



San Francisco Public Works
General – Director’s Office
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Public Works Order No: 212415

Recommending the vacation of portions of Hawes Street, Griffith Street, and Bancroft Avenue (“Vacation Area”) and the reservation of various rights in favor of the San Francisco Public Utilities Commission and Pacific Gas and Electric, pursuant to California Streets and Highways Code sections 8300 et seq., and section 787 of the San Francisco Public Works Code; and recommending the waiver of the requirements of Administrative Code Chapter 23 and the approval of the interdepartmental transfer of the Vacation Area from Public Works to the San Francisco Fire Department, following the rezoning of the project site, in order to facilitate the development of the San Francisco Fire Department’s future Training Facility at 1236 Carroll Avenue, an approximately 8-acre site located in the southeast corner of San Francisco and generally bounded by Carroll Avenue, Hawes Street, Armstrong Avenue, and Griffith Street.

WHEREAS, The City and County of San Francisco has fee title ownership of the real property underlying most of the public right-of-ways in San Francisco, including roadways and sidewalks; and

WHEREAS, The area to be vacated consists of portions of (1) Hawes Street, between Carroll and Armstrong Avenues; (2) Griffith Street, between Carroll and Armstrong Avenues; and (3) Bancroft Avenue, between Hawes and Griffith Streets (collectively the “Vacation Area”) and the Vacation Area is specifically shown on Public Works SUR Map No. 2025-003, dated 12-5-2025; and

WHEREAS, The vacation of the Vacation Area, and the interdepartmental transfer of the Vacation Area from the Department of Public Works (“Public Works”) to the San Francisco Fire Department (“Fire Department”), are necessary for the future development of the Fire Department training facility at 1236 Carroll Avenue (“Project”), which will consolidate and replace the fire department training facilities currently located at 649 Avenue N on Treasure Island and at 2310 Folsom Street in San Francisco. The Project will provide necessary training facilities for effective firefighting, including live-fire training, classroom training, equipment training, and other forms of training; and

WHEREAS, Public Works is managing the Project on behalf of the Fire Department, employing the Construction Manager/General Contractor project delivery method; and

WHEREAS, The Vacation Area is currently comprised of paper streets that are inaccessible to the public. The steep grade of the Project site relative to the surrounding area has posed challenges to the development of the paper streets into physical right-of-way. Development of the paper streets as physical right-of-way is unnecessary to provide ingress to and egress from the Project site or neighboring sites, which are already served by Carroll Avenue. The Vacation Area will be incorporated into the Project site for future development of the Project; and

WHEREAS, Public Works is aware that in order to facilitate the Project, the Zoning Map of the San Francisco Planning Code and height and bulk district designations of portions of the Project site will need to be amended by the Board of Supervisors ("Board") (the "Rezoning") prior to the vacation of the Vacation Area and the interdepartmental transfer of the Vacation Area to the Fire Department; and

WHEREAS, The vacation of the Vacation Area was evaluated in a Final Mitigated Negative Declaration adopted by the Board on February 8, 2022 (the "FMND"). Since the adoption of the FMND, Public Works, acting on behalf of the Fire Department, has made several changes to the Project, including by expanding the Project site area, changing the Project layout, and reducing the heights of certain previously proposed structures. In Addendum No. 1 to the FMND, the Planning Department determined that the modifications to the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that would alter the conclusions reached in the FMND. The Planning Department also determined that no new information has become available that shows that the modified project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond Addendum No. 1 to the FMND; and

WHEREAS, Pursuant to the California Streets and Highway Code Sections 8300 et seq. and Public Works Code Section 787(a), Public Works has initiated the process to vacate the Vacation Area; and

WHEREAS, Public Works sent notice of the proposed street vacation, draft SUR drawings, a copy of the petition letter, and a Public Works referral letter to the Public Works' Bureau of Urban Forestry, the San Francisco Municipal Transportation Agency, the Fire Department, the San Francisco Public Utilities Commission ("SFPUC"), the San Francisco Planning Department, AT&T Inc., Comcast Cable Corp., Lumen Technologies, Point to Point, Inc., XO Communications, Verizon Communications, Inc., CenturyLink/Level 3 Communications, Shasta Consulting Group, Inc., ExteNet Systems, Inc., and Pacific Gas and Electric; and

