

[Street Vacation Order, Interdepartmental Property Transfer - Twin Peaks Promenade Project]

Ordinance 1) ordering the conditional vacation of the designation of portions of Christmas Tree Point Road and the eastern alignment of Twin Peaks Boulevard, generally bounded by Assessor's Parcel Block No. 2719C, Lot No. 021, and Assessor's Parcel Block No. 2643, Lot Nos. 006, 007, 009, and 021 (together, "Eastern Twin Peaks Boulevard") as public right-of-way for roadway and sidewalk purposes, and ordering the re-designation of Eastern Twin Peaks Boulevard as public right-of-way for recreation and park purposes to facilitate the development of the Twin Peaks Promenade Project; 2) approving the interdepartmental transfer of Eastern Twin Peaks Boulevard and Assessor's Parcel Block No. 2643, Lot No. 014 from Public Works to the Recreation and Park Department, notwithstanding Administrative Code, Chapter 23; 3) applying the Park Code and regulations and the excavation and backfill requirements of the Public Works Code and associated orders, regulations, standards, and procedures to Eastern Twin Peaks Boulevard, enabling the Recreation and Park Department to issue excavation permits for Eastern Twin Peaks Boulevard; 4) clarifying that the City has approved a grant restriction requiring that the Twin Peaks Promenade be operated as public open space in perpetuity; 5) authorizing official acts in connection with this Ordinance, as defined herein; 6) affirming the Planning Department's determination under the California Environmental Quality Act; and 7) making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified 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:

Section 1. Background and Findings.

(a) On \_\_\_\_\_, 2026, the Board of Supervisors (“Board”) adopted Resolution No. \_\_\_\_\_ (the “Resolution of Intent”), a copy of which is on file with the Clerk of the Board in File No. 251218, declaring its intention to order the vacation of the roadway and sidewalk use designations of portions of Christmas Tree Point Road and the eastern alignment of the Twin Peaks Boulevard “Figure 8” from Christmas Tree Point Road to approximately 1,580 feet southerly at the close of the Figure 8, generally bounded by Christmas Tree Point Road and Assessor’s Parcel Block No. 2719C, Lot No. 021, and Assessor’s Parcel Block No. 2643, Lot Nos. 006, 007, 009, and 021, as shown on SUR Map No. 2025-005, dated October 20, 2025 (together, “Eastern Twin Peaks Boulevard”), and to re-designate Eastern Twin Peaks Boulevard as right-of-way for recreation and park purposes to facilitate the Twin Peaks Promenade Project. The Resolution of Intent set a hearing date for the Board to sit as a Committee of the Whole for all persons interested in the proposed vacation. The Resolution of Intent is incorporated herein by reference.

(b) The Clerk of the Board published the Resolution of Intent in the manner required by law and transmitted to the Director of Public Works a certified copy of the Resolution of Intent, and the Director has posted the Resolution of Intent in the manner required by law.

(c) The vacation of the roadway and sidewalk use designations of Eastern Twin Peaks Boulevard is necessary to implement the Twin Peaks Promenade project (“Twin Peaks Promenade Project” or the “Project”), which will include the conversion of Eastern Twin Peaks Boulevard from paved asphalt to a combination of asphalt and aggregate trail surfacing for a

1 multi-use pathway, removal of a portion of a concrete barrier and a metal guardrail along the  
2 eastern side of the pavement to provide more expansive views, and installation of new  
3 landscaping, vegetation restoration, erosion control measures, bicycle racks, seating areas,  
4 interpretive and wayfinding signage, split-rail fencing, a new parking area with an accessible  
5 parking space, and placement of removable bollards at emergency vehicle access points.  
6 The Project will support additional recreational opportunities for San Francisco residents,  
7 visitors, and persons with disabilities, while concurrently maintaining existing two-way  
8 vehicular access along the western alignment of the Twin Peaks Boulevard "Figure 8," which  
9 will remain unaltered.

10 (d) The Recreation and Park Department developed the Project and the concept for  
11 the Project over the course of more than a decade.

12 (1) On February 16, 2012, the Recreation and Park Commission adopted  
13 Resolution No. 1202-003, approving the concept plan for the Twin Peaks Trail Restoration,  
14 and Resolution No. 1202-005, recommending that the Board of Supervisors approve the  
15 interdepartmental transfer of Assessor's Parcel Block No. 2643, Lot No. 014, real property  
16 maintained by the Recreation and Park Department within Twin Peaks Park, from the  
17 Department of Public Works ("Public Works") to the Recreation and Park Department.

