

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: December 9, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, December 9, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, December 9, 2025. This resolution was acted upon during the Land Use and Transportation Committee meeting on Monday, December 8, 2025, at 1:30 p.m., by the votes indicated.

BOS Item No. 41

File No. 251078

[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.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – Aye
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 251078

Committee Item No. 5

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: Dec. 8, 2025

Board of Supervisors Meeting:

Date: Dec. 9, 2025

Cmte Board

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OTHER

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☒	☒	<u>Mayor's Intro Cover Memo – October 28, 2025</u>

Prepared by: John Carroll

Date: Dec. 5, 2025

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[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.

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

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

1 Section 1. Background and General Findings.

2 (a) This ordinance addresses the vacation of certain public streets and public service
3 easements within the Potrero HOPE SF Project (“Project”) to facilitate and expedite
4 redevelopment of the Project site, including realignment and improvement of the public streets
5 and utilities, through the HOPE SF Program of the City and County of San Francisco (“City”).
6 The Project site is generally bounded by 26th, Wisconsin, 23rd, Missouri, 22nd, Texas, 25th,
7 and Connecticut (south of 25th) Streets, and includes portions of 22nd, 23rd, 25th, 26th,
8 Arkansas, Connecticut, Dakota, Missouri, Texas, and Wisconsin Streets, Turner Terrace, and
9 Watchman Way.

10 (b) The Housing Authority of the City and County of San Francisco (“SFHA”) owns the
11 Project site. The SFHA is providing various approvals and real estate transfers to facilitate the
12 Project. The Project includes the complete rebuilding of the existing SFHA Potrero Terrace
13 and Annex sites and the surrounding streets, and will consist of up to 1,700 residential units
14 (including more than 800 replacement and new affordable units and approximately 800
15 market-rate units), retail and community spaces, open space, new streets, utilities, and other
16 infrastructure.

17 (c) The Project is subject to a Development Agreement between the City, SFHA, and
18 Bridge-Potrero Community Associates LLC (“Developer”), recorded in the Official Records of
19 the City on March 3, 2017, as Document No. 2017-K416603-00 and approved by the Board of
20 Supervisors in Ordinance No. 15-17 (“Development Agreement”), on file with the Clerk of the
21 Board of Supervisors in File No. 161161. The Development Agreement includes the Potrero
22 HOPE Master Infrastructure Plan, which describes the scope and phases of the public
23 infrastructure to be constructed by the Developer.

24 (d) The Project is proceeding in multiple phases, beginning with the southernmost
25 portion of the Project site. A portion of the Project’s new infrastructure has been completed

1 and the remainder is to be developed in future phases. The buildings and streets within the
2 Project site, which are currently oriented at irregular angles, will be realigned into a grid-like
3 pattern.

4 (e) California Streets and Highways Code Sections 8300 et seq., San Francisco
5 Administrative Code Section 1.51, and San Francisco Public Works Code Section 787(a) set
6 forth the procedures that the City follows to vacate public streets and easements.

7 (f) The location and extent of the areas to be vacated for the Project encompass
8 streets and public service easements, including those in existence at the time of this
9 ordinance and those that may be created for temporary or interim access to facilitate the
10 Project ("Project Vacation Area"), and are generally described as:

- 11 (1) 25th Street from approximately 100 feet east of Wisconsin Street to Texas
12 Street;
- 13 (2) 23rd Street from Wisconsin Street to Missouri Street;
- 14 (3) Wisconsin Street from 23rd Street to just south of Connecticut Street;
- 15 (4) Connecticut Street from Wisconsin Street to 25th Street;
- 16 (5) Dakota Street from 23rd Street to the intersection of 25th and Texas Streets;
- 17 (6) Texas Street from its northern terminus to 25th Street;
- 18 (7) Missouri Street from 23rd Street to 22nd Street;
- 19 (8) Turner Terrace from Missouri Street to its southern terminus; and
- 20 (9) Watchman Way from Missouri Street to its southern terminus.

21 The Project Vacation Area is depicted in the Project Vacation Area Diagram
22 ("Diagram") on file with the Clerk of the Board of Supervisors in File No. 251078 and
23 incorporated herein by reference. This Diagram also shows the streets previously completed
24 within the Phase 1 and 2 areas as part of the Project Vacation Area in order to address and
25 include unanticipated street or easement vacation adjustments that may be required as the

1 development proceeds, for example, for transitions along the edges or borders where public
2 infrastructure completed in separate phases must connect.

3 (g) The Project Vacation Area will be vacated in segments (each, an “Individual Street
4 Vacation”) that generally correspond to the demolition, construction, and final map phases of
5 the Project. Multiple segments may be grouped together and vacated as part of one Individual
6 Street Vacation action.

7 (h) The Diagram shows the area of intended future Individual Street Vacations outlined
8 in solid black lines, generally within Project Phases 3, 4, and 5. The Project Vacation Area
9 also includes the areas shown in the Diagram as Project Phases 1 and 2 for the reasons
10 described above in subsection (f). The infrastructure developed in Phases 1 and 2 has been
11 substantially completed and was accepted by the City, as specified in Ordinance Nos. 168-22
12 and 159-25, on file with the Clerk of the Board of Supervisors in File Nos. 220706 and
13 250656, respectively.

14 (i) In Public Works Order No. 212239, dated October 22, 2025, (“PW Order”), the
15 Public Works Director (“PW Director”) determined and the City Engineer certified that vacation
16 of the Project Vacation Area is required to facilitate the Developer’s public infrastructure
17 improvements within the Project site. Hereafter, the PW Director, City Engineer, and County
18 Surveyor are collectively referred to as the PW Director unless specified otherwise. Further,
19 the PW Director determined that the vacations must proceed in or adjacent to phases to
20 enable construction and delivery of the improvements.

21 (j) In addition, in the PW Order, the PW Director determined that such vacations would
22 have no adverse effect on public access because realigned replacement streets and utilities
23 will be transferred from SFHA and/or the Developer to the City once completed and after the
24 PW Director determines that they meet all applicable City codes, regulations, and standards,
25

1 and such improvements are ready for their intended use and subsequent Board of
2 Supervisors acceptance.

3 (k) In the PW Order, the PW Director also found that delegating authority to the PW
4 Director to vacate the Project Vacation Area would expedite processing of the subdivision
5 mapping and permitting of new public infrastructure. Accordingly, the PW Director
6 recommended that the Board of Supervisors delegate authority to the PW Director, in
7 consultation with affected City departments, to approve Individual Street Vacations, subject to
8 certain conditions. These findings rely on the following factors:

9 (1) The vacation of the Project Vacation Area is necessary to fulfill the
10 objectives of the Potrero HOPE SF Project, as set forth in the Development Agreement and
11 related approvals.

12 (2) Each street vacation will present unique issues based on the location of the
13 street segment, and the context of the phased development as a whole. Each street segment
14 to be vacated must be surveyed, mapped, and described with precision, and such details may
15 need to be adjusted over the course of the development. Other potential issues include
16 whether temporary or alternate street or utility access is required for residents living in
17 portions of the Project site that are not yet under construction; alternate access for re-routed
18 transit lines; emergency access for first responders; whether the street vacation and the real
19 property transfer should occur simultaneously or in a particular sequence; and coordinating
20 different stages of preparation, demolition, and construction work for different phases of the
21 Project.

22 (3) Because these unique issues will take substantial time and resources to
23 identify and resolve, it would be inefficient for City departments to prepare a single street
24 vacation ordinance and detailed supporting documentation for all potential street vacations
25 project-wide. It also is unlikely that such a global ordinance could encompass all necessary

1 details for future street vacations, as some issues will not emerge until a particular phase or
2 component of project development is underway. Such issues should be resolved in the most
3 expedient and cost-effective manner possible, and it is unlikely that all such issues can be
4 easily outlined in advance. The best resolution for a particular situation could prove
5 unavailable or infeasible if constrained by an authorizing project-wide street vacation
6 ordinance that did not anticipate the particular issue presented for a specific street vacation.
7 Based on prior experience with other large, multi-phase projects, Public Works has found that
8 all such street vacation issues are most effectively and efficiently addressed as they arise,
9 and at a future time when Public Works and other affected City departments can review the
10 street improvement plans and designs for each specific development phase or subphase and
11 determine the best, most efficient, and legally appropriate techniques to vacate streets and
12 public service easements.

13 (4) If the Board of Supervisors were to approve a project-wide vacation
14 ordinance without the delegation prescribed herein, future street vacations for this Project
15 might have to return to the Board of Supervisors for approval whenever the conditions of a
16 particular street vacation do not completely align with the conditions outlined in such
17 ordinance. This would be inefficient and would contravene the Board of Supervisors' intention
18 to facilitate and streamline street vacations for the entire Project.