WHEREAS, Public Works obtained the consent of all property owners adjacent to the Vacation Area; and

WHEREAS, The Vacation Area presently contains physical utility facilities owned and operated by SFPUC including (i) a subsurface box culvert located within Hawes Street and Bancroft Avenue, (ii) a subsurface sewer main located within and adjacent to Griffith Street, (iii) one communication line in Bancroft Avenue, and (iv) maintenance hole and catch basins (collectively “SFPUC Utilities”). The Fire Department and SFPUC have executed a memorandum of understanding to preserve the SFPUC’s access to the Project site for the use, maintenance, and repair of the SFPUC Utilities (“SFPUC MOU”); and

WHEREAS, The Vacation Area presently contains overhead electrical utility facilities owned and operated by Pacific Gas and Electric (“PG&E Facilities”); and

WHEREAS, As a part of the proposed vacation of the Vacation Area, Public Works recommends the reservation of an easement in a portion of the Vacation Area to preserve PG&E’s access to the Project site for the use, maintenance, and repair of the PG&E Facilities in a manner consistent with that certain franchise granted to PG&E according to Board Bill No. 326, Ordinance No. 414 (Series 1939) (“PG&E Franchise”); and

WHEREAS, The vacations are 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 vacation of the Vacation Area does not deprive any private landowner of ingress to and egress from the built public street system; and

WHEREAS, With the exception of rights reserved pursuant to the SFPUC MOU and a reserved easement to preserve PG&E’s access to the Project site for the use, maintenance, and repair of the PG&E Facilities in a manner consistent with the PG&E Franchise (“PG&E Easement”), the public interest, convenience, and necessity do not require that any easements or other rights be reserved for any public or private utility facilities that are in place in the Vacation Area and any rights based upon any such public or private utility facilities not specifically excepted shall be extinguished upon the effectiveness of the street vacation; and

WHEREAS, As required under Streets and Highways Code Sections 892 and 8314, Public Works has determined that the Vacation Area has never been used and is not useful as a nonmotorized transportation facility; and

WHEREAS, The Vacation Area is unnecessary for the City’s present or prospective public use with the exception of the rights set forth in the SFPUC MOU and PG&E Easement; and

WHEREAS, The Vacation Area is in Public Works' jurisdiction and in order to facilitate the development of the Project, Public Works recommends that the Board approve the interdepartmental transfer of the Vacation Area from Public Works to the Fire Department following the completion of the Rezoning and the completion of the vacation of the Vacation Area; and

WHEREAS, The Planning Department shall consider whether the vacation and the transfer of the Vacation Area are, on balance, in conformity with the General Plan and Planning Code Section 101.1.

NOW, THEREFORE, BE IT DETERMINED THAT:

Based on the preceding findings, the Public Works Director, the City Engineer, and the City and County Surveyor (together, the "Director") make the recommendations herein and approve all of the following documents attached hereto or referenced herein:

1. Resolution of Intent - Street Vacation - 1236 Carroll Avenue
2. Ordinance - Street Vacation Order and Interdepartmental Property Transfer - 1236 Carroll Avenue - Fire Department Fire Training Facility
3. Vacation Area SUR Map No. 2025-003

Consistent with the Resolution of Intent, the Director recommends that the Board schedule a hearing on the proposed street vacation with the Board sitting as a Committee of the Whole.

The Director further recommends that the Board approve the above-referenced Ordinance, subject to the SFPUC MOU and the reservation of the PG&E Easement to preserve PG&E's access to the Project site for the use, maintenance, and repair of the PG&E Facilities in a manner consistent with the PG&E Franchise.

The Director further recommends that the Board approve the interdepartmental transfer of the Vacation Area from Public Works to the Fire Department following the completion of the Rezoning and the completion of the vacation of the Vacation Area.

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

X **Signed by:**
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City and County Surveyor

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Director of Public Works