18 (2) On March 2, 2021, pursuant to California Vehicle Code Section 21101, the  
19 San Francisco Municipal Transportation Agency Board of Directors adopted Resolution  
20 No. 210302-029 to help achieve the "Twin Peaks for All" project goals, finding that Twin Peaks  
21 Boulevard between Burnett Avenue and Christmas Tree Point Road, in both directions, is no  
22 longer needed for vehicular traffic, except for bicycles and emergency vehicles.

23 (3) On June 16, 2022, the Recreation and Park Commission adopted  
24 Resolution No. 2206-006, approving a conceptual plan for the "Twin Peaks Promenade" and,  
25 pending confirmation of funding for construction, recommending that the Board transfer

1 jurisdiction of the Twin Peaks Promenade from Public Works to the Recreation and Park  
2 Department. The Project encompasses the Twin Peaks Promenade.

3 Copies of the aforementioned resolutions are on file with the Clerk of the Board in File  
4 No. 251220, and are incorporated herein by reference.

5 (e) The Recreation and Park Department is charged with implementing the Recreation  
6 and Park Department's Significant Natural Resources Management Plan, dated  
7 February 2006, which includes some of the City's largest remaining expanses of coastal scrub  
8 and coastal prairie communities that provide habitat for the endangered Mission blue butterfly,  
9 and which encompasses Assessor's Parcel Block No. 2643, Lot No. 014. The  
10 interdepartmental transfer of Assessor's Parcel Block No. 2643, Lot No. 014 will allow the  
11 Recreation and Park Department to more effectively manage the Twin Peaks Natural Area. In  
12 addition, the interdepartmental transfer of Assessor's Parcel Block No. 2643, Lot No. 014 from  
13 Public Works to the Recreation and Park Department is necessary to consolidate certain City  
14 property within the control and jurisdiction of the Recreation and Park Department along the  
15 Twin Peaks hillside and to implement the renovation of the pedestrian trail that connects  
16 Crestline Drive to the Twin Peaks Promenade.

17 (f) The Recreation and Park Department has sought and obtained significant funds for  
18 the Project.

19 (1) On October 21, 2021, the Recreation and Park Commission adopted  
20 Resolution No. 2110-005 approving the application for Regional Park Program Grant Program  
21 funds for Twin Peaks Promenade and Trails Improvement Project from the California  
22 Department of Parks and Recreation, and on October 22, 2022, the Board adopted Resolution  
23 No. 449-22 authorizing the Recreation and Park Department to accept and expend grant  
24 funding from the California Department of Parks and Recreation in the amount of up  
25 to \$1,900,000 to support the Project.

1                   (2) On May 19, 2022, the Recreation and Park Commission adopted Resolution  
2 No. 2205-05 approving the application for Habitat Conservation Funds for the Twin Peaks  
3 Trails Improvement Project, and on November 15, 2022, the Board adopted Resolution  
4 No. 489-22 authorizing the Recreation and Park Department to accept and expend grant  
5 funding from the California Department of Parks and Recreation Habitat Conservation Fund in  
6 the amount of \$350,000 to support the Project.

7                   (3) On September 21, 2023, the Recreation and Park Commission adopted  
8 Resolution No. 2309-010 approving the application to the Recreational Trails Program for the  
9 Twin Peaks Promenade Project, and on January 14, 2025, the Board adopted Resolution  
10 No. 2-25 authorizing the Recreation and Park Department to accept and expend grant funding  
11 from the California Department of Parks and Recreation in the amount of \$1,493,692 to  
12 support the Project.

13                   (4) On August 15, 2024, the Recreation and Park Commission adopted  
14 Resolution No. 2408-003 to accept and expend a cash grant of \$37,000 from the Bay Area  
15 Ridge Trail Council to fund the construction of a memorial bench and interpretive and/or  
16 wayfinding signs as part of the Twin Peaks Trails Improvements and Promenade Project,  
17 which encompasses the Project.

18                   Copies of the aforementioned resolutions are on file with the Clerk of the Board in File  
19 No. 251220, and are incorporated herein by reference.