19 (5) The delegation prescribed herein also reduces the City and Developer
20 resources that would be required if each street vacation were presented to the Board of
21 Supervisors individually over the course of the Project. With the Board of Supervisors'
22 delegation to the PW Director, only one packet of legislative materials and one set of Board of
23 Supervisors meetings and Board committee meetings will be required. The Project will
24 proceed more efficiently if vacations are approved administratively, rather than through
25

1 separate, months-long legislative processes. Saving both time and financial resources will
2 facilitate more effective and efficient Project delivery.

3 (6) Because many of these streets and easements will remain in use until
4 specified times based on Project phasing, it is appropriate for the PW Director, in consultation
5 with other affected City departments, SFHA, and the Developer, to establish the specific
6 timing and conditions associated with each Individual Street Vacation.

7 (7) The public interest, convenience, and necessity requires that, where
8 appropriate, the City reserve from the Project Vacation Area, certain easements for the City
9 and, if necessary, for public utilities, which easements may be terminated if deemed
10 necessary or appropriate by affected City departments.

11 (8) Additionally, provisions for interim access for MUNI, emergency vehicles,
12 adjacent property owners, and similar access needs may be included for any Individual Street
13 Vacation or associated actions if deemed necessary or appropriate by affected City
14 departments.

15 (9) The City plans to transfer its interest in the Project Vacation Area to SFHA
16 or the Developer to facilitate the development of the Project as part of implementing the terms
17 of the Development Agreement. Pursuant to the Development Agreement, once the newly
18 realigned and improved streets are completed, SFHA or Developer will transfer the property
19 underlying the new streets back to the City.

20 (10) It would be most efficient to eliminate the need for future Board of
21 Supervisors actions related to vacating these streets and easements by delegating to the
22 Director of the Real Estate Division ("Director of Property") the authority, upon the PW
23 Director's determination that the Individual Street Vacation conditions set forth herein have
24 been met, to execute and record deeds conveying the real property underlying the Individual
25 Street Vacation area to the SFHA or its affiliate, or to Developer or its affiliate ("Street

1 Vacation Deeds”), and to grant, accept, terminate, and/or quitclaim public service easements
2 to facilitate the Individual Street Vacation and the Project.

3 (11) Based on the Project’s proposed and actual phasing, it is appropriate for
4 the PW Director, Director of Property, and other affected City departments to establish the
5 specific timing for the execution and recordation of the Street Vacation Deeds and any related
6 actions on public service easements, and other conditions associated with each Individual
7 Street Vacation.

8 (l) A copy of the PW Order, including the Diagram showing the location of the Project
9 Vacation Area and proposed Individual Street Vacations, is on file with the Clerk of the Board
10 of Supervisors in File No. 251078 and incorporated herein by reference.

11 (m) The Board of Supervisors adopts as its own the findings and recommendations of
12 the PW Director as set forth in PW Order No. 212239 concerning the Project Vacation Area,
13 Individual Street Vacations, and other actions in furtherance of the street vacation process,
14 and the Board of Supervisors hereby incorporates such recommendations and findings by
15 reference as though fully set forth herein.

16 (n) The Board of Supervisors finds that delegation of the Individual Street Vacation
17 actions to the PW Director would expedite processing of the subdivision mapping and
18 permitting of new public infrastructure, facilitate a timely construction schedule for the Project,
19 and efficiently put the public improvements into service.

20 (o) For the foregoing reasons, the Board of Supervisors finds it is in the public interest
21 to delegate authority to the PW Director, in consultation with other affected City departments,
22 to approve Individual Street Vacations, subject to certain conditions.

23 (p) The Director of Property, in a letter dated October 8, 2025, recommended that the
24 City delegate authority to the Director of Property to approve Street Vacation Deeds and take
25 related actions on easements for Individual Street Vacations within the Project Vacation Area

1 and to execute and record associated deeds and easements. A copy of this letter is on file
2 with the Clerk of the Board of Supervisors in File No. 251078 and incorporated herein by
3 reference.

4 (q) The property underlying the Project Vacation Area is owned in fee simple by the
5 City but it is “exempt surplus land,” as defined in California Government Code Section
6 55421(f)(1) (C), (D), and/or (E) because it is surplus land that:

7 (1) the City is exchanging for another property necessary for that governmental
8 agency’s use, specifically, the realigned and improved streets and utilities;

9 (2) the City is transferring to the SFHA or its affiliate, which is another local
10 agency; and/or

11 (3) is a former street, right-of-way, or easement, and is conveyed to an owner of
12 an adjacent property, which will be the SFHA, Developer, or their affiliate(s).

13
14 Section 2. Environmental and Land Use Findings.

15 (a) In a letter dated October 9, 2025, the Planning Department determined that
16 vacation of the Project Vacation Area, including the proposed Individual Street Vacations and
17 execution of the Street Vacation Deeds, and associated actions, comply with the California
18 Environmental Quality Act (CEQA). For purposes of this ordinance, the Board of Supervisors
19 adopts these findings as its own. A copy of this letter is on file with the Clerk of the Board of
20 Supervisors in File No. 251078 and incorporated herein by reference.

21 (b) In the same letter, the Planning Department determined that the vacation of the
22 Project Vacation Area, including the proposed Individual Street Vacations, quitclaim deeds,
23 and associated actions are, on balance, in conformity with the General Plan and eight priority
24 policies of Planning Code Section 101.1. For purposes of this ordinance, the Board of
25 Supervisors adopts these findings as its own.

1 (c) The Planning Department letter also acknowledged that the PW Director will obtain
2 separate Planning Department determinations for CEQA compliance and General Plan
3 conformity prior to approval of each Individual Street Vacation.
4

5 Section 3. Approval of Public Works Actions and Recommendations.

6 The Board of Supervisors has reviewed and approves PW Order No. 252239, including
7 the Director's recommendations, as referenced in Section 1 of this ordinance, concerning the
8 vacation of the Project Vacation Area, including the proposed Individual Street Vacations,
9 Street Vacation Deeds, and other actions set forth in the PW Order.
10

11 Section 4. Delegation to PW Director to Approve Individual Street Vacations.

12 (a) Based on the recommendations from the PW Director, SFHA, and affected City
13 departments, the Board of Supervisors determines that it would be efficient and in furtherance
14 of the public interest to eliminate the need for future Board of Supervisors actions related to
15 vacation of the Project Vacation Area, and thereby expedite development of the Project and
16 facilitate putting the newly-constructed streets and utilities into public service efficiently. The
17 Board of Supervisors also finds that this efficiency will be achieved by delegating to the PW
18 Director the authority to effectuate the Individual Street Vacations.

19 (b) In regard to the proposed Individual Street Vacations within the Project Vacation
20 Area, the Board of Supervisors hereby delegates its authority under California Streets and
21 Highways Code Sections 8300 et seq., San Francisco Administrative Code Section 1.51, and
22 Public Works Code Section 787(a) to the PW Director, in consultation with affected City
23 departments, to approve Individual Street Vacations and take other actions as specified in the
24 PW Order that are necessary for or related to the Individual Street Vacations, provided the
25 conditions stated in subsection (c), below, have been met.

1 (c) Prior to approving any Individual Street Vacation, the PW Director shall make the
2 following determinations in a Public Works Order issued following a duly noticed hearing:

3 (1) The Individual Street Vacation will facilitate delivery of the Project;

4 (2) The timing and scope of the Individual Street Vacation is appropriate based
5 on the Project phasing, in consultation with the Mayor's Office of Housing and Community
6 Development ("MOHCD"), and the Planning Department;

7 (3) The PW Director has incorporated into the Individual Street Vacation
8 approval any conditions the PW Director deems necessary and appropriate, based on
9 consultation with affected City departments, including but not limited to coordination with the
10 Director of Property regarding whether the City should retain public access easements or
11 similar rights from the Individual Street Vacation area;

12 (4) All conditions that would have been required for a Board of Supervisors-
13 approved street vacation have been met, including:

14 (A) Required findings under applicable provisions of the California
15 Streets and Highways Code;

16 (B) A SUR Map, including legal description describing the area of the
17 Individual Street Vacation, has been prepared and approved by the County Surveyor;

18 (C) Assessor's Parcel Number(s) have been assigned or reserved for the
19 parcels affected by the Individual Street Vacation;

20 (D) The PW Director obtains the Planning Department's General Plan
21 consistency and CEQA findings for the Individual Street Vacation and Street Vacation Deeds;

22 (E) The Developer has demonstrated a good faith effort to obtain
23 consent for the Individual Street Vacation from all property owners adjacent to the subject
24 street; and
25

1 (F) The PW Director has caused to be recorded a copy of the Order of
2 Vacation in the Office of the Recorder of the City and County of San Francisco; and

3 (5) The PW Director has received letters of support or similar documentation of
4 concurrence from the SFHA and MOHCD.

5
6 Section 5. Exempt Surplus Land Pursuant to Surplus Land Act.

7 (a) The property underlying the Project Vacation Area is “exempt surplus land,” as
8 defined in California Government Code Section 55421(f)(1)(C), (D), and/or (E) because it is
9 surplus land that (1) the City is exchanging for another property necessary for the agency’s
10 use, (2) the City is transferring to another local agency, and/or (3) is a former street, right-of-
11 way, or easement, and is conveyed to an owner of an adjacent property.

