

LEGISLATIVE DIGEST

[Street and Public Service Easement Vacation Order - Mission Rock Project]

Ordinance ordering the street vacation of the entirety of Seawall Lot 337 (located east of Third Street between China Basin Channel and Mission Rock Street, including China Basin Park) and portions of Terry A. Francois Boulevard along with public service easements in connection with the Mission Rock Project; reserving various temporary rights in favor of the City and PG&E, subject to conditions specified in this Ordinance; authorizing official acts in connection with this Ordinance, as defined herein; 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

California Streets and Highways Code sections 8300 et seq. and Public Works Code section 787(a) govern the process for the vacation of City streets and public service easements.

Amendments to Current Law

The proposed ordinance (“Ordinance”) implements the prior Board approvals by eliminating or “vacating” possible public right of way status from the site along with public service easements. The Ordinance includes provisions to ensure that there are no interruptions of utility service as part of the development process, including when the San Francisco Public Utilities Commission becomes the electric service provider in lieu of PG&E.

Approval and recordation of the Ordinance will allow the Port and the Project applicant to process final subdivision maps, which are a predicate to redeveloping the site. New public streets will be established as part of the subdivision and development process along with new public utility infrastructure.

Background Information

The Board of Supervisors approved a series of entitlements for the Seawall Lot 337 and Pier 48 Mixed Use Project (“Project”) in 2018, including, but not limited to, the approval of a Development Agreement and a Disposition and Development Agreement, the adoption of the Mission Rock Special Use District (Planning Code Section 249.80) and the certification of the Final Environmental Impact Report for the Seawall Lot 337 and Pier 48 Mixed-Use Project. The Project site is comprised of Port-owned property that is currently used for a combination of surface parking and limited industrial and commercial uses. Prior Board approvals contemplate the conversion of the site into a new mixed-use community including 1,950 homes (40% of which will be below market rate units), approximately 8 acres of parks and open space, and new commercial uses.