20                   (g) In Public Works Order No. 212430, dated December 1, 2025 (the "Order"), a copy  
21 of which is on file with the Clerk of the Board in File No. 251220, the Director of Public Works  
22 and the City Engineer (collectively, the "Public Works Director") recommended that the Board  
23 vacate the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway  
24 and sidewalk purposes and re-designate it as public right-of-way for recreation and park  
25 purposes to facilitate the development of the Twin Peaks Promenade Project and that the

1 Board make certain determinations and findings including that: (1) vacation of the designation  
2 of Eastern Twin Peaks Boulevard as public right-of-way for roadway and sidewalk purposes is  
3 proceeding pursuant to California Streets and Highways Code Sections 8300 et seq. and San  
4 Francisco Public Works Code Section 787(a); (2) the designation of Eastern Twin Peaks  
5 Boulevard as public right-of-way for roadway and sidewalk purposes is no longer necessary  
6 for the City's present or prospective public use; (3) in accordance with California Streets and  
7 Highways Code Sections 892 and 8314, Eastern Twin Peaks Boulevard is not useful as a  
8 nonmotorized transportation facility, as defined in California Streets and Highways Code  
9 Section 887; (4) Public Works obtained the consent of all property owners adjacent to Eastern  
10 Twin Peaks Boulevard; (5) Eastern Twin Peaks Boulevard presently contains a catch basin  
11 owned and operated by the San Francisco Public Utilities Commission ("SFPUC"), which will  
12 continue to be accessible to the SFPUC following the effective date of this ordinance; and (6)  
13 Twin Peaks Boulevard presently contains utility facilities owned and operated by Pacific Gas  
14 and Electric Company ("PG&E"), which will continue to be accessible to PG&E pursuant to  
15 that certain franchise granted to PG&E according to Board Bill No. 326, Ordinance No. 414  
16 (Series 1939) following the effective date of this ordinance.

17 In addition, in the Order, Public Works approved excavation backfill standards  
18 applicable to Eastern Twin Peaks Boulevard, requiring excavators in Eastern Twin Peaks  
19 Boulevard to restore surfaces comprised of plant cover, landscaping, or other special  
20 materials in kind; and recommended that the Board approve the jurisdictional transfer of  
21 Eastern Twin Peaks Boulevard from Public Works to the Recreation and Park Department,  
22 apply the Park Code and Regulations and the excavation and backfill requirements of the  
23 Public Works Code and associated orders and regulations to Eastern Twin Peaks Boulevard,  
24 enabling the Recreation and Park Department to issue excavation permits concerning Eastern  
25 Twin Peaks Boulevard, and approve the jurisdictional transfer of Assessor's Parcel Block No.

1 2643, Lot No. 014, which is adjacent to Twin Peaks Boulevard, from Public Works to the  
2 Recreation and Park Department.

3 (h) From all the evidence submitted at the public hearing noticed in the Resolution of  
4 Intent and the associated materials on file with the Clerk of the Board in File No. 251218, the  
5 Board finds Eastern Twin Peaks Boulevard is no longer necessary for the City's present or  
6 prospective future use as a public right-of-way for roadway and sidewalk purposes, or as a  
7 nonmotorized transportation facility.

8 (i) Following enactment of this ordinance, Public Works, the Recreation and Park  
9 Department, and SFPUC intend to enter into a memorandum of understanding ("MOU") to  
10 memorialize the departments' agreement to coordinate regarding the SFPUC catch basin and  
11 other matters concerning Eastern Twin Peaks Boulevard and to memorialize the departments'  
12 agreement that Public Works shall provide technical assistance to the Recreation and Park  
13 Department in its review and application of the excavation and backfill requirements of the  
14 Public Works Code and associated Orders, regulations, standards, and procedures subject to  
15 reimbursement from the Recreation and Park Department for Public Works' costs.

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17 Section 2. Environmental and General Plan Findings.

18 (a) In a letter December 20, 2022 ("Planning Letter"), the Planning Department  
19 determined that the vacation of Eastern Twin Peaks Boulevard and the interdepartmental  
20 transfer of Eastern Twin Peaks Boulevard and the interdepartmental transfer of Assessor's  
21 Parcel Block No. 2643, Lot No. 014 from Public Works to Recreation and Park Department is  
22 not a project under the California Environmental Quality Act (California Public Resources  
23 Code Sections 21000 et seq.); a copy of said letter is on file with the Clerk of the Board in File  
24 No. 251220 and is incorporated herein by reference. The Board hereby affirms this  
25 determination.

1 (b) In the Planning Letter, the Planning Department also determined that the proposed  
2 vacation of Eastern Twin Peaks Boulevard and other actions contemplated in this ordinance  
3 are consistent with the eight priority policies of Planning Code Section 101.1 and are, on  
4 balance, in conformity with the City's General Plan. The Board adopts this determination as  
5 its own.

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7 Section 3. Street Vacation and Conditions.

8 (a) California Streets and Highways Code Sections 8300 et seq., and San Francisco  
9 Public Works Code Section 787(a) set forth the procedures that the City follows to vacate  
10 public streets and public service easements.

11 (b) The Board adopts as its own and incorporates by reference herein as if fully set  
12 forth, the findings, recommendations, and determinations of the Public Works Director as set  
13 forth in the Order concerning the vacation of the designation of Eastern Twin Peaks Boulevard  
14 as public right-of-way for roadway and sidewalk purposes and other actions in furtherance  
15 thereof.