12 (b) The Board of Supervisors finds, based on the reasons set forth in this ordinance,
13 that the property underlying the Project Vacation Area is surplus to the City’s needs and not
14 necessary for the City’s use, and further declares it to be “exempt surplus land” under
15 California Government Code Sections 54221(b)(1) and 54221(f)(1)(C), (D), and/or (E).

16
17 Section 6. Approval of Deeds to SFHA or Developer, Delegation to Director of
18 Property, and Waiver of Administrative Code Chapter 23.

19 (a) The Board of Supervisors hereby conditionally approves the Street Vacation Deeds
20 in a form substantially similar to the deed on file with the Clerk of the Board of Supervisors in
21 File No. 251078 and incorporated herein by reference.

22 (b) The Board of Supervisors hereby delegates to the Director of Property, in
23 consultation with the City Attorney’s Office, the authority to make nonmaterial changes in, and
24 to finalize, execute, and record, each Street Vacation Deed, subject to the following conditions
25 being met prior to execution:

1 (1) The PW Director has either approved the Individual Street Vacation or has
2 determined, in consultation with the Director of Property, that the Street Vacation Deed should
3 precede the Individual Street Vacation;

4 (2) The grantee (SFHA, Developer, or either's affiliate) has approved the Street
5 Vacation Deed; and

6 (3) The Street Vacation Deed incorporates a legal description approved by the
7 County Surveyor.

8 (c) The Street Vacation Deeds may include any reservation of public service
9 easement(s) that the Director of Property deems necessary or appropriate, in consultation
10 with the City Attorney's Office and PW Director, and that such reserved easement(s) will
11 include provisions on termination such that it will not require a subsequent public service
12 easement vacation action. The Director of Property, in consultation with the City Attorney's
13 Office, also shall exercise the discretion to determine if the easement rights shall be reserved
14 from the Street Vacation Deed or addressed in a separate easement agreement.

15 (d) The Director of Property, in consultation with the PW Director and other affected
16 City departments, is hereby authorized to establish the conditions or specifications for the
17 execution and recordation of Street Vacation Deeds from the City to the SFHA, including the
18 timing for such actions.

19 (e) The Board of Supervisors also delegates to the Director of Property, in consultation
20 with the City Attorney's Office, PW Director, and other affected City departments, the authority
21 to grant, accept, quitclaim, and terminate easements to facilitate the Individual Street
22 Vacations and the Project. This delegation to the Director of Property includes, but is not
23 limited to, authorization to make nonmaterial changes in, and to finalize and execute, the
24 deeds for easements reserved within any Individual Street Vacation area in accordance with
25 the terms set forth in this ordinance. The Board finds that the delegation set forth in this

1 ordinance regarding easements is in furtherance of any explicit or implicit authority granted to
2 the Director of Property in the Development Agreement for the Project.

3 (f) The Board of Supervisors approves the Street Vacation Deeds and delegation to
4 the Director of Property described in this Section 6 notwithstanding Administrative Code
5 Chapter 23. The Board hereby waives any contrary provisions of Administrative Code Chapter
6 23 relating to real estate transactions in order to implement the intent of this ordinance.

7
8 Section 7. Authorization for Implementation.

9 The Mayor, Clerk of the Board of Supervisors, Director of Property, County Surveyor,
10 and PW Director are hereby authorized and directed to take any and all actions which they or
11 the City Attorney may deem necessary or advisable to effectuate the purpose and intent of
12 this ordinance, including, but not limited to, confirmation of satisfaction of the conditions for
13 Individual Street Vacations, filing this ordinance and SUR Maps in the Official Records of the
14 City, and execution and delivery of any evidence of the same, which shall be conclusive as to
15 the satisfaction of the conditions upon signature by any such City official or the official's
16 designee, and completion and recordation of deeds.

17
18 Section 8. Clerk's Transmittal of Ordinance.

19 The Clerk of the Board of Supervisors is hereby directed to transmit to the PW Director
20 a certified copy of this ordinance so that the ordinance may be recorded together with any
21 other documents necessary to effectuate the ordinance.

22
23 Section 9. Effective Date.

24 This ordinance shall become effective 30 days after enactment. Enactment occurs
25 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not

1 sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

3
4 APPROVED AS TO FORM:
5 DAVID CHIU, City Attorney

6 By: /s/ JOHN D. MALAMUT
7 JOHN D. MALAMUT
8 Deputy City Attorney

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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.

n:\legana\as2025\1700204\01876645.docx



POTRERO
HOPE SF

PROJECTWIDE STREET VACATION ORDINANCE

BOS File: 251078

LAND USE AND
TRANSPORTATION COMMITTEE
DECEMBER 8, 2025

SHAWNA GATES, PROJECT MANAGER
SAN FRANCISCO PUBLIC WORKS

POTRERO HOPE SF

- Approved Development Agreement (2017)
- Development Sponsor is BRIDGE Housing
- Active redevelopment of the existing 38-acre Potrero Terrace and Annex Housing Authority Site
- ~1,700 residential units
 - 619 replacement units
 - 200 additional affordable units
 - 800 market rate units
- New streets, utilities, and infrastructure
- 3.5 acres of new open space
- 45,000 square feet of new neighborhood-serving retail and community spaces
- Phase 3 demolition in 2026



**Potrero HOPE
SF Master Plan**

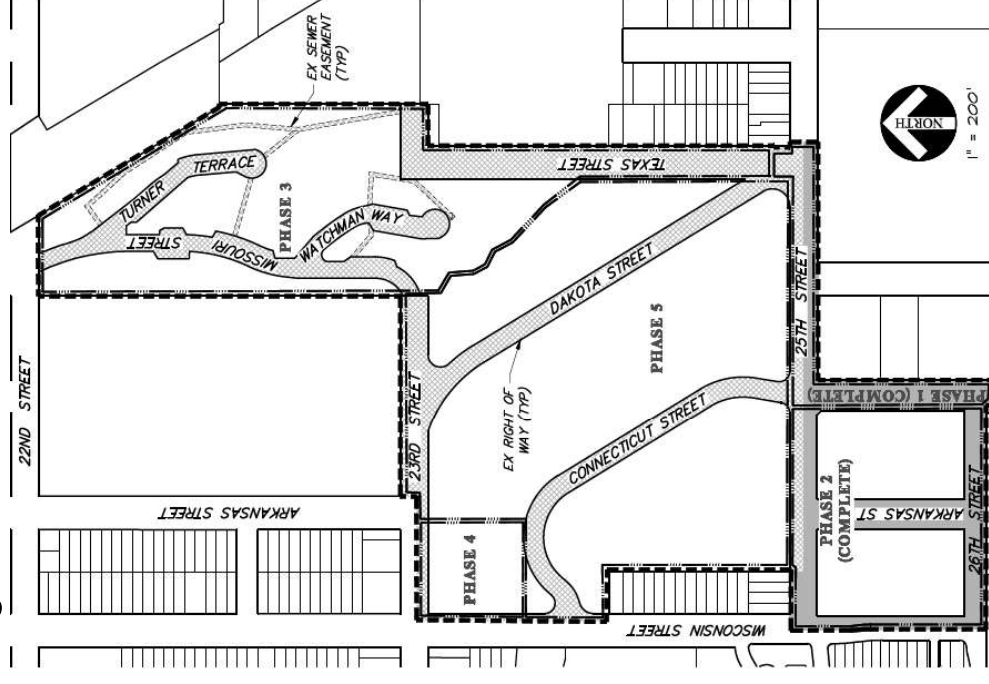
**EVE Community Village (Phase 2 Block B)
TCO received June 2025, active lease up**



PROJECTWIDE STREET VACATION ORDINANCE

- Delegates authority to **Public Works Director** to vacate streets and public service easements within the Potrero HOPE SF Development boundary.
- Delegates authority to **Director of Property** to execute and record deeds for transferring interest in vacated area to the San Francisco Housing Authority or Project sponsor to facilitate the DA and grant, accept, and terminate easements needed for street vacations.
- Other related actions:
 - Waives any conflicts of Admin Code Ch 23 to this ordinance (related to real estate transactions).
 - Declares the vacated areas exempt surplus property under the California Surplus Land Act.
 - Authorizes necessary official acts to implement the ordinance.
 - Adopts CEQA findings.
 - Confirms consistency with the City's General Plan and Planning Code Section 101.1 priority policies.
- Proposed Delegation recommended by both Planning Dept and Director of Real Estate and supported by MOHCD, SFHA and Development Partner.

