provisions of the Municipal Code, City regulations, and standards, and is ready for its intended use.
3. The Director recommends the Board of Supervisors accept the Offers of Improvement for Transbay 2 for additional improvements on Beale, Folsom, and Main Street and approve Transbay 2 Sidewalk Easements.

Delegation of Acceptance of Infrastructure

1. The Public Works Director recommends that the Board delegate the authority to the Director to accept new infrastructure, assume maintenance and liability responsibilities, and take other Official Act regarding East Clementina Street Segment as follows:
 - A. Declare East Clementina Street Segment open public right-of-way; dedicate the East Clementina Street Segment to public use; designate this Street Segment for street and roadway purposes; and accept it for City maintenance and liability purposes, subject to certain exceptions as detailed in the ordinance.
 - B. Establish Public Right-of-Way Widths, Sidewalk Widths, and street grades for the East Clementina Street Segment and the expanded sidewalk at Beale Street between East Tehama Street and Folsom Street; Main Street between East Tehama Street and Folsom Street; Folsom Street to approximately 60 feet east of Beale Street; Folsom Street to approximately 80 feet west of Main Street. In addition, the delegated authority should include the ability to approve a one-foot sidewalk reduction mid-block on Folsom Street from 60 feet east of Beale Street to 80 feet west of Main Street and adopt the official A-17 Public Right-of-Way Width Map and Q-20 Drawings for Sidewalk Width in connection with these actions.

- C. Waive application of Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, and authorize the Public Works Director to administratively establish official sidewalk widths for the East Clementina Street Segment; change public sidewalk width as described in Subsection (B) above at Beale, Main and Folsom Streets; and record the sidewalk establishment and sidewalk width change in the City's official records along with associated Q-20 Drawings.
 - D. The approval actions described above for East Clementina Street Segment and other public sidewalks at Beale Street, Main and Folsom streets shall not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners as set forth in the Public Works Code, including its Section 706.
 - E. Pursuant to San Francisco Administrative Code Sections 1.51 et seq. and as further described in the Board ordinance, authorize the Director to establish the official street grades for the East Clementina Street Segment and show these on an official map associated with this Street Segment.
2. The Director recommends the Board of Supervisors approve the Transbay 2 Sidewalk Easements and delegate to the Director of Property the authority to modify, or amend, the terms of the Easements in a manner that the Director of Property, in consultation with the City's Risk Manager and the City Attorney, deems necessary or advisable and in the City's best interests.

X  Signed by:
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Ko, Albert J
City Engineer and Deputy Director

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Short, Carla
Director