

LEGISLATIVE DIGEST

[Potrero HOPE SF - Street Vacation for Various Streets]

Ordinance delegating authority to the Public Works Director to vacate certain streets and public service easements in the Potrero HOPE SF Project (“Project”) site, generally bounded by 26th, Wisconsin, 23rd, Missouri, 22nd, Texas, 25th, and Connecticut (south of 25th) Streets, and including portions of 22nd, 23rd, 25th, 26th, Arkansas, Connecticut, Dakota, Texas, Missouri, and Wisconsin Streets, Turner Terrace, and Watchman Way, to expedite implementation of the Project; authorizing the City to transfer its interest in the vacation area to the San Francisco Housing Authority or the Project sponsor; delegating to the Director of Property authority to grant, accept, and terminate easements to facilitate the street vacations; adopting a Public Works Order recommending the street and easement vacation process; waiving application of Administrative Code, Chapter 23, regarding real estate transactions to the extent inconsistent with this Ordinance; finding the street vacation areas are exempt surplus property under the California Surplus Land Act; authorizing official acts, as defined, in connection with this Ordinance; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

In Ordinance No. 15-17, the Board of Supervisors approved a development agreement for Potrero HOPE Project with the San Francisco Housing Authority and Bridge-Potrero Community Associates LLC (“Developer”). This includes the complete rebuilding of the existing Housing Authority Potrero Terrace and Annex sites and the surrounding streets, and will consist of more than 800 affordable units and approximately 800 market-rate units, retail and community spaces, open space, new streets, utilities, and other infrastructure. To vacate a public street or public service easement, the City follows the procedures in California Streets and Highways Code Sections 8300 et seq., San Francisco Administrative Code Section 1.51, and Public Works Code Section 787(a). Administrative Code Chapter 23 establishes the process for the City to acquire or convey real property and easements.

Amendments to Current Law

To facilitate the orderly and efficient development of the Potrero Hope Project, this ordinance would delegate authority to the Public Works Director to administer the public street and public service easement vacation process on an as-needed basis in lieu of the Board of Supervisors approving individual vacations or a single project-wide vacation ordinance. The legislation would establish requirements and conditions associated with this delegated authority. The ordinance also would conditionally approve granting the property underlying the public streets to the Housing Authority or to the Developer or Developer’s affiliates. The

legislation would delegate authority to the Director of Property to administratively finalize and record such deeds as well as the authority to reserve, acquire, or convey public easements in connection with vacation of streets and public service easements. To simplify implementation of this delegated authority for the specified real estate transactions, the ordinance would waive any conflicting provisions of Administrative Code Chapter 23. The legislation would adopt environmental findings and a finding that the actions identified in the ordinance are, on balance, consistent with the General Plan and the priority policies of Planning Code Section 101.1.

Background Information

The delegation of the street and easement vacations and real estate transactions to the Public Works Director and Director of Property, respectively, would expedite processing of the subdivision mapping and permitting of new public infrastructure for the Potrero HOPE Project, facilitate a timely construction schedule for the Project, including its delivery of affordable housing, and efficiently put the public improvements into service.

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