Existing Streets and Easements in DA Area:



PROJECTWIDE STREET VACATION ORDINANCE

- **Current Process:**
 - Each application for street vacation requires full Board approval (by Ordinance) which takes at least 6 months from date of application.
- **Benefits of proposed delegation:**
 - Recognizes the intent of the Development Agreement and related approvals to vacate existing streets and easements within Development area to facilitate reconstruction and realignment of new streets and utilities by Subdivider that will be offered to the City.
 - Reduces time and resources required to vacate streets and easements within Development area, thereby expediting processing of the subdivision mapping, permitting and completion of new public infrastructure.
- **New process defined:**
 - Public Works will follow standard process for review of street vacation applications and coordinate with affected agencies including:
 - a) Conducting a duly noticed Public Hearing
 - b) Confirming the individual street vacation facilitates delivery of the project and is appropriate based on phasing of Development, in consultation with MOHCD and Planning
 - c) Incorporating conditions necessary for the approval of the street vacation including easements or access requirements
 - d) Confirming all conditions that would have been required for Board approval have been met including: findings under CA S&H Code, SUR map approval, APNs, GPR and CEQA, Consent sought from adjacent property owners
 - Public Works then issues and records Order of Vacation approving street vacation (vs. approval by Ordinance).





POTRERO
HOPE SF
PROJECTWIDE STREET
VACATION
ORDINANCE

LAND USE AND TRANSPORTATION
COMMITTEE
DECEMBER 8, 2025

THANK YOU

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27385

APN: [_____]

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

QUITCLAIM DEED

([_____] Street associated with Final Map No. [_____] (Phase [_____]))

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX is \$ 0

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ unincorporated area

☐ city and county of SAN FRANCISCO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("Grantor"), pursuant to
Ordinance No. [____], adopted by the Board of Supervisors on [____], and approved by the
Mayor on [____],

does hereby REMISE, RELEASE and forever QUITCLAIM to

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

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, described on Exhibit A and depicted on Exhibit B
attached hereto and made a part hereof ("Property").

RESERVING and subject to, pursuant to said Ordinance No. [____], a perpetual, non-exclusive
easement for public street and utility purposes and City-owned utilities ("Easement") over, across
and under the entire Property on the terms and conditions:

a. Termination. The Easement will terminate on issuance of a notice of termination or
executed quitclaim deed by the City Public Works Director ("PW Director") (i) following City
acceptance of replacement street improvements for the realigned portions of [_____] Street
described in the Public Improvement Agreement between City and [_____] dated [____]; or

(ii) on such earlier date in the PW Director's discretion, in consultation with the affected City departments, if the Easement is no longer needed by the City due to adequate alternative public street and utility access for which Notice of Completion has been issued.

b. Use. The Easement is part of City's right of way until terminated (if at all) on the conditions specified in the foregoing subsection (a). City's Easement rights shall include all public street and utility uses, including but not limited to the same City activities and uses in the portion of the City dedicated right of way abutting the Property or are otherwise necessary for the full enjoyment and accomplishment of the purposes of the Easement. City's Easement rights may be exercised by City's agents, contractors, subcontractors, suppliers, consultants, employees, or representatives, or by other authorized persons acting for or on behalf of City.

c. Right to Trim and Cut Trees and Vegetation. City shall have the right to trim and cut trees and vegetation, if any, that may affect City's Easement rights or pose a hazard to any existing or future City-owned or requested utilities or improvements, which shall include, but not be limited to, paving, street base, signage, traffic controls, striping, parking meters, water, sewer, power, gas, and communications facilities or any accessories or appurtenances thereto.

d. Non-City Use. Until the Easement is terminated (if at all) pursuant to subsection (a) above, any non-City party must obtain a permit from City's Department of Public Works before installing improvements or performing work at the Property.

e. HUD Requirements. The Parties acknowledge and agree that this Deed is subject to the review and approval of the United States Department of Housing and Urban Development ("HUD").

1. *Conflict Clause.* To the extent that any of the foregoing is in conflict with the requirements of the United States Housing Act of 1937 ("1937 Act"), as amended, federal regulations, and the Annual Contributions Contract ("ACC"), as amended, and other HUD requirements, the HUD requirements shall control and govern in such instances of conflict.

2. *Indemnification Clause.* It is acknowledged and agreed that SFHA has no authority to provide guarantees, indemnifications, rights of set off, or other pledges involving the assets of any Public Housing Project (as the term 'Project' is defined in the ACC between SFHA and HUD (the "Public Housing Project") or other assets of SFHA, including and Housing Choice Voucher ("HCV") related assets of SFHA. Accordingly, except as approved by HUD in writing, it is acknowledged that there is no legal right of recourse against: (1) any Public Housing Project of SFHA; (2) any operating receipts (as the term "operating receipts" is defined in ACC), HCV receipts or Capital or Operating Funds of SFHA; (3) any public housing operating reserve of SFHA reflected SFHA's annual operating budget and required under the ACC, or (4) any other asset of SFHA related to the 1937 Act. Should any assets of SFHA be identified at a later date as meeting the criteria set forth above, any guarantees, indemnifications, right of set off, or other pledges involving those assets will be deemed null, void, and unenforceable.

3. *Termination Clause.* If HUD approves the termination of the ACC at the public housing project and/or release of the DOT/DORC (e.g., through a disposition under Section 18 of the 1937 Act, the Rental Assistance Demonstration (RAD) program or any other removal

action of the SAC), SFHA may terminate this Deed. In addition, if HUD determines that this Deed does not comply with federal public housing requirements, SFHA may terminate the Deed.

4. *HUD is not a Guarantor.* HUD is not a Guarantor of SFHA and is not liable for the actions of SFHA under this Deed.

5. *No Assignment Rights or Rights of Mortgage or Security Interests.* This Deed does not include any assignment rights or rights of mortgage or security interests unless HUD approval under section 30 of the 1937 Act has been obtained.

[SIGNATURE PAGE FOLLOWS]

Executed as of _____, [20__].

CITY

CITY AND COUNTY OF
SAN FRANCISCO,
a municipal corporation

By: _____
Sarah R. Oerth
Director of Property

Recommended:

Department of Public Works

By: _____
Carla Short
Director

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: _____
Heidi Gewertz
Deputy City Attorney

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 San Francisco)

On _____, before me, _____, a 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

(Affix Seal)

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 Easement (_____ Street) dated _____, 20__, to 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 _____, 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: _____

Chief Executive Officer

Dated: _____, 20__

APPROVED AS TO FORM AND LEGALITY:

By: _____
Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Legal Counsel to Authority

Exhibit A

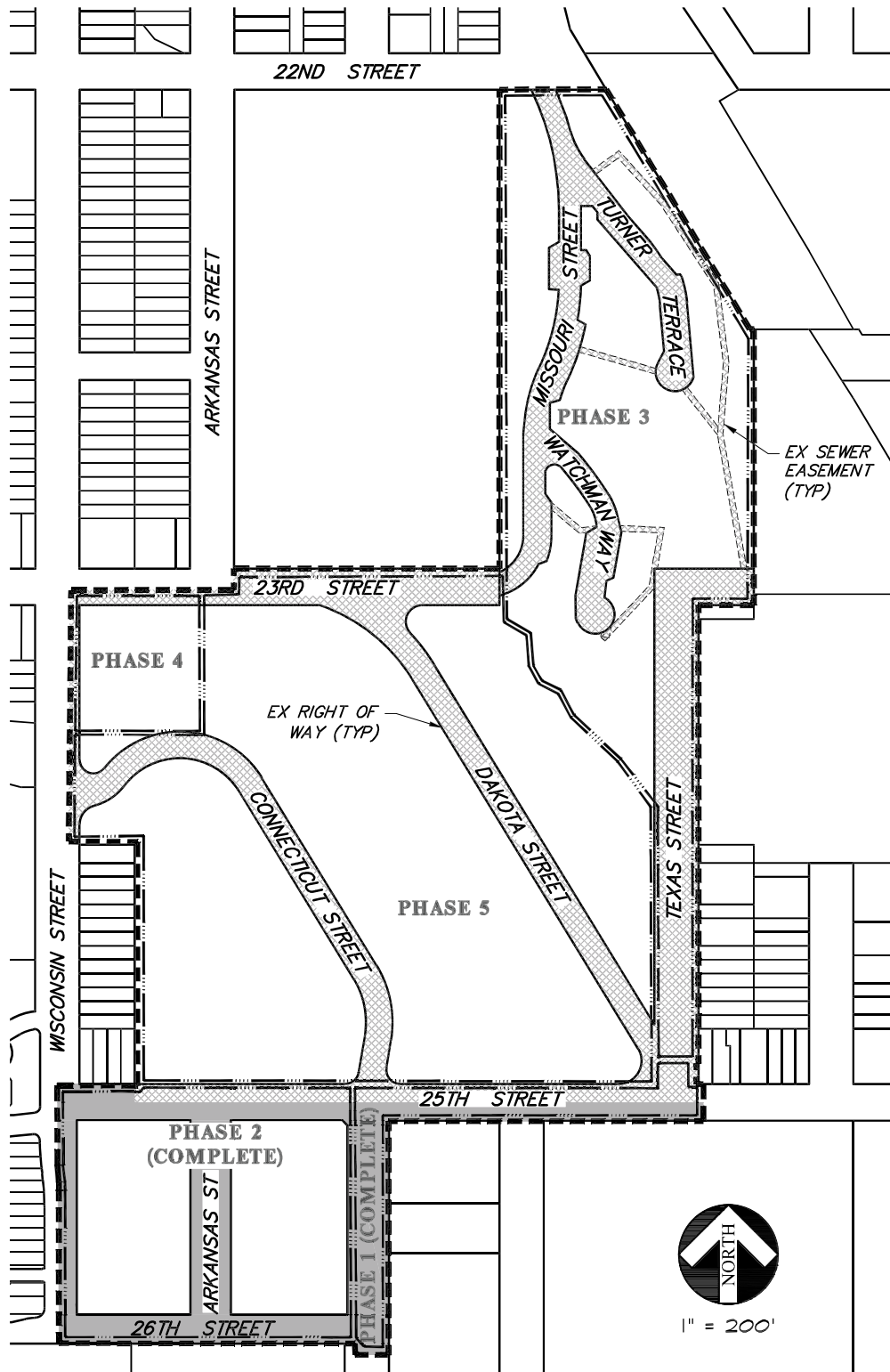
LEGAL DESCRIPTIONS

[See attached]