16 (c) The Board finds that the designation of Eastern Twin Peaks Boulevard as public  
17 right-of-way for roadway and sidewalk purposes is unnecessary for present or prospective  
18 public use.

19 (d) The vacation of the designation of Eastern Twin Peaks Boulevard as public right-of-  
20 way for roadway and sidewalk purposes is necessary to implement and to fulfill the objectives  
21 and requirements of the Project.

22 (e) The Board finds that the public interest, convenience, and necessity require that  
23 the vacation of the designation of Eastern Twin Peaks Boulevard as public right-of-way for  
24 roadway and sidewalk purposes be done as declared in this ordinance.



1 (f) The vacation of the designation of Eastern Twin Peaks Boulevard as public right-of-  
2 way for roadway and sidewalk shall be subject to the following conditions, which shall take  
3 effect following the transfer of jurisdiction of Eastern Twin Peaks Boulevard from Public Works  
4 to the Recreation and Park Department:

5 (1) Eastern Twin Peaks Boulevard shall remain a right-of-way dedicated to  
6 public use and shall be re-designated for recreation and park purposes under the jurisdiction  
7 of the Recreation and Park Department in perpetuity.

8 (2) Permits to excavate within Eastern Twin Peaks Boulevard shall be issued by  
9 the Recreation and Park Department pursuant to the Public Works Code and the associated  
10 Public Works Orders, regulations, standards, and procedures governing excavation; provided,  
11 however, that the Recreation and Park Department shall be exempt from complying with the  
12 Public Works Code and the associated Public Works Orders, regulations, standards, and  
13 procedures governing excavation.

14 (3) All other permits shall be issued by the Recreation and Park Department  
15 pursuant to the Park Code.

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17 Section 4. Interdepartmental Property Transfer.

18 Notwithstanding the requirements of Administrative Code Chapter 23, the Board  
19 hereby approves the interdepartmental property transfer of Eastern Twin Peaks Boulevard  
20 and Assessor's Parcel Block No. 2643, Lot No. 014 from Public Works to the Recreation and  
21 Park Department, and directs the Director of the Division of Real Estate to modify the City's  
22 records concerning City property ownership and jurisdiction accordingly. Until such transfers  
23 occur, Eastern Twin Peaks Boulevard and Assessor's Parcel Block No. 2643, Lot No. 014  
24 shall remain under the jurisdiction of Public Works. There shall be no cost to the Recreation  
25

1 and Park Department for the transfer of Eastern Twin Peaks Boulevard and Assessor's Parcel  
2 Block No. 2643, Lot No. 014 from Public Works to the Recreation and Park Department.

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4 Section 5. Clarification Regarding Resolution No. 2-25.

5 On January 16, 2025, the Board adopted Resolution No. 2-25 authorizing the  
6 Recreation and Park Department to accept and expend grant funding from the California  
7 Department of Parks and Recreation in the amount of \$1,493,692 to support the Project.  
8 Resolution No. 2-25 states that the Grant Contract requires the City to agree to maintain the  
9 area developed with grant funds as public open space in perpetuity, while it also includes  
10 language stating that this use restriction was for only 20 years. This Section 5 is intended to  
11 clarify and reaffirm that the Board previously agreed and continues to agree to maintain the  
12 area developed with grant funds as public open space in perpetuity as stated in the Grant  
13 Contract.

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15 Section 6. Official Acts in Connection with the Ordinance.

16 The Board authorizes the Clerk of the Board, the Director of the Real Estate Division,  
17 the County Surveyor, the General Manager of the Recreation and Park Department, and the  
18 Public Works Director to take any and all actions which they or the City Attorney may deem  
19 necessary or advisable to effectuate the purpose and intent of this ordinance, including,  
20 without limitation, the filing of this ordinance in the Official Records of the City and County of  
21 San Francisco, confirmation of the satisfaction of the conditions to the effectiveness of the  
22 vacation of the roadway and sidewalk designation of Eastern Twin Peaks Boulevard, if any,  
23 and execution and delivery of any evidence of the same, which shall be conclusive as to the  
24 satisfaction of the conditions.

1           Section 7. Effective Date.

2           This ordinance shall become effective 30 days after enactment. Enactment occurs  
3 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
4 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
5 Mayor's veto of the ordinance.

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7   APPROVED AS TO FORM:  
8   DAVID CHIU, City Attorney

9   By:          /s/ Christopher T. Tom           
10       CHRISTOPHER T. TOM  
      Deputy City Attorney

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