Exhibit B

PLAT MAPS

[See attached]



PROJECT VACATION AREA DIAGRAM **POTRERO HOPE SF**

SAN FRANCISCO, CALIFORNIA

OCTOBER 2025

LEGEND

- DEVELOPMENT BOUNDARY
- PHASE BOUNDARIES
(subject to change)
- STREETS & EASEMENTS TO BE VACATED
*Not all easements are shown hereon
- PHASE 1 AND 2 STREETS
(COMPLETED)



1" = 200'

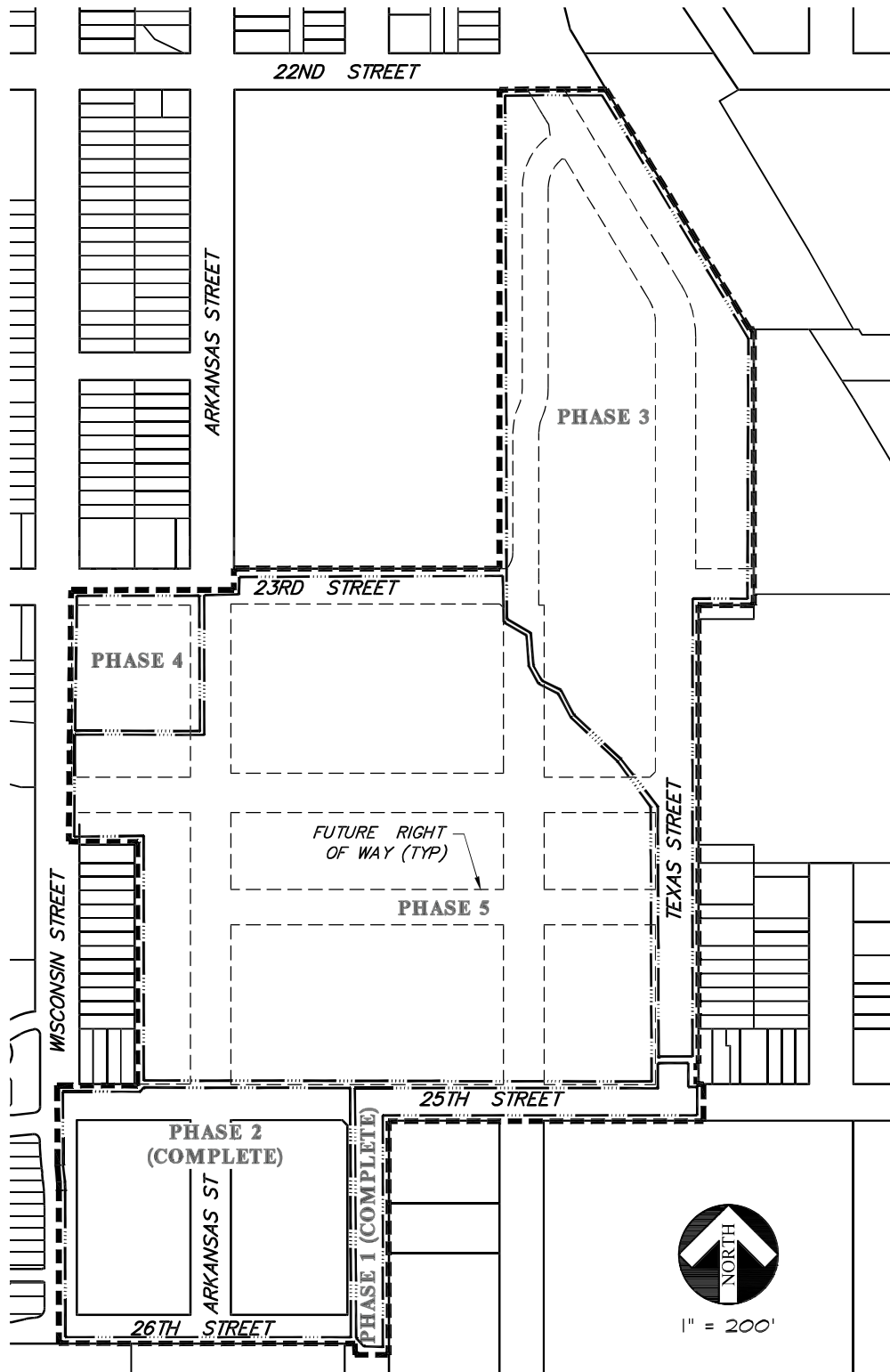
CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
 TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2009013.00

SHEET 1 OF 2



PROPOSED FUTURE STREET ALIGNMENT

POTRERO HOPE SF

SAN FRANCISCO, CALIFORNIA

OCTOBER 2025

LEGEND

- DEVELOPMENT BOUNDARY
- PHASE BOUNDARIES
(Subject to change)
- FUTURE RIGHT OF WAY (TYP.)



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

Mayor's Office of Housing and Community Development
City and County of San Francisco



Daniel Lurie
Mayor

Daniel Adams
Director

September 12, 2025

Support for Potrero HOPE SF Master Vacation Ordinance

Department of Public Works Director Carla Short
49 South Van Ness Ave, Suite #1600
San Francisco, CA 94103

Director Short,

The Housing Authority of the City and County of San Francisco (SFHA), the City and County of San Francisco (CCSF), represented by the Mayor's Office of Housing and Community Development (MOHCD), and Bridge-Potrero Community Associates, LLC (BRIDGE or Master Developer) are in support of the Master Vacation Ordinance being brought forth to the Board of Supervisors for approval to delegate authority to the Public Works Director for street vacations in the Potrero HOPE SF Development Agreement area. This effort is being made to streamline the Potrero HOPE SF redevelopment which is entering its third phase of infrastructure work.

HOPE SF is a development plan to convert four campuses of SFHA barrack-style housing that have fallen into disrepair into thriving mixed income neighborhoods. New utilities and streets are being constructed to provide capacity to this evolving neighborhood and ensure residents are getting reliable services. In addition to replacing the legacy units being demolished with new family apartments, these developments are also adding significant amounts of new market rate housing, retail and community spaces to the neighborhood.

The redevelopment of the SFHA Potrero HOPE SF campus is being funded by MOHCD and led by BRIDGE through a Master Development Agreement (MDA) between SFHA, BRIDGE, and MOHCD dated as of March 3, 2017. MOHCD believes this Master Vacation Ordinance for Potrero HOPE SF supports the direction of the MDA in Exhibit K, Section 7, where parties "agree to cooperate with one another to expeditiously implement the Project in accordance with the Approvals, Development Phase Approvals, Design Review Approvals, Implementing Approvals and the Agreement, and to undertake and complete all actions or proceedings reasonably necessary or appropriate to ensure that the objectives of the Approvals are fulfilled during the Term."

Mayor's Office of Housing and Community Development
City and County of San Francisco

The approval of this Master Vacation Ordinance would be a step towards improving efficiency to redevelop this campus. This collaboration will ultimately result in housing being completed sooner for the City of San Francisco. This is why SFHA, MOHCD and BRIDGE are in support of this Master Vacation Ordinance.

Thank you.

Signed by:

E09C20545F78457...

Daniel Adams

Director, Mayor's Office of Housing and Community Development

Date 9/15/2025 | 9:23 AM PDT

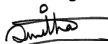
Signed by:

E09C20545F78457...

Daniel Adams

Acting Executive Director, Housing Authority of the City and County of San Francisco

Date 9/15/2025 | 9:23 AM PDT

DocuSigned by:

E33489C5382D490...

Smitha Seshadri

Executive Vice President, Development, Bridge-Potrero Community Associates, LLC

9/15/2025 | 9:31 AM PDT
Date

Cc: Lydia Ely, Deputy Director, Housing, MOHCD, lydia.ely@sfgov.org
Robert Baca, Joint Development Director, MOHCD, robert.baca@sfgov.org
Andrew Strong, Project Manager, MOHCD, andrew.strong@sfgov.org
Sarah Tenpas, Construction Representative, MOHCD, sarah.tenpas@sfgov.org
Kendra Crawford, Housing Operations Director, SFHA, crawfordk@SFHA.org
Dianne Jackson McLean, dmclean@goldfarbblipman.com
Bennet Hogendorn, hogendornb@SFHA.org
Smitha Seshadri, EVP Development, BRIDGE Housing, sseshadri@bridgehousing.com
Adrian Aguinaldo, Project Manager, BRIDGE Housing, aaguinaldo@bridgehousing.com
Nathan Keibler, Project Manager, CTY Housing, nathan@ctyhousing.com
Shawna Gates, Project Manager, DPW, shawna.gates@sfdpw.org
Elias French, City & County Surveyor, DPW, elias.french@sfdpw.org
Heather Goodman, City Attorney, heather.goodman@sfcityatty.org



October 9, 2025

Ms. Shawna Gates, PE
Project Manager
San Francisco Public Works, Infrastructure Task Force
49 South Van Ness Avenue
San Francisco, CA 94103

Project Title: Potrero HOPE SF Street Vacation Delegation
CEQA Determination and General Plan Clearance
Assessor's Blocks: 4167, 4223, 4287, 4222A, 4285B, and 4220
Case Number: 2010.0515DVA, GPR; GPR, K, T, and Z
Zoning District: Residential-Mixed, Moderate Density (RM-2); 40/65-X Height and Bulk District
Staff Contact: Tina Tam, 628-652-7385, tina.tam@sfgov.org

Dear Ms. Gates:

This letter addresses the proposed ordinance which 1) conditionally approves quitclaiming the City's property interest in streets to be vacated to the San Francisco Housing Authority as part of the Potrero HOPE SF Project and 2) delegates the process for future street vacations and City property conveyances to the Directors of Public Works and Real Estate.

The project site consists of Blocks 4167, 4223, 4287, 4222A, 4285B, and 4220. It is generally bound by 22nd Street to the north, Texas Street to the east, 25th and 26th streets to the south, and Wisconsin and Missouri streets to the west. The proposed street vacations are shown in the attached plan.

On December 10, 2015, the San Francisco Planning Commission issued a series of approvals for the Potrero HOPE SF Project (Planning Department Records 20100515EKRTUZ). These approval actions included certification of the Final Environmental Impact Report (FEIR) for the Project through Motion No. 19529, creation of the Potrero HOPE SF Special Use District and the Potrero HOPE SF Design Standards and Guidelines through Motion No. 19796, adoption of findings including a statement of overriding considerations under the California Environmental Quality Act ("CEQA") through Motion No. 19530, and adoption of findings of consistency with the General Plan and Planning Code Section 101.1 through Motion No. 19531.

Planning Department Staff have reviewed the proposed ordinance and find it to be consistent with Planning Commission's prior approvals. The proposed quitclaiming of the City's property interest in streets to be vacated and the delegation to the Directors of Public Works and Real Estate for street vacation and conveyance would not only expedite permitting and construction of 1,700 units of much-needed housing, it will also expedite the creation of new streets and utilities, as well as new open spaces and new

neighborhood-serving retail and community spaces. The Planning Department Staff finds the actions outlined in the proposed ordinance are covered within the scope of the FEIR and the CEQA findings set out in Planning Commission Motion Nos. 19529 and 19530 and, on balance, are consistent with General Plan and Planning Code Section 101.1 findings in Planning Commission Motion No. 19531. For purposes of these determinations, the Planning Department relies on the Motions identified in the preceding sentence and incorporates them by reference.

Sincerely,



Tina Tam
Principal Planner, Development Agreements

CC (via email)

Carla Short, Public Works Director, carla.short@sfdpw.org
Sally Oerth, Real Estate Director, sally.oerth@sfgov.org
Charles Enchill, Senior Planner charles.enchill@sfgov.org
Mat Snyder, Senior Planner mathew.snyder@sfgov.org
Amnon Ben-Pazi, Senior Planner amnon.Ben-pazi@sfgov.org
John D. Malamut, Deputy City Attorney john.malamut@sfgov.org

Attachments:

Draft Ordinance
Project Vacation Area

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Sally Oerth, Director of Real Estate

October 8, 2025

Carla Short
Director
San Francisco Public Works
49 South Van Ness, Suite 1600
San Francisco, CA 94103

RE: Potrero HOPE SF – Project-wide Street Vacation Ordinance
Letter of Support from Director of Real Estate

Dear Ms. Short:

I have reviewed the proposed legislation and supporting files including an Ordinance and proposed Quitclaim Deed associated with the Public Works recommendation to request a delegation of authority from the Board of Supervisors to the Directors of Public Works and Property to approve actions related to future street vacations in the Potrero HOPE SF Development Agreement area, which Development Agreement (DA) was approved for the project in 2017 (Refer to [BOS File 161161](#)). I understand this delegation is proposed to improve efficiency and expedite the approval of vacation of streets required for implementation of the DA.

Following Public Works Director approval of the street vacation application (in consultation with City Departments), the proposed Ordinance would authorize the City to transfer its interest in the vacation area to the San Francisco Housing Authority or the Project Developer, and delegate authority to the Director of Property to execute and record deeds for conveyance of the real property underlying the Individual Street Vacation area, and to grant, accept, terminate, and/or quitclaim easements to facilitate the Individual Street Vacation pursuant to the approved DA. The Developer would then construct new streets in phases which it will offer to the City (in fee title) for acceptance once complete. I acknowledge that the Ordinance also includes the Board of Supervisors' conditional approval of the City's real property conveyance related to the future street vacations and a waiver of any provisions of Administrative Code Chapter 23 that might conflict with my duty to implement the Ordinance as adopted.

This letter is to confirm I have reviewed the draft real estate documents and proposed legislation and believe they are satisfactory for the intended purposes and support the delegation process identified in the legislation as an appropriate method to help expedite needed housing projects, particularly projects providing high levels of affordable housing such as Potrero HOPE SF. In

association with any future street vacation pursuant to this Ordinance, I will ensure that all necessary steps under the State Surplus Lands Act will be followed.

Sincerely,

Signed by:

336F9B4FE72748A...
Sally Oerth
Director, Real Estate Division



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: 212239

Recommendation for delegation of authority to Public Works Director to vacate certain streets and public service easements in the Potrero HOPE SF Project area, generally bounded by 26th, Wisconsin, 23rd, Missouri, 22nd, Texas, 25th, and Connecticut (south of 25th) Streets to expedite implementation of the Project; authorize the City to transfer its interest in the vacation area to the San Francisco Housing Authority or the Project sponsor and delegate to the Director of Property authority to grant, accept, and terminate easements to facilitate the vacations.

Background and Findings

The Public Works Director (“PW 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 shall be dated for reference purposes as of October 22, 2025.
2. The Housing Authority of the City and County of San Francisco (“SFHA”) owns the project site and is providing various approvals and real estate transfers to facilitate the project and other phases of the Potrero HOPE SF project development. The project includes the complete rebuilding of the existing SFHA Potrero Terrace and Annex parcels and the surrounding streets through the City’s HOPE SF Program and will consist of up to 1,700 residential units (including approximately 800 affordable units and 800 market-rate units), retail and community spaces, open space, new realigned streets, utilities, and other infrastructure (“Project”).
3. The Project is subject to a Development Agreement (“DA”) between the City and County of San Francisco (“City”), the Housing Authority of the City and County of San Francisco (“SFHA”), and Bridge-Potrero Community Associates LLC (“Subdivider” or “Developer”), recorded in the Official Records of the City and County of San Francisco on March 3, 2017 as Document No. 2017-K416603-00 and approved by the Board of Supervisors through the passage of Ordinance No. 15-17 (“Development Agreement”). The Development Agreement includes, as Exhibit P, the Potrero HOPE Master Infrastructure Plan (“Infrastructure Plan”), which describes the scope and phases of the public infrastructure that the Subdivider will construct.
4. The Project is proceeding in multiple phases, beginning with the southernmost portion of the Project site. A portion of the Project’s new infrastructure has been completed and the remainder is to be developed in future phases. The buildings and streets within the Project site, which are currently oriented at irregular angles, will be realigned into a grid-like pattern.
5. Existing streets owned by the City as public rights-of-way, and public service easements in the Project area must be vacated in order to facilitate the reconstruction and realignment of new streets and utilities by Subdivider for the Project. The location and extent of the areas to be vacated

for the Project are shown on Exhibit A Project Vacation Area Diagram (“Diagram”), attached hereto, generally including:

- (1) 25th Street from approximately 100 ft east of Wisconsin Street to Texas Street;
 - (2) 23rd Street from Wisconsin Street to Missouri Street;
 - (3) Wisconsin Street from 23rd Street to just south of Connecticut Street;
 - (4) Connecticut Street from Wisconsin Street to 25th Street;
 - (5) Dakota Street from 23rd Street to the intersection of 25th and Texas Street;
 - (6) Texas Street from its northern terminus to 25th Street;
 - (7) Missouri Street from 23rd Street to 22nd Street;
 - (8) Turner Terrace from Missouri Street to its southern terminus; and
 - (9) Watchman Way from Missouri Street to its southern terminus.
6. This Diagram also shows the streets previously completed within the Phase 1 and 2 areas as part of the Project Vacation Area in order to address and include unanticipated street or easement vacation adjustments that may be required as the development proceeds, for example, for transitions along the edges or borders where public infrastructure completed in separate phases must connect.
 7. The proposed legislation would delegate authority to the Public Works Director City Engineer, and County Surveyor (collectively, “PW Director”) to approve Individual Street Vacations, authorize the City to transfer its interest in the vacation area to the San Francisco Housing Authority or the Project Developer, and delegate authority to the Director of Property to execute and record deeds for conveyance of the real property underlying each specific Street Vacation area (“Individual Street Vacation”), and to grant, accept, terminate, and/or quitclaim easements to facilitate the Individual Street Vacation pursuant to the approved DA. This proposed delegation is proposed by PW Director based on the following:
 - a. The vacation of the Project Vacation Area is necessary to fulfill the objectives of the Potrero HOPE SF Project, as set forth in the Development Agreement and related approvals.
 - b. Each street vacation will present unique issues based on the location of the street segment, and the context of the phased development as a whole. Each street segment to be vacated must be surveyed, mapped, and described with precision, and such details may need to be adjusted over the course of the development. Other potential issues include whether temporary or alternate street or utility access is required for residents living in portions of the Project site that are not yet under construction; alternate access for re-routed transit lines; emergency access for first responders; whether the street vacation and the real property transfer should occur simultaneously or in a particular sequence; and coordinating different stages of preparation, demolition, and construction work for different phases of the Project.
 - c. Because these unique issues will take substantial time and resources to identify and resolve, it would be inefficient for City departments to prepare a single Project-wide street vacation ordinance and detailed supporting documentation for all potential street vacations for the

entire duration of the Project. It is also unlikely that such a global ordinance could encompass all necessary details for future street vacations, as some issues will not emerge until a particular phase or component of project development is underway. Such issues should be resolved in the most expedient and cost-effective manner possible, and it is unlikely that all such issues can be easily outlined in advance. The best resolution for a particular situation could prove unavailable or infeasible if constrained by one-time Project-wide street vacation ordinance that did not anticipate the particular issue presented for a specific street vacation. Based on prior experience with other large, multi-phase projects, Public Works has found that all such street vacation issues are most effectively and efficiently addressed as they arise, and at a future time when Public Works and other affected City departments can review the street improvement plans and designs for each specific development phase or subphase and determine the best, most efficient, and legally appropriate techniques to vacate streets and public service easements..

- d. If the Board of Supervisors were to approve a Project-wide vacation ordinance without the delegation proposed, future street vacations for this Project might have to return to the Board of Supervisors for approval whenever the conditions of a particular street vacation do not completely align with the conditions outlined in such ordinance, which would be inefficient and contrary to the intention to facilitate and streamline street vacations for the entire Project.
- e. The proposed delegation also reduces the City and Developer resources that would be required if each street vacation were presented to the Board of Supervisors individually over the course of the Project. With the Board of Supervisors' delegation to the PW Director, only one packet of legislative materials and one set of Board of Supervisors meetings and Board committee meetings will be required. The Project will proceed more efficiently if vacations are approved administratively, rather than through separate, months-long legislative processes. Saving both time and financial resources will facilitate more effective and efficient Project delivery.
- f. Because many of these streets and easements will remain in use until specified times based on Project phasing, it is appropriate for the PW Director, in consultation with other affected City departments, SFHA, and the Developer, to establish the specific timing and conditions associated with each Individual Street Vacation.
- g. The public interest, convenience, and necessity requires that, where appropriate, the City reserve from Individual Street Vacations, certain easements for the City, and, if necessary, for public utilities, which easements may be terminated if deemed necessary or appropriate by affected City departments.
- h. Additionally, provisions for interim access for MUNI, emergency vehicles, adjacent property owners, and similar access needs may be included for any Individual Street Vacation or associated actions if deemed necessary or appropriate by affected City departments.

- i. The City plans to transfer its interest in the Project's Street Vacation areas to SFHA or the Developer to facilitate the development of the Project as part of implementing the terms of the Development Agreement. Pursuant to the Development Agreement, once the newly realigned and improved street(s) is completed, SFHA or Developer will transfer the property underlying the new street(s) back to the City.
 - j. It would be most efficient to eliminate the need for future Board of Supervisors actions related to vacating these streets and easements by delegating to the Director of the Real Estate Division ("Director of Property") the authority, upon the PW Director's determination that the Individual Street Vacation conditions set forth herein have been met, to execute and record deeds conveying the real property underlying the Individual Street Vacation area to SFHA or its affiliate, or to Developer or its affiliate ("Street Vacation Deeds"), and to grant, accept, terminate, and/or quitclaim public service easements to facilitate the Individual Street Vacation and the Project.
 - k. Based on the Project's proposed and actual phasing, it is appropriate for the PW Director, Director of Property, and other affected City departments to establish the specific timing for the execution and recordation of the Street Vacation Deeds and any related actions on public service easements, and other conditions associated with each Individual Street Vacation.
8. In a letter dated October 8, 2025, the Director of Property recommended that the City delegate authority to the Director of Property, to approve Street Vacation Deeds and take related actions on easements for Individual Street Vacations within the Project Vacation Area and to execute and record associated deeds and easements.
9. In a letter dated October 9, 2025, the Planning Department confirmed the actions proposed in the proposed Ordinance, including the street vacations and quitclaiming of City's property interests are covered within the scope of the final Environmental Impact Report for the Project and the California Environmental Quality Act findings set out in Planning Commission Motion Nos. 19529 and 19530 and, on balance, are consistent with General Plan and Planning Code Section 101.1 findings in Planning Commission Motion No. 19531.
10. Prior to approving any Individual Street Vacation, the PW Director will make the following determinations in a Public Works Order issued following a duly noticed hearing:
 - (1) The Individual Street Vacation will facilitate delivery of the Project;
 - (2) The timing and scope of the Individual Street Vacation is appropriate based on the Project phasing, in consultation with Mayor's Office of Housing and Community Development ("MOHCD"), and the Planning Department;
 - (3) The PW Director has incorporated into the Individual Street Vacation approval any conditions the PW Director deems necessary, based on consultation with affected City departments, including but not limited to coordination with the Director of Property regarding whether the

City should retain public access easements or similar rights from the Individual Street Vacation area;

- (4) All conditions that would have been required for a Board of Supervisors-approved street vacation have been met, including:
 - (A) Required findings under applicable provisions of the California Streets and Highways Code;
 - (B) A SUR Map, including legal description describing the area of the Individual Street Vacation, has been prepared and approved by the County Surveyor;
 - (C) Assessor's Parcel Number(s) have been assigned or reserved for the parcels affected by the Individual Street Vacation; and
 - (D) The PW Director has received a letter documenting the Planning Department's General Plan consistency and CEQA findings for the Individual Street Vacation and Street Vacation Deeds; and
 - (E) The Developer has demonstrated a good faith effort to obtain consent for the Individual Street Vacation from all property owners adjacent to the subject street; and
 - (F) The PW Director has caused to be recorded a copy of the Order of Vacation in the Office of the Recorder of the City and County of San Francisco; and
- (5) The PW Director has received letters of support or similar documentation of concurrence from SFHA and MOHCD.

NOW THEREFORE BE IT ORDERED THAT,

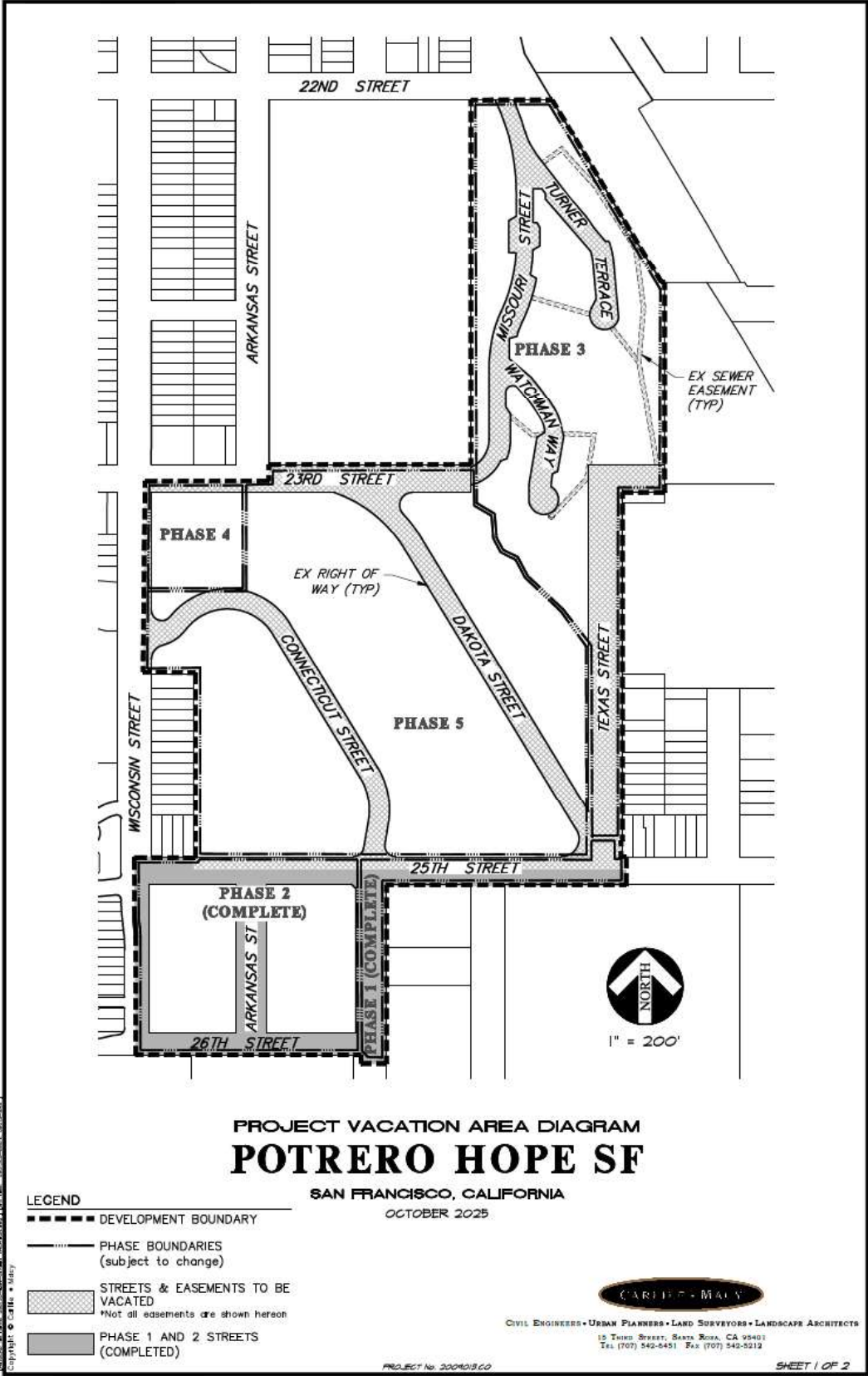
The Public Works Director determines and the County Surveyor and City Engineer certify:

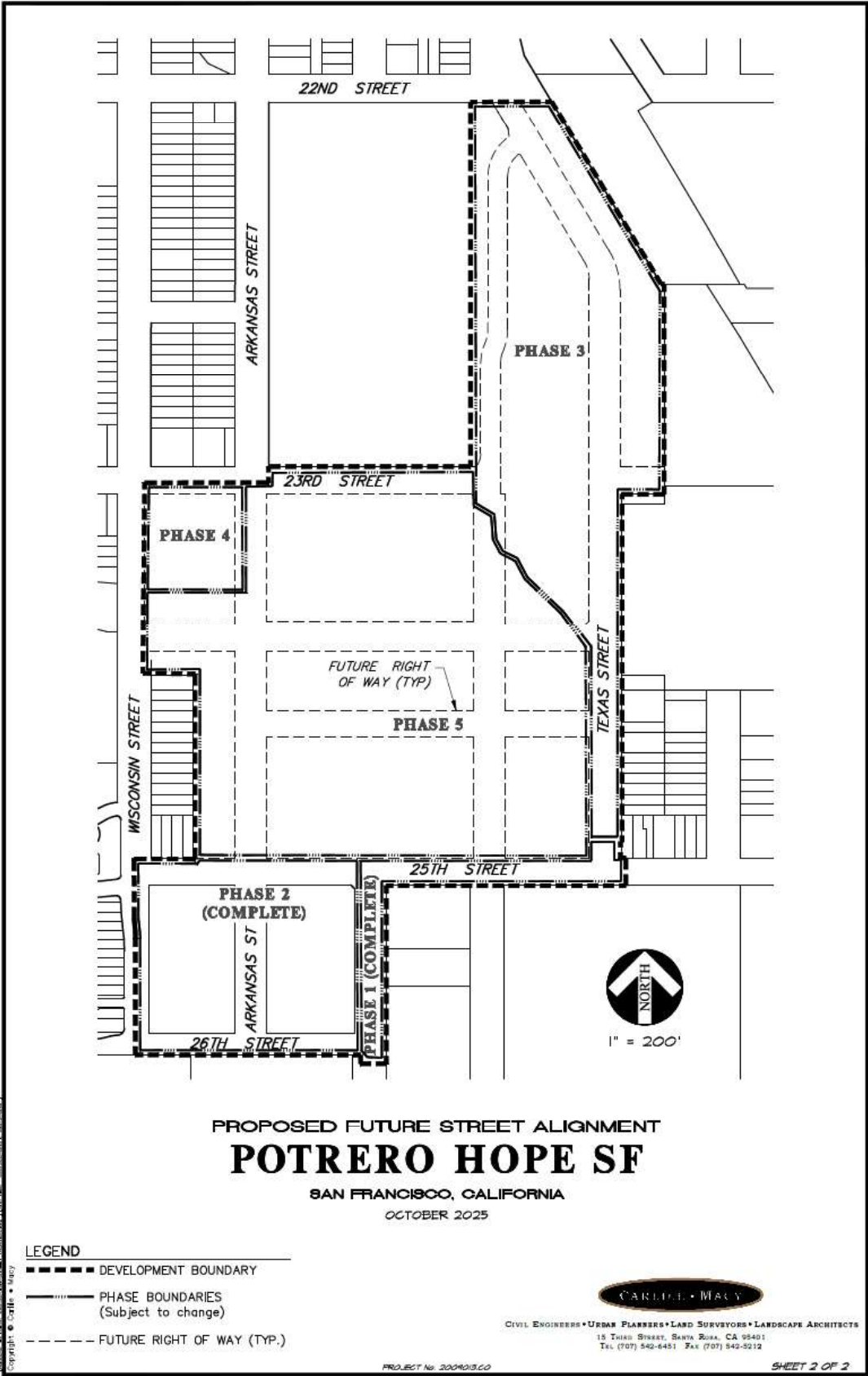
- 1) the vacation of the Project's Street Vacation areas are required to facilitate the Developer's public infrastructure improvements within the Project site;
- 2) the Individual Street Vacations must proceed in phases to enable construction and delivery of the improvements as contemplated in the Development Agreement;
- 3) the specified vacations would have no adverse effect on public access because realigned replacement streets and utilities will be transferred from SFHA and/or Developer once completed and after the PW Director determines that they meet all applicable City codes, regulations, and standards, and such improvements are ready for their intended use and acceptance by the Board of Supervisors.
- 4) delegating authority to the PW Director, in consultation with affected City departments, to vacate the Project's Street Vacation areas is in the public interest as it would expedite processing of the subdivision mapping and permitting of new public infrastructure, facilitate a timely construction schedule for the Project, and efficiently put the improvements into service.

The Director recommends that the Board of Supervisors approve the legislation as described, and delegate its authority under California Streets and Highways Code Sections 8300 et seq., San Francisco Administrative Code Section 1.51, and Public Works Code Section 787(a) to the Director of Public Works and Director of Property, as specified, and in consultation with affected City departments, to expedite the process for approval of Individual Street Vacations, and take other necessary or related actions.

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 in order to effectuate the purpose and intent of the Individual Street Vacations, pursuant to the proposed legislation.

Exhibit A – Project Vacation Area Diagram





X DocuSigned by:
Denny Phan
C907BA0BD82C4E6...

Phan, Denny
Bureau Manager, Infra & Dev Permitting

X Signed by:
French, Eli
4748D0D14D5D475...

French, Eli
City and County Surveyor

X DocuSigned by:
Patrick Rivera
553C76966F59480...

Rivera, Patrick
Acting for City Engineer

X DocuSigned by:
Carla Short
073CF73A4EA6486...

Short, Carla
Director



MYRNA MELGAR

DATE: December 3, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, December 9, 2025.

File No. 250821	Resolution of Intent - Street Vacation - 1236 Carroll Avenue Sponsor: Walton
File No. 251078	Potrero HOPE SF - Street Vacation for Various Streets Sponsors: Mayor; Walton
File No. 250886	Planning Code - Adaptive Reuse of Historic Buildings Sponsor: Mayor
File No. 251175	Final Map No. 10857 - 1301-1341 Evans Avenue

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 8, 2025.



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Adam Thongsavat, Liaison to the Board of Supervisors
RE: Potrero HOPE SF - Street Vacation for Various Streets
DATE: October 28, 2025

Ordinance delegating to the Public Works Director authority 